

NEW OWNERSHIP AND VISION

THORNHILL SQUARE

PREMIERE

OFFICE
AND

RETAIL
SPACES

FOR LEASE



Markham, ON



Current



Proposed Renovation

PROPERTY HIGHLIGHTS

Location	300 John Street Markham, Ontario
Intersection	John Street & Porterfield Crescent
Anchor Tenants	Food Basics, Shoppers Drug Mart, CIBC, Canbwell Inc.
Shadow Anchor	Thornhill Community Centre, visits per year: 1.2 mil.
GLA	172,396 sq. ft.
Occupancy	120,226 sq. ft. / 69.74%
Retail GLA	13,797 sq. ft. (excluding Foodbasics and pads)
Occupancy	10,538 sq. ft. / 76%
FBs & Pad GLA	66,932 sq. ft.
Occupancy	100%
Office GLA	91,667 sq. ft.
Occupancy	42,756 sq. ft. / 46.6%
Traffic Counts	John St. East & Westbound: 17,789 AADT Bayview Ave. North and Southbound: 44,130 AADT



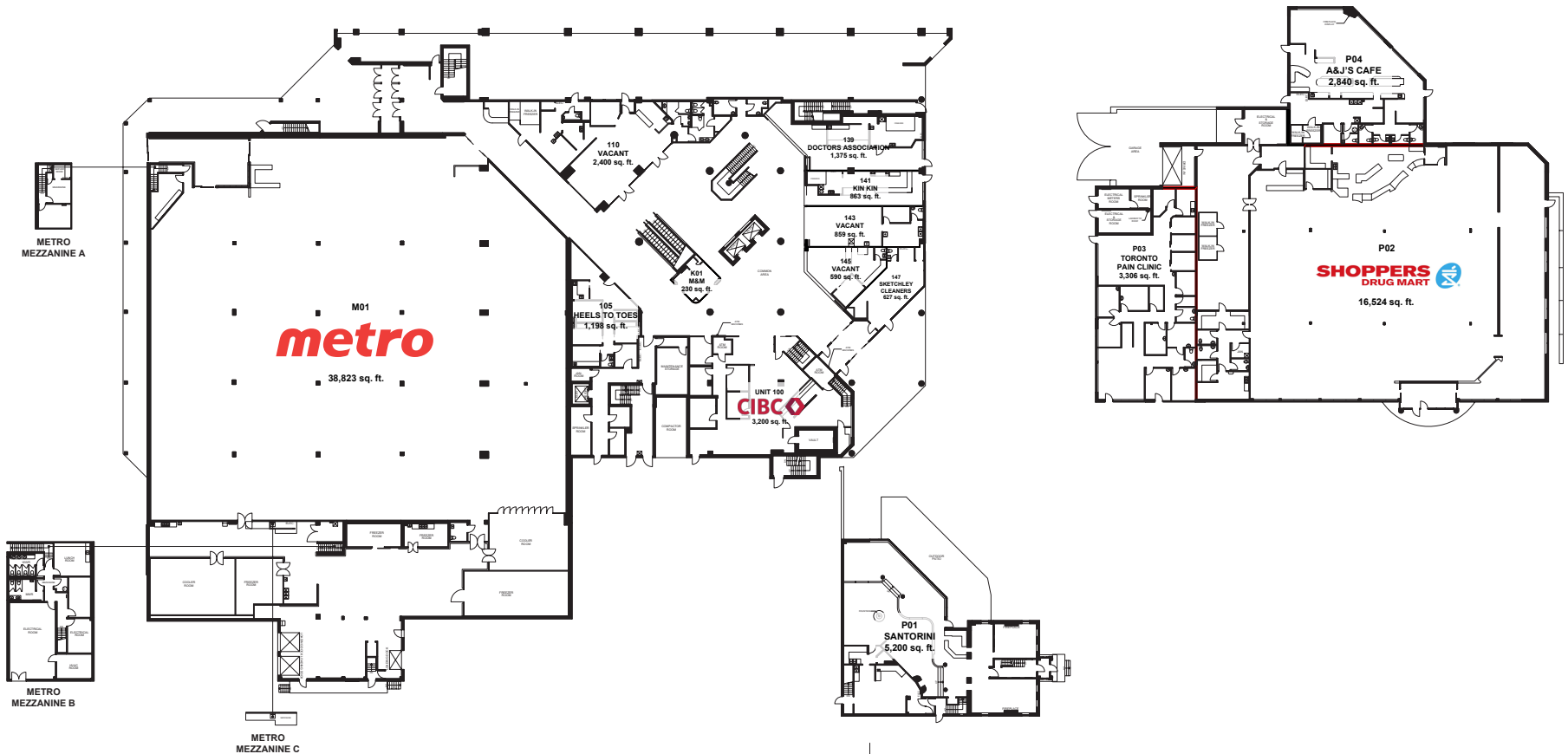
TYPICAL OFFICE PLAN



Well positioned, well connected

- The office building has about 112,000 sq. ft. of gross leasable area. Current tenants are doctors, dentists, clinics, health practices, school/academy/early teaching, dance school.
- Wide open concept with great natural light.
- Restaurants, coffee shops, bakery, cleaners, banking & Food Basics at ground level.
- Free Standing Shoppers Drug Mart and popular sit down restaurant (Santorini.)
- Adjacent to Thornhill Community Centre with ice rink, squash courts, therapy pool, cycle studio and gym.

RETAIL SITE PLAN



PROPERTY AVAILABILITIES



7

ROOFTOP - INQUIRE

6

OFFICE

AVAILABILITY RANGE
705 - 7,309 SF

TOTAL SPACE
10,146 SF

5

OFFICE

AVAILABILITY RANGE
934 - 7,378 SF

TOTAL SPACE
7,378

4

OFFICE

AVAILABILITY RANGE
713 - 4,055 SF

TOTAL SPACE
9,007 SF

3

OFFICE

AVAILABILITY RANGE
502- 2,558 SF

TOTAL SPACE
5,702 SF

2

OFFICE

AVAILABILITY RANGE
2,114 - 6084 SF

TOTAL SPACE
9,983 SF

1

RETAIL

AVAILABILITY RANGE
590 - 2,400 SF

TOTAL SPACE
3,849 SF

MARKET AREA



PROPERTY DEMOGRAPHICS

POPULATION



General Trade Area	3km
Estimate	67,276
Daytime Worker Population	61,128
