

Move-in Ready
Opportunity in
This A Class
Office Building

[VIEW SUITE 100](#)



[VIEW SUITE 300](#)



FOR LEASE | 165 Commerce Valley Drive West

Incredible opportunity to lease 'plug and play' premises in this Class A office tower. 165 Commerce Valley Drive West at Southcreek Corporate Centre offers the best in building systems and design. Efficient full floor with tremendous natural light and views overlooking Vanhorn Park.

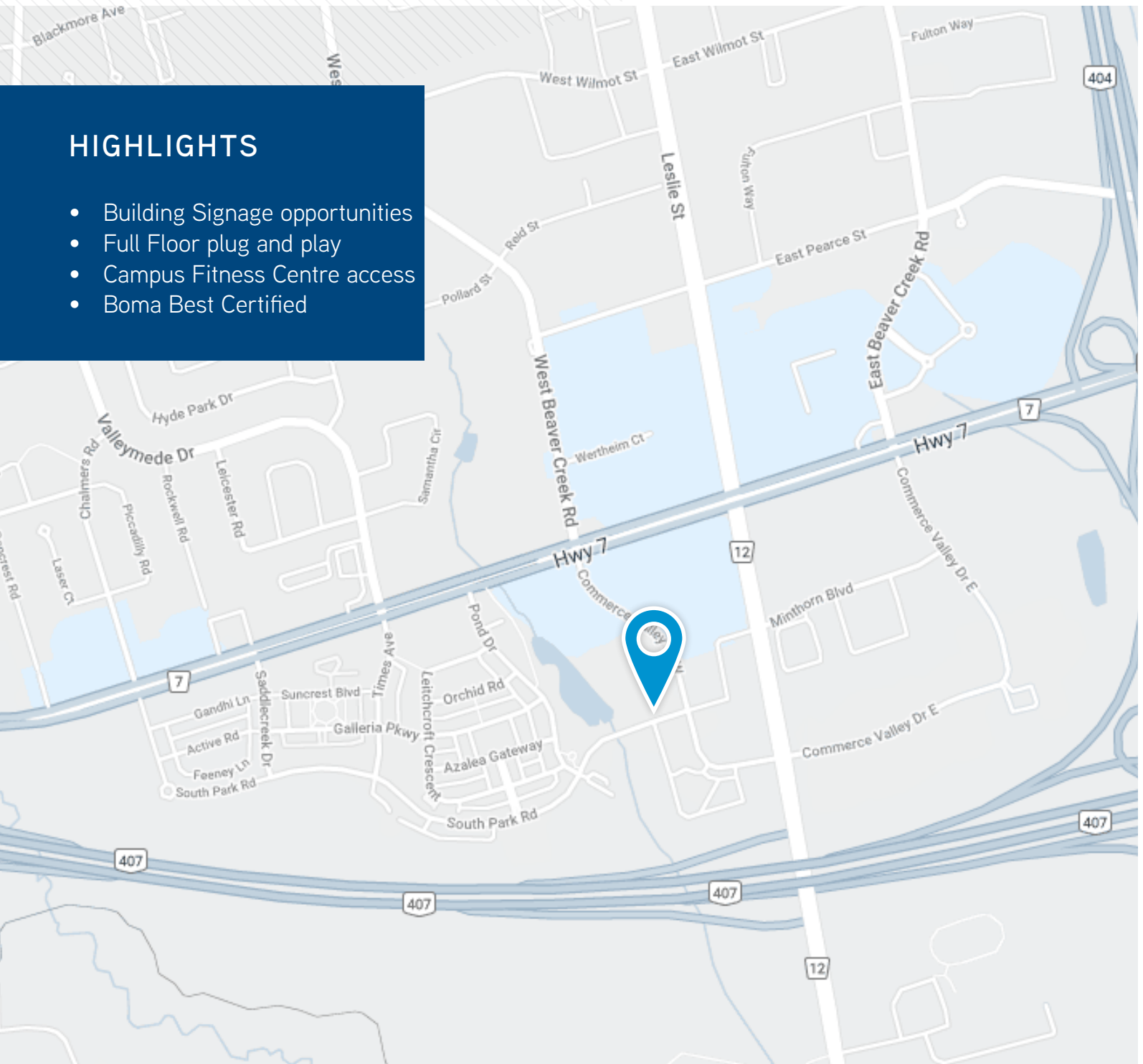
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OPPORTUNITY | Recently renovated office building with demisable floor plates, north facing views, and centrally located in an amenity rich location with a desirable transit and walk score. Potential signage opportunity and ample on-site parking & bike storage available.

