

WOODBINE & STEELES CORPORATE CENTRE

OFFICE SPACE FOR LEASE

**AVISON
YOUNG**

SLATE

WOODBINE & STEELES CORPORATE CENTRE

7030 WOODBINE AVENUE

- Suite 400C 6,400 sf – Improved
 - Suite 900A 4,709 sf – Improved
 - Suite 900B 9,206 sf – Base building
- 13,915 sf contiguous

7050 WOODBINE AVENUE

- Suite 201 4,007 sf – Improved with quality boardroom
- Suite 400 13,949 sf – Full floor – building signage available

7100 WOODBINE AVENUE

- Suite 110 1,332 sf – Corner suite, 4 offices & kitchenette
- Suite 202 3,436 sf – Available January 1, 2018
- Suite 215b 2,611 sf – Improved



WOODBINE & STEELES CORPORATE CENTRE FACT SHEET



Net Rent
\$15.75 psf per annum

Additional Rent
\$13.99 psf per annum

Parking Ratio
3.1 per 1,000 sf

Year Built
1984

Woodbine & Steeles Corporate Centre is a premier, suburban office complex totaling approximately 295,000 square feet. The property is situated on 12 acres and comprises three office buildings ranging from four to nine storeys, fronting on Woodbine and Steeles.

The complex, located in the City of Markham, has a prominent and highly visible location at Highway 404 and Steeles Avenue, five minutes north of the Highway 401 interchange. The property offers excellent highway access to several 400 series highways, making it a strong location for tenants who want to attract employees from across the GTA.

Woodbine & Steeles Corporate Centre is directly serviced by bus routes operated by the TTC and York Region Transit as well as the Green VIVA express line operated by York Region.

7030 WOODBINE AVENUE

Building Size	120,000 sf
Typical Floor Plate	13,550 sf
Number of Floors	9

7050 WOODBINE AVENUE

Building Size	52,000 sf
Typical Floor Plate	13,577 sf
Number of Floors	4

7100 WOODBINE AVENUE

Building Size	117,937 sf
Typical Floor Plate	30,361 sf
Number of Floors	4

FEATURES

Underground Parking	✓
Surface Parking (3.1/1000)	✓
Public Transit	✓
Direct Subway Connection	✓
Modern Renovated Lobby	✓
Satellite Dish Capability	✓
Fibre Optic Service	✓
VAV HVAC System	✓
Fire Detection System	✓
Access Card Entry System	✓

LOCAL AMENITIES & TRANSPORTATION

SHOPPING

1. The Shops on Steeles and 404
2. J-Town
3. Shoppers Drug Mart
4. Food Basics
5. T&T Supermarket
6. ReStore Markham
7. Sayal Electronics
8. Perfumery and Cosmetics
9. Casualife Outdoor Living

HOTELS

1. Courtyard Toronto Northeast
2. TownePlace Suites

FOOD & RESTAURANTS

1. Tim Hortons
2. Gyubee
3. Ten23
4. Montana's
5. Congee Queen
6. Wimpy's Diner
7. Phoenix
8. The Owl & Firkin
9. Milano Sandwiches
10. Frankie Tomatoes
11. Shopsy's
12. Country Style Donut
13. Spring Villa Chinese Cuisine
14. Tiny Tom Donuts
15. Eggsmart
16. Starbucks
17. Quiznos
18. South Street Burger
19. Swiss Chalet
20. Kim Po
21. Maison Du Japon
22. Diana's Oyster Bar
23. Gold Mark
24. Carmelina
25. Pitalicious
26. Zen Japanese
27. Mandarin
28. Wendy's

29. Mr. Sub
30. Chauhan's Fine Indian Cuisine
31. Century Palace Chinese
32. Aijisen Ramen
33. Boston Pizza
34. Green Grotto

