

50 Minthorn

Markham, Ontario



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*Broker

For Lease – Office Space

Superior Location, Office Space for Lease



About the Property

50 Minthorn Boulevard is a BOMA BEST® Gold and LEED® Gold certified building. It is prominently located in Commerce Valley Business Park near the intersection of Highway 7 and Leslie Street in Markham.

The building has 543 above ground parking stalls and boasts a large spacious ground floor with two main entrances. 4 elevators service all eight floors of the building, with each floor featuring a spacious elevator lobby.

There are numerous bus stops within walking distance, including access to Viva Transit. The property is in a prime location that is 30 minutes from Toronto Pearson International Airport, and is easily accessible from Highway 407, Highway 404, Highway 7 and Leslie Street.

Tenants can take advantage of nearby food and service retail amenities, such as Shoppes of the Parkway, Times Square shopping mall, TD Canada Trust and RBC.



160,392 square feet

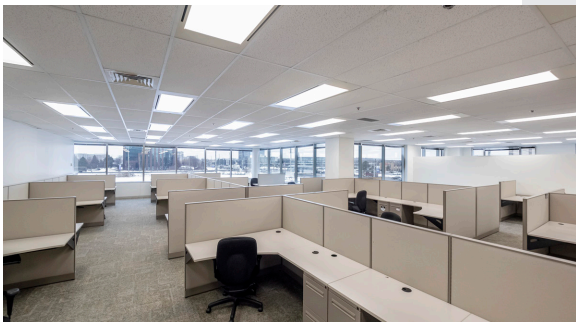
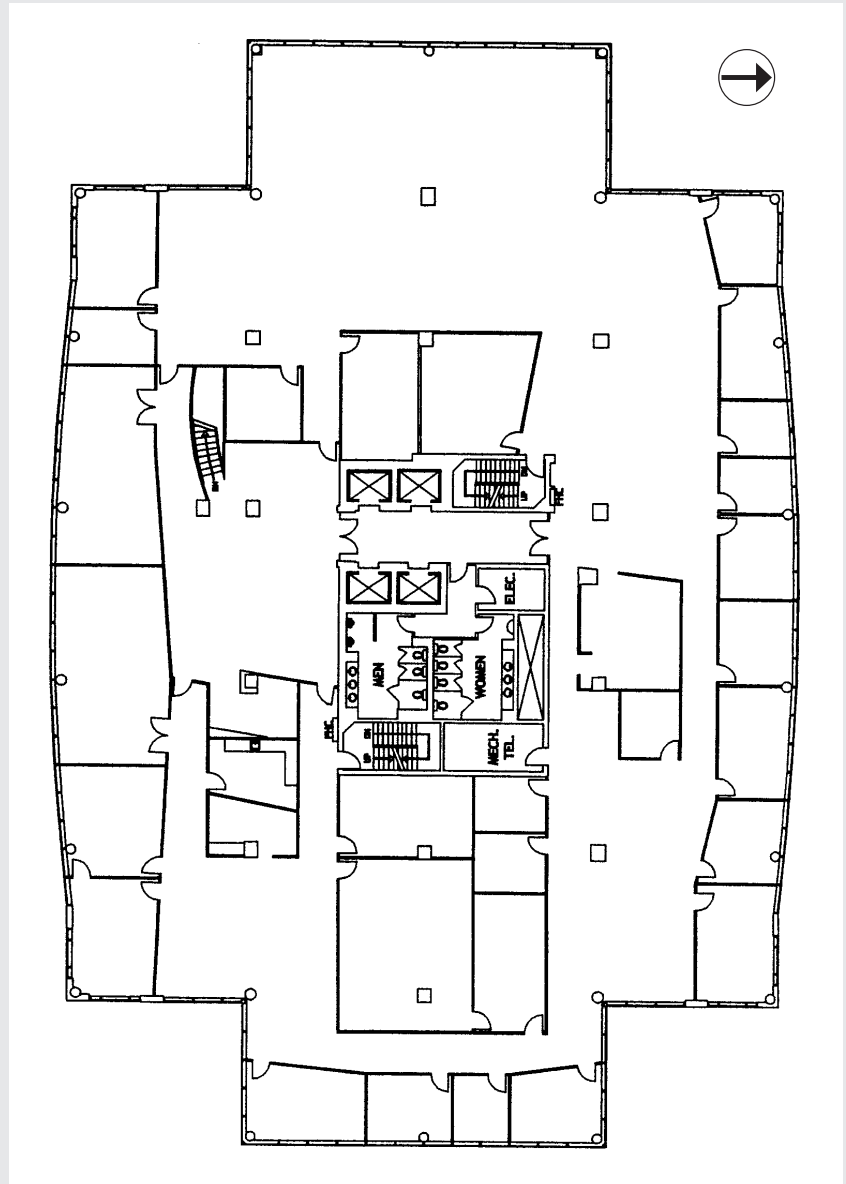
8 storey building