HIGHLIGHTS

- Building Signage opportunities
- Full Floor plug and play
- Campus Fitness Centre access
- Boma Best Certified



OFFICE FEATURES

-  3 High Speed Elevators
-  Generous expansive lobby
-  24/7 Security
-  Compartmentalized HVAC VAV on floor system
-  Parking: Surface and Deck at ratio of 4/1,000 SF
-  Typical Floor: 17,100 SF Rentable SF
-  Shipping: Truck level loading dock
-  Current Service Providers: Bell, Rogers, Allstream, Terago
-  On site cafe



WALK SCORE

62



TRANSIT SCORE

42



BIKE SCORE

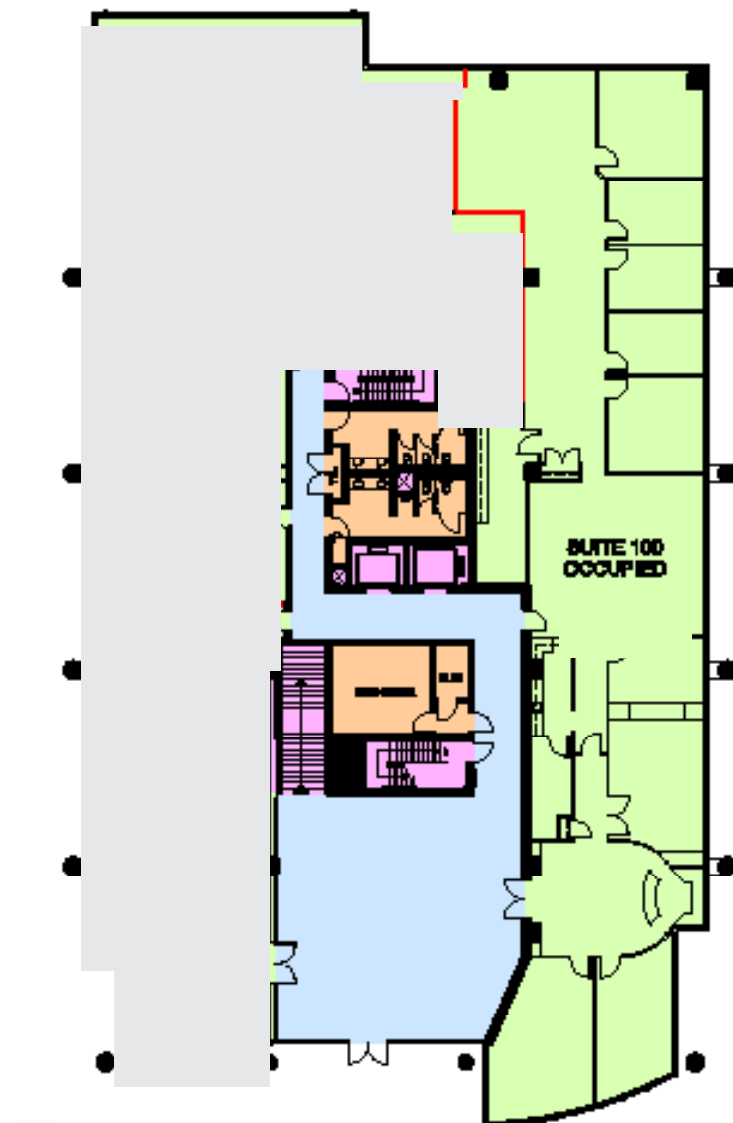
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AVAILABLE SPACE

