

175 Commerce Valley Drive West |
Markham ON

Office Space For Lease

Situated in a park-like setting and offering a first class environment for your most discerning clients. The building has reserved surface and underground parking, a newly renovated lobby and an on-site cafe.

[Lobby Virtual Tour](#)

Yanis Tzatzoglou

Senior Vice President, Sales Representative
+1 416 791 7208
Yanis.Tzatzoglou@colliers.com

Patrick Cowie

Senior Vice President, Sales Representative
+1 416 791 7223
Patrick.Cowie@colliers.com

MACH

Colliers



Availability Overview

| | Area Available | Possession |
|------------------------|---|------------|
| Suite 230 | 6,192 RSF | Immediate |
| Net Rent | \$19.00 PSF / Year | |
| Additional Rent | \$18.32 PSF (2025) | |
| Parking | 4/1,000 SF Free | |
| Highlights | <ul style="list-style-type: none"> • Excellent access to Highway 404 & 407 • Covered/Underground parking available • Building has newly renovated main lobby • Easy access to public transit and many amenities | |

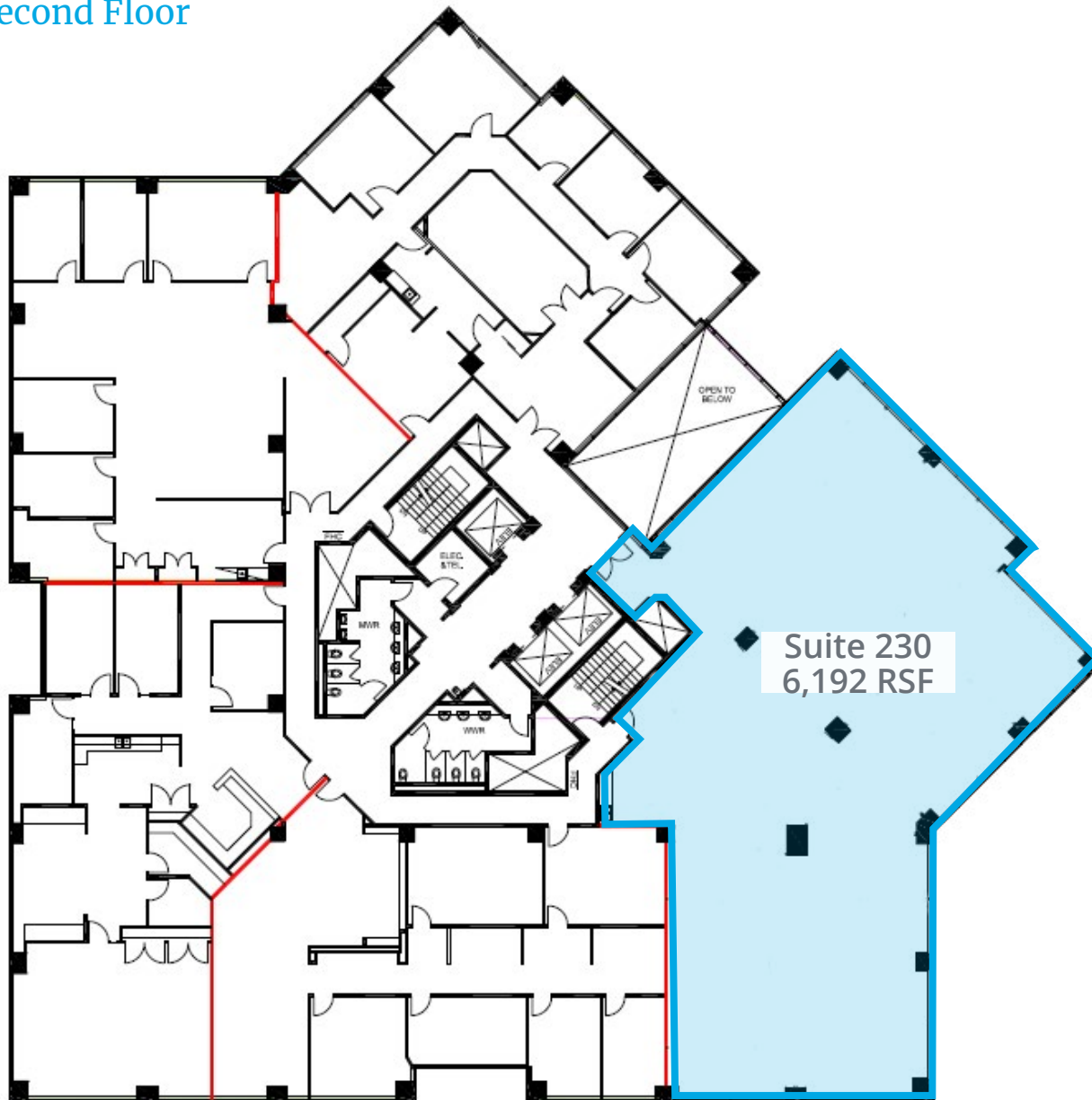
Floor Plan

Second Floor

Suite 230

6,192 SF available Immediately

- Suite has been brought back to base building, ready for finishing.