SERVICES

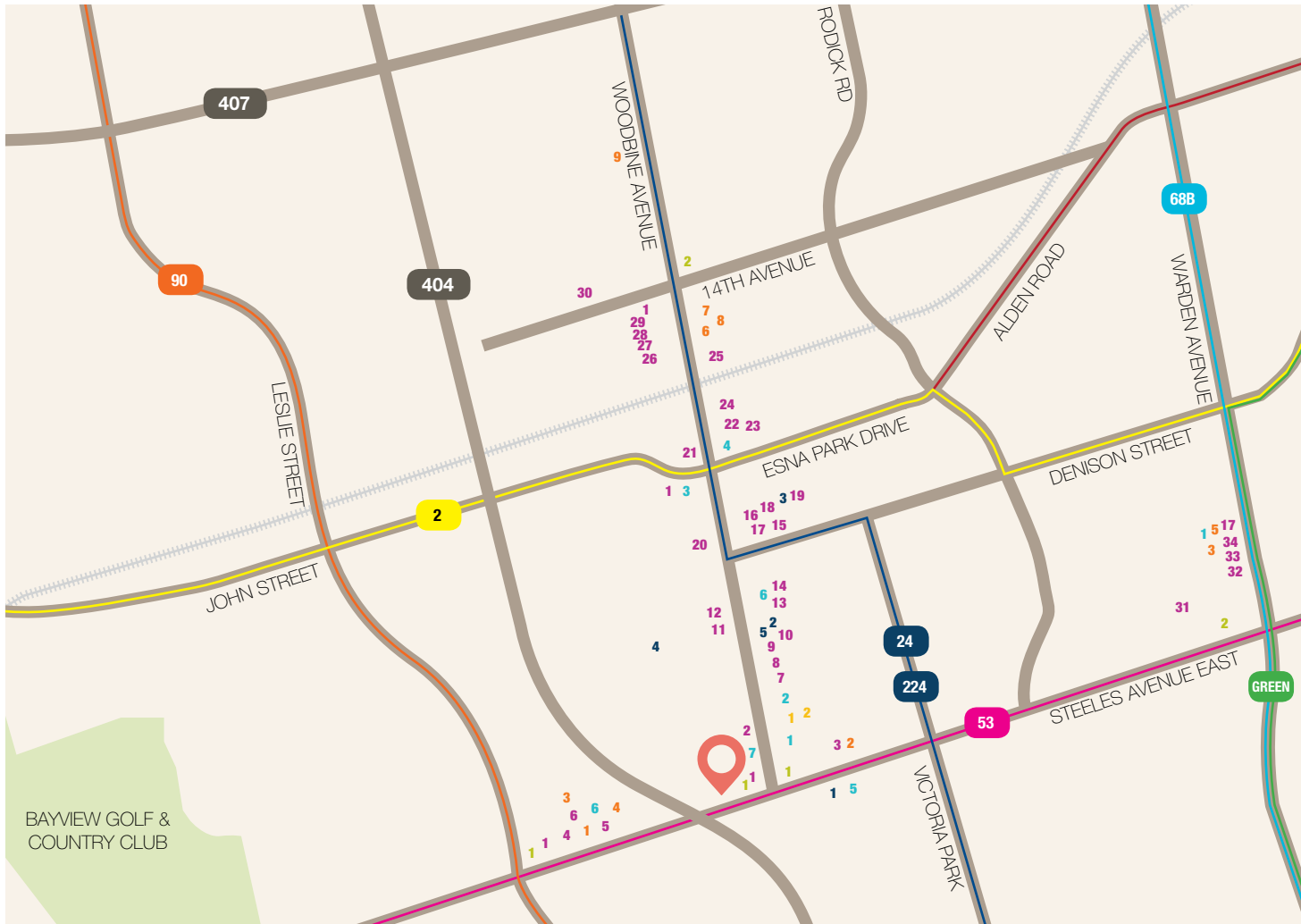
1. Goodlife Fitness
2. Mayfair Clubs
3. The UPS Store
4. Fedex
5. The Printing House

