

# 55 RENFREW



57,034 SF  
TWO STOREY OFFICE  
BUILDING IN MARKHAM

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# EXECUTIVE SUMMARY

Colliers International (the "Advisor") is pleased to offer for sale 55 Renfrew Drive (the "Property" or "Building"), a two-storey office Building within one of Markham's most established office and industrial nodes. The 57,034 -square-foot Building commands a premier location along the east side of Renfrew Drive, showcasing a modern exterior design highlighted by a striking glass entry pavilion. Situated in Valleywood Business Park, the building offers a compelling opportunity to establish operations within a mature, high-performing employment hub, with immediate proximity to Highways 404 and 407 and convenient access to transit.

The Property's interior is defined by a bright and modern lobby characterized by high ceilings, a centrally located elevator core, and a steel staircase set along the edge of the space. Thoughtful detailing, polished finishes, and contemporary lighting contribute to a sleek, high-quality arrival experience. The Building is complemented by over \$200,000 in reinvestment across life-safety, energy, and mechanical systems, including a modern fire panel, a rooftop solar installation, and upgraded HVAC, which enhance the Property's overall efficiency and operational resilience. Institutionally managed, the Building benefits from rigorous operational and maintenance procedures, generous on-site parking with 157 surface stalls, and a large rooftop solar array that offsets utility consumption and supports long-term cost certainty for future ownership.

The Property is owned and occupied by a globally recognized premium apparel brand that utilizes the entire first floor as its primary office and operational headquarters. The second floor, accessible by elevator or stairs, is demised into three suites, of which one is leased and two are available for immediate occupancy. The company has expressed a willingness to execute a market-rate sale-leaseback for its existing premises, providing investors with stable, in-place income at closing while preserving long-term optionality for future leasing, repositioning, or value-add strategies.

The Property benefits from excellent transit accessibility, with Unionville GO Station just a 12-minute drive away and York Region Transit (YRT) bus stop located a 2-minute walk from the building. YRT service along Renfrew Drive provides convenient local connectivity throughout Markham and direct links to major regional transit hubs. With immediate access to Highways 404 and 407, the location delivers outstanding regional mobility across the GTA. This highly accessible business park, rare among suburban office and industrial nodes, expands the employee catchment area, reduces commute friction, and supports sustained tenant demand.

55 Renfrew Drive represents an ideal opportunity for owner-occupiers or investors seeking a well-located suburban office building with strong fundamentals, flexible occupancy options, and long-term value-add potential.



# INVESTMENT HIGHLIGHTS

## CONTEMPORARY OFFICE BUILDING

### SALE-LEASEBACK OPPORTUNITY

A leading Canadian apparel brand, currently owns and occupies the entire first floor of the Property, utilizing the premises as its corporate showroom and client engagement space. Upon a successful sale, the company is open to entertaining a market-rate sale-leaseback. This structure provides investors with the opportunity to secure a high-quality tenant at closing, delivering immediate in-place income, reduced leasing risk, and enhanced forward visibility.

### TURNKEY ASSET CONDITION

Over the last five years, the Property has received over \$200,000 in capital upgrades, including a full fire panel replacement (2020), a rooftop solar array (2020), and a new HVAC system (2025). Together, these enhancements significantly reduce near-term capital requirements and improve overall operating efficiency. Coupled with institutional property management, the asset delivers stable, efficient operations with minimal ongoing oversight for incoming ownership.

### UNMATCHED CONNECTIVITY IN A SUBURBAN OFFICE PARK

55 Renfrew Drive delivers exceptional transit accessibility, featuring two YRT bus stops directly adjacent to the Property—an attribute rarely found in suburban office environments where transit options are often constrained. With a 4-minute drive to High-

### SUBMARKET OFFICE STRENGTH

Markham Town Centre remains one of the most resilient suburban office markets in the GTA, supported by strong transportation linkages and access to a deep labour pool. The submarket is seeing a clear recovery, driven by flight-to-quality activity and rising in-person occupancy. Net asking rents within the Markham Town Centre node have shown positive momentum, rising from \$18.69 PSF in Q2 to \$18.85 PSF in Q3, underscoring sustained demand and long-term market stability.

