

OWNER OCCUPIER
INVESTMENT OPPORTUNITY

165

**COMMERCE VALLEY
DRIVE WEST**

MARKHAM, ON



EXECUTIVE SUMMARY

165 COMMERCE VALLEY DRIVE WEST, MARKHAM, ON

On behalf of our client, Pearce Business Services Inc. (the “Vendor”), ColliersInternational Inc. (the “Advisor”) is pleased to present for sale a 100% freehold interest in 165 Commerce Valley Drive West, Markham, Ontario (the “Property”). This exceptional offering comprises a freestanding, five-storey office building with approximately 84,076 square feet available for purchase with the opportunity to occupy. This high quality boutique asset provides strong long-term return growth.

PROPERTY

- Outstanding owner occupier opportunity
- “Flight to Quality” built form
- High quality third party tenants
- Exceptional Markham Location



INVESTMENT HIGHLIGHTS

OUTSTANDING OWNER OCCUPIER OPPORTUNITY

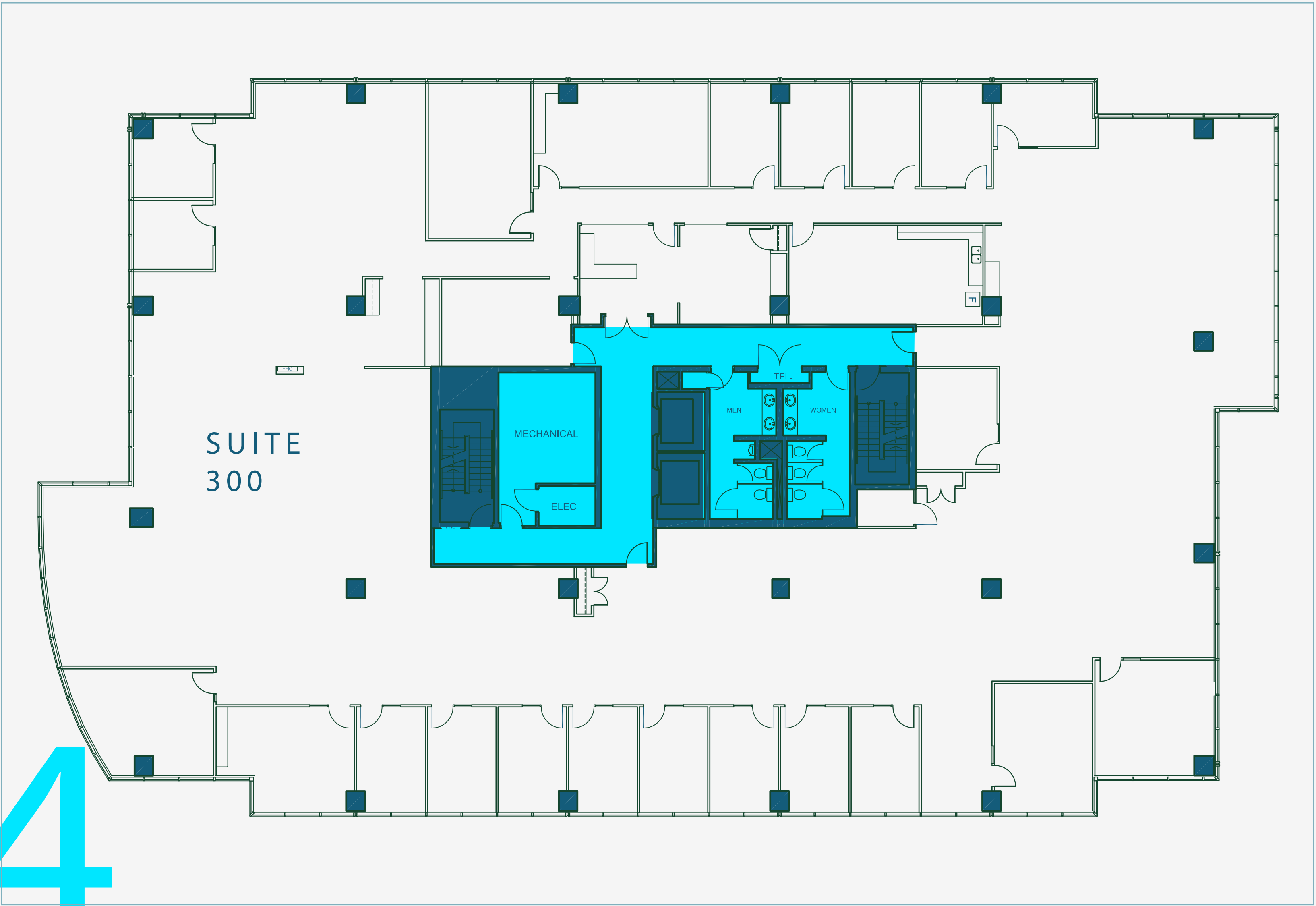
165 Commerce Valley Drive presents an outstanding owner-occupier opportunity and offers a unique combination of benefits. By purchasing this prime Property, an owner occupier gains the advantage of controlling their own building, which allows for customized branding opportunities that can elevate their market presence and visibility. The Property's striking glass façade not only ensures a modern and professional appearance but also maximizes natural light, creating an inviting and dynamic workspace.