BANKS

1. TD Canada Trust
2. CIBC
3. Bank of Montreal
4. RBC Royal Bank
5. Tangerine
6. Scotiabank
7. National Bank

GAS STATIONS

1. ESSO
2. Petro Canada



DRIVE TIME

8 mins



Buttonville Airport

6 mins



Fairview Mall

21 mins



Downtown Toronto

28 mins



Pearson Airport

24 mins

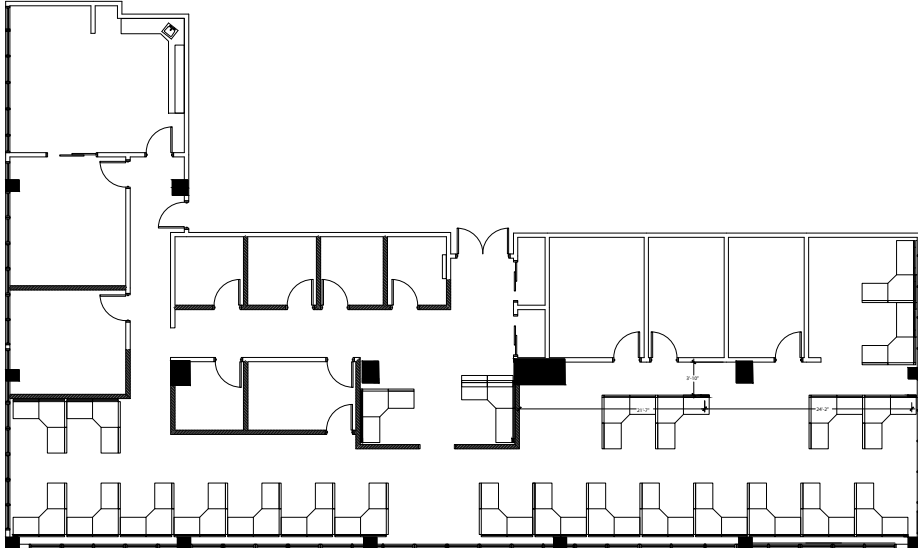


The Beaches

7030 WOODBINE AVENUE

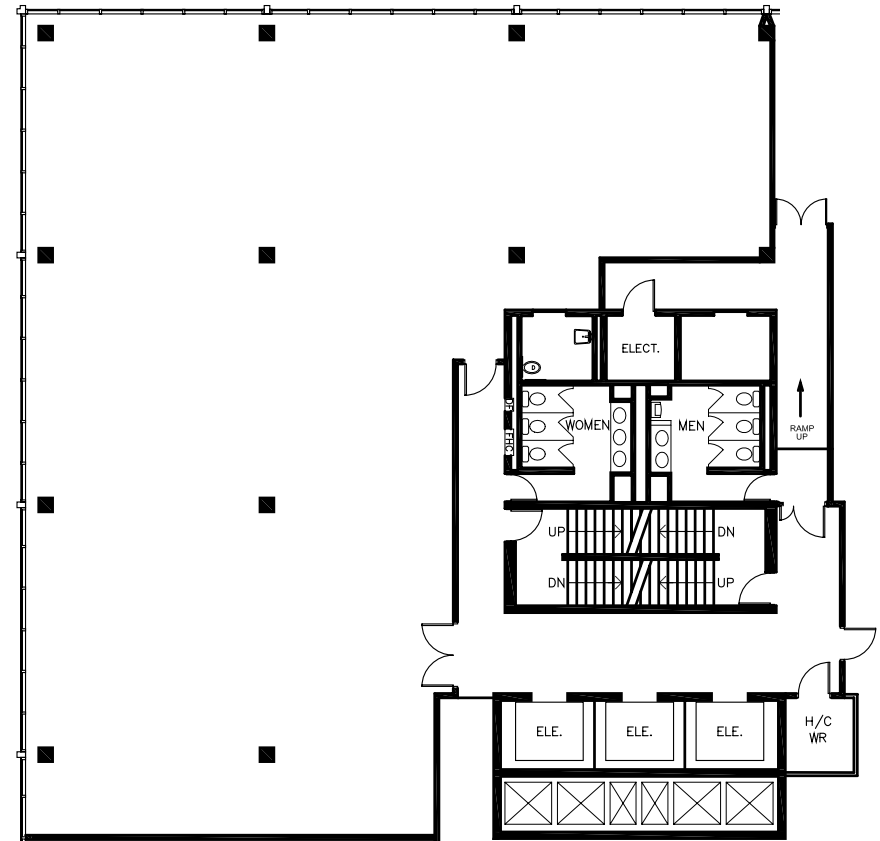
SUITE 400C

- 6,400 sf
- Large reception area
- 3 offices
- Double door elevator exposure
- 2 meeting rooms
- Large kitchenette



