

# 600 COCHRANE DRIVE

## NEW MODEL SUITE PROGRAM UNDERWAY **600 COCHRANE DRIVE**

Markham, ON



UP TO 53,141 SF **AVAILABLE FOR LEASE**



# CURRENT OPPORTUNITIES

600 Cochrane Drive is transitioning to offer multi tenant opportunities. Construction is underway with new model suites from 2,707 square feet.

## Availabilities

SUITE	SIZE	NOTES
500-400	43,240 SF	<ul style="list-style-type: none"> <li>Two full floors of contiguous space</li> <li>Ground floor storage available</li> </ul>
500	10,488 SF	<ul style="list-style-type: none"> <li>Space is in base building condition</li> <li>Ready for tenant build out</li> </ul>
501	4,229 SF	<ul style="list-style-type: none"> <li>Space is not in base building condition</li> <li>Plan shows possible build out</li> </ul>
502	2,707 SF	<ul style="list-style-type: none"> <li>Model suite coming</li> <li>Will be built out with reception, boardroom, kitchen, 3 offices and open area for 10 workstations</li> </ul>
503	4,196 SF	<ul style="list-style-type: none"> <li>Space is not in base building condition</li> <li>Plan shows possible build out</li> </ul>
400	21,620 SF	<ul style="list-style-type: none"> <li>Full floor in base building condition</li> </ul>
301	1,955 SF	<ul style="list-style-type: none"> <li>LEASED</li> </ul>
303	6,770 SF Divisible	<ul style="list-style-type: none"> <li>Space is in base building condition</li> </ul>