Designed with flexibility in mind, this asset allows for seamless growth and adaptation as your business evolves. Additionally, the presence of third-party income potential further enhances the investment value, providing a steady revenue stream that can offset ownership costs and contribute to overall financial stability. This versatile Property can not only meet immediate operational needs but also serve as a strategic asset for long-term success and growth.



Civic Address	165 Commerce Valley Drive West, Markham, Ontario
Major Intersectoin	HWY 7 & Leslie Street
PIN	030290759
Year Built	1999
Building Area	84,076 SF

Floor Plate	+/- 17,700 PSF
Storeys	5
Zoning	MC-76%
Parking	307
Occupancy	80%



TYPICAL FLOOR PLATE

With a typical floor plan of approximately +/- 17,700 SF of rentable area, the building offers unparalleled versatility. The building offers compact configurations from +/- 1,700 SF to full floor spaces, catering to diverse market needs and maximizing space utilization.

RENTABLE AREA

VERTICAL PENETRATIONS

FLOOR COMMON AREA

Suite 100

Suite 110

Floor 3

Floor 4



INVESTMENT HIGHLIGHTS

QUICK OVERVIEW OF CURRENT TENANTS

5	Tenant	Sym-Tech Inc. 	OnX Enterprise Solutions Ltd. 	Incon Corporation 	Associated Engineering Group Ltd. 	Assureu Inc. 
	Tenant Overview	Sym-Tech Dealer Services is a leading provider of aftermarket products and services in the automotive industry. Established in 1982, Sym-Tech leverages advanced technologies and a robust network of dealer partnerships to deliver exceptional value and support, aiming to improve vehicle owner satisfaction.	OnX Enterprise Solutions is a leading provider of comprehensive IT solutions and services, specializing in helping organizations optimize their technology infrastructure and drive digital transformation.	Incon Group specializes in residential developments in the GTA. Their leading team of experts provide a hands-on approach during every step of the development process. From land acquisition, planning, design, marketing, sales and construction. Incon Group strives to provide a positive lasting impact on local communities.	Associated Engineering Group Ltd is a multidisciplinary engineering consulting firm known for providing comprehensive solutions across a variety of sectors including urban planning, infrastructure, transportation, environmental, and municipal engineering.	AssureU Inc. is focused on providing innovative insurance solutions, often utilizing technology to enhance customer experience and streamline processes. They offer products related to risk management, insurance underwriting, and personalized coverage options. Their goal is to make insurance more accessible and tailored to individual needs.
	Percentage of Building Occupied	45%	2%	2%	21%	7%

OPPORTUNITY

FLIGHT TO QUALITY BUILT FORM

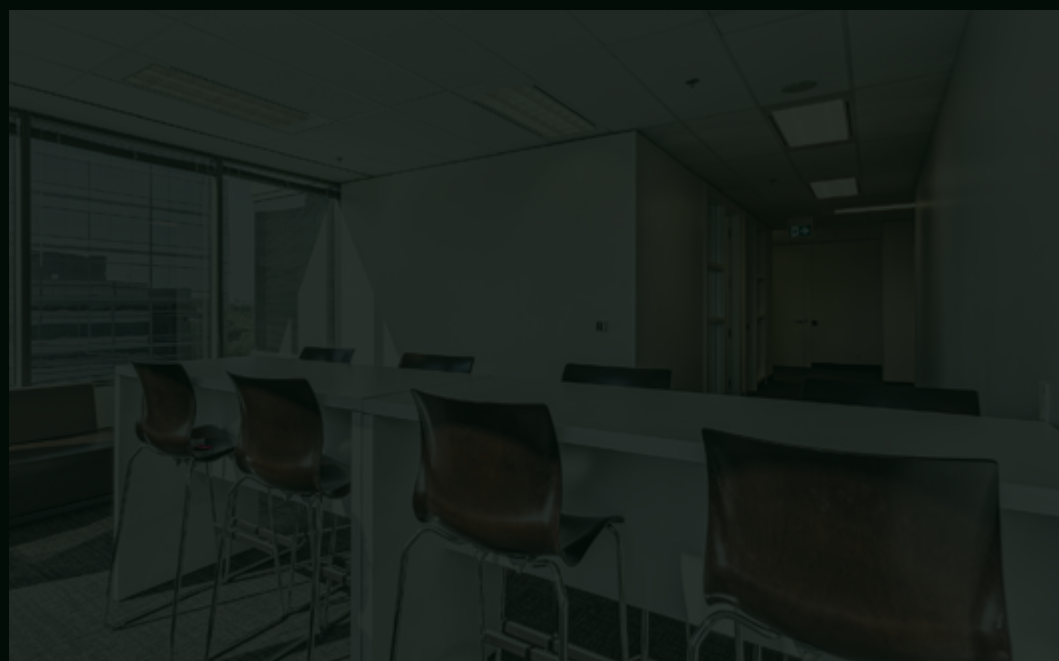
165 Commerce Valley Drive West stands out for its exceptional construction quality and design appeal. Built in 1999, the property features modern construction techniques and a thoughtfully designed floor plan that combines both elegance and efficiency. The striking glass façade enhances the building's curb appeal while maximizing natural light, creating a bright and inviting atmosphere.