 Available Space

 DEMISING WALL

Suite 230
6,192 RSF

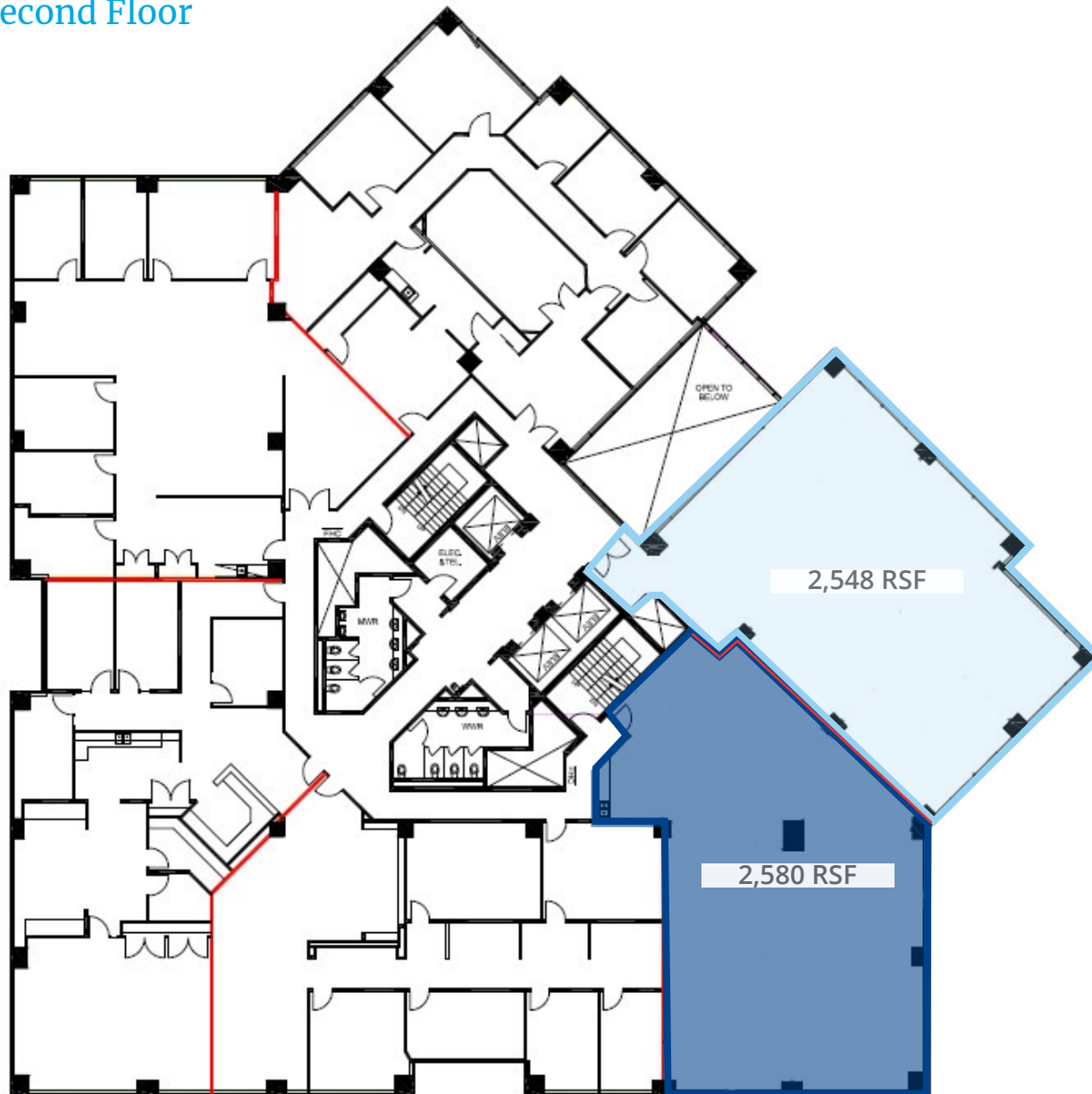


[Click Here to Take A Virtual Tour](#)