### FLEXIBLE EXECUTION STRATEGIES

The building's layout and flexible zoning provide investors with multiple strategic pathways. It can function as a full owner-occupied headquarters, a partial-occupancy model with income from the remaining suites, or a cash-flowing multi-tenant asset, with office-condo stratification potential. The MC-60 high-performance industrial zoning enables a long-term industrial-condo conversion strategy, allowing investors to lease the suites to generate holding income during the SPA approval process.

way 404, which links directly into Highway 407, the Property offers seamless regional vehicular connectivity, further supported by 157 on-site surface parking stalls (2.8 stalls per 1,000 SF) that support strong commuter flow and ease of access.





**PREMIER MARKHAM OFFICE PROPERTY**

A contemporary, efficient office building positioned in Markham's leading business park.



# PROPERTY OVERVIEW

55 Renfrew Drive is a modern, institutionally maintained two-storey office building strategically positioned on the east side of Renfrew Drive between Hooper Road and Valleywood Drive. Located in the Valleywood Business Park, a premier suburban employment node defined by strong corporate tenancy, efficient transportation access, and long-term occupier stability.

Totaling 57,034 square feet across

two levels, the Property features expansive, highly efficient floor plates—25,917 square feet on the ground floor and 31,117 square feet on the second floor. The building is supported by a durable steel post-and-beam structural frame with brick and concrete block exterior walls. Extensive glazing across multiple elevations delivers abundant natural light, creating a bright, contemporary workspace that appeals to modern corporate users.



Entrance Lobby



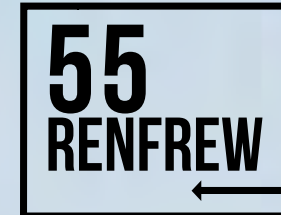
Boardroom on Main Floor

## PROPERTY DETAILS

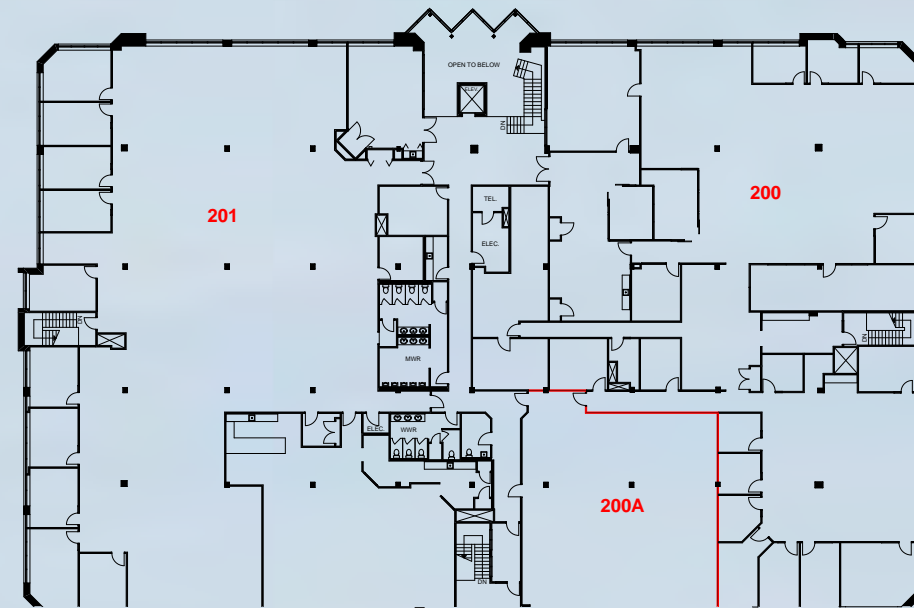
<b>Address</b>	55 Renfrew Drive
<b>Municipality</b>	Markham
<b>Asset Type</b>	Office
<b>Official Plan</b>	Service Employment
<b>Zoning</b>	MC-60 (High Performance Industrial Zone)
<b>Site Area</b>	5.1 Acres (222,069 SF)
<b>Building Area</b>	57,034 SF

<b>Frontage</b>	284 Feet
<b>Depth</b>	417 Feet
<b>Parking Stalls</b>	157
<b>Year Built</b>	1980
<b>Legal Description</b>	Parcel 6-1, Section 65M-2452, Lot 6 of Plan 65M-2452, Markham

# FLOOR BREAKDOWN



**GROUND FLOOR**  
**25,917 SF**



**SECOND FLOOR**  
**31,117 SF**

## GROUND FLOOR BREAKDOWN

The ground floor opens with a prominent reception area, leading to a fob-access suite that has been fully renovated throughout. The suite features expansive collaboration areas, multiple large private offices, and two well-appointed boardrooms, complemented by high ceilings. A spacious kitchen with sliding doors allows for both privacy and integration with the surrounding workspace.