Inside, the building offers a generous lobby space that sets a professional tone for visitors and tenants. Its compartmentalized HVAC VAV on-floor system ensures optimal comfort and climate control, tailored to specific needs. The property is well-equipped

with advanced services from current providers including Bell, Rogers, Allstream, and Terago, ensuring robust connectivity. Additional amenities include bike storage on-site, two high-speed elevators, and access to a campus fitness centre, all contributing to a high-quality tenant experience. For logistical convenience, there is a truck-level loading dock for deliveries. The property offers an impressive blend of aesthetic appeal and practical functionality. This makes it an outstanding choice for businesses seeking a high-quality, well-maintained property that supports both operational efficiency and long-term growth.



GALLERY



EMBRACING OPPORTUNITY

EXCEPTIONAL MARKHAM LOCATION







Located in Markham, Ontario, the property occupies a strategic position in a prime area offering high population density and secure economic growth. Markham’s sustained growth is underpinned by its status as a highly sought-after municipality housing over 650 corporate head offices, predominantly in the high-tech and life sciences sectors. The city’s prestige is bolstered by its proximity to a wide array of essential lifestyle amenities.

The property particularly benefits from diverse dining options, cafes, shopping malls, hotels, grocery stores, banks, and entertainment centers, all conveniently located within a short drive. The site’s appeal is further enhanced by its proximity to multiple parks and green spaces, providing a harmonious balance between business and relaxation. Don’t miss this exceptional opportunity to witness your business thrive within Markham’s dynamic community and vibrant economy.

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	 2023 POPULATION	 PROJECTED 2033 POPULATION	 2023-2033 ANNUAL RATE	 AVG. HOUSEHOLD INCOME (2023)
5 KM	190,598	234,578	23.1%	CA\$136,701.57
10 KM	1,011,656	1,179,158	16.6%	CA\$132,085.61

AMENITY MAP

TRANSIT-ORIENTED, SUPERIOR
LOCATION WITH AMPLE PARKING

RESTAURANTS

- 1 Glass Kitchen
- 2 Korean Grill House
- 3 Kinton Ramen Commerce Gate
- 4 Tim Hortons
- 5 Popeyes Louisiana Kitchen
- 6 The Captain's Boil
- 7 Bâton Rouge Grillhouse & Bar
- 8 Adrak Richmond Hill
- 9 McDonald's
- 10 Touro Brazilian Steak House & Wine
- 11 Jack's Richmond Hill
- 12 Marlowe Restaurant & Bar
- 13 Scaddabush Italian Kitchen & Bar
- 14 Moxies Beaver Creek Restaurant
- 15 Lone Star Texas Grill

DAILY ESSENTIALS

- 1 TD Canada Trust Branch and ATM
- 2 RBC Royal Bank
- 3 Esso
- 4 Shell
- 5 Bayview Hill Pharmacy
- 6 M&M Food Market
- 7 Loblaws
- 8 Walmart Supercentre

RECREATIONAL &

- 1 Within Range Golf Centres Thornhill / Markham
- 2 York Cinemas
- 3 Markham Golf Dome
- 4 Splitsville Richmond Hill



