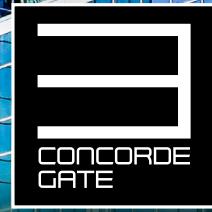
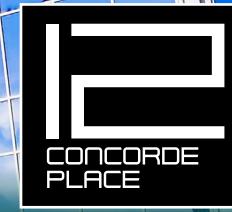




SUITES FROM  
**1,684 - 16,531 sq. ft.**



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



SUITES FROM  
**2,332 - 104,175 sq. ft.**

## SHORT TERM LEASE OPPORTUNITIES AVAILABLE

**DAVID CHIARELLO\***  
Associate Vice President  
T +1 416 495 6220  
david.chiarello@cbre.com

**REID BETHELL**  
Sales Representative  
T +1 416 495 6242  
reid.bethell@cbre.com

**BRENDAN SULLIVAN**  
Senior Vice President  
T +1 416 576 3335  
brendan.sullivan@cbre.com

\*Sales Representative

CBRE Limited, Real Estate Brokerage | 145 King Street West, Suite 1100 | Toronto, ON M5H 1J8 | T +1 416 362 2244 | [www.cbre.ca](http://www.cbre.ca)

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Proudly managed by  
**FENGATE**  
**CBRE**



**1**  
CONCORDE  
GATE

Suite 109	<b>1,935 sq. ft.</b>
Suite 200A <sup>2</sup>	<b>2,828 sq. ft.</b>
Suite 200B <sup>2</sup>	<b>2,546 sq. ft.</b>
Suite 201A	<b>1,684 sq. ft.</b>
Suite 301 <sup>5</sup>	<b>10,110 sq. ft.</b>
Suite 303	<b>LEASED</b>
Suite 604 <sup>3</sup>	<b>3,425 sq. ft.</b>
Suite 607A <sup>3</sup>	<b>6,353 sq. ft.</b>
Suite 607 <sup>3</sup>	<b>6,753 sq. ft.</b>
Suite 701	<b>2,800 sq. ft.</b>
Suites 702 & 706 <sup>4</sup>	<b>9,092 sq. ft.</b>
Suite 704	<b>1,718 sq. ft.</b>
Suite 812 <sup>1</sup>	<b>4,733 sq. ft.</b>
Suite 800 <sup>1</sup>	<b>2,762 sq. ft.</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.

<sup>4</sup> Available Immediately

<sup>5</sup> Available August 1, 2025



**2**  
CONCORDE  
GATE

Suite 110 <sup>1</sup>	<b>1,434 sq. ft.</b>
Suite 208 & 209	<b>2,695 sq. ft.</b>
Suite 401 <sup>3</sup>	<b>3,975 sq. ft.</b>
Suite 210	<b>LEASED</b>
Suite 211	<b>1,649 sq. ft.</b>
Suite 207	<b>1,015 sq. ft.</b>
Suite 300 <sup>2</sup>	<b>23,514 sq. ft.</b>

Net Rent **CONTACT LISTING BROKER**

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

<sup>1</sup> Food service space

<sup>2</sup> Suite 300 can be demised

Underground 3/1,000 @ \$85.00/month per stall

<sup>3</sup> Available May 1, 2025



**3**  
CONCORDE  
PLACE

#### SHORT TERM LEASE OPPORTUNITIES AVAILABLE

Suite 100	<b>5,006 sq. ft.</b>
Suite 102	<b>2,332 sq. ft.</b>
Suite 103	<b>LEASED</b>
Suite 202 <sup>1</sup>	<b>11,028 sq. ft.</b>
Suite 204A <sup>1</sup>	<b>6,542 sq. ft.</b>
Suite 204B <sup>1</sup>	<b>2,847 sq. ft.</b>
Suite 400 <sup>3</sup>	<b>25,716 sq. ft.</b>
Suite 500 <sup>2</sup>	<b>25,719 sq. ft.</b>
Suite 600 <sup>2</sup>	<b>26,370 sq. ft.</b>
Suite 700 <sup>2</sup>	<b>26,370 sq. ft.</b>

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 500-700 contiguous to 78,333 sq. ft.

<sup>3</sup> Available July 1, 2025



# 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



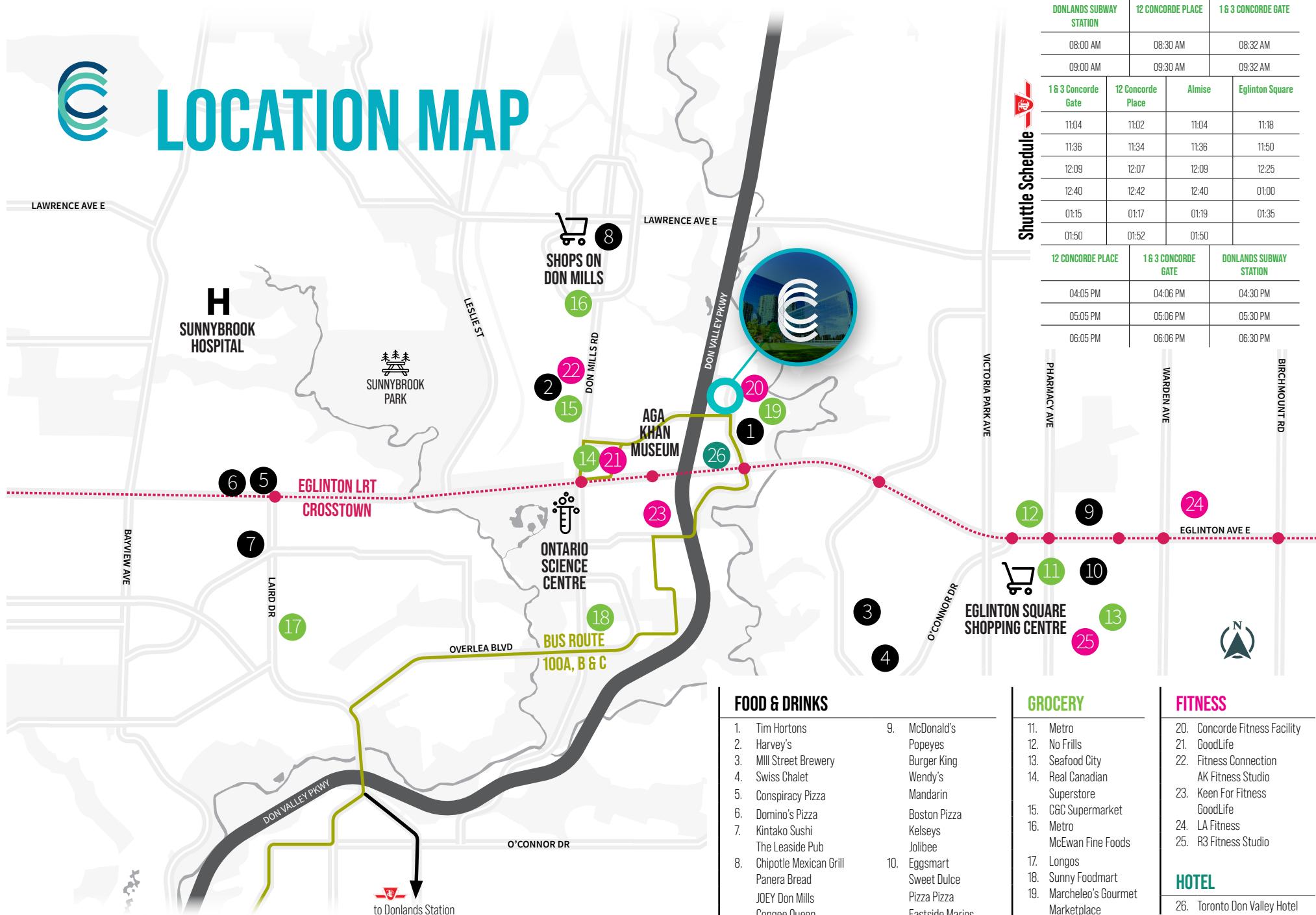
Manned  
Security



Conference  
Facility



# LOCATION MAP



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

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
2. Harvey's
3. Mill Street Brewery
4. Swiss Chalet
5. Conspiracy Pizza
6. Domino's Pizza
7. Kintako Sushi
8. Chipotle Mexican Grill
9. McDonald's
10. Eggsmart
11. Popeyes
12. Burger King
13. Wendy's
14. Mandarin
15. Boston Pizza
16. Kelseys
17. Jolibee
18. Longos
19. Panera Bread
20. JOEY Don Mills
21. The Leaside Pub
22. Congee Queen
23. Eggsmart
24. Sweet Dulce
25. Pizza Pizza
26. Eastside Marios

## GROCERY

11. Metro
12. No Frills
13. Seafood City
14. Real Canadian Superstore
15. C&C Supermarket
16. Metro
17. McEwan Fine Foods
18. Longos
19. Sunny Foodmart
20. Keen For Fitness
21. GoodLife
22. Fitness Connection
23. AK Fitness Studio
24. GoodLife
25. LA Fitness
26. R3 Fitness Studio
27. Marcheleo's Gourmet Marketplace
28. Toronto Don Valley Hotel

## HOTEL

DAVID CHIARELLO\*  
Associate Vice President  
T +1416 495 6220  
david.chiarello@cbre.com

REID BETHELL  
Sales Representative  
T +1416 495 6242  
reid.bethell@cbre.com

BRENDAN SULLIVAN  
Senior Vice President  
T +1416 576 3335  
brendan.sullivan@cbre.com Sales Representative\*

**CBRE**