## SECOND FLOOR BREAKDOWN

The second floor comprises approximately 31,117 square feet, organized around a central foyer with an elevator core providing direct access from the ground level. The floor is demised into three suites—one occupied suite (201) totaling 14,824 square feet, and two vacant suites improved with a mix of open work areas and private offices.



# BUILDING OVERVIEW

<b>Electrical</b>	<ul style="list-style-type: none"> <li>• Electrical Service: 800A main service</li> <li>• Lighting: Fluorescent lighting in office areas</li> </ul>
<b>Plumbing</b>	<p><b>1st Floor:</b></p> <ul style="list-style-type: none"> <li>• Two 9-piece washrooms (men and women)</li> </ul> <p><b>2nd Floor:</b></p> <ul style="list-style-type: none"> <li>• One 15-piece men's washroom, one 8-piece women's washroom and one executive 3-piece washroom</li> </ul>
<b>Doors</b>	Two dock height 8' x 10' steel roll up loading doors
<b>HVAC</b>	Modernized in 2025, Roof mounted HVAC heating and air conditioning units
<b>Windows</b>	Double glazed thermopane windows
<b>Floor Coverings</b>	<ul style="list-style-type: none"> <li>• Office Areas: Carpet or Tile</li> <li>• Washrooms: Ceramic Tile</li> </ul>
<b>Topography</b>	The site is level and slightly raised from the surrounding road bed



## PERMITTED USES

### Industrial Uses

- Warehousing of goods and materials
- Assembly of manufactured goods and materials
- Manufacture of goods within an enclosed building
- Repair and servicing of goods
- Data processing centres and computer-related functions
- Research laboratories
- Printing establishments
- Other industrial/office uses similar to the above

### Commercial Uses

- Office
- Banks and financial institutions chartered under the laws of Canada
- Professional and business offices
- Commercial schools
- Hotels and motels
- Private Clubs and Health Centres



