

# Office for sublease

175 Commerce Valley Drive West  
Markham, ON

## Bonus commission

\$5.00 psf year 1 and  
\$1.50 psf years after<sup>1</sup>

<sup>1</sup>Must be an unconditional deal by December 15, 2023, entire sublease term, minimum 10,000 sf



Get more  
information

**Matt Gunning**, SIOR  
Broker | Principal  
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**AVISON  
YOUNG**



# Property summary

## LOCATION

175 Commerce Valley Drive West is situated in a park-like setting at the corner of Highway 7 and Commerce Valley Drive West in Markham

## AVAILABILITY

4<sup>th</sup> Floor 17,129 sf

5<sup>th</sup> Floor 20,654 sf

## BASE RENT

Speak with Listing Broker

## ADDITIONAL RENT

\$17.17 (2021 estimate)

## PARKING

4 / 1,000 sf surface and covered

## TERM

July 30, 2027

## KEY HIGHLIGHTS




- 38,000 sf of contiguous space
- Internal staircase connects the two floors
- Over 70 private offices
- Furniture available
- Move-in condition quality finishes
- Scenic views overlooking pond
- Located at Leslie St. and Highway 407

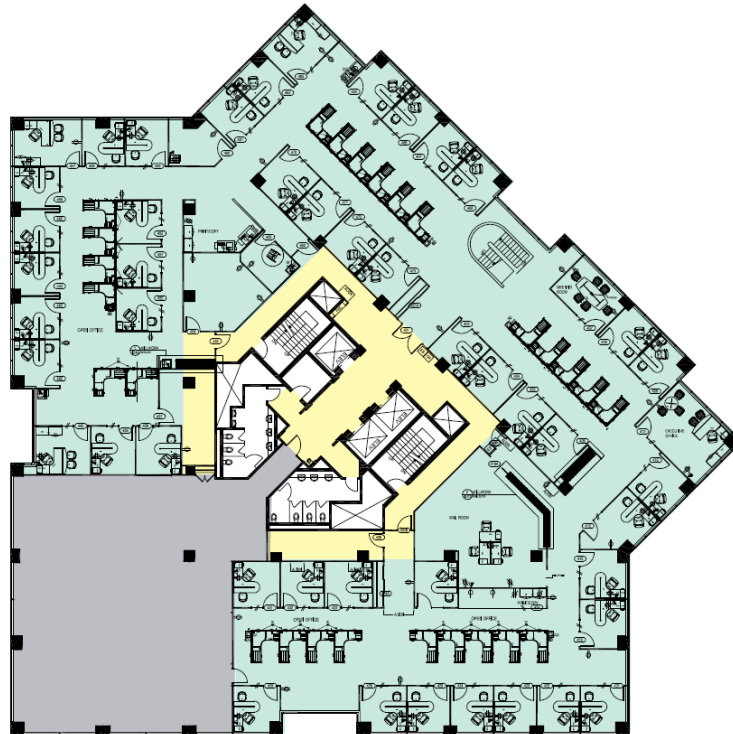


# Floor plans

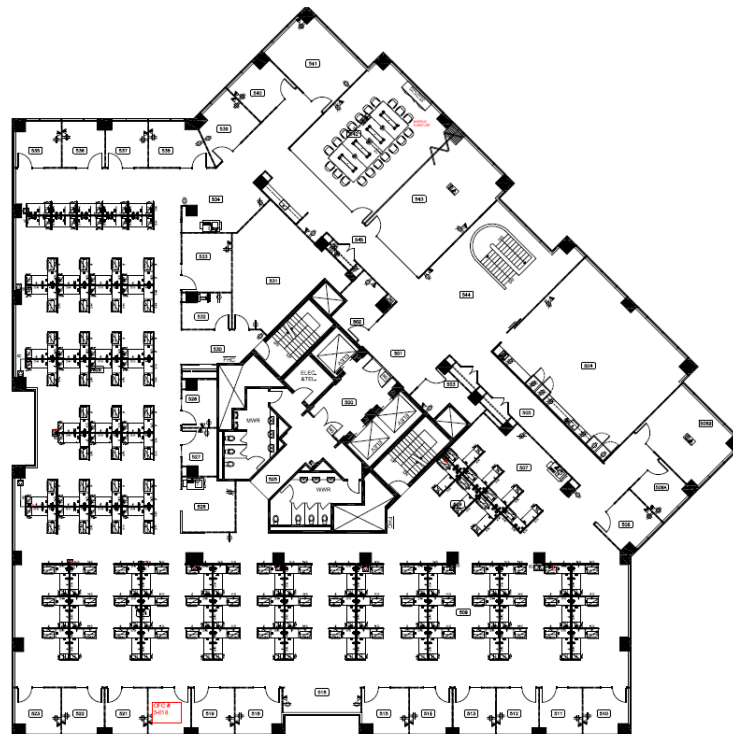
**Office for Sublease**  
175 Commerce Valley Dr. W., Markham, ON