**Net Rent**  
\$23.00/SF

**Additional Rent**  
\$18.11/SF (2026 Est.)



**Suite 500**  
10,488 SF

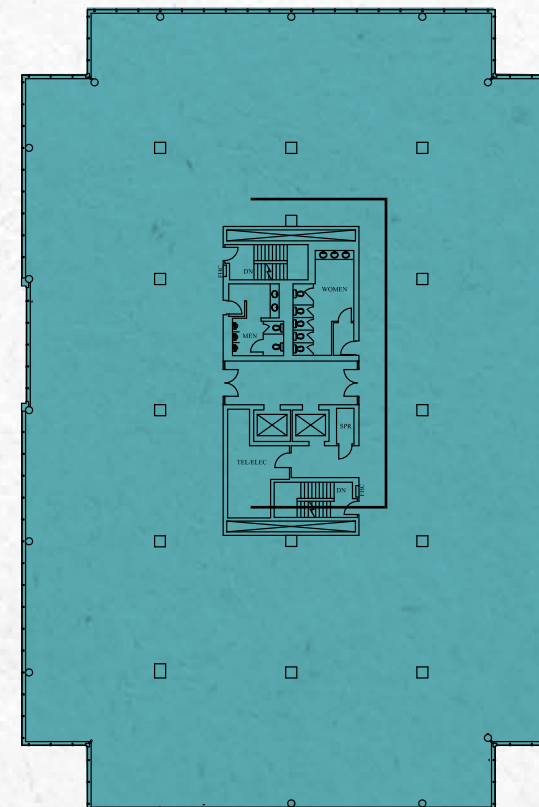


**Suite 503**  
4,196 SF  
Conceptual Plan  
Space is Not Built Out

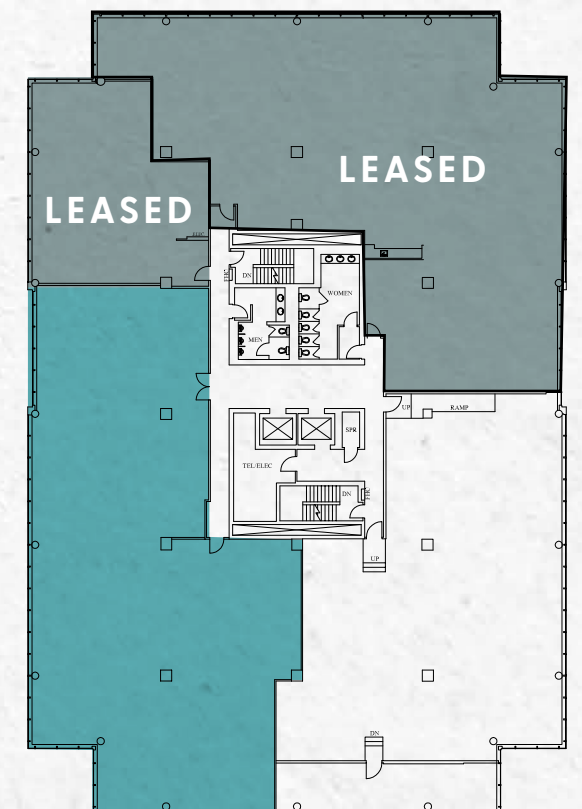
**Suite 501**  
4,229 SF  
Conceptual Plan  
Space is Not Built Out

**Suite 502**  
2,707 SF  
New Model Suite Coming

**Suite 400**  
21,620 SF



**Suite 303**  
6,770 SF



*Build outs subject to confirmation*



**GROUND FLOOR** AMENITY SPACE



**GROUND FLOOR** AMENITY SPACE



**GROUND FLOOR** TENANT LOUNGE



**GROUND FLOOR** FITNESS SPACE



**GROUND FLOOR** FITNESS SPACE



**GROUND FLOOR** GOLF SIMULATOR



**4TH FLOOR** RAW SPACE



**5TH FLOOR** RAW SPACE



**5TH FLOOR** HALLWAY ELEVATOR

# WORKPLACE EXCELLENCE





600 Cochrane Drive offers a range of amenities, including a practical cafe/lounge/fitness center equipped with a dedicated mindfulness room.

Our proactive owner is dedicated to sustainability and wellness, as reflected in our LEED Platinum rating, contemporary workspace norms, and our commitment to creating a vibrant and fulfilling atmosphere for all tenants.

