

# 100

GOULDING  
AVENUE

AURORA, ONTARIO

A NEXT-GEN FLEX OFFICE + INDUSTRIAL  
DEVELOPMENT BY TAVCO GROUP INC

Prepared by

**NORTHSPG**

Special Properties Group

**Capital**  
North



# CONFIDENTIALITY & USE OF INFORMATION

This Information Memorandum (the "IM") is furnished solely for evaluating a potential lease at the property identified herein (the "Property"). It is not an offer to lease or a warranty of information. All areas, dimensions, specs, schedules, and dates are conceptual and subject to change without notice. Prospective tenants must conduct their own investigations and rely on definitive lease documentation and as-built measurements (BOMA).

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North



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# EXECUTIVE SUMMARY

**Thesis:** 100 Goulding Ave will deliver one of Aurora's most contemporary flex office + small-bay industrial environments—HQ-calibre office plates integrated with ground-level commercial/restaurant opportunities and highly functional small-bay industrial with drive-up loading.

**Target delivery:** Fall 2027



## Key Highlights



### Scale & Mix

~50,000 SF (multi-unit), including three-storey office (up to ~10,000 SF floor plates), ground-floor commercial/restaurant units, and nine flex industrial bays with drive-in loading.



### Industrial Functionality

Small-bay units with approx. 31' clear (rear open section), partial 2nd-floor mezzanine, 8 drive-in doors (no truck-level docks).



### Office Experience

Light-filled plates (approx. 10,000 SF on Levels 2 & 3; ~9,817 SF net on Ground), efficient core, 9' finished ceilings, and potential for exclusive lobby/UG parking access for full-floor or multi-floor HQ tenants.



### Security & Tech

FOB-controlled elevators; additional security systems (CCTV, visitor management, cloud access) to be finalized during CDs with a security consultant.



### Branding

Potential façade, monument, and building naming opportunities subject to tenancy program.



### Location

Between Leslie St and Hwy 404, just south of Wellington St E—visibility, access, and amenity-rich node (Walmart, The Keg, Swiss Chalet, Best Buy, etc.).