## 4th Floor 17,129 sf

-  Premises
-  Common corridor
-  Leased



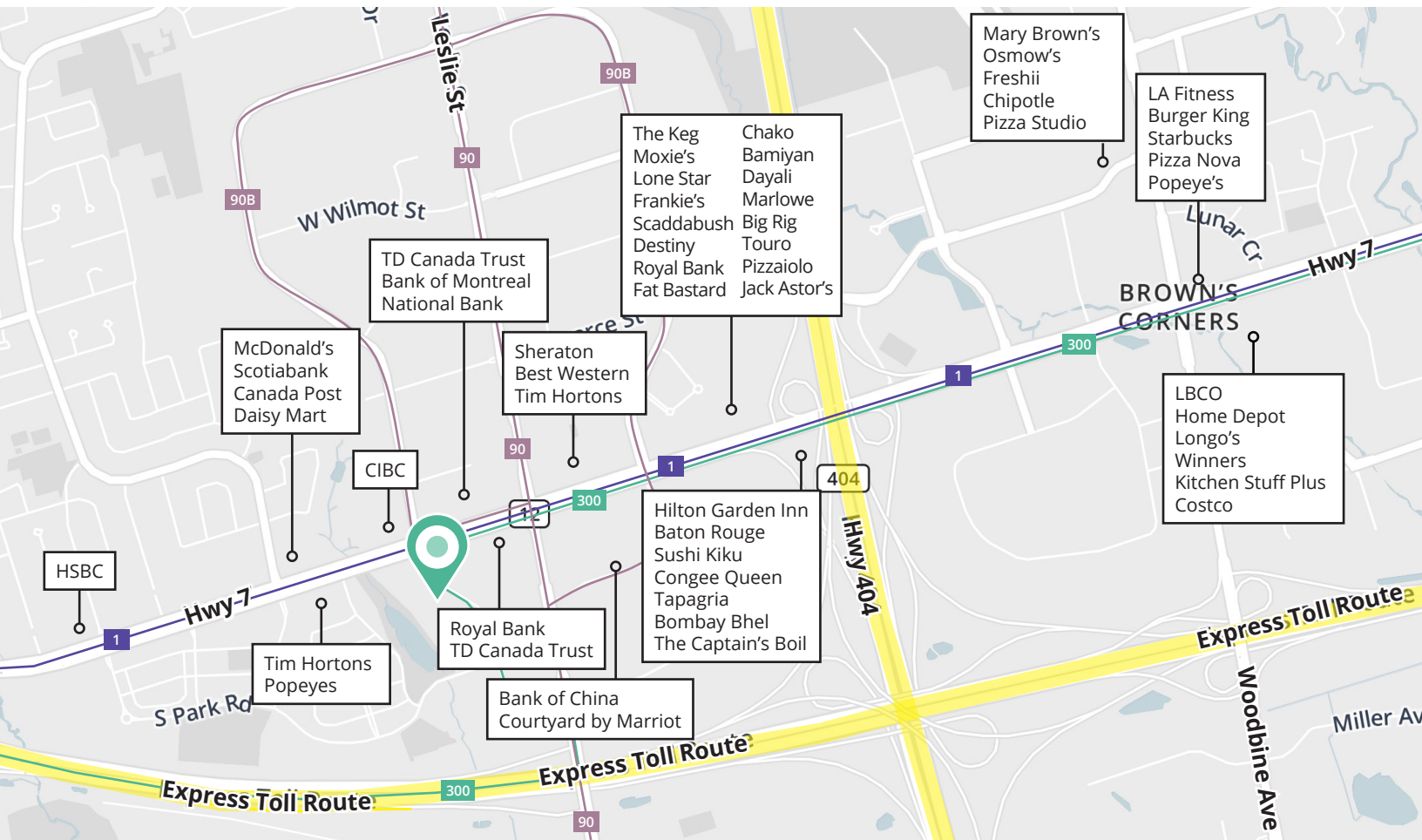
## 5th Floor 20,654 sf





# Transit & amenities

Office for Sublease  
175 Commerce Valley Dr. W., Markham, ON



## Amenities within 5km

434

RESTAURANTS &  
CAFÉS

608

RETAIL

19

HOTELS

16

FITNESS  
CENTRES

77

BANKS

25

GAS  
STATIONS

## Transit

— 1 — Highway 7    — 300 — Business Express    — 90 — Leslie

## Get more information

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