SUITE 900A

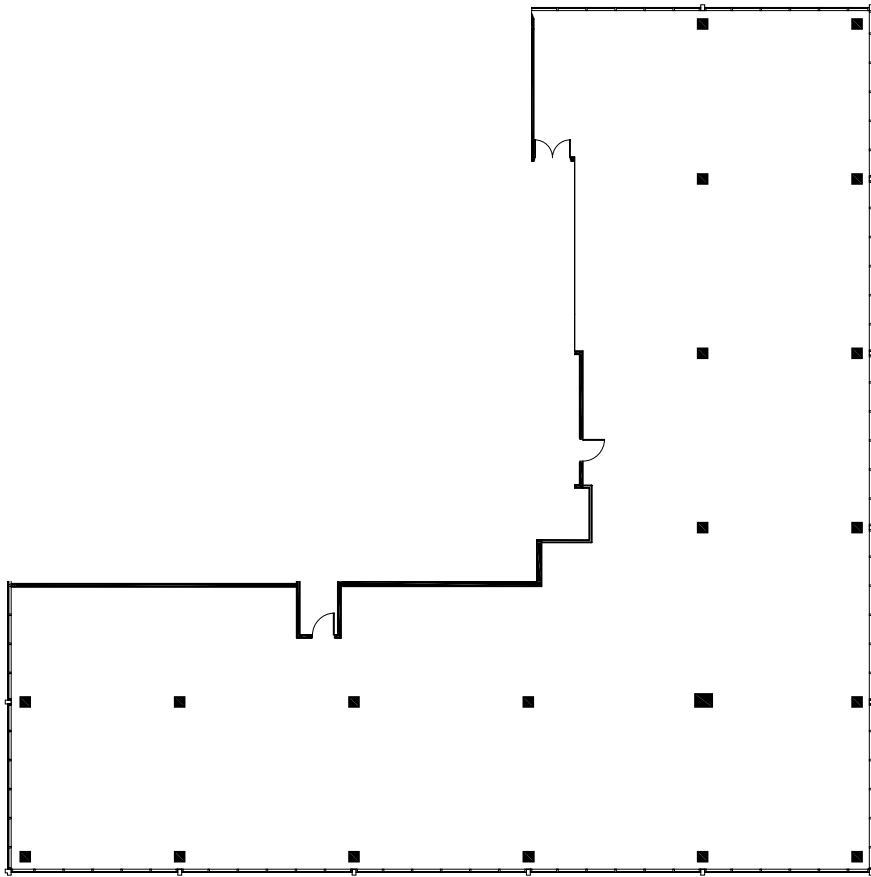
- 4,709 sf
- Double door elevator exposure
- 3 offices
- 3 meeting rooms



