



## Building Information

Building Size:	155,619 sf
Shipping & Receiving:	Yes
# of Floors:	9
Surface Transit Route:	Yes
Year Built:	1989
# of Passenger Elevators:	3
Total Parking:	530

## 60 Columbia Way - 888

60 Columbia Way, Markham, Ontario L3R 0C9



## Building Description

Valleywood Corporate Centre is a multi-tenant, 9-storey office complex located at the major intersection of Hwy 404 and Hwy 7, offering excellent exposure to Hwy 404. The large water feature and tree-lined entrance offer its tenants an elegant park-like setting.

## Amenities

On-site amenities include a property management office with full-time staff, a full boardroom and lounge area available for private bookings or events, ample covered parking and a ground floor restaurant and fitness centre.

The property is conveniently located within close proximity to various restaurants and shopping venues.

## Suite Size

3,632 sf

## Availability

Immediately

## Type

Office

## Rate

\$22.00 /sf

## Total Additional Rent

\$16.97 /sf



Allan Taylor  
Founding Partner, Broker of Record  
Taylor Co. Realty Solutions Inc.,  
Brokerage

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General	Year Built 1989	Last Renovated 2019	BOMA Best Gold
	Building Class A	Building Management TaylorCo	Building Website https://taylorcoltd.com/
	Building Zoned Commercial		
Tenant Cost	Net Rent \$ 22.00 /sf	Operating Costs \$ 12.57 /sf	Realty Tax \$ 4.40 /sf
	Total Additional Rent \$ 16.97 /sf		
	Description 2024 Estimate		
Building Size	Number of Floor(s) 9	Number of Unit(s) 30	Total Office Space 155,619 sf
	Total Space 155,619 sf	Available Office Space 9,759 sf	Total Available Space 9,759 sf
	Total Occupied Space 145,860 sf		
Construction	Interior Wall Type Dry Wall	Exterior Finish Glass	Washrooms per Floor 2
	HVAC After Hour Cost \$ 35.00 /hr		HVAC Hours of Operation 8:00 AM - 6:00 PM
	HVAC Description Ventilation Rate: Compliance with ASHRAE 62.1 by averaging 12 CFM of outside air per person based on density of 1 person per 100 SF Air Conditioning: 21 Heat Pumps per floor ranging from 1.5 ton to 3 ton per unit Heating: (2) RBI Infinite Energy Modulating Boilers rated @ 750,000 BTUH, 94.8% Efficiency HVAC Hours: Climate control is provided Monday to Friday from 8am to 6pm Temperature Control: Occupied areas are on room temperature set point between the hours of 8am to 6pm Monday to Friday. The floor temperature escalated in the summer season and set back during heating season for energy conservation purposes. Additional climate control for extended hours can be arranged at prevailing rates		
	Satellite Dish Capability Yes	Fibre Optic Capability Yes	Shipping & Receiving Yes
	Emergency Generator Yes		
Elevators	Number of High Rise Elevator(s) 3		Number of Freight Elevator(s) 1
Parking	Surface Stall(s) 130	Above Ground Stall(s) 400	Total Parking Stalls 530
	Surface Stall Ratio 3 / 1,000 sf		Above Ground Ratio 3 / 1,000 sf
	Description Multiple levels of above ground sheltered parking with 2 different entry levels.		



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### Safety & Access

#### Fire Detection System

Yes

#### Security System

Yes

#### Barrier Free Access

Yes

#### Sprinkler System

Yes

#### Manned Security

Yes

#### Description

Access to the building beyond normal business hours is controlled by a programmable card access system controlling main perimeter doors and elevators. On site patrol between 3:00 pm to 12:00 am

### Anchor Tenants

BDO

Miller Thomson

Carlton One

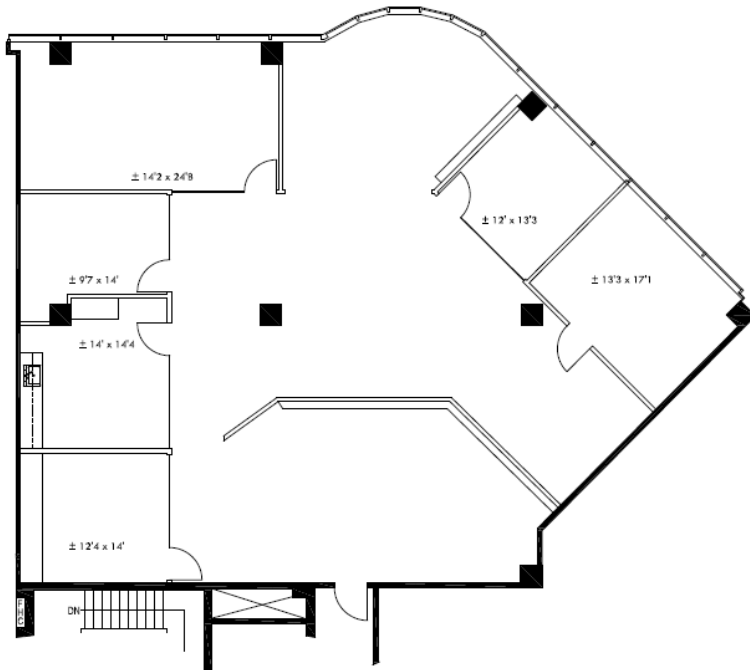
### Public Transport

#### Surface Transit Route

Yes

#### Description

Easy access to highways 404 and 407 with travel times to Pearson International Airport and the Toronto financial core under 30 minutes. The property is serviced locally by the York Region Transit (YRT), which links directly with the Toronto Transit Commission (TTC) and GO trains.



**60 COLUMBIA WAY**  
MARKHAM, ON

8TH FLOOR  
SUITE 888  
RENTABLE: 3,632 SF  
MARCH 2024

Powered By:  
**find-space**  
An MRI Software Company





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