

FOR LEASE OFFICE SPACE

Morguard

# 123 COMMERCE VALLEY DRIVE EAST

MARKHAM, ON



## PREMIUM CLASS A SUBURBAN OFFICE BUILDING IN MARKHAM

123 Commerce Valley Drive East is a Class A office building constructed in 2000 to the highest institutional standards with floor plates averaging 27,000 SF, the building can accommodate a variety of modern workplace strategies. The building features manned security, four high speed elevators and an excellent mix of surface, underground and covered parking stalls. The large lot allows for the development of a second office tower up to 240,000 SF.

Second office tower is in the pre-leasing phase

- Close proximity to the Hwy 7 Rapidway (a 19 km bus rapid transit system that runs from Vaughan Metro Centre to Warden Avenue) and the Hwy 404 and 407 interchange
- Exceptional signage visibility from both highways
- Modern office space interiors

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## ASKING NET RENT

Starting at \$21.00/SF

## ADDITIONAL RENT

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$12.87/SF	\$4.22/SF	\$17.09/SF (2022 est.)

## BUILDING DETAILS

Total Space: 203,522 SF +/-

Typical Floor: 27,000 SF +/-

Number of Floors: 8

Year Built: 2000

Office Class: A

Leasing District: Markham

## BUILDING AMENITIES

Modern office space interiors

Property is also located 500 meters from the Highway 7 Rapidway Line

Manned security

Loading area

Parking available



Exterior Front Entrance

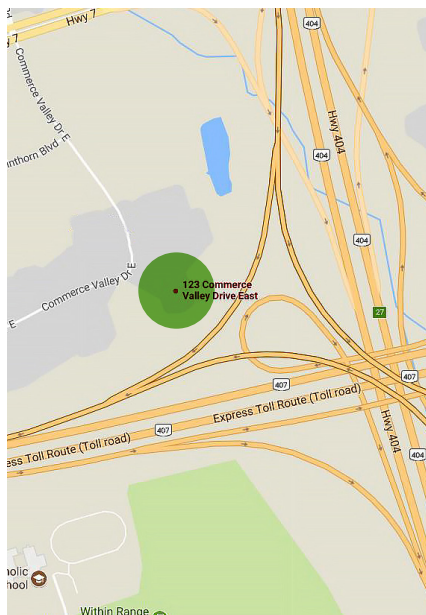


Elevators

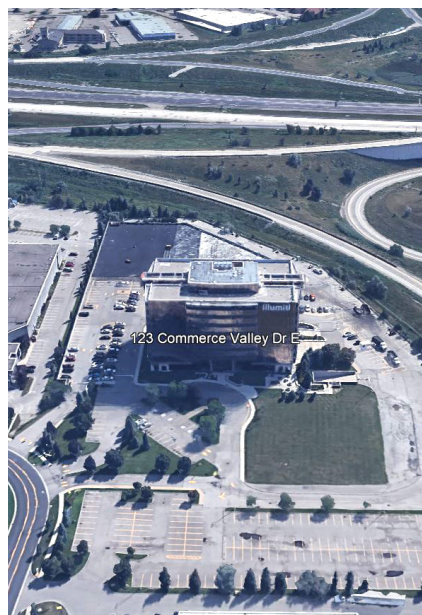


Lobby Entrance

## LOCATION



123 Commerce Valley Drive East, Markham, ON



Aerial View

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