

# 100

COMMERCE VALLEY WEST

# 100

UP TO 75,000 SF AVAILABLE



AVISON  
YOUNG

[100cvdw.ca](http://100cvdw.ca)



## OPPORTUNITY

1st Floor **LEASED** 12,697 sf

2nd Floor **LEASED** 24,824 sf

3rd Floor 24,815 sf

4th Floor 24,821 sf

5th Floor **LEASED** 24,824 sf

6th Floor **LEASED** 24,824 sf

8th Floor 24,824 sf

Up to 49,636 sf contiguous.  
3<sup>rd</sup> and 4<sup>th</sup> floor available in  
Q2 2024.

Available immediately

## ASKING RENT

\$23.00 psf

## ADDITIONAL RENT (2024)

\$14.20 psf

## HIGHLIGHTS

- Prestigious corporate head office opportunity
- Fully furnished floors available
- Expansive parking available in the 3-level deck – 4 per 1,000 sf
- Immediate access to Highways 404, 407 and 7
- Close proximity to food and service amenities
- Transit connected – VIVA, YRT, TTC
- Significant building signage and branding opportunities

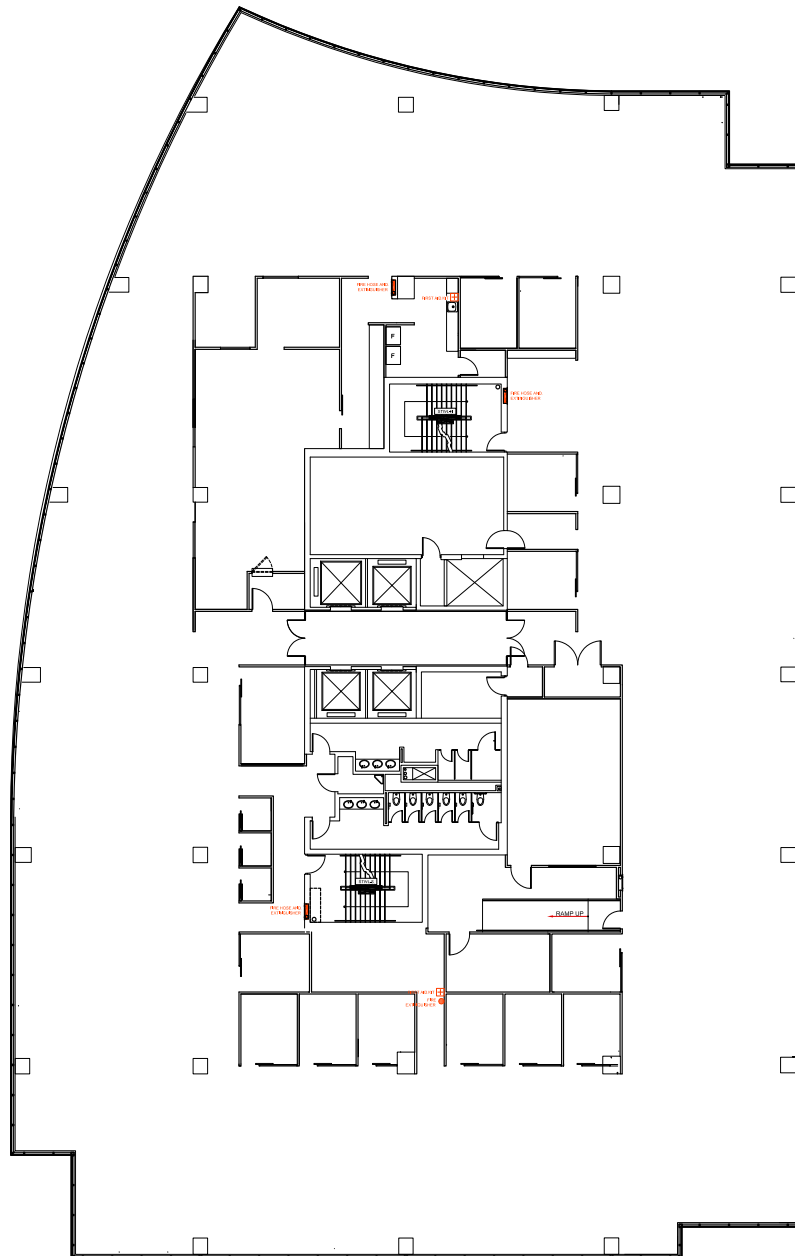
# 3<sup>RD</sup> FLOOR

24,815 SF



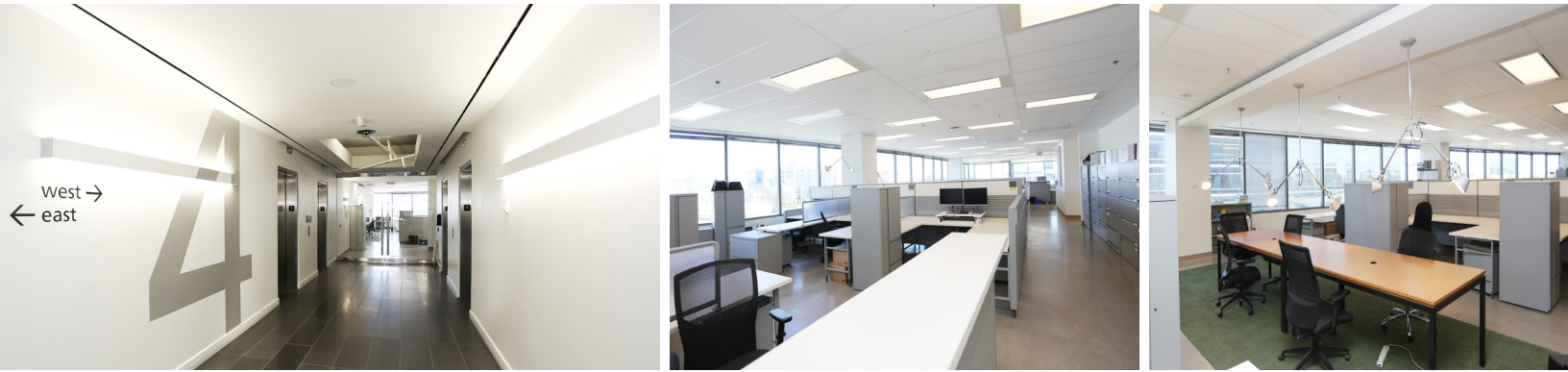
3<sup>rd</sup> Floor is available fully furnished and move-in ready:

- 141 Workstations
- 10 private offices
- Large IT room
- Printer/ production area
- 1 meeting room