Built in 2002

543 above ground stalls

Leasing opportunities

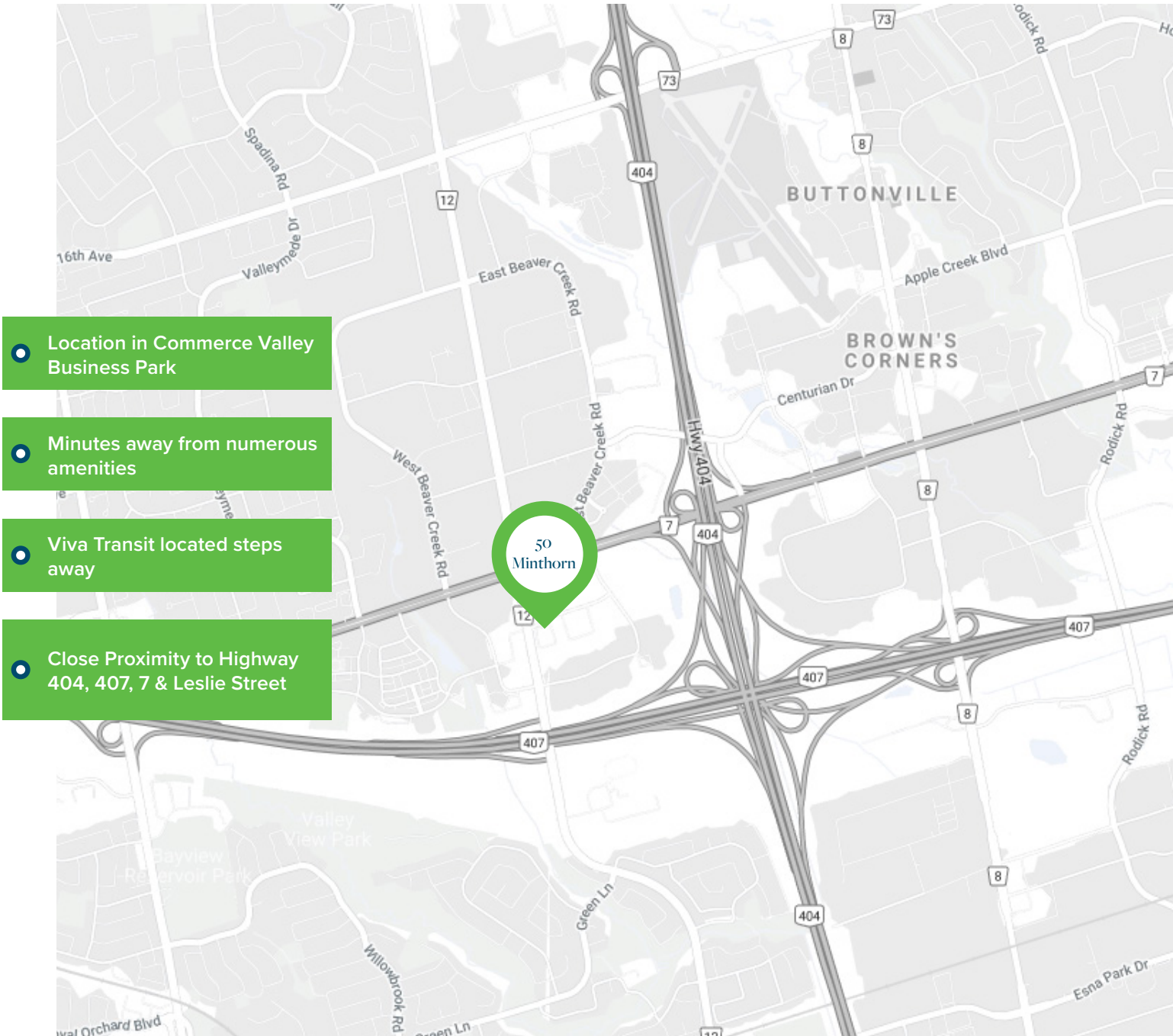
Typical Floorplate: approx. 21,000 sq.ft.



