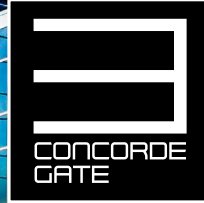
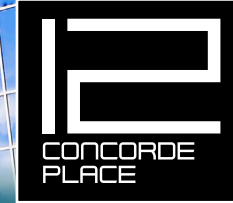


SUITES FROM
1,684 - 16,531 sq. ft.



SUITES FROM
597 - 23,514 sq. ft.



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

SHORT TERM LEASE OPPORTUNITIES AVAILABLE

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Proudly managed by

FENGATE

CBRE

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1 CONCORDE GATE

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

Net Rent **CONTACT LISTING BROKER**

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

¹ Contiguous Space - 7,495 sq. ft.

² Contiguous Space: 5,374 sq. ft. - Available 9/1/2023

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

³ 607, 607A, 604 contiguous to 16,531 sq. ft.

⁴ Available Immediately

⁵ Available August 1, 2025



3 CONCORDE GATE

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

Net Rent **CONTACT LISTING BROKER**

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

¹ Food service space

² Suite 300 can be demised

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

³ Available May 1, 2025



12 CONCORDE PLACE

SHORT TERM LEASE OPPORTUNITIES AVAILABLE

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

Net Rent **CONTACT LISTING BROKER**

Additional Rent (per sq. ft.) **\$20.82**
(2025 estimate)

¹ Contiguous Space - 20,417 sq. ft.

² Suites 500-700 contiguous to 78,333 sq. ft.

³ 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

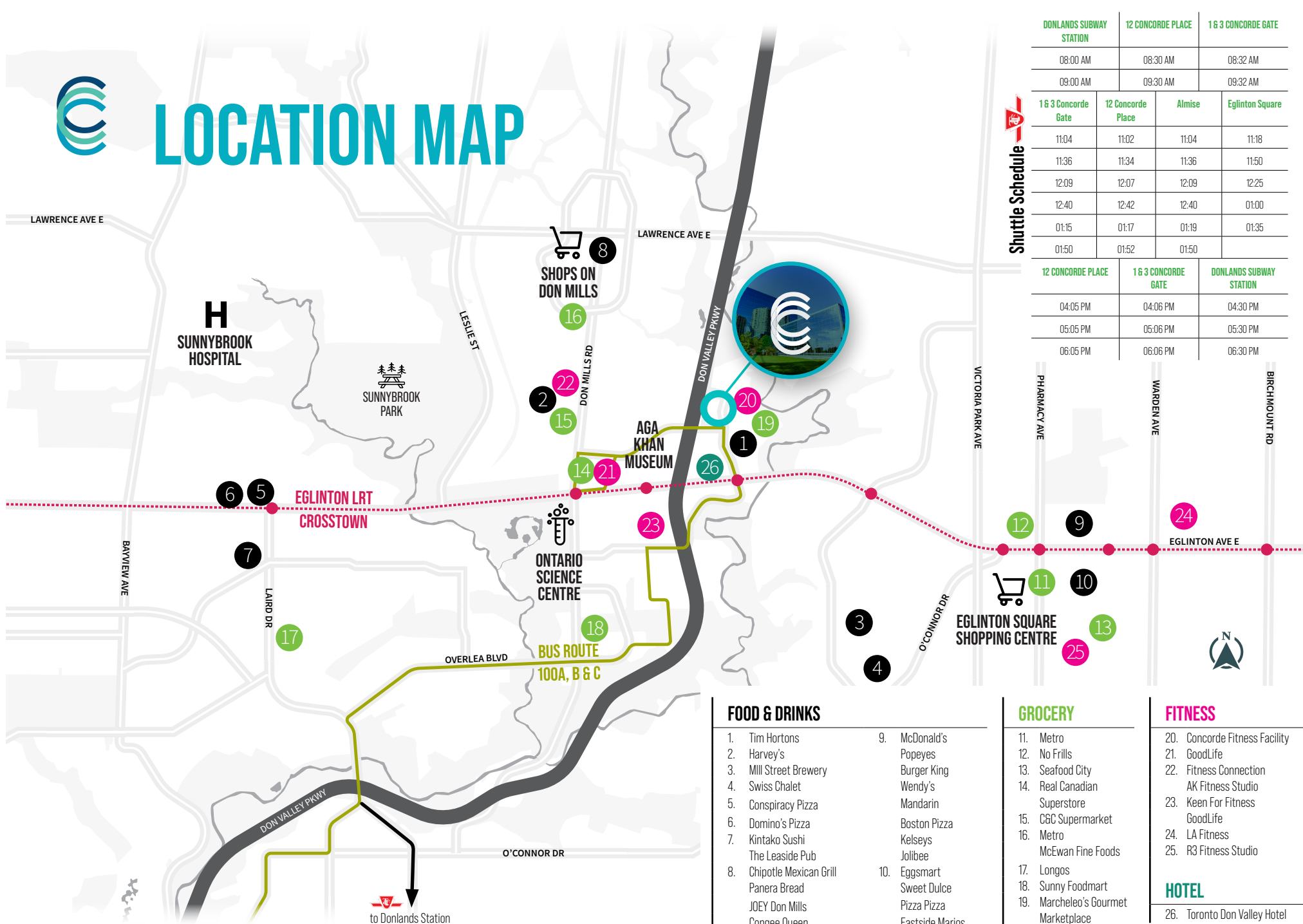


Conference
Facility

CBRE



LOCATION MAP



Shuttle Schedule

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				
1 & 3 Concorde Gate		12 Concorde Place		Almise		Eglinton Square		
11:04		11:02		11:04		11:18		
11:36		11:34		11:36		11:50		
12:09		12:07		12:09		12:25		
12:40		12:42		12:40		01:00		
01:15		01:17		01:19		01:35		
01:50		01:52		01:50				
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

- Tim Hortons
- Harvey's
- Mill Street Brewery
- Swiss Chalet
- Conspiracy Pizza
- Domino's Pizza
- Kintako Sushi
- Chipotle Mexican Grill
- McDonald's
- Popeyes
- Burger King
- Wendy's
- Mandarin
- Boston Pizza
- Kelseys
- Jollibee
- Eggsmart
- Sweet Dulce
- Pizza Pizza
- Eastside Marios

GROCERY

- Metro
- No Frills
- Seafood City
- Real Canadian Superstore
- CGC Supermarket
- Metro
- McEwan Fine Foods
- Longos
- Sunny Foodmart
- Marcheleo's Gourmet Marketplace

FITNESS

- Concorde Fitness Facility
- GoodLife
- Fitness Connection
- AK Fitness Studio
- Keen For Fitness
- GoodLife
- LA Fitness
- R3 Fitness Studio

HOTEL

- Toronto Don Valley Hotel

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