



NEW MODEL SUITE PROGRAM UNDERWAY **600 COCHRANE DRIVE**

Markham, ON



UP TO 53,141 SF **AVAILABLE FOR LEASE**



CURRENT OPPORTUNITIES

600 Cochrane Drive is transitioning to offer multi tenant opportunities. Construction is underway with new model suites from 2,100 square feet.

Availabilities

SUITE	SIZE	NOTES
500-400	43,240 SF	- Two full floors of contiguous space - Ground floor storage available
500	9,665 SF	- Space is in base building condition - Ready for tenant build out
501	3,880 SF	- Space is in base building condition - Plan shows possible build out
502	2,175 SF	- Model suite coming - Will be built out with reception, boardroom, kitchen, 3 offices and open area for 10 workstations
503	4,146 SF	- Space is in base building condition - Plan shows possible build out
400	21,620 SF	Full floor in base building condition
301	9,901 SF	- Immediate Occupancy - Built out with furniture in place
300	5,845 SF	LEASED
200	2,163 SF	LEASED

Net Rent
\$23.00/SF

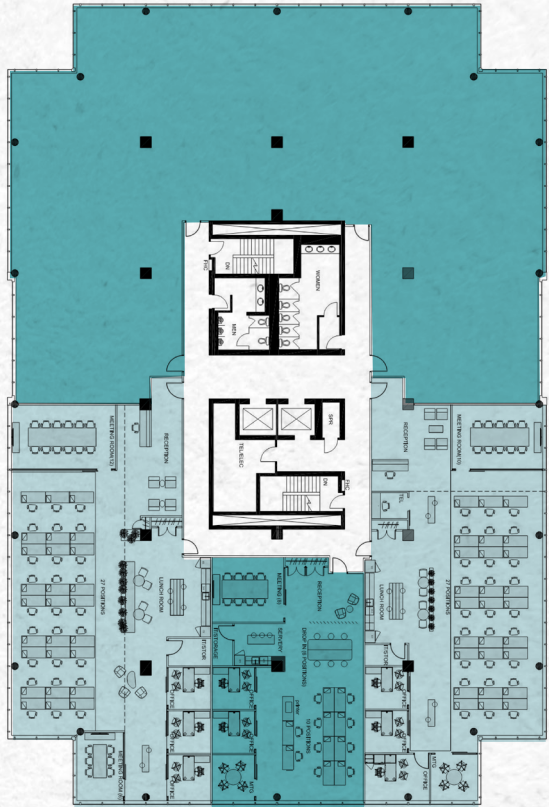
Additional Rent
\$17.89/SF (2025)