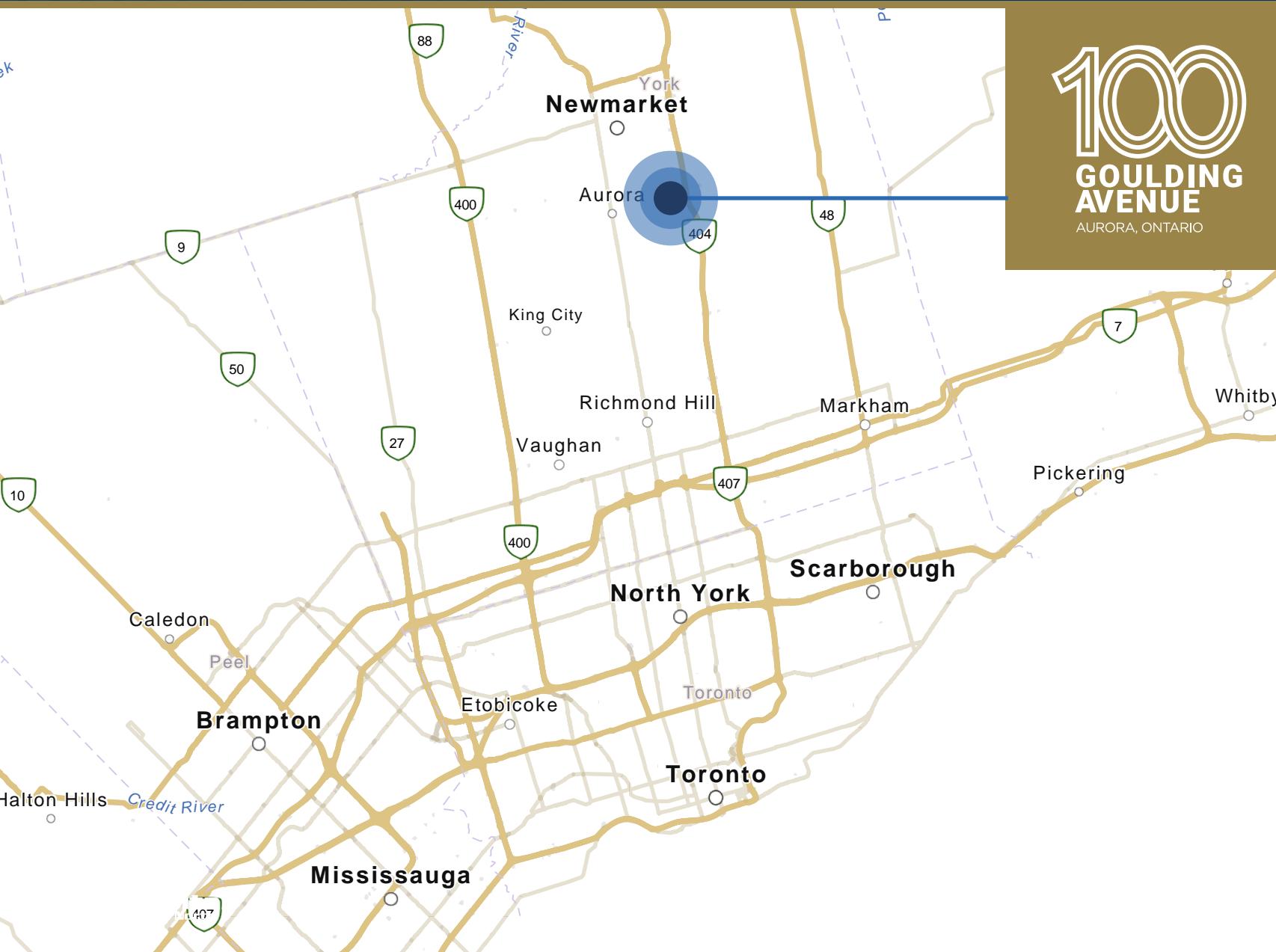
### Flexibility

Build-to-Suit / Ground Lease option for qualified covenants.



# LOCATION & ACCESS

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## Macro

Rapidly maturing Aurora employment corridor with immediate Highway 404 connectivity and north-GTA labour access.

## Micro

Prominent exposure from Wellington St E with convenient local service retail & dining

## Mobility

Truck-friendly geometry; loading/receiving positioned in rear truck court.

# AERIAL MAP

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# DEVELOPMENT PROGRAM & SPEC SUMMARY

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<b>Total GFA (Conceptual)</b>	-50,000 SF
<b>Target Delivery</b>	Fall 2027
<b>Structure</b>	Freestanding, multi-unit with integrated office podium and wings
<b>Industrial Bays</b>	9 units; drive-in loading; partial mezzanine
<b>Commercial/ Restaurant</b>	4 ground-floor units fronting the office lobby/wings
<b>Office Component</b>	3 storeys; efficient plates; potential for exclusive lobby/UG parking access