## Property Highlights

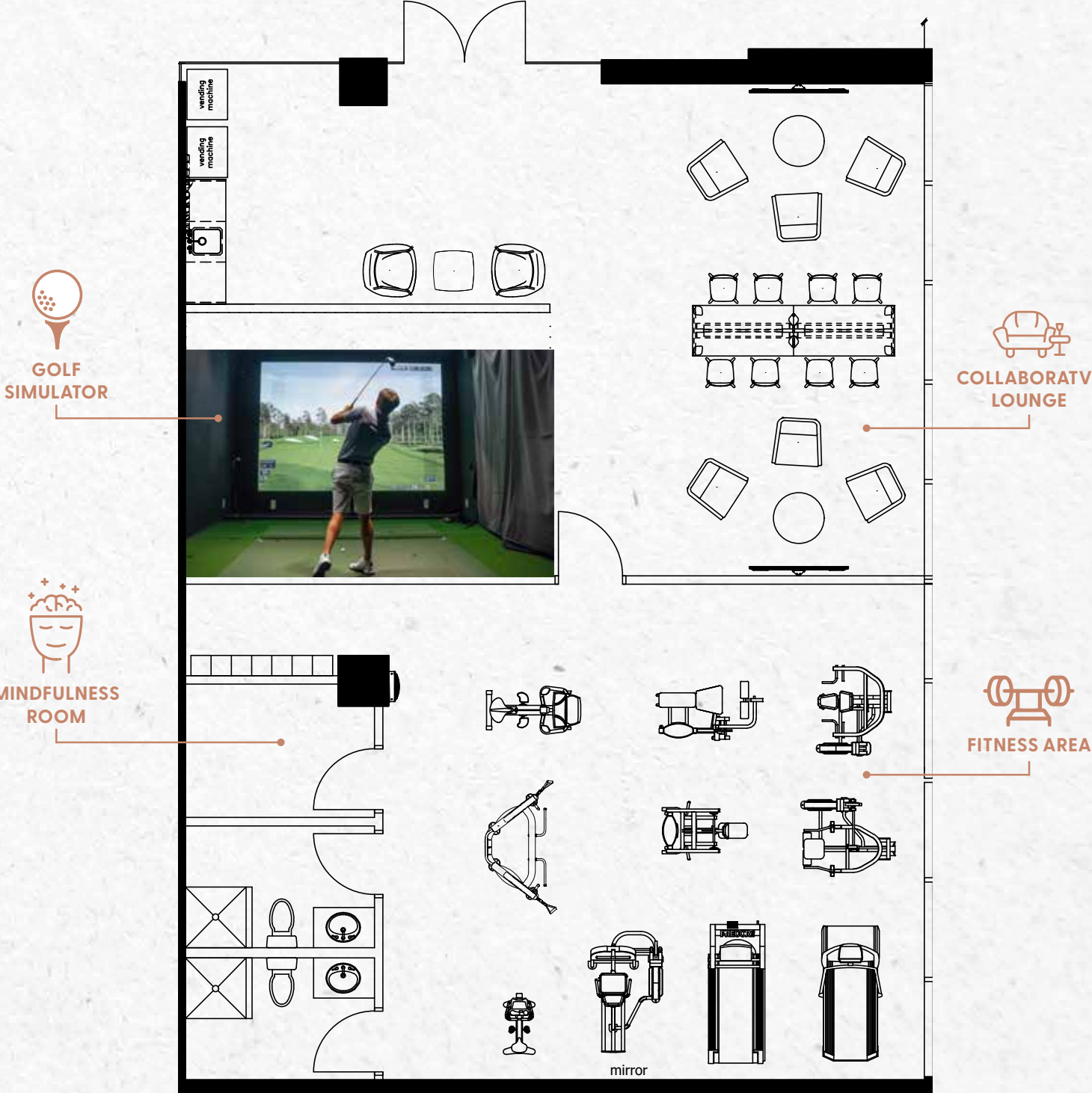
-  5 Story 100,161 SF Class A Office Building
-  LEED Platinum Certified Existing Building
-  Efficient floor plates
-  4/1,000 SF parking ratio
-  Proactive property management support on-site
-  Excellent access to Highways 7, 404 and 407
-  Lobby and ground floor washrooms renovated in 2022