Suite 500
9,665 SF

Suite 503
4,146 SF
Conceptual Plan
Space is Not Built Out

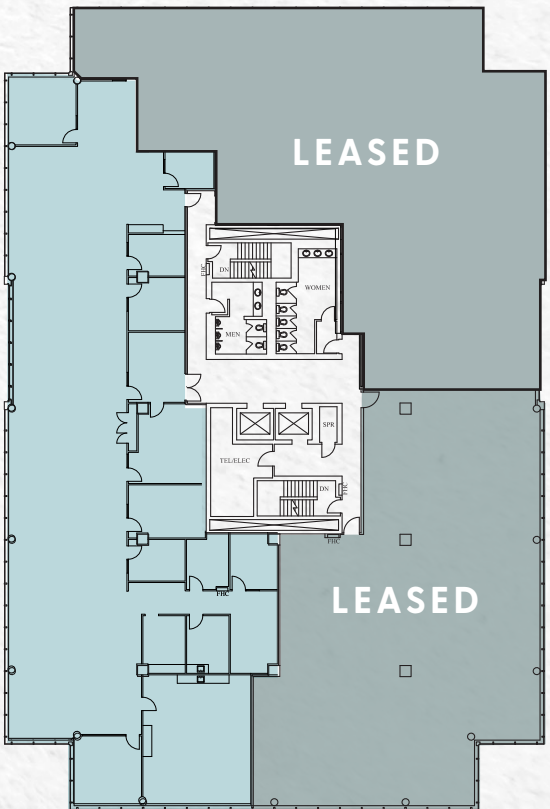
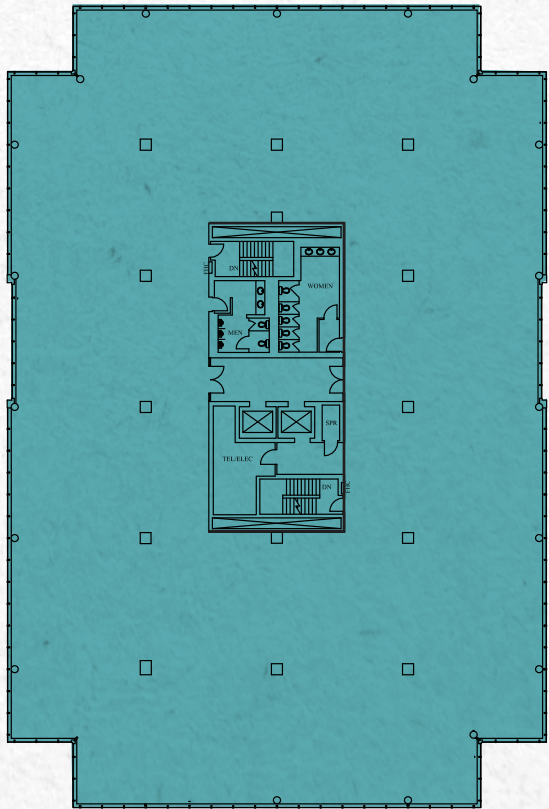
Suite 501
3,880 SF
Conceptual Plan
Space is Not Built Out



Suite 502
2,175 SF
New Model Suite Coming

Suite 400
21,620 SF

Suite 301
9,901 SF



Build outs subject to confirmation



GROUND FLOOR AMENITY SPACE



GROUND FLOOR AMENITY SPACE



GROUND FLOOR TENANT LOUNGE



GROUND FLOOR FITNESS SPACE



GROUND FLOOR FITNESS SPACE



GROUND FLOOR GOLF SIMULATOR



4TH FLOOR RAW SPACE



5TH FLOOR RAW SPACE



5TH FLOOR HALLWAY ELEVATOR

WORKPLACE EXCELLENCE

600 Cochrane Drive offers a range of amenities, including a practical cafe/lounge/fitness center equipped with a dedicated mindfulness room.

Our proactive owner is dedicated to sustainability and wellness, as reflected in our LEED Platinum rating, contemporary workspace norms, and our commitment to creating a vibrant and fulfilling atmosphere for all tenants.