SUITE	AREA	COMMENTS
100	5,720 SF	<ul style="list-style-type: none"> Lobby exposure High ceilings
300	17,700 SF	<ul style="list-style-type: none"> Full Floor Move-in condition

Net Rent	\$21.00 PSF
Additional Rent	\$16.02 (2021)
Parking	4/1,000 Free
Term	Open
Available	Immediately





AREA SUMMARY

SUITE No.	USABLE AREA	RENTABLE AREA
100	4,849 S.F.	5,220 S.F.
110	1,774 S.F.	2,062 S.F.
120	4,222 S.F.	4,222 S.F.
TOTAL	10,845 S.F.	11,504 S.F.

RAU RATIO = 1.1788

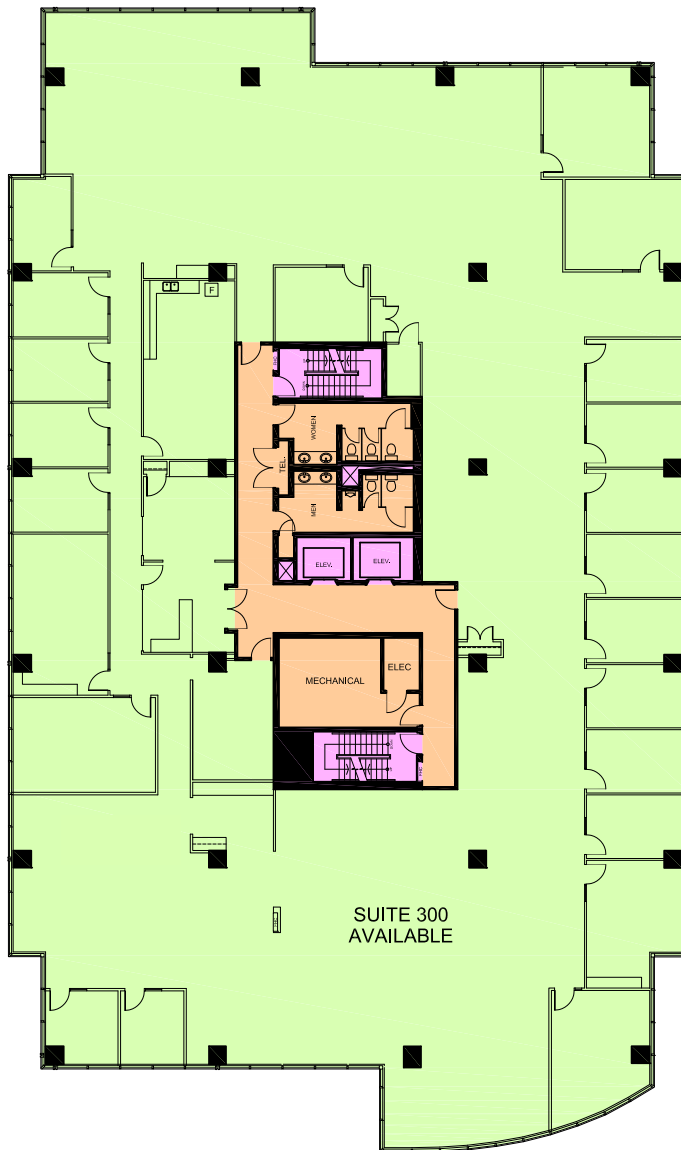
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NORTHAM
REALTY ADVISORS LIMITED

165 Commerce Valley Dr W,
Markham, Ontario
Ground Floor - Area Summary

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- USABLE AREA
- VERTICAL PENETRATIONS
- FLOOR COMMON AREA

0 10 50 FT.

AREA SUMMARY

SUITE No.	USABLE AREA	RENTABLE AREA
300	14,471 S.F.	17,700 S.F.
TOTAL	14,471 S.F.	17,700 S.F.