## TECHNICAL SPECIFICATIONS (CONCEPTUAL)

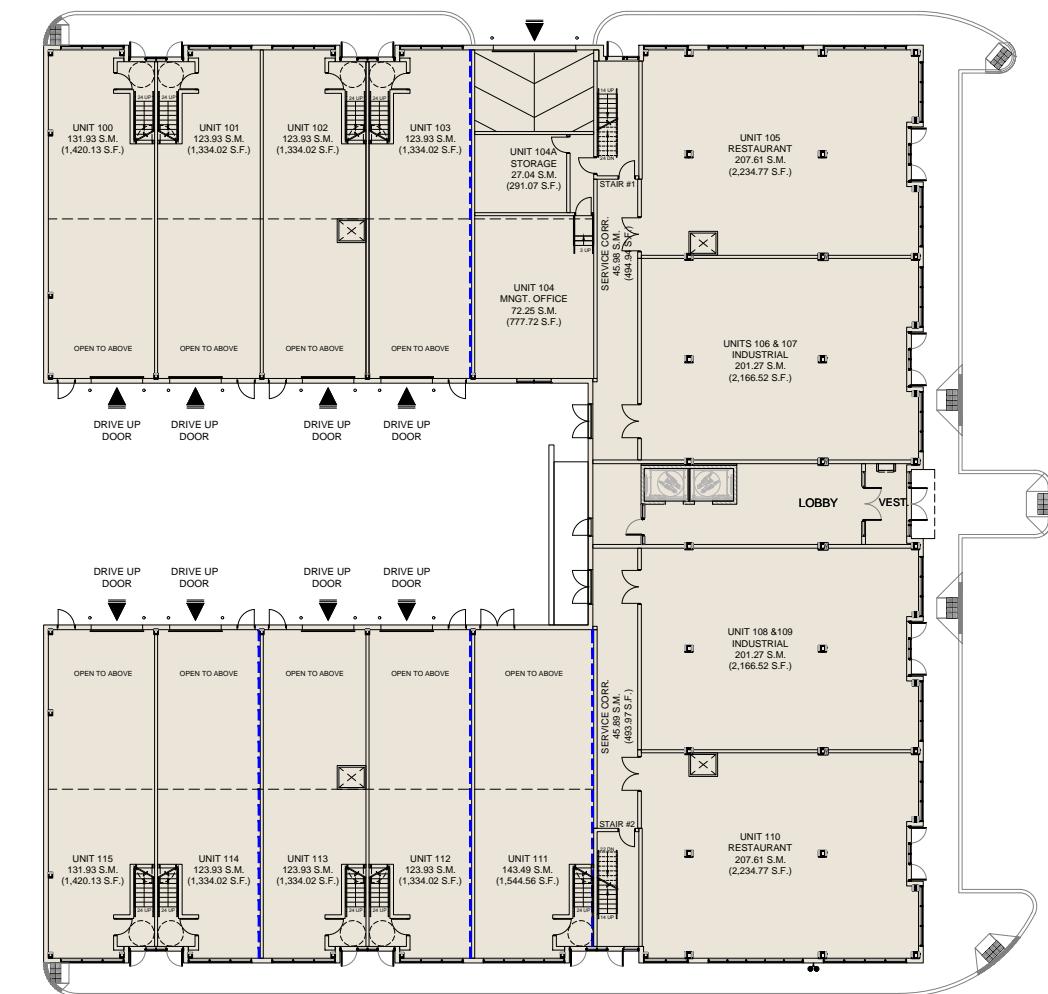
 <b>Clear Heights (Industrial)</b> rear open section 32' at office section 4,400-4,900 mm ground-to-second; 3,650 mm second-to-roof.	 <b>Loading</b> 8 drive-in doors; 0 truck-level docks.	 <b>Power (Industrial)</b> anticipated ~100A, 600V/3-phase (to be confirmed in CDs).	 <b>Office Ceilings</b> ~2,740 mm (9') finished.
 <b>Elevator/ Security</b> FOB elevator lock-down by floor; broader security (CCTV, visitor mgmt., cloud access control) to be finalized.	 <b>Connectivity</b> Bell service in area; additional carriers to be coordinated.	 <b>Parking</b> Combined UG + surface; planning ratio ~3.14/1,000 SF overall.	 <b>EV Charging</b> 10 ports planned (5 UG + 5 surface).
 <b>Structural Grid (Office)</b> N-S ~19'-10"; E-W: 18' / 26' / 18' (varies by bay).	 <b>BOMA / Measurement</b> Areas based on design; as-built verification required.		

# UNIT MIX & AREAS (CONCEPTUAL)



## Ground Floor

Unit	Type	Approx. Area (SF)
100	Office Space	1,420
101	Office Space	1,334
102	Office Space	1,334
103	Office Space	1,334
104A	Storage	291
104	Management Office	777
105	Restaurant	2,235
106 & 107	Industrial	2,167
108 & 109	Industrial	2,167
110	Restaurant	2,235
111	Office Space	1,545
112	Office Space	1,334
113	Office Space	1,334
114	Office Space	1,334
115	Office Space	1,420