7030 WOODBINE AVENUE

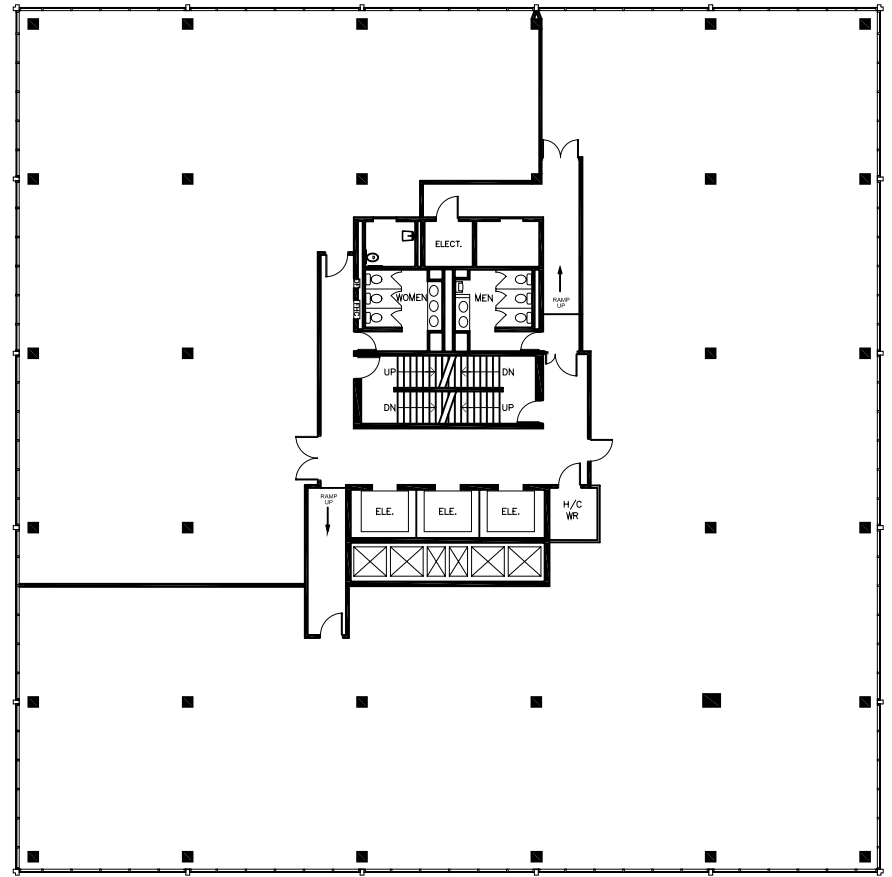
SUITE 900B

- 9,206 sf
- Double door elevator exposure
- Base building condition



9TH FLOOR

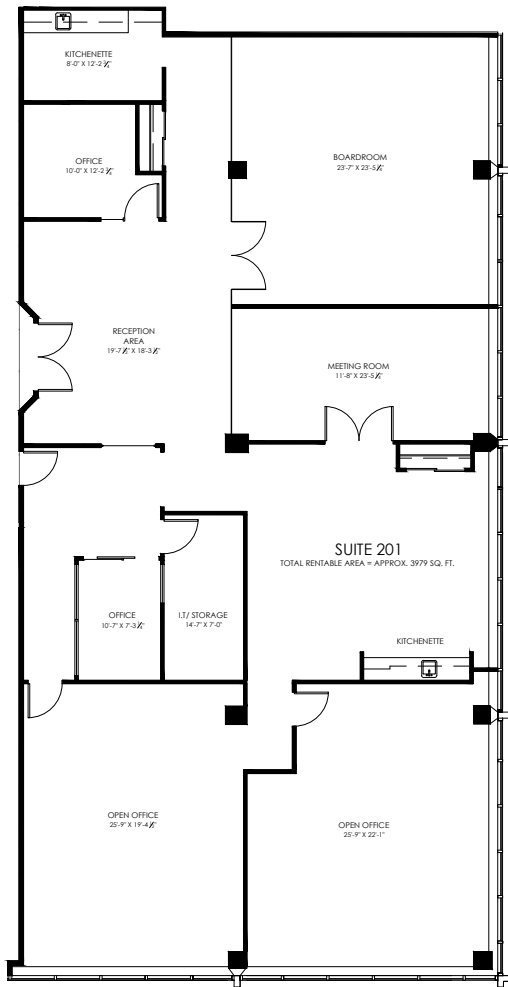
- 13,915 sf
- Full floor available
- Double door elevator exposure
- Building signage opportunity