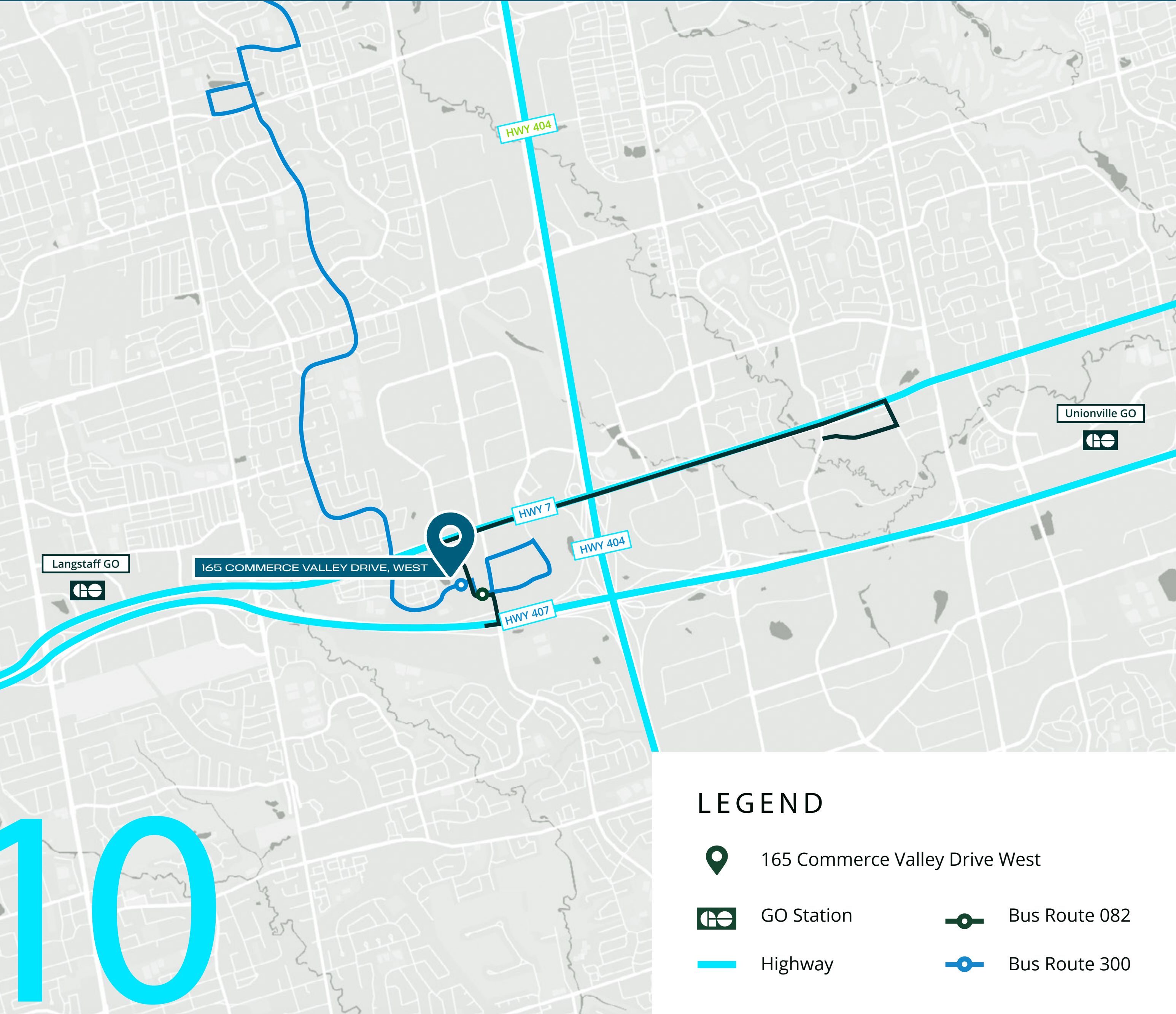
TRANSIT MAP

TRANSIT-ORIENTED, SUPERIOR LOCATION WITH AMPLE PARKING

The Property boasts a prime location just south of Highway 7 & Leslie Street, with easy access to Highway 404 and the 407 ETR, ensuring excellent commuter accessibility. The building offers highly sought-after tenant parking with both surface parking and an open-air parking garage with a total of 307 parking stalls.

Public transit is conveniently located nearby, with the York Region Transit (YRT) operating several bus routes throughout the Commerce Valley area. These bus routes connect to nearby subway stations and other key locations within Markham and the Greater Toronto Area (GTA). The nearest Go Transit stations are Langstaff and Richmond Hill. The Property is well located with connectivity and accessibility for commuters and visitors alike.

"Economic Development & Business," The Official Site of City of Markham,
<https://www.markham.ca/wps/portal/home/business>.
Source: Colliers | Hydra Database, 2023.





TERMS OF SALE

Colliers International Inc. (the “Advisor”) has been retained on an exclusive basis by Pearce Business Services Inc., (the “Vendor”) to offer for sale a 100% freehold interest in 165 Commerce Valley Drive West, Markham, Ontario (the “Property”).

The Property is offered for sale at a price of \$30,500,000 and is free and clear of financing. Offers will be reviewed by The Vendor on an as-received basis. The Vendor’s objective is to maximize sale proceeds and preference will be given to offers with limited conditionality. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering, which may be accessed via an online data room.

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DRIVE WEST**

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