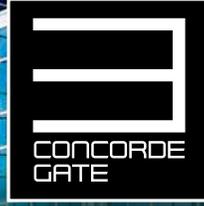


CONCORDE  
GATE

SUITES FROM  
**1,684 - 16,531 sq. ft.**



CONCORDE  
GATE

SUITES FROM  
**597 - 23,514 sq. ft.**



CONCORDE  
PLACE

SUITES FROM  
**2,332 - 52,740 sq. ft.**

# SHORT TERM LEASE OPPORTUNITIES AVAILABLE

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Proudly managed by

**FENGATE**

**CBRE**

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**1**  
CONCORDE  
GATE

Suite 109	1,935 sq. ft.
Suite 200A <sup>2</sup>	2,828 sq. ft.
Suite 200B <sup>2</sup>	2,546 sq. ft.
Suite 201A	1,684 sq. ft.
Suite 301 <sup>5</sup>	10,110 sq. ft.
Suite 303	<b>LEASED</b>
Suite 604 <sup>3</sup>	3,425 sq. ft.
Suite 607A <sup>3</sup>	6,353 sq. ft.
Suite 607 <sup>3</sup>	6,753 sq. ft.
Suite 701	2,800 sq. ft.
Suites 702 & 706 <sup>4</sup>	9,092 sq. ft.
Suite 704	1,718 sq. ft.
Suite 812 <sup>1</sup>	<b>LEASED</b>
Suite 800 <sup>1</sup>	<b>LEASED</b>

Net Rent **CONTACT LISTING BROKER**

Additional Rent (per sq. ft.) **\$17.02**  
[2025 estimate]

<sup>1</sup> Contiguous Space - 7,495 sq. ft.  
<sup>2</sup> Contiguous Space: 5,374 sq. ft. - Available 9/1/2023  
 Underground 3/1,000 @ \$85.00/month per stall  
<sup>3</sup> 607, 607A, 604 contiguous to 16,531 sq. ft.



**3**  
CONCORDE  
GATE

Suite 110	<b>LEASED</b>
Suite 208 & 209	2,695 sq. ft.
Suite 401 <sup>2</sup>	3,975 sq. ft.
Suite 210	<b>LEASED</b>
Suite 211	1,649 sq. ft.
Suite 207	1,015 sq. ft.
Suite 300 <sup>1</sup>	23,514 sq. ft.

Net Rent **CONTACT LISTING BROKER**

Additional Rent (per sq. ft.) **\$17.02**  
[2025 estimate]

<sup>1</sup> Suite 300 can be demised  
 Underground 3/1,000 @ \$85.00/month per stall  
<sup>2</sup> Available May 1, 2025



**2**  
CONCORDE  
PLACE

**SHORT TERM LEASE OPPORTUNITIES AVAILABLE**

Suite 100	5,006 sq. ft.
Suite 102	2,332 sq. ft.
Suite 103	<b>LEASED</b>
Suite 202 <sup>1</sup>	11,028 sq. ft.
Suite 204A <sup>1</sup>	6,542 sq. ft.
Suite 204B <sup>1</sup>	2,847 sq. ft.
Suite 400 <sup>3</sup>	25,716 sq. ft.
Suite 500 <sup>2</sup>	<b>LEASED</b>
Suite 600 <sup>2</sup>	26,370 sq. ft.
Suite 700 <sup>2</sup>	26,370 sq. ft.

Net Rent **CONTACT LISTING BROKER**

Additional Rent (per sq. ft.) **\$20.82**  
[2025 estimate]

<sup>1</sup> Contiguous Space - 20,417 sq. ft.  
<sup>2</sup> Suites 600 & 700 contiguous for 52,740 sq. ft.



# CONCORDE CORPORATE CENTRE

- + Competition-beating BOMA BEST rating
- + Building signage available
- + Underground & covered parking
- + Direct access to DVP
- + Adaptive office space
- + Responsive on-site landlord
- + BOMA BEST ranking is **7% higher** than competitors in Ontario and **5.5% higher** than the national average