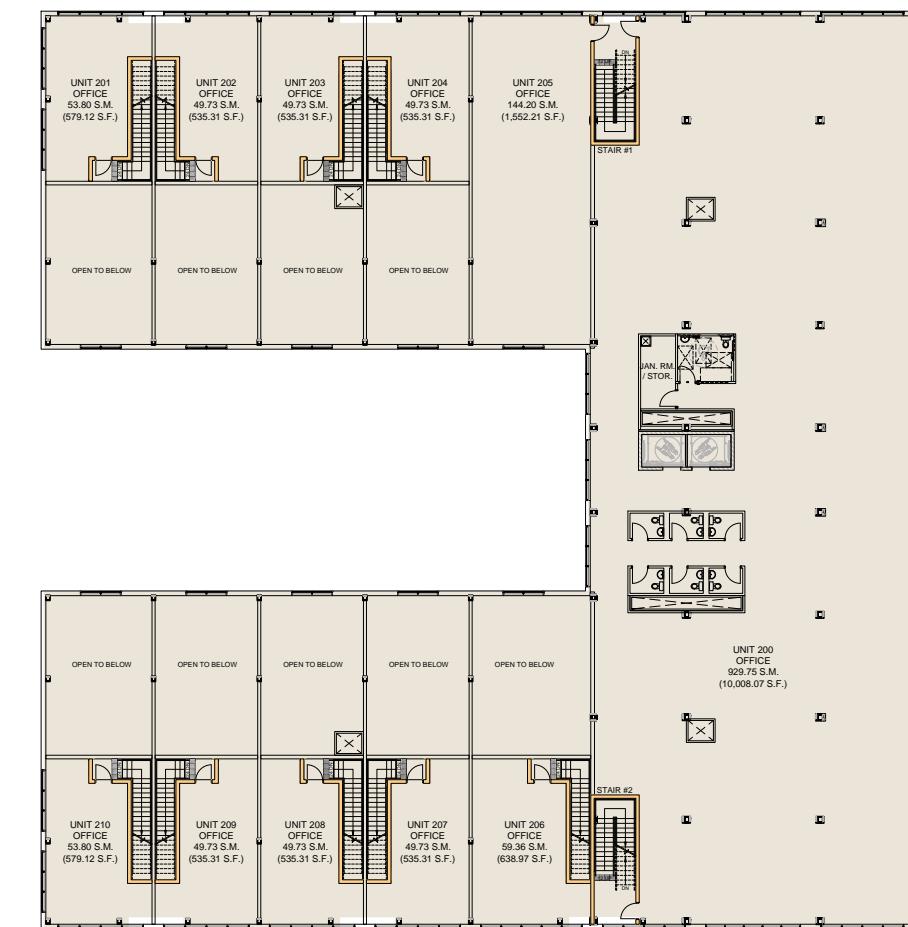


# UNIT MIX & AREAS (CONCEPTUAL)



## Second Floor

Unit	Type	Approx. Area (SF)
200	OFFICE SPACE (full floor)	10,008
201	OFFICE SPACE	579
202	OFFICE SPACE	535
203	OFFICE SPACE	535
204	OFFICE SPACE	535
205	OFFICE SPACE	1,552
206	OFFICE SPACE	639
207	OFFICE SPACE	535
208	OFFICE SPACE	535
209	OFFICE SPACE	579