## Building Amenities

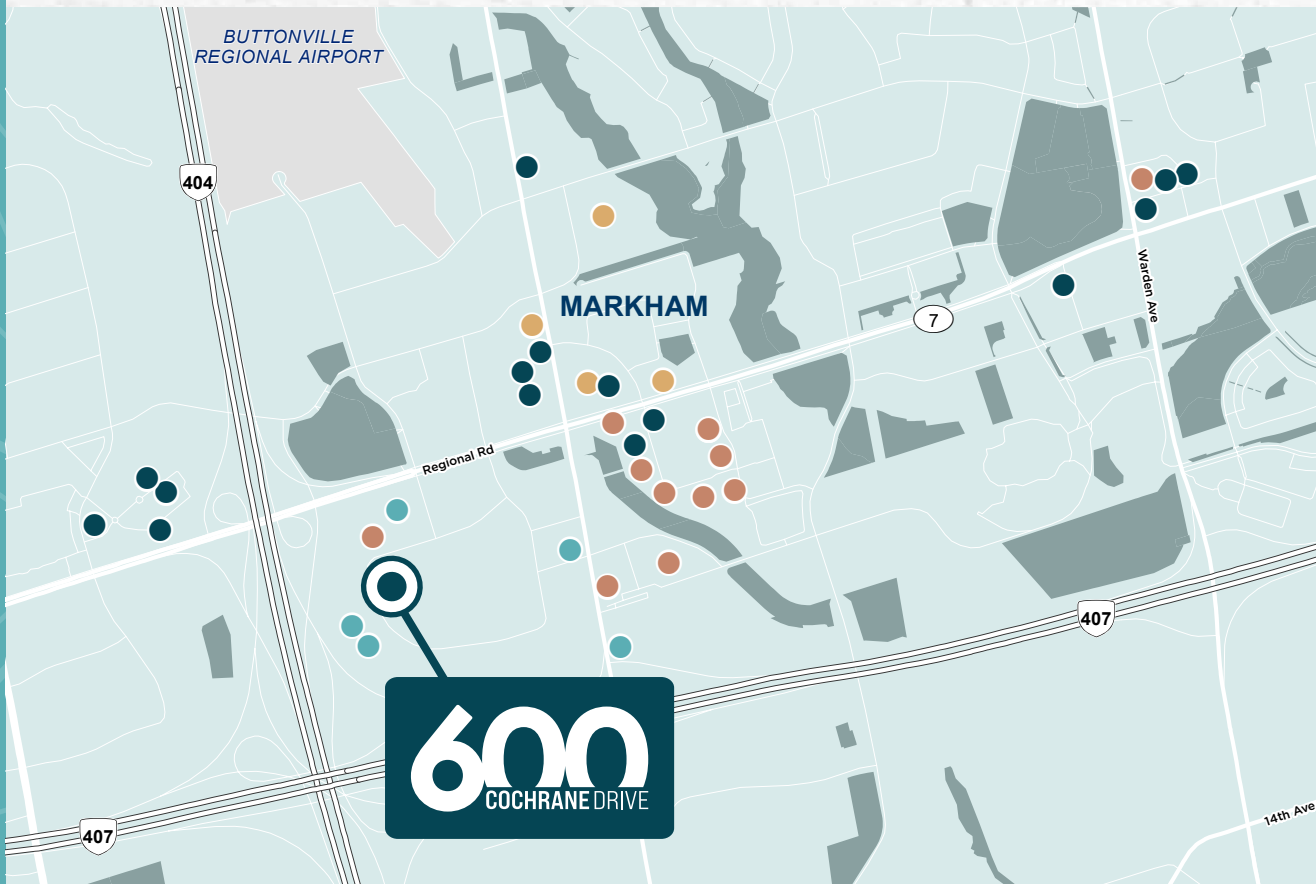
-  Electric car charging stations
-  Collaborative tenant lounge
-  Fitness Center
-  Dedicated mindfulness room

# CONTINUING TO UPGRADE

Brand new fully equipped fitness center with showers & lockers



# EASE OF ACCESS



## Hotel

Delta Hotels  
Sandman Hotel  
Park Inn By Radisson  
Comfort Inn  
Hampton Inn

## Gym

CrossFit  
F45 Training  
LA Fitness

## Restaurants

Booster Juice  
Chipotle  
Cora  
Freshii  
Jack Astor's Bar & Grill  
Kelsey's  
La Prep  
Moxie's  
MR.SUB  
Pizzaiolo  
Popeye's  
Quiznos  
St. Louis Bar & Grill  
Starbucks  
Sunset Grill  
The Keg Steakhouse

## Retail

Chapters  
Circle K Stores  
Costco Wholesale  
Harley Davidson  
La-Z-Boy  
Longos  
Staples  
The Home Depot  
Winners  
Nofrills



ONE FARE TRANSIT  
USING YRT, GO & TTC

TRANSIT AT FRONT  
DOOR



22 MINUTES FROM  
TORONTO PEARSON  
INTERNATIONAL  
AIRPORT



VIVA CONNECTION  
AT HIGHWAY 7



AMPLE RETAIL SHOPS  
WITHIN MINUTES ALONG  
HIGHWAY 7



30 MINUTES  
TO DOWNTOWN  
TORONTO

# 600

COCHRANE DRIVE

Markham, ON



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