Suite	Size (SF)	Type	Availability
300	5,998	Office	Immediately
400	9,540	Office	Immediately
601	9,073	Office	Immediately

Operating Costs: \$13.19 psf | Realty Tax: \$4.10 psf
 Total 2021 Additional Rent: \$17.29 psf

Location Map



● Location in Commerce Valley Business Park

● Minutes away from numerous amenities

● Viva Transit located steps away

● Close Proximity to Highway 404, 407, 7 & Leslie Street

For more info please contact:

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50 Minthorn

We know that the buildings we manage play an integral role in promoting a healthy environment, so we have modified our operating procedures to ensure the safety of our tenants and prevent the spread of COVID-19.

Our Commitment to Our Tenants:

Signage & Wayfinding:

We have marked proper traffic paths and physical distancing locations with floor decals and signage.

Health & Safety Measures:

Our staff and suppliers are required to wear personal protective equipment on site, and all of our teams have been thoroughly trained on operating procedures to help enforce safety measures.

Operations:

Our operating systems have been evaluated to ensure optimal performance. HVAC filters are replaced more frequently to increase fresh airflow, with MERV 13 air filters being used throughout the building. The ventilation system has provisions for one full fresh air exchange per hour throughout the day. Prior to any tenants returning to the office, new filters will be installed, and there-after replaced every six months.

Cleaning:

Common areas throughout the building are sanitized regularly during building operating hours.

Communication:

We will communicate with tenants regularly on our procedures, new protocols, and any COVID-19 case detection.

The following provisions are currently in place:



Keep your distance

Always remember to stay 6-8 feet apart from everyone.



Signage and Wayfinding

Signs and floor markers are in place as reminders.



Sanitizing

Hand sanitizers are readily available throughout the building



Keep in touch

Our property managers and building operators are always available to assist with questions or services requests.

For more information about our protocols, please contact:

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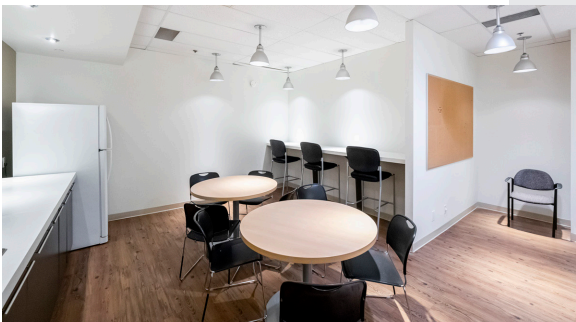
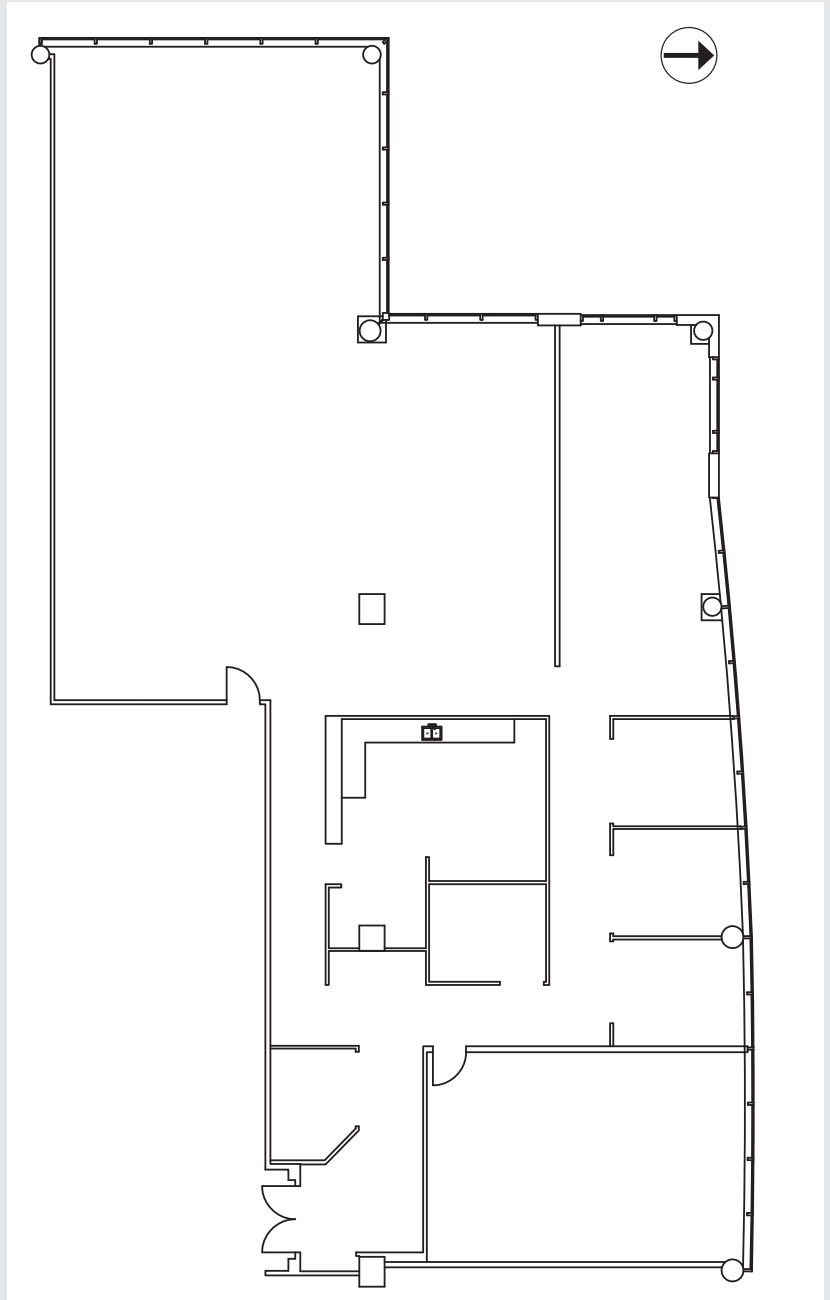
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Suite 300