R/U RATIO = 1.22320

ABOVE INFORMATION ESTABLISHED ACCORDING TO ANSI / BOMA Z65.1 1996



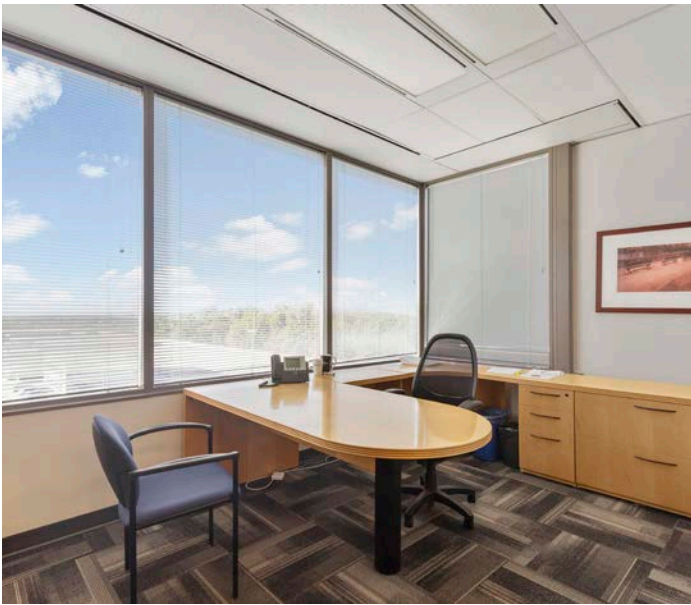
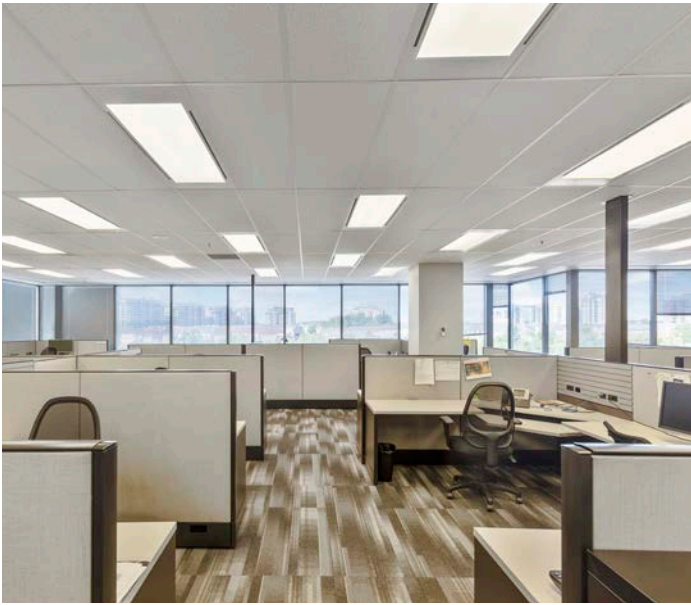
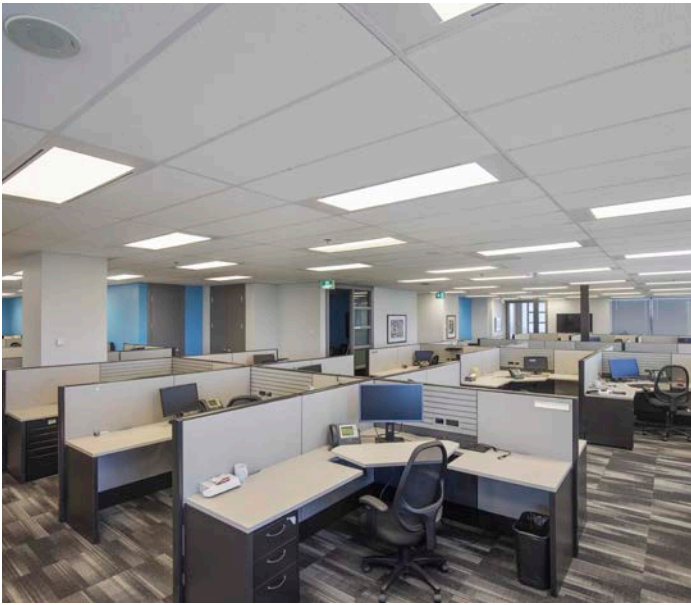
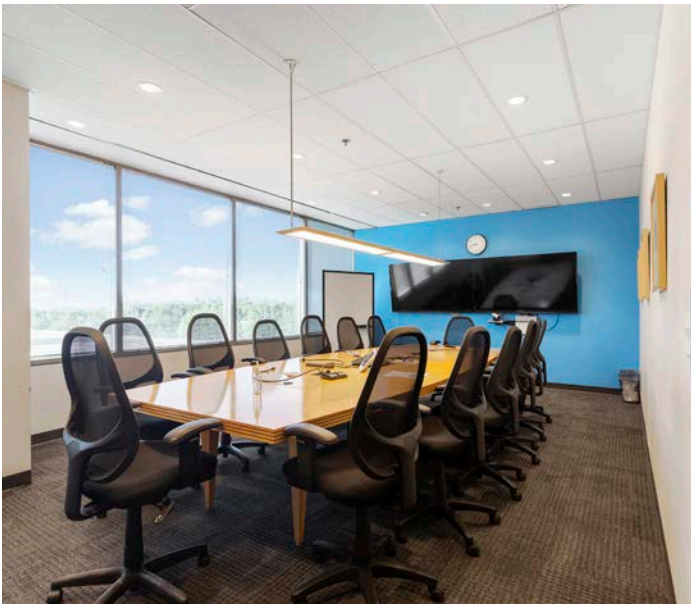