# AREA OVERVIEW



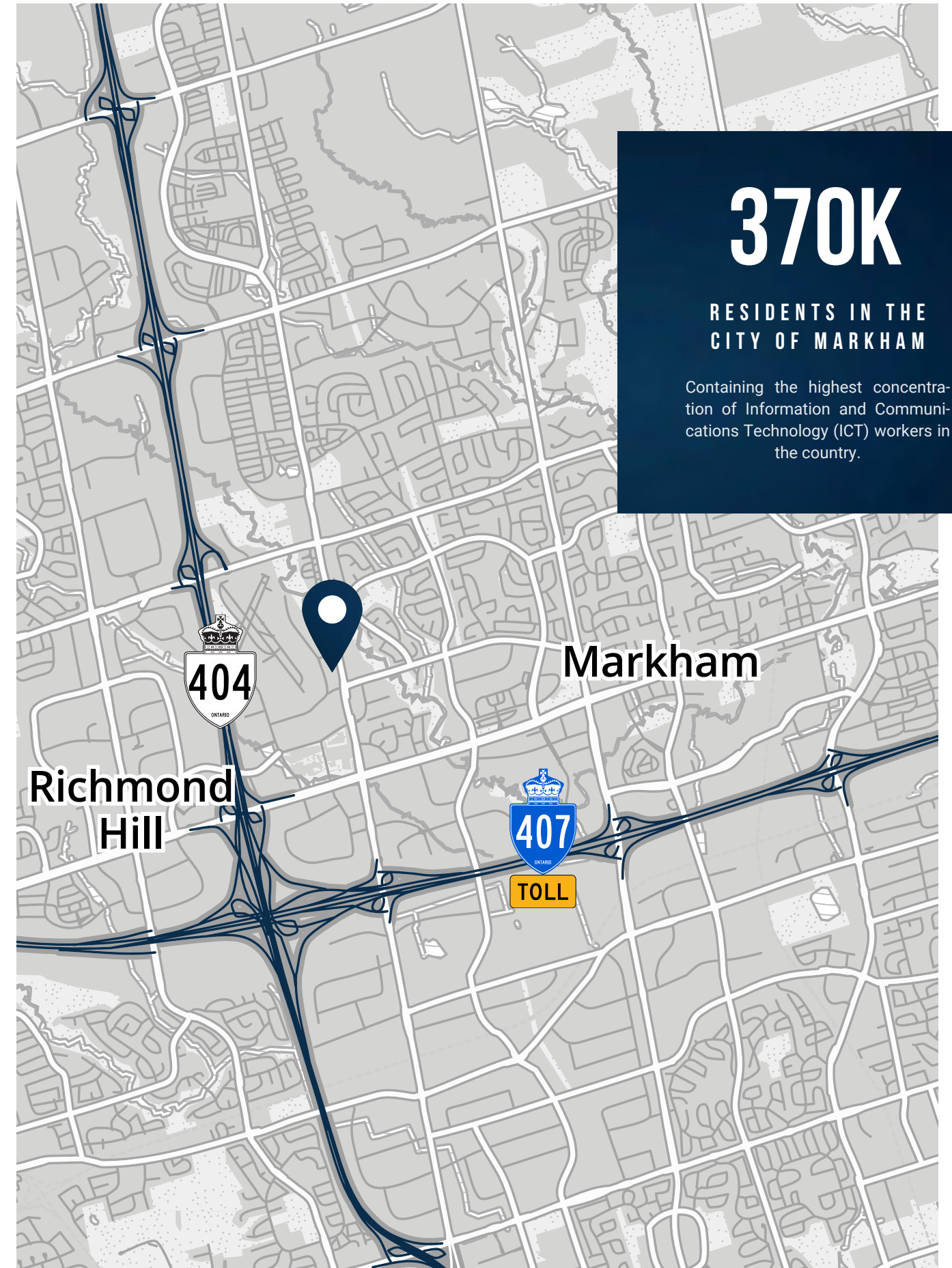
MARKHAM, ONTARIO

Markham stands as one of the GTA's most dynamic and economically resilient municipalities, positioned roughly 30 kilometres northeast of Downtown Toronto in the heart of York Region. Home to more than 370,000 residents, Markham has evolved into a diverse, innovation-driven urban centre defined by disciplined planning, sustained population growth, and a deep, highly skilled labour base.

Home to more than 1,000 technology and life-sciences firms, Markham has established itself as a premier Canadian hub for corporate offices and innovation. The city hosts an extensive roster of major national headquarters - including IBM, Honda, Hyundai, General Motors, Oracle, Toyota, and Scholastic Canada - alongside numerous other multinational enterprises. Further distinguishing its economic profile, Markham contains the highest concentration of Information and Communications Technology (ICT) workers in the country, reinforcing its position as a national leader in technology and advanced industries.

With origins dating to the 1790s, Markham integrates historic village character with modern, master-planned urban growth—ranging from Unionville and Thornhill's heritage streetscapes to the contemporary vibrancy of Downtown Markham. This rich architectural fabric is complemented by expansive natural greenspaces, including Rouge National Urban Park, one of Canada's premier urban conservation areas.

Located within one of Markham's most amenitized employment nodes, 55 Renfrew Drive provides immediate access to a broad selection of dining, retail, and service offerings. Apple Creek Boulevard and Woodbine Avenue deliver a concentrated mix of fast-casual restaurants, cafés, and daily conveniences, supported by nearby fitness and recreation options - including LA Fitness, F45, and a badminton club - all within a five-minute drive. Essential retail and major national operators within a one-kilometre radius further enhance day-to-day convenience for employees, reinforcing the Property's appeal as a highly service-rich workplace location. Supported by a diverse mix of nearby fitness, wellness, and lifestyle amenities, the area offers an elevated environment that enhances talent attraction and overall workplace satisfaction.





**55**  
**RENFREW**

**COMPLETE THE CONFIDENTIALITY AGREEMENT FOR FULL ACCESS:**

**CLICK HERE**

**PRIVATE CAPITAL INVESTMENT GROUP**

**Jeremiah Shames\***  
Executive Vice President  
Private Capital Investment Group  
+1 647 884 5449  
jeremiah.shames@colliers.com

**Matt Soper\***  
Vice President  
Private Capital Investment Group  
+1 416 886 7696  
matt.soper@colliers.com



Sales Representative\*

**Colliers International**  
181 Bay Street, Suite 1400, Toronto, Ontario M5J 2V1  
T: +1 416 777 2200 F: +1 416 777 2277

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