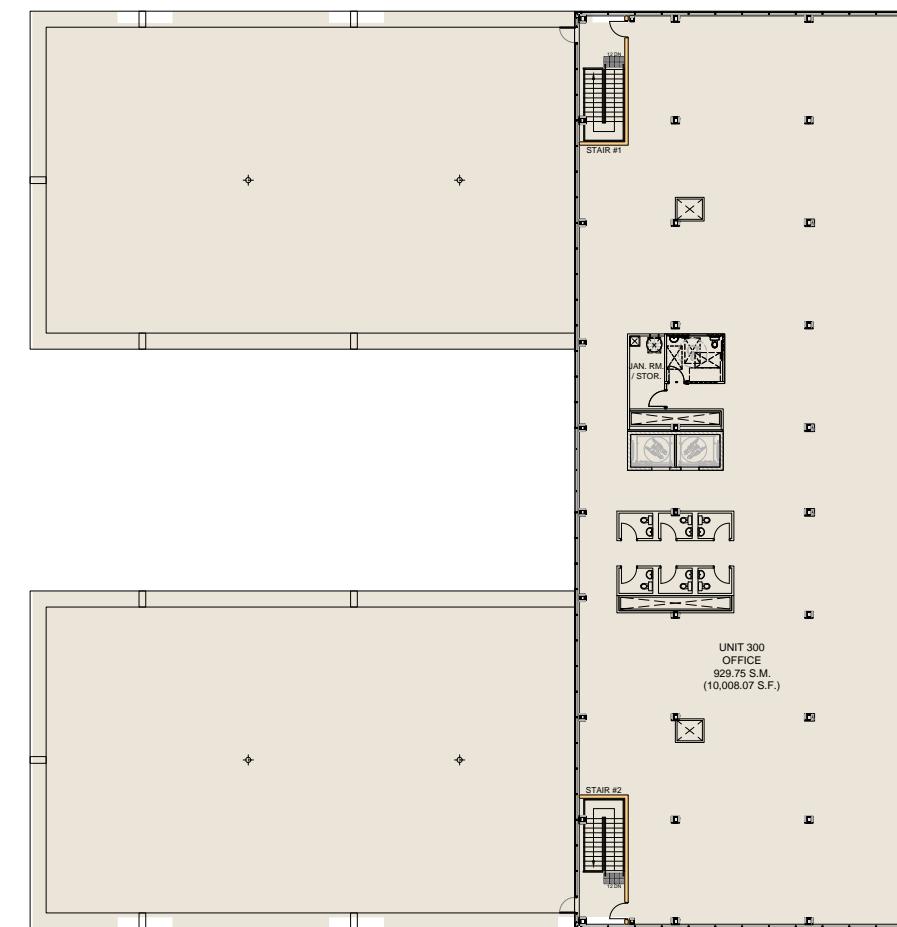


# UNIT MIX & AREAS (CONCEPTUAL)



## Third Floor

Unit	Type	Approx. Area (SF)
300	OFFICE SPACE (full floor)	10,008



# PERMITTED USES



## OFFICE

**Professional Services & Back-Office**  
**Operations such as** Accounting firms, law practices, and insurance brokerages.

## LIGHT TECHNOLOGY & FLEX USERS

## EDUCATION & TRAINING

## PUBLIC SECTOR & QUASI-GOVERNMENT AGENCIES

## COWORKING & SMALL-SUITE AGGREGATORS

## HEADER BANQUET HALL / CONVENTION CENTRE / HOTEL

Build to Suit / Land Lease opportunities available for the right tenant.

## MEDICAL, HEALTHCARE & WELLNESS

Fitness club/gym; massage therapy.

## SALES & CLIENT-FACING BUSINESSES

such as Real estate brokerages, mortgage firms, insurance agents, and financial advisors.



# LEASING PARAMETERS (INDICATIVE)

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<b>Office (2 of 3 floors)</b>	\$24.00/SF NET
<b>Ground-Floor Wings (with partial 2nd level)</b>	\$26.00 to \$28.00/SF NET
<b>Ground-Floor Commercial/Restaurant (under office floors)</b>	\$28.00/SF NET
<b>Est. TMI (Annual): \$5.00/SF for industrial</b>	\$11.00/SF for office (subject to detailed budgets).
<b>Delivery</b>	Base building warm shell; tenant-specific improvements by agreement
<b>Term</b>	Market; preferences for multi-year commitments with covenant strength
<b>Incentives</b>	TI, free rent, and signage privileges subject to proposal, covenant, and term.



# LEASING PARAMETERS (INDICATIVE)



The Landlord, **TAVCO Group**, is offering the property under a long-term **Land Lease structure**. Key business terms the Landlord would consider are outlined below

<b>Lease Term</b> Initial Term: To be negotiated.	<b>Rent Structure</b> <ul style="list-style-type: none"><li>• <b>Base Rent:</b> Either fixed \$/acre or \$/SF of land, or</li><li>• <b>Escalations :</b> Annual CPI increases (2-3%) or fixed step-ups every 5 years.</li></ul>	<b>Use of Premises</b> convention centre / hotel / banquet facility.
<b>Tenant's Responsibilities</b> <ul style="list-style-type: none"><li>• Absolute Net (NNN) and carefree to LL: Tenant pays all taxes, utilities, insurance, and maintenance.</li><li>• Responsible for development, construction, and operation of improvements and all items of a capital nature.</li></ul>	<b>Landlord's Responsibilities</b> Deliver clear title and quiet enjoyment.	<b>Improvements</b> All tenant-funded.