7050 WOODBINE AVENUE

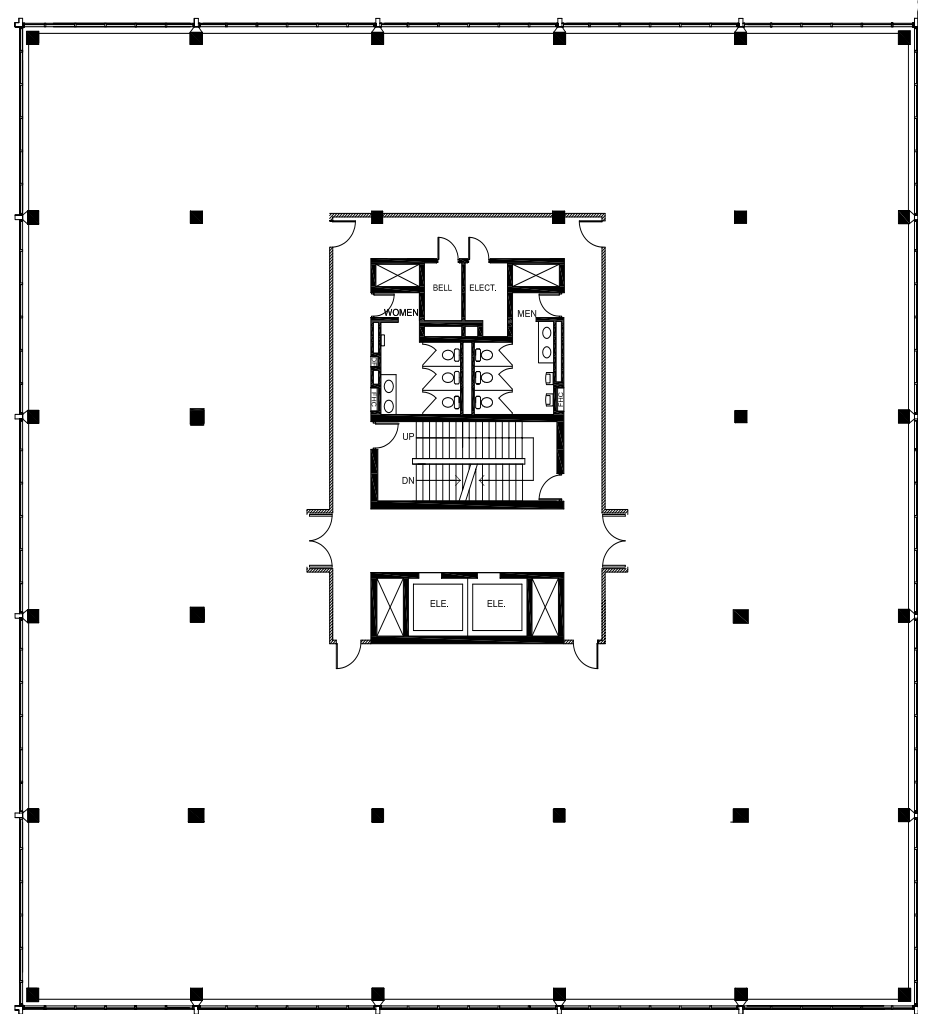
SUITE 201

- 4,007 sf
- Double door elevator exposure
- South and east views
- High-end boardroom
- Corner suite



SUITE 400

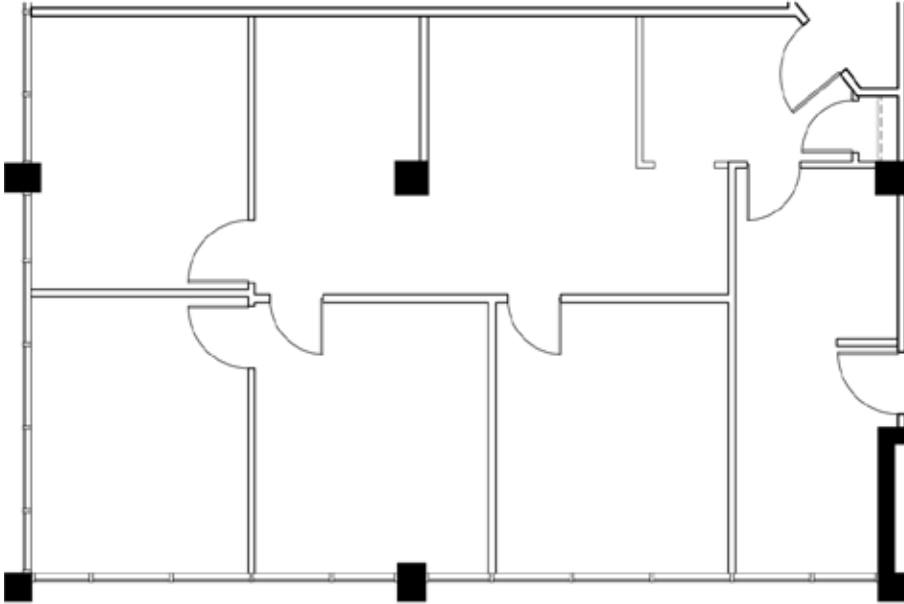
- 13,949 sf
- Full floor available
- Building signage opportunity
- Base building condition
- Brand new common areas