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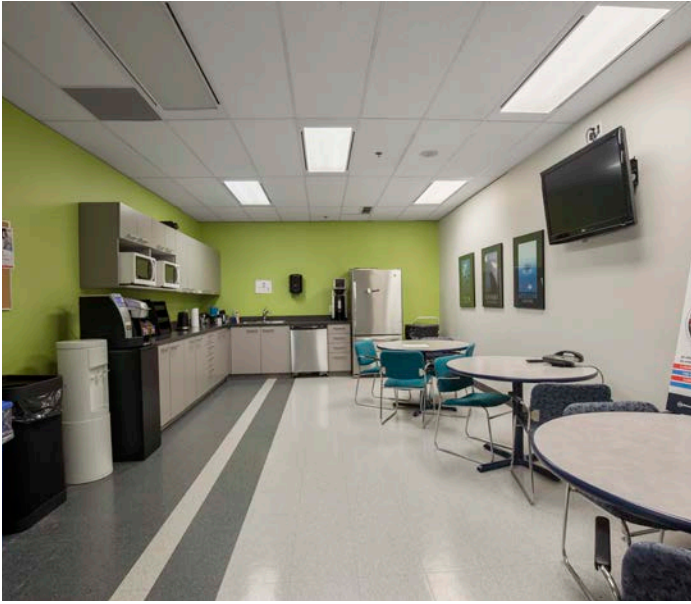
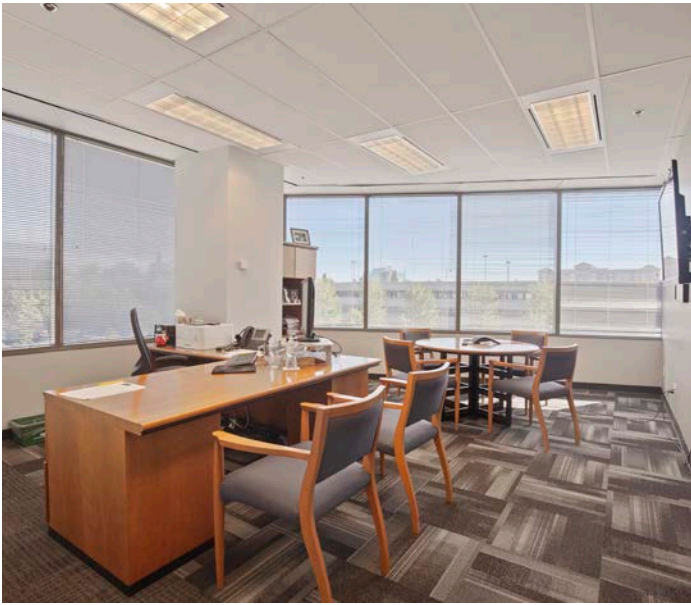
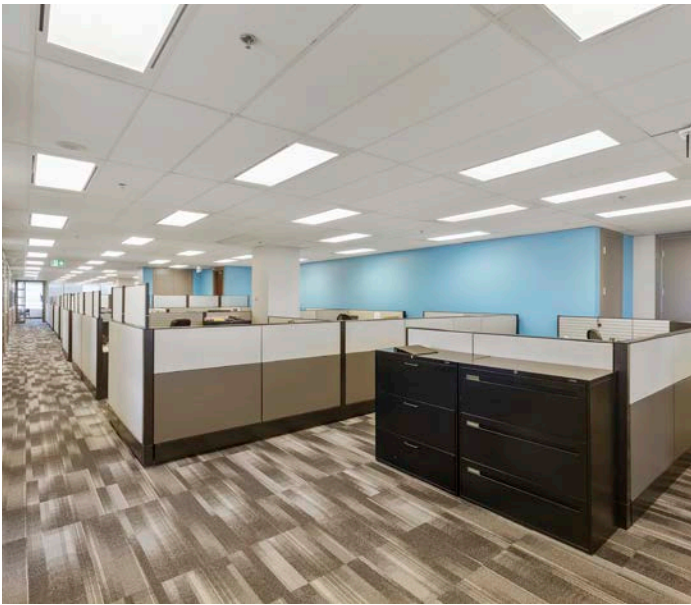
165 Commerce Valley Dr W,
Markham, Ontario
Third Floor - Area Summary