# BRANDING & EXCLUSIVITY FRAMEWORK

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## FAÇADE & MONUMENT SIGNAGE

Available pursuant to tenancy plan; full-floor/multi-floor HQ users may be eligible for premium façade positions (N/E/S) and exclusive lobby/UG access.

## NAMING RIGHTS

Considered for anchor/HQ tenancies subject to economics, tenant covenant and design control.

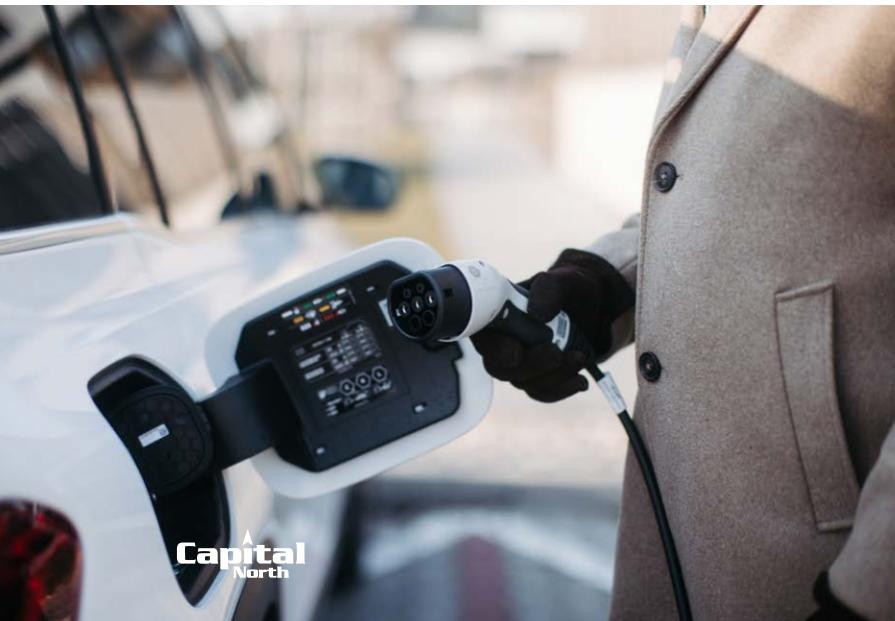


# SUSTAINABILITY, SECURITY & TECHNOLOGY

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## EV STRATEGY

10 chargers at launch  
(scalable)



## SMART ACCESS

FOB elevator control by floor; broader smart-building features (cloud access, visitor mgmt., CCTV) to be finalized during Tenant negotiations



## CONNECTIVITY

Bell service confirmed  
in area

# PROCESS & NEXT STEPS

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To discuss tailored premises, Tenant requirements and proposals, please contact