Property Highlights

- 

5 Story 100,161 SF Class A Office Building
- 

LEED Platinum Certified Existing Building
- 

Efficient floor plates
- 

4/1,000 SF parking ratio
- 

Proactive property management support on-site
- 

Excellent access to Highways 7, 404 and 407
- 

Lobby and ground floor washrooms renovated in 2022

Building Amenities

- 

Electric car charging stations
- 

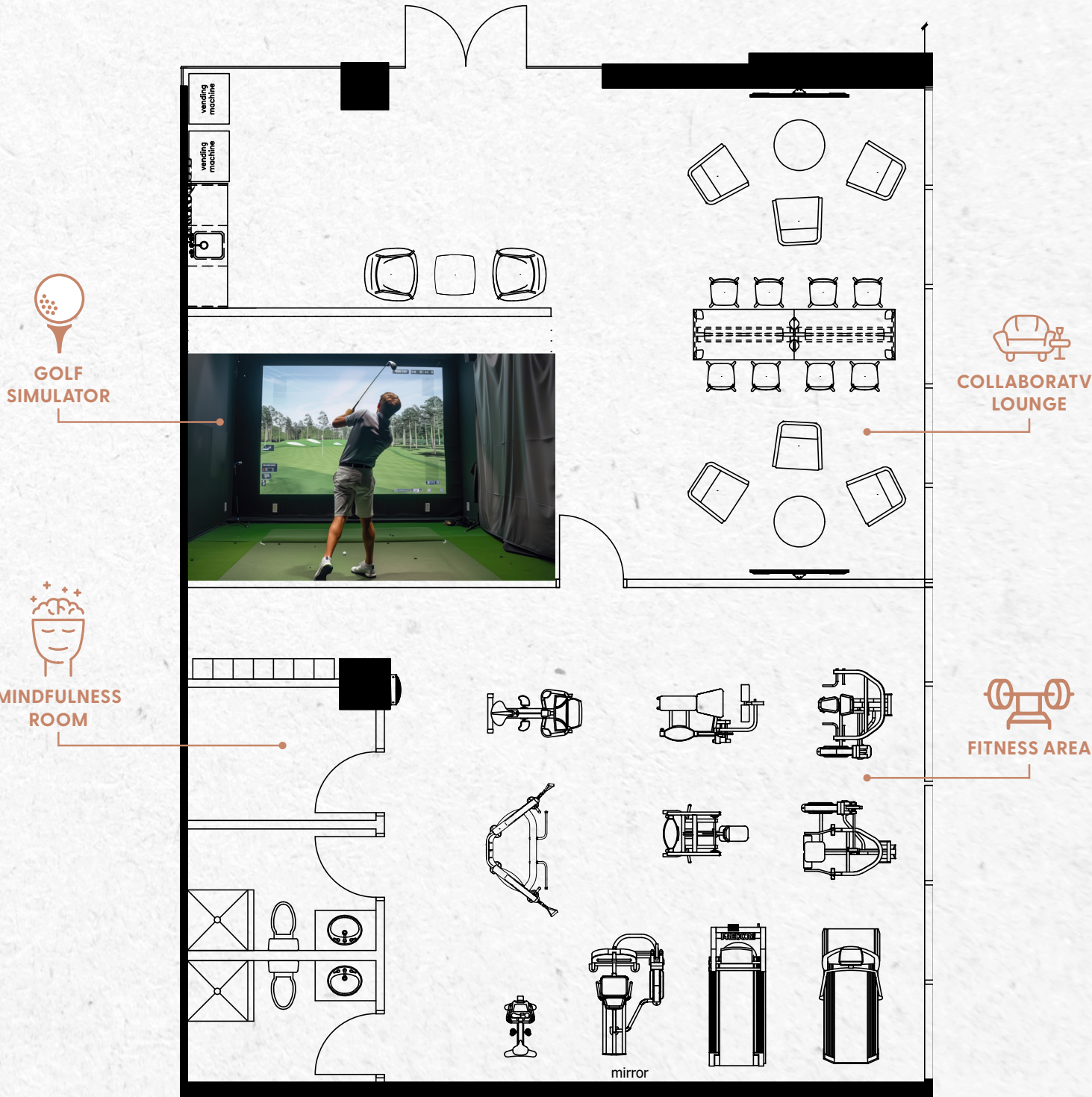
Collaborative tenant lounge
- 

Fitness Center
- 

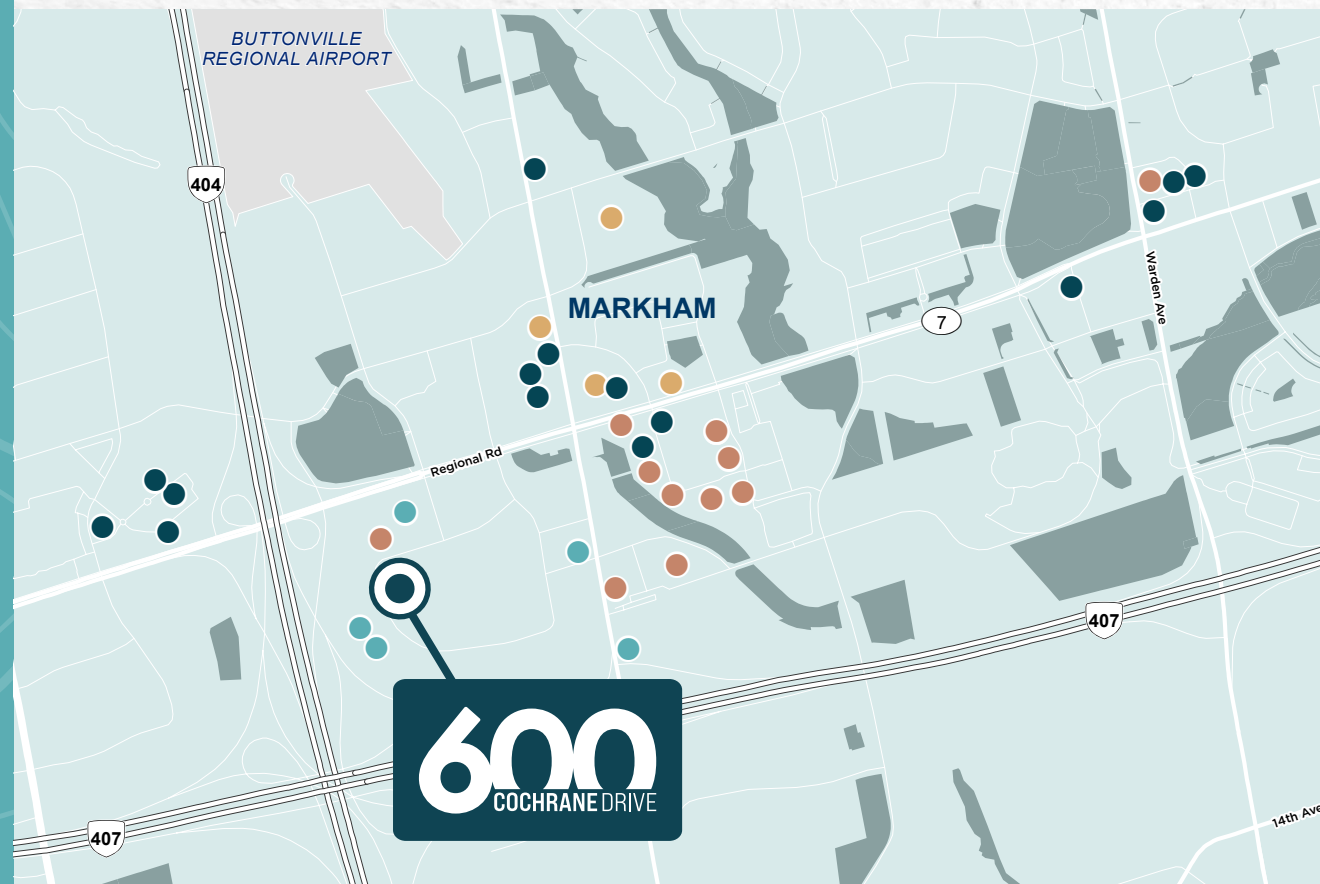
Dedicated mindfulness room

CONTINUING TO UPGRADE

Brand new fully equipped fitness center with showers & lockers



EASE OF ACCESS



Hotel

Delta Hotels
Sandman Hotel
Park Inn By Radisson
Comfort Inn
Hampton Inn

Gym

CrossFit
F45 Training
LA Fitness

Restaurants

Booster Juice
Chipotle
Cora
Freshii
Jack Astor's Bar & Grill
Kelsey's
La Prep
Moxie's
MR.SUB
Pizzaiolo
Popeye's
Quiznos
St. Louis Bar & Grill
Starbucks
Sunset Grill
The Keg Steakhouse

Retail

Chapters
Circle K Stores
Costco Wholesale
Harley Davidson
La-Z-Boy
Longos
Staples
The Home Depot
Winners
Nofrills



ONE FARE TRANSIT
USING YRT, GO & TTC

TRANSIT AT FRONT
DOOR



22 MINUTES FROM
TORONTO PEARSON
INTERNATIONAL
AIRPORT



VIVA CONNECTION
AT HIGHWAY 7



AMPLE RETAIL SHOPS
WITHIN MINUTES ALONG
HIGHWAY 7



30 MINUTES
TO DOWNTOWN
TORONTO

600

COCHRANE DRIVE

Markham, ON



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