## ON-SITE AMENITIES



Food and  
Convenience



New  
Fitness Facility



Dentist



Daycare



Shuttle bus service  
to Donlands Station &  
Shopping Centre



Access to Green  
Space and Walking  
Paths



Manned  
Security

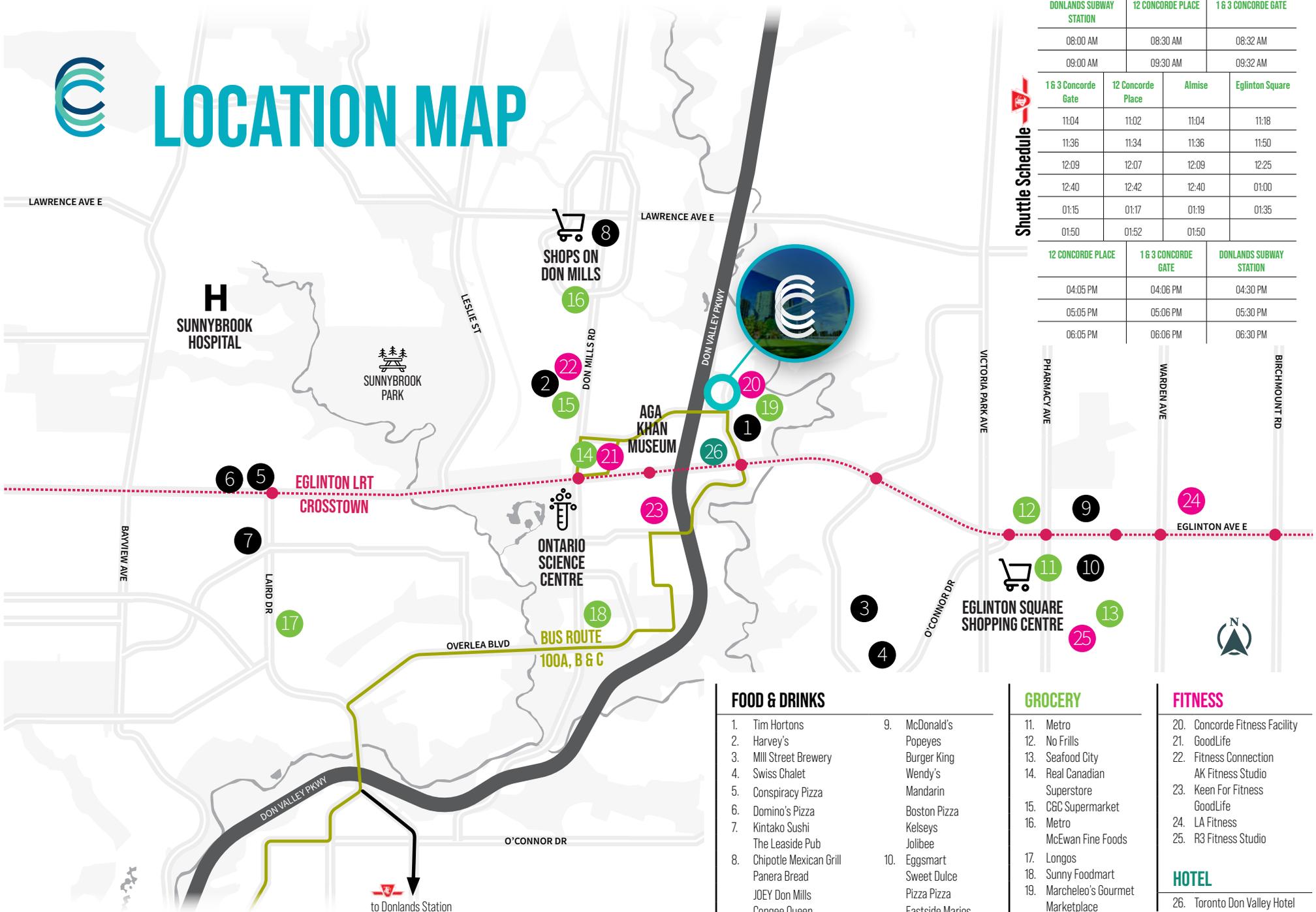


Conference  
Facility

**CBRE**



# LOCATION MAP



## Shuttle Schedule

DONLANDS SUBWAY STATION	12 CONCORDE PLACE	1 & 3 CONCORDE GATE
08:00 AM	08:30 AM	08:32 AM
09:00 AM	09:30 AM	09:32 AM

1 & 3 Concorde Gate	12 Concorde Place	Almise	Eglinton Square
11:04	11:02	11:04	11:18
11:36	11:34	11:36	11:50
12:09	12:07	12:09	12:25
12:40	12:42	12:40	01:00
01:15	01:17	01:19	01:35
01:50	01:52	01:50	

12 CONCORDE PLACE	1 & 3 CONCORDE GATE	DONLANDS SUBWAY STATION
04:05 PM	04:06 PM	04:30 PM
05:05 PM	05:06 PM	05:30 PM
06:05 PM	06:06 PM	06:30 PM

### FOOD & DRINKS

- |                           |                 |
|---------------------------|-----------------|
| 1. Tim Hortons            | 9. McDonald's   |
| 2. Harvey's               | Popeyes         |
| 3. Mill Street Brewery    | Burger King     |
| 4. Swiss Chalet           | Wendy's         |
| 5. Conspiracy Pizza       | Mandarin        |
| 6. Domino's Pizza         | Boston Pizza    |
| 7. Kintako Sushi          | Kelseys         |
| The Leaside Pub           | Jollibee        |
| 8. Chipotle Mexican Grill | 10. Eggsmart    |
| Panera Bread              | Sweet Dulce     |
| JOEY Don Mills            | Pizza Pizza     |
| Congee Queen              | Eastside Marios |

### GROCERY

11. Metro
12. No Frills
13. Seafood City
14. Real Canadian Superstore
15. CGC Supermarket
16. Metro
- McEwan Fine Foods
17. Longos
18. Sunny Foodmart
19. Marcheleo's Gourmet Marketplace

### FITNESS

20. Concorde Fitness Facility
21. GoodLife
22. Fitness Connection
- AK Fitness Studio
23. Keep For Fitness
- GoodLife
24. LA Fitness
25. R3 Fitness Studio

### HOTEL

26. Toronto Don Valley Hotel

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