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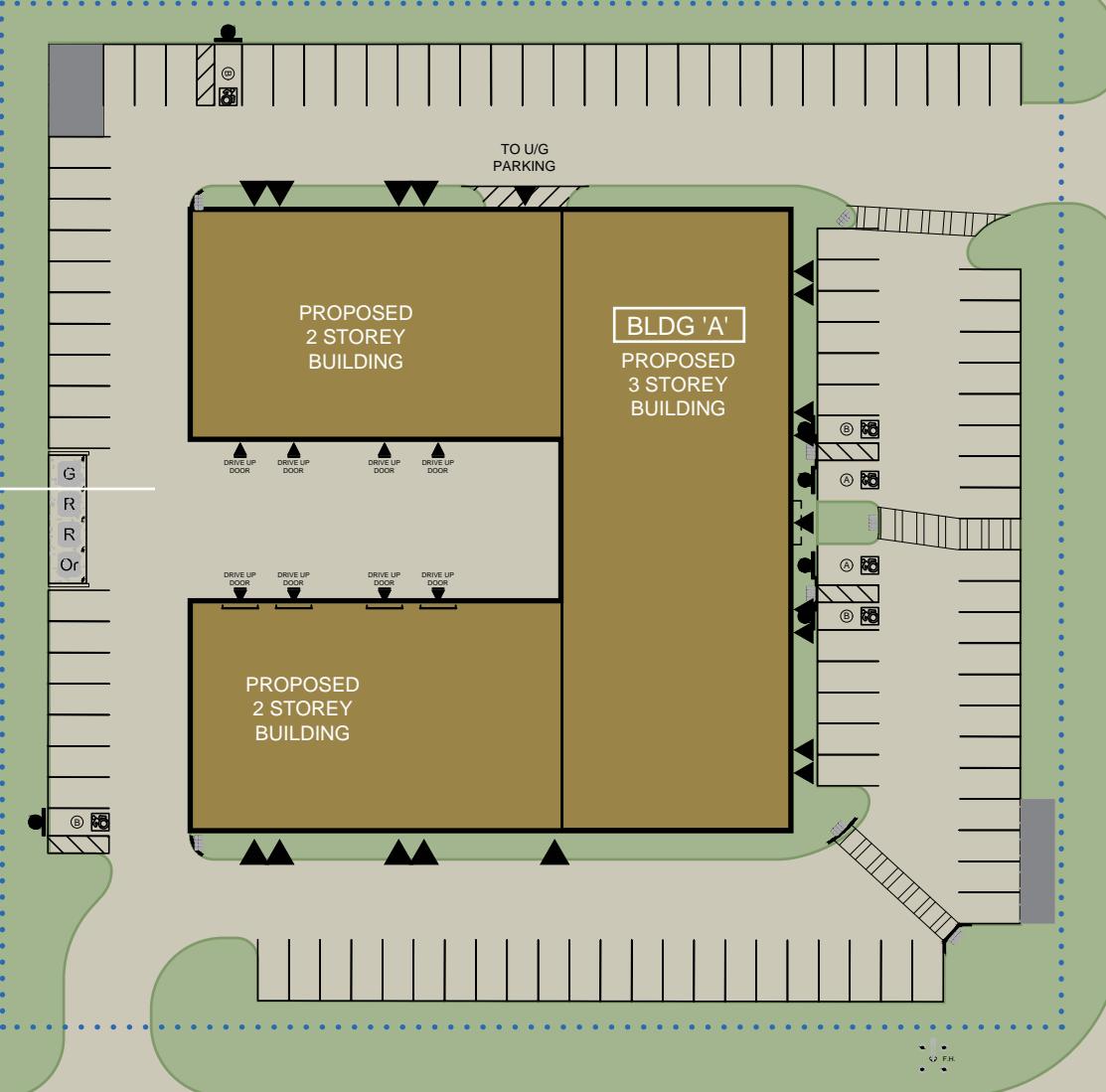


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**Listing on behalf of: TAVCO GROUP INC.**

# SITE PLAN

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DON HILLOCK DRIVE

## BROKER'S VIEW

This asset positions Aurora for modern, image-conscious HQ tenancies while addressing the region's undersupply of high-function small-bay industrial with drive-up convenience. The integration of UG parking, EV infrastructure, and flexible branding envelopes creates a differentiated workplace platform capable of capturing premium tenancy demand at the node.

## DISCLAIMER & CONDITIONS

This Information Memorandum (the "Memorandum") is provided to prospective tenants for information purposes only. It is not an offer to lease, a binding commitment, or an agreement to negotiate. Only a fully executed and delivered lease agreement (the "Lease") will create any legal rights or obligations between the parties.

The information, drawings, and technical data contained herein have been compiled from TREB, MPAC, POLARIS, GeoWarehouse, the Town of Aurora, York Region, the Ontario Municipal Board, the Province of Ontario, and/or other sources we deem reliable, and have been prepared solely to provide general information to assist recipients in their evaluation of this opportunity and the viability of leasing part or all of the available leasable area of the property.

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All areas and dimensions are approximate and subject to final design development, governmental approvals, and as-built/BOMA measurement. Programs, specifications, rental rates, operating costs (TMI), schedules, services, and amenity details are conceptual and subject to change without notice. Recipients must conduct their own independent investigations and rely solely on the terms of an executed Lease. Neither Capital North Realty Corporation nor TAVCO GROUP INC. shall have any liability for errors, omissions, or changes contained or referenced herein.