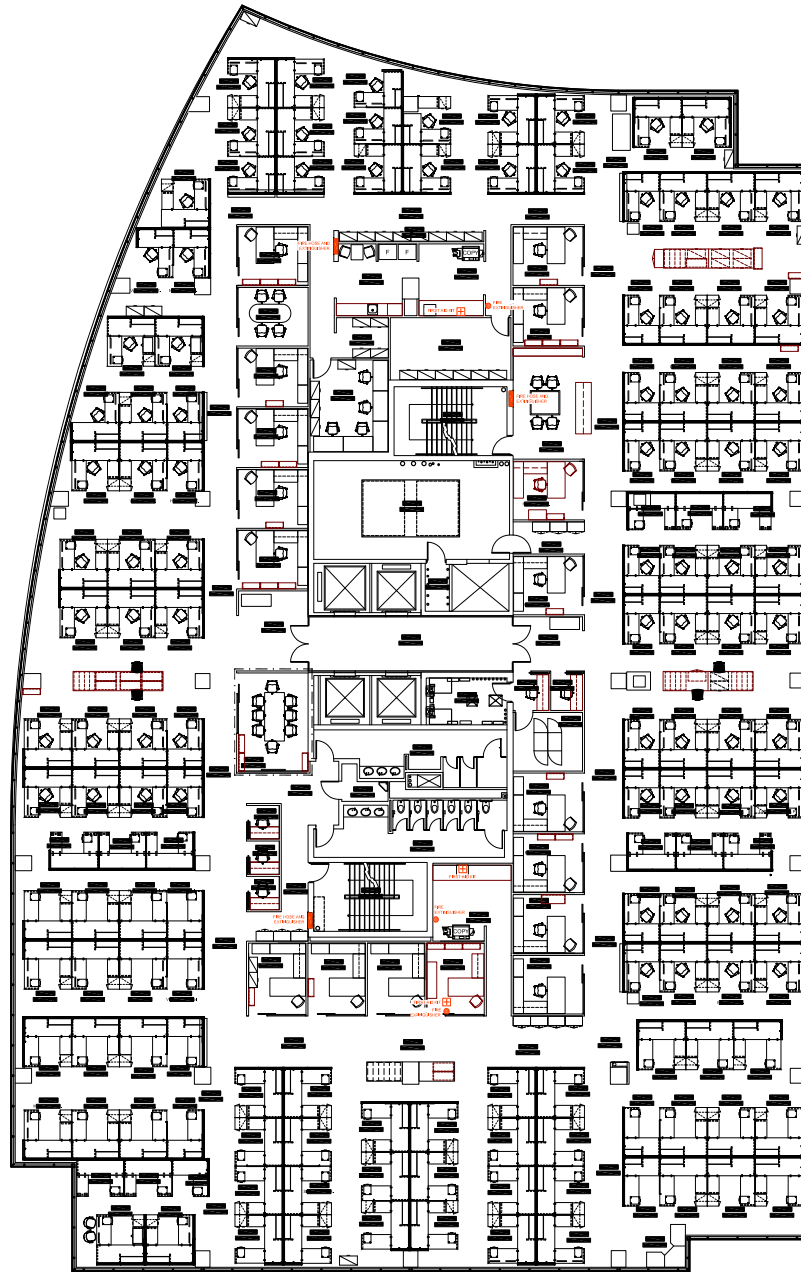
# 4<sup>TH</sup> FLOOR

24,821 SF