5,998 sq.ft.

Suite 300 at 50 Minthorn is a “Move-in Ready” model suite, with private offices, open collaboration area with workstations, kitchen and lounge area, server room, boardroom and reception area. The common area on the 3rd Floor was recently renovated.

Suite 300



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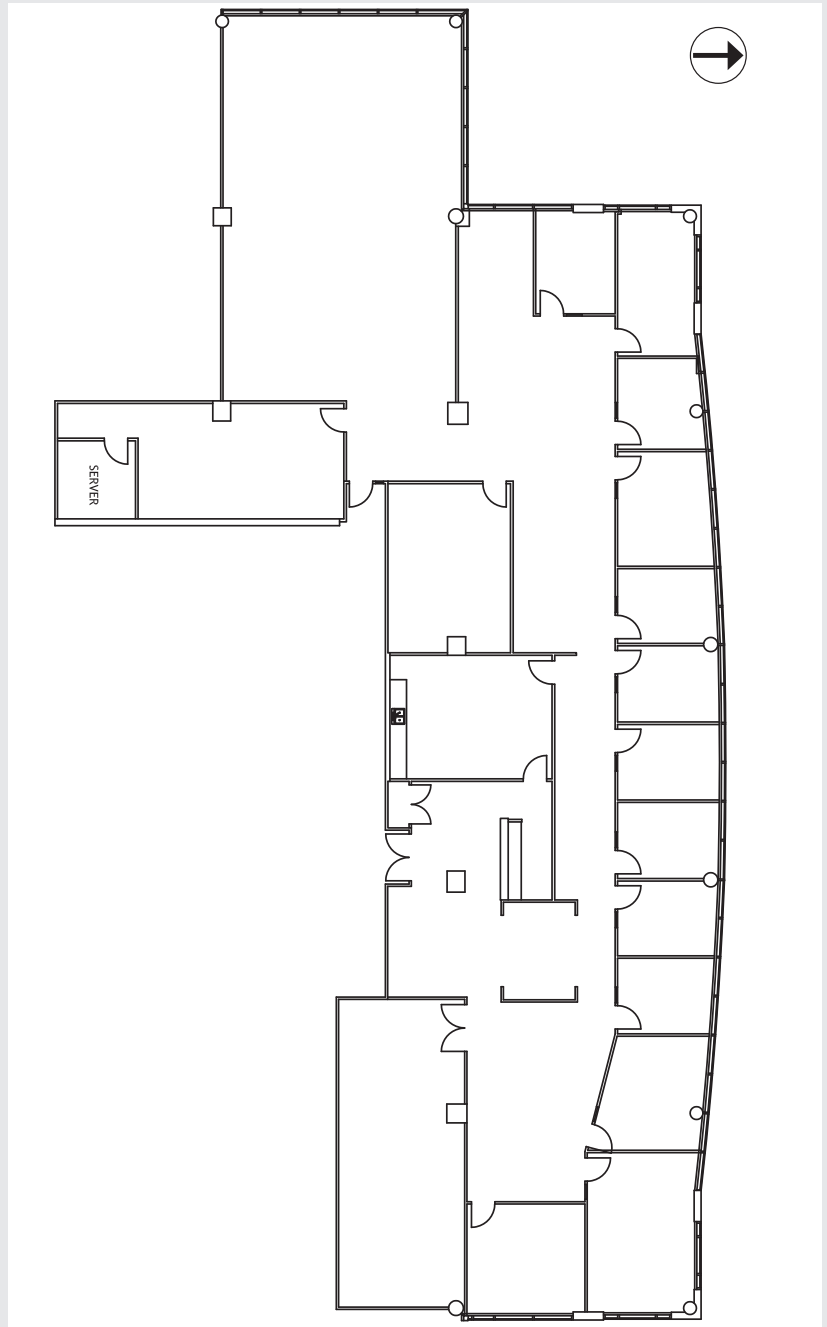
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Suite 400