7100 WOODBINE AVENUE

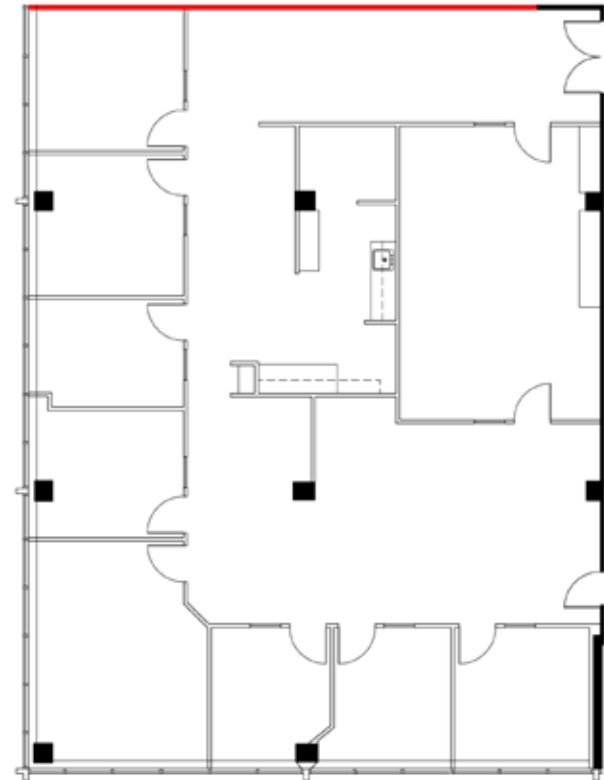
SUITE 110

- 1,332 sf
- Built-out space
- Corner suite
- 4 offices
- Kitchenette



SUITE 202

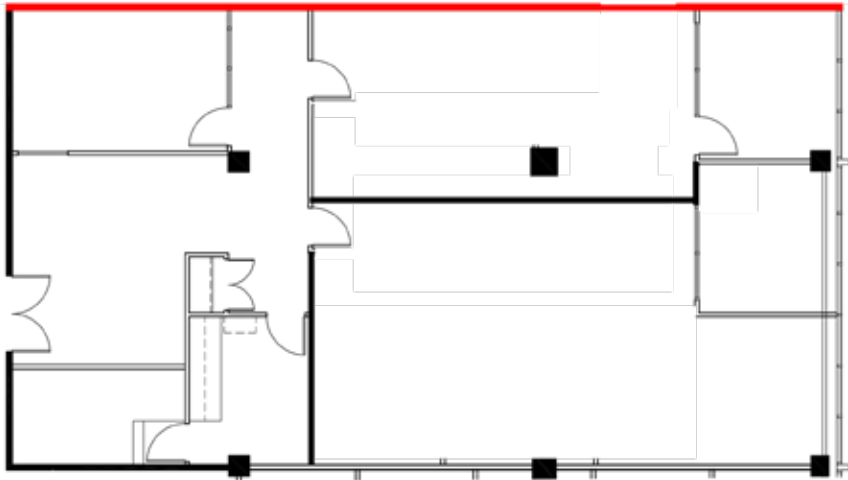
- 3,436 sf
- Corner suite
- Double door entry
- 8 private offices
- Boardroom
- Kitchenette



7100 WOODBINE AVENUE

SUITE 215B

- 2,611 sf
- Improved space
- 2 offices on glass
- 2 large breakout areas



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CORPORATE
CENTRE

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