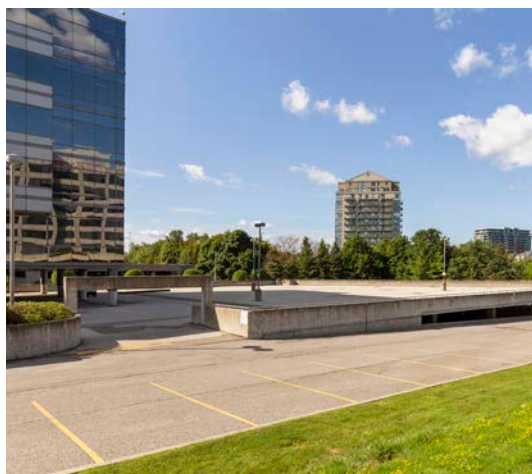
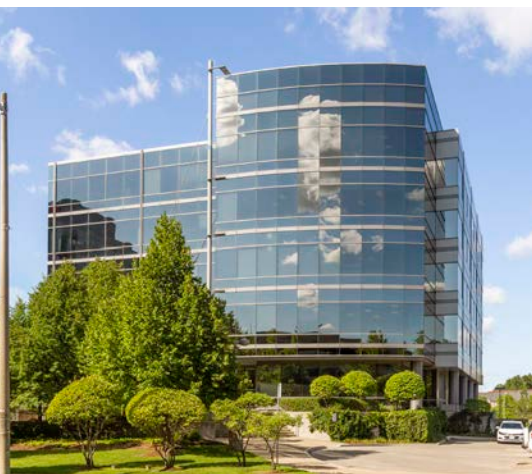
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[VIEW SUITE 300](#)









[VIEW SUITE 100](#) 

[VIEW SUITE 300](#) 

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