Suite 400

9,540 sq.ft.

Suite 400 at 50 Minthorn is a built out suite with multiple private offices, boardroom, kitchen and reception. This suite also features an open area with an open ceiling concept, ideal for placement of workstations.



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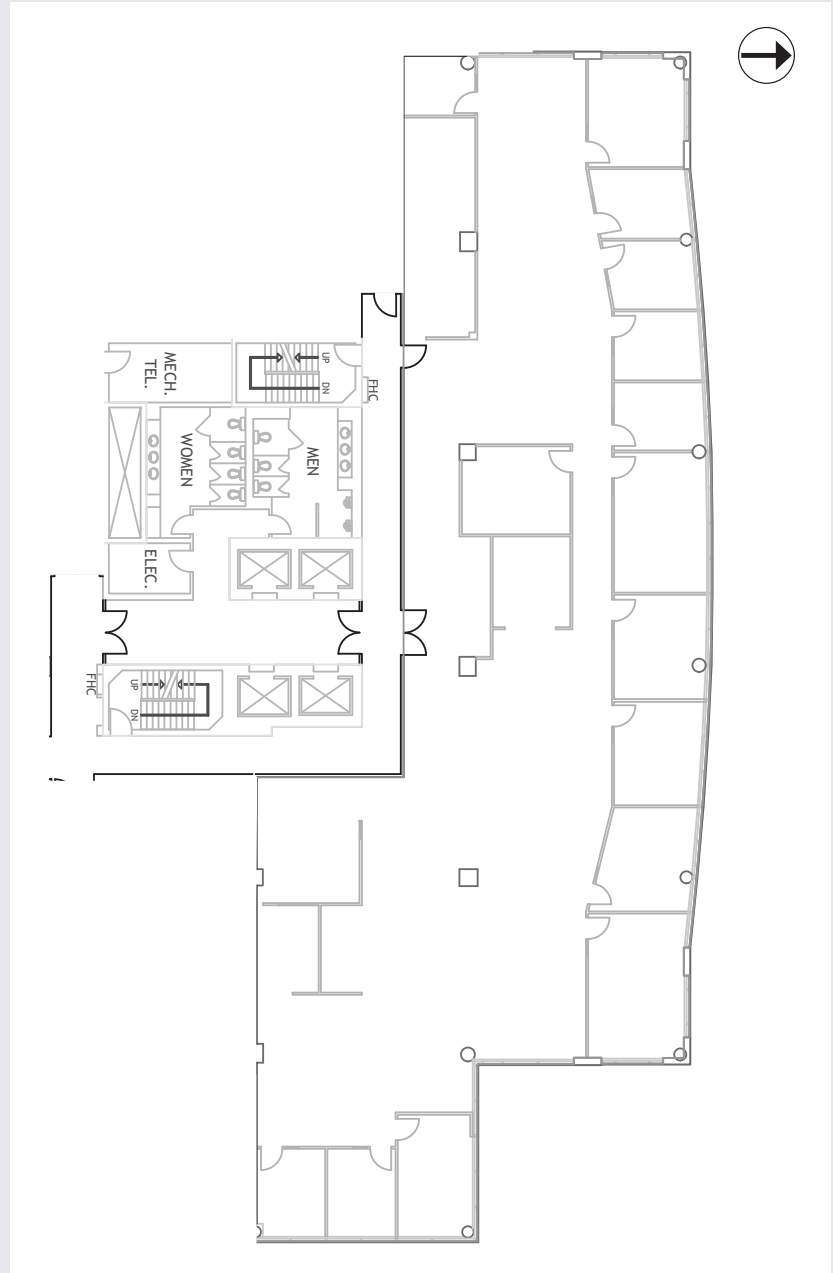
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Suite 601

Suite 601

9,073 sq.ft.

Suite 601 at 50 Minthorn is a built out suite with multiple private offices, meeting room and reception area. This suite can be subdivided if required.



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