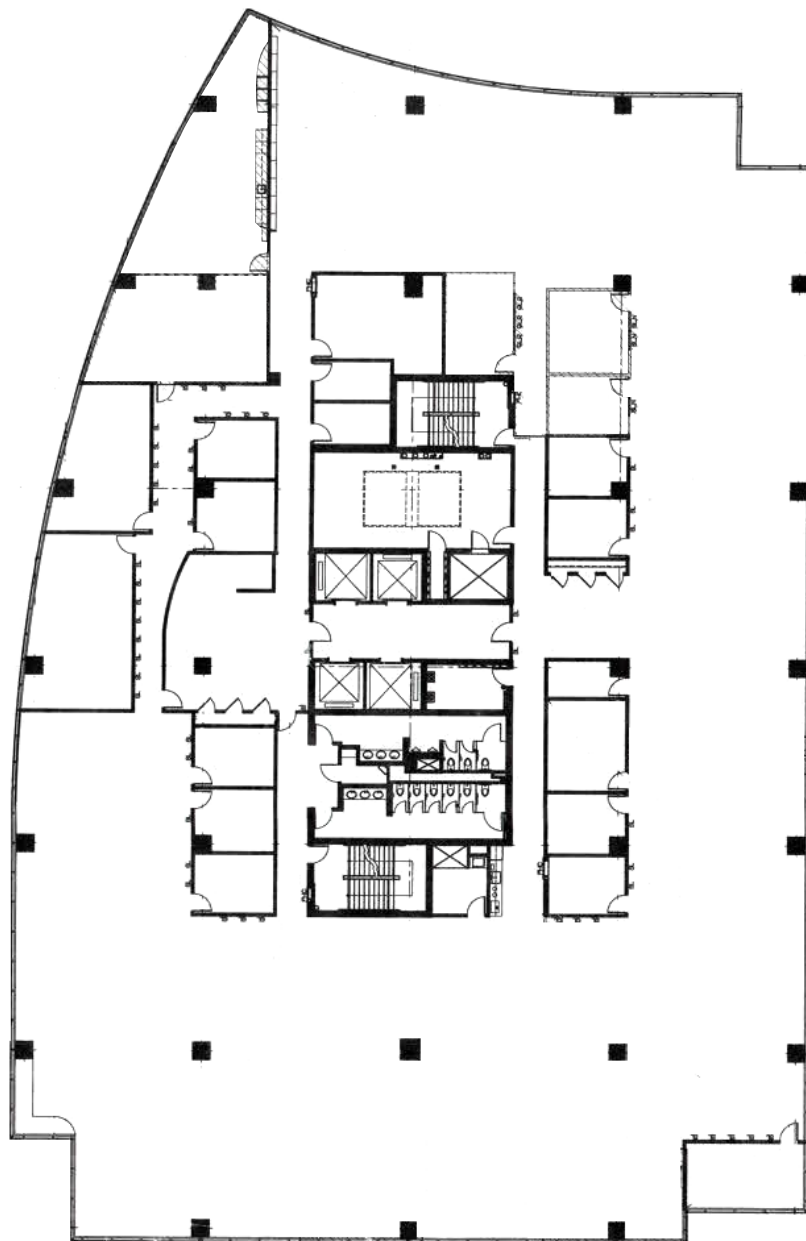
4<sup>th</sup> Floor is available fully furnished and move-in ready:

- 147 workstations
- 18 private offices
- 1 meeting room



# 8<sup>TH</sup> FLOOR

24,824 SF



# 100

COMMERCE VALLEY WEST

PRODUCTIVITY STARTS HERE

BUILDING SIGNAGE OPPORTUNITY

EXTERIOR PATIO AREA

QUALITY LOBBY FINISHES



# 100

COMMERCE VALLEY WEST

PRODUCTIVITY STARTS HERE

EXCELLENT INTERIOR FINISHES  
POLISHED CONCRETE FLOORS  
GLASS PARTITIONS





100 Commerce Valley Drive West is part of the Southcreek Corporate Centre located in the Commerce Valley Drive business park in Markham, Ontario at the intersection of Leslie Street and Highway 407. It is one of the most densely developed corporate office nodes in suburban Toronto with over 2.3 million square feet in 17 buildings.

Ideally located at the intersection of Highway 404 and Highway 407 within close proximity to a variety of amenities including hotels, restaurants, shopping and public transit, this area is a convenient and dynamic location for people to enjoy the live and work benefits of Markham.

Corporate occupiers from a variety of sectors have found this to be an ideal location for their employees and businesses to thrive. World class technology, financial and professional services, food and consumer goods firms including AMD, Grainger, TD Bank, CIBC, CAA, WSP, Morrison Hershfield, CUPE, CGI, Sofina Foods and Qualcomm have all chosen the Southcreek Corporate Centre.







Architectural concept rendering of the new Markham Campus of York University. Image courtesy of Diamond Schmitt Architects



Image courtesy of Metrolinx



Image courtesy of Seneca College



Markham is Canada's most diverse community and is known as Canada's High Tech Capital. The city has a population of over 350,000 and is home to hundreds of corporate head offices for many industry-leading organizations. York Region boasts Canada's second largest hub for both the ICT (Information & Communications Technology) Sector and the Financial and Professional Services Industry.

# TRANSIT & AMENITIES



**DRIVE TIME IN MINUTES**

Highway 404	5
Buttonville Airport	11
Highway 401	12
Pearson Airport	28
Union Station	36
Billy Bishop Airport	37

**TRANSIT ROUTES**

	YORK REGION TRANSIT
	Route 1
	Route 82
	Route 90
	Route 300

	VIVA
	PINK
	PURPLE

	GO
	Langstaff
	Unionville

For more information, please contact:

**Matt Gunning, SIOR**  
 Broker | Principal  
 905 968 8003  
 matt.gunning@avisonyoung.com

**Katie Wilson**  
 Sales Representative | Vice President  
 905 968 8017  
 katie.wilson@avisonyoung.com



Avison Young Commercial Real Estate Services, LP, Brokerage  
 55 Commerce Valley Drive West, Suite 501, Markham, ON L3T 7V9  
 Office 905 474 1155 Fax 905 886 5744 avisonyoung.ca



Platinum member

© 2024 Avison Young Commercial Real Estate Services, LP, Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Updated: 06/18/24