Floor Plan

Second Floor

Suite 230
6,192 SF - Possible Division
available Immediately



 DEMISING WALL

 Suite 230A - 2,548 RSF

 Suite 230B - 2,580 RSF

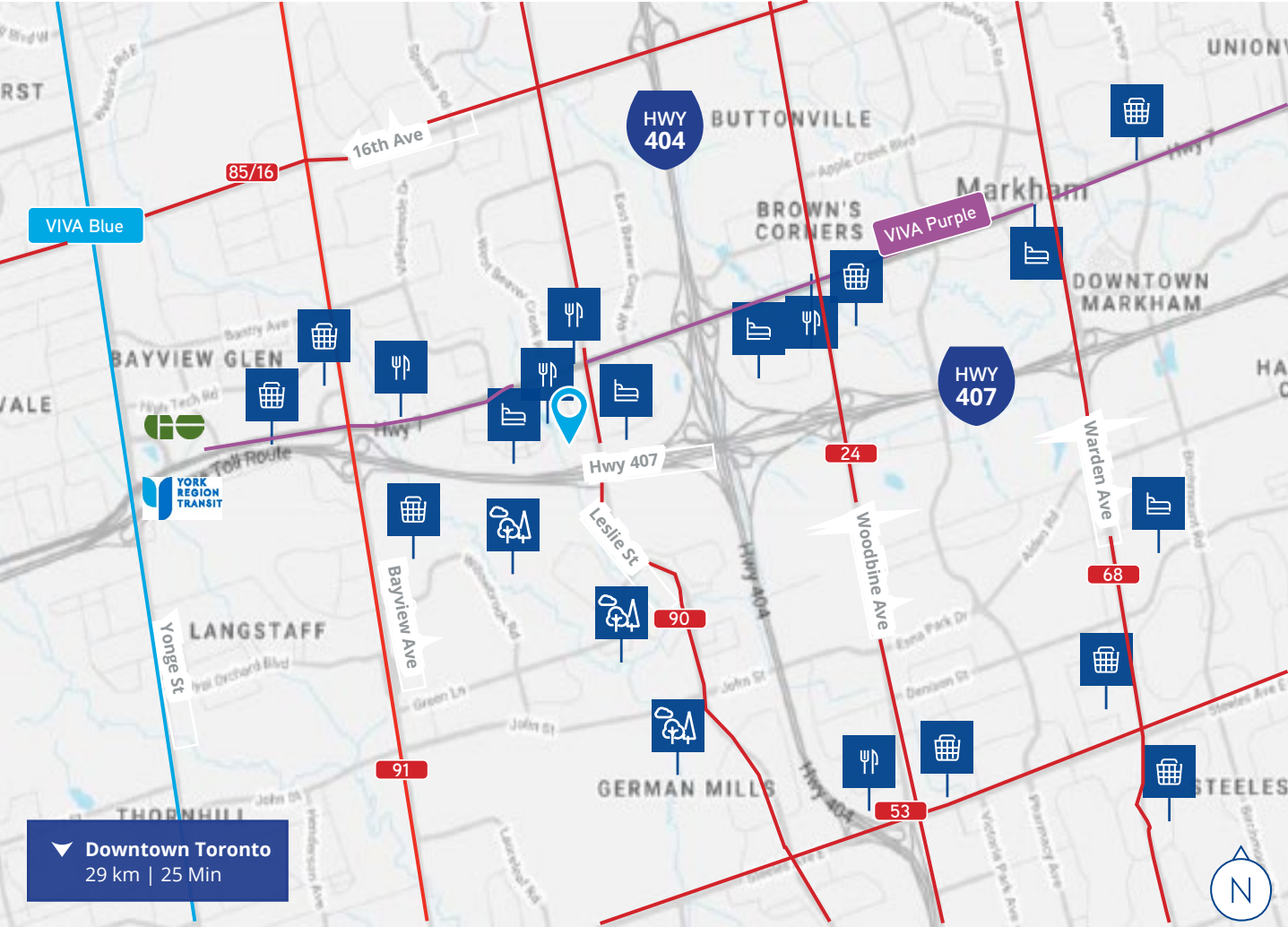


[Click Here to Take A Virtual Tour](#)

Photo Gallery



Close Proximity to Many Amenities & Transit Nearby



175 Commerce Valley Drive West offers great access to Highways 404 and 407, and multiple area amenities.

Subject property

Bus Routes

| | |
|--|-------------|
| | York Region |
| | Viva Blue |
| | Viva Purple |

Amenities

| | |
|--|----------------|
| | Park |
| | Restaurant/bar |
| | Bank |
| | Hotel |
| | Groceries |

Bike Score 80
Walk Score 75
Transit Score 55



MACH

Yanis Tzatzoglou*

Senior Vice President
+1 416 791 7208
Yanis.Tzatzoglou@colliers.com

Patrick Cowie*

Senior Vice President
+1 416 791 7223
Patrick.Cowie@colliers.com

[View Online Listing](#)

COLLIERS INTERNATIONAL
3389 Steeles Avenue East
Suite 400, Toronto, ON M2H 3S8
www.collierscanada.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding 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. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage

