

FOR LEASE OFFICE SPACE

Morguard

123 COMMERCE VALLEY DRIVE EAST

MARKHAM, ON



PREMIUM CLASS A SUBURBAN OFFICE BUILDING IN MARKHAM

123 Commerce Valley Drive East is a Class A office building constructed in 2000 to the highest institutional standards with floor plates averaging 27,000 SF, the building can accommodate a variety of modern workplace strategies. The building features manned security, four high speed elevators and an excellent mix of surface, underground and covered parking stalls. The large lot allows for the development of a second office tower up to 240,000 SF.

Second office tower is in the pre-leasing phase

- Close proximity to the Hwy 7 Rapidway (a 19 km bus rapid transit system that runs from Vaughan Metro Centre to Warden Avenue) and the Hwy 404 and 407 interchange
- Exceptional signage visibility from both highways
- Modern office space interiors

FOR LEASE OFFICE SPACE



123 COMMERCE VALLEY DRIVE EAST

MARKHAM, ON

ASKING NET RENT

Starting at \$21.00/SF

ADDITIONAL RENT

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$13.92/SF	\$4.28/SF	\$18.20/SF (2025 est.)

BUILDING DETAILS

Total Space: 203,522 SF +/-

Typical Floor: 27,000 SF +/-

Number of Floors: 8

Year Built: 2000

Office Class: A

Leasing District: Markham

Sustainability: BOMA BEST Platinum

BUILDING AMENITIES

Modern office space interiors

Property is also located 500 meters from the Highway 7 Rapidway Line

Manned security

Loading area

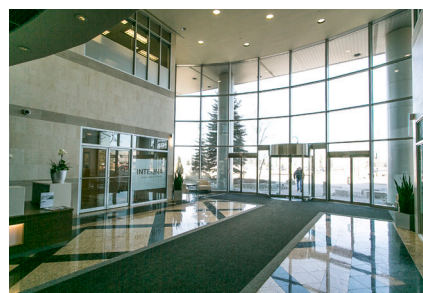
Parking available



Exterior Front Entrance

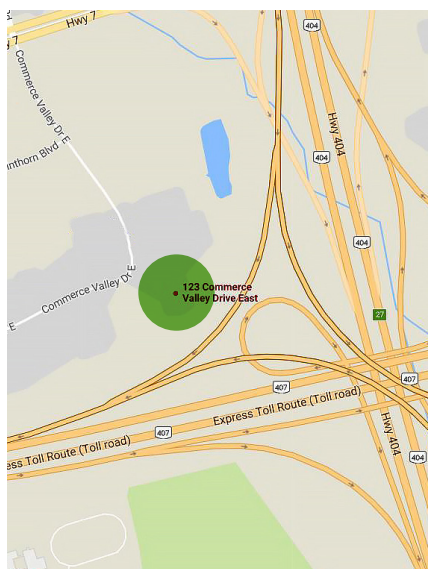


Elevators

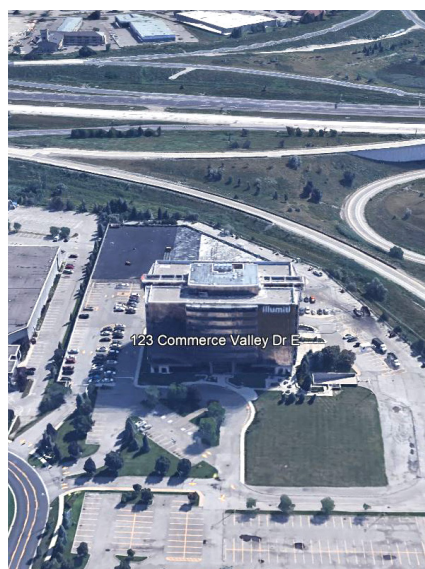


Lobby Entrance

LOCATION



123 Commerce Valley Drive East, Markham, ON



Aerial View

This document/communication has been prepared by Morguard Investments Limited ("MIL") for advertising and general information only. MIL makes no guarantees, representations, or warranties of any kind, expressed or implied, for the information including, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. MIL excludes all inferred or implied terms, conditions, and warranties arising out of this document as well as all liability for loss and damages arising therefrom. The information herein may change and any property described in the information may be withdrawn from the market at any time without notice or obligation to the recipient. This communication is not intended to cause or induce breach of an existing listing agreement. Morguard Investments Limited, Brokerage.

FOR MORE INFORMATION

TODD FEBBO Broker
VP, Office & Industrial Leasing
tfabbo@morguard.com
905-281-5386

VIEW THIS PROPERTY ONLINE [HERE](#)