

100

COMMERCE VALLEY WEST

UP TO 75,000 SF AVAILABLE



CBRE



OPPORTUNITY

3rd Floor 24,815 sf

8th Floor 24,824 sf

ASKING RENT

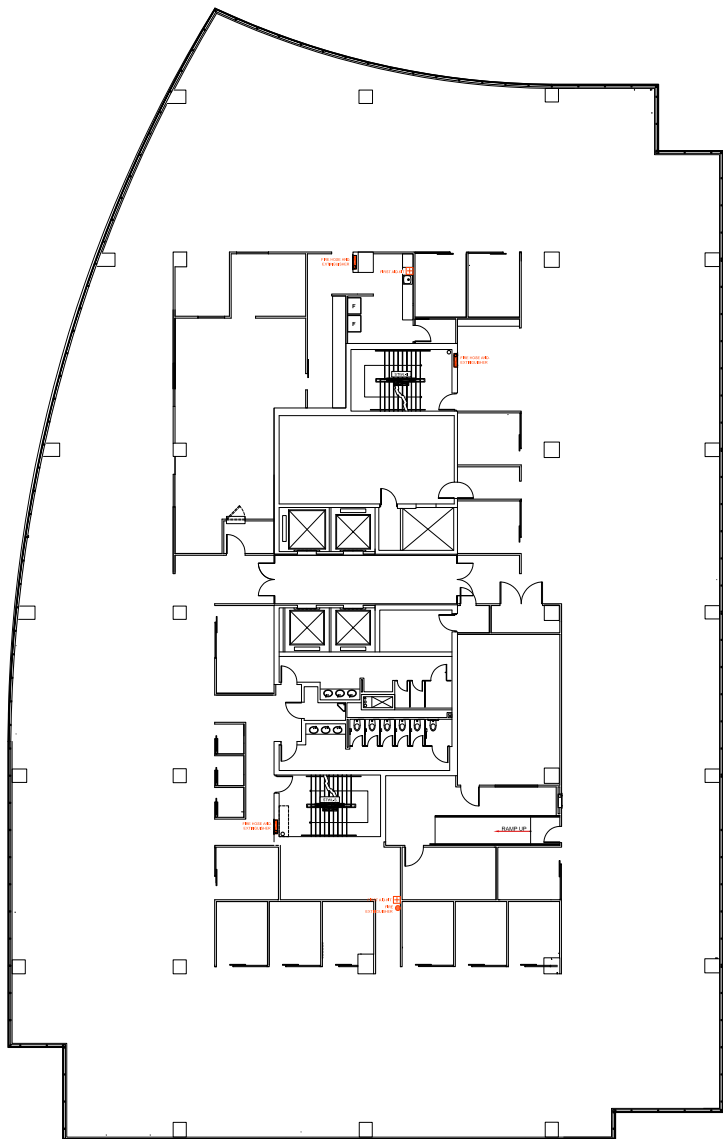
\$23.00 psf

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

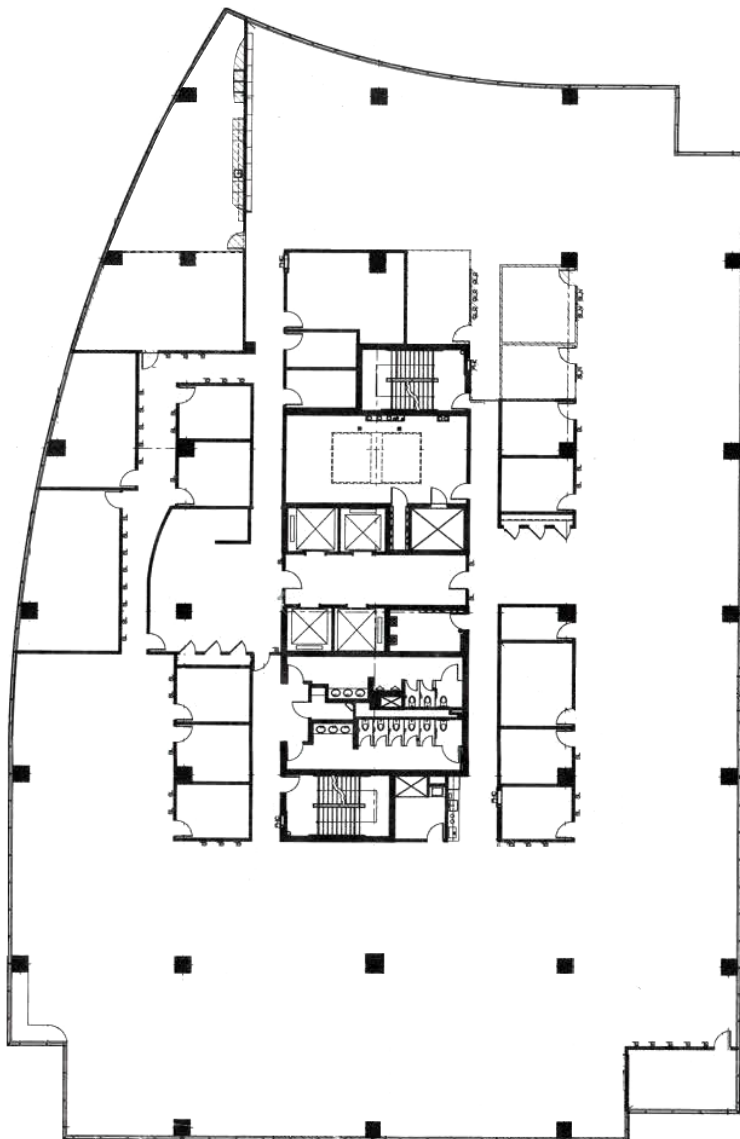


100 COMMERCE VALLEY DRIVE WEST

3RD FLOOR - 24,815 SF

3rd Floor is available fully furnished and move-in ready:

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



100 COMMERCE VALLEY DRIVE WEST

8TH FLOOR - 24,824 SF

8th Floor is available fully furnished and move-in ready:

- Fully built-out

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.





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.

Source: City of Markham

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



- Route 1
- Route 82
- Route 90
- Route 300



- PINK
- PURPLE



- Langstaff
- Unionville

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