Total Households	25,961
Median Age	48
Visible Minority	64%

INCOME



General Trade Area	3km
Median Household Income	\$102,632
Earn Below \$49k	20.2%
Earn \$50k - 99k	29.1%
Earn \$100,000 +	50.6%
Employment Rate	50%

EDUCATION



Highest Education Attained	3km
Bachelor's degree	19.3%
Apprenticeship or trades certificate or diploma	10.6%
High School diploma or equivalent	7.8%
College, CEGEP or other non-university certificate or diploma	7.1%
University certificate or diploma below bachelor level	1.8%

EMPLOYMENT



Industry	3km
Professional, scientific and technical services	17.7%
Health care and social assistance	12.4%
Retail trade	10.2%
Finance and insurance	9.6%
Educational services	7.5%
Manufacturing	6.5%



BRITTANY HEATH

Vice President of Leasing, Eastern
Canada, Broker of Record

T: 647-722-6472 x206

F: 647-722-6475

E: bheath@mccor.ca

CARRIE PATE

Leasing Coordinator, Broker

T: 647-722-6472 Ext. 210

E: cpate@mccor.ca

TARA HARRISON

Vice President Retail Leasing and
Advisory Services (Ontario) *Sales
Representative

T: 416-895-4485

F: 647-722-6475

E: tharrison@mccor.ca

HAMILTON JORDAN

Junior Leasing Associate, Real Estate
Salesperson

T: 416-494-3192 Ext. 205

E: hdjordan@mccor.ca

McCORM REALITIES (ONTARIO) INC.; BROKERAGE

21 St. Clair Avenue East Unit 500,
Toronto ON M4T 1L9

www.mccor.ca

© 2026 McCORM Realities (Ontario) Inc. Brokerage. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. McCORM Realities does not make any representations or warranties of any kind, express or implied in relation to the information, opinions and forecasts contained in this leasing brochure, including but not limited to the accuracy or completeness of the information, or the enforceability of any documents referred to in the leasing brochure. The information, opinions and forecasts in this leasing brochure is not intended to constitute specific advice and accordingly should not be relied upon for any purpose.