

**UP TO
156,000 SQ. FT.
AVAILABLE**

3600

**STEELES AVENUE
EAST, MARKHAM, ON**

TONY GILL*
Senior Vice President
T +1 416 495 6261
tony.gill@cbre.com

JOHN WALLACE*
Vice President
T +1 416 815 2378
john.wallace@cbre.com

*Sales Representative

CBRE

PROPERTY DETAILS

AVAILABLE SPACE: 156,546 sq. ft. total
±17,000 sq. ft. per module
Second Floor: Modules A, B, C, D, H
Third Floor: Modules A, B, C, D

GROSS RATE: \$30.50 per sq. ft., plus escalations

PARKING RATIO: 6:1,000 sq. ft. at no additional charge

POWER: On-site with redundant dual feeds directly connected to Markham & Toronto power grids

OVERVIEW: 3600 Steeles Avenue East, owned by IBM Canada, is an exceptionally well designed and constructed, high-tech office campus that is located in a highly accessible and desirable corporate office location in Markham.

HIGHLIGHTS



OUTDOOR WALKING/
FITNESS PATHS



HEATED & COVERED
WALKWAYS TO THE
PARKING DECK



HIGH GRADE MECHANICAL &
ELECTRICAL SYSTEMS



ON-SITE MARKETARIA
SERVING TIM HORTONS,
PIZZA PIZZA,
STARBUCKS
& MORE



EXCELLENT NATURAL LIGHT
& LARGE WINDOWS



CLOSE ACCESS TO
HIGHWAY 404 & 407



24/7 MANNED SECURITY



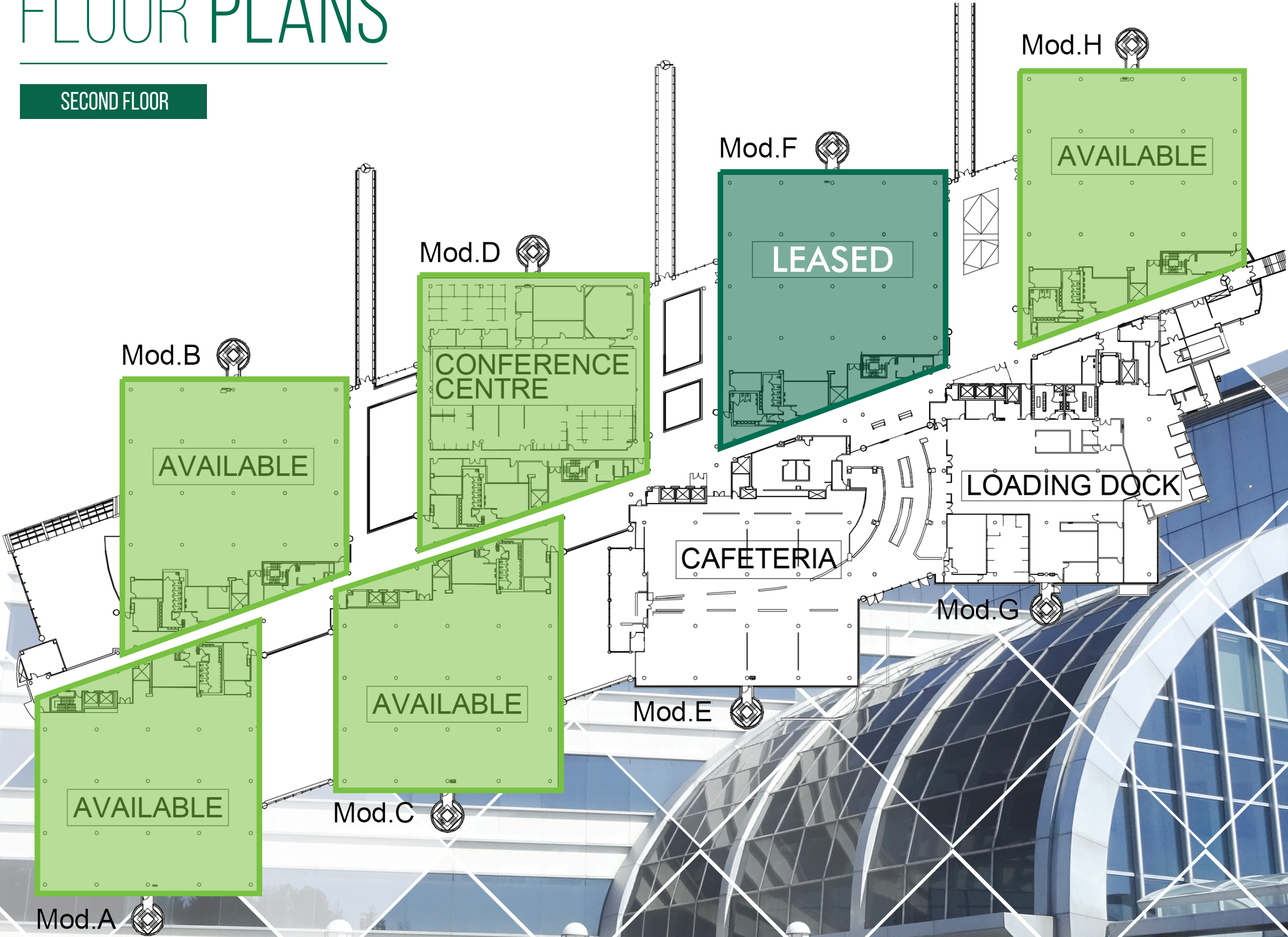
FURNISHED SPACES
AVAILABLE



FLOOR PLANS

SECOND FLOOR

Module	Rentable Size
A2	17,797 sq. ft.
B2	17,137 sq. ft.
C2	17,483 sq. ft.
D2	17,175 sq. ft.
F2	16,343 sq. ft.
H2	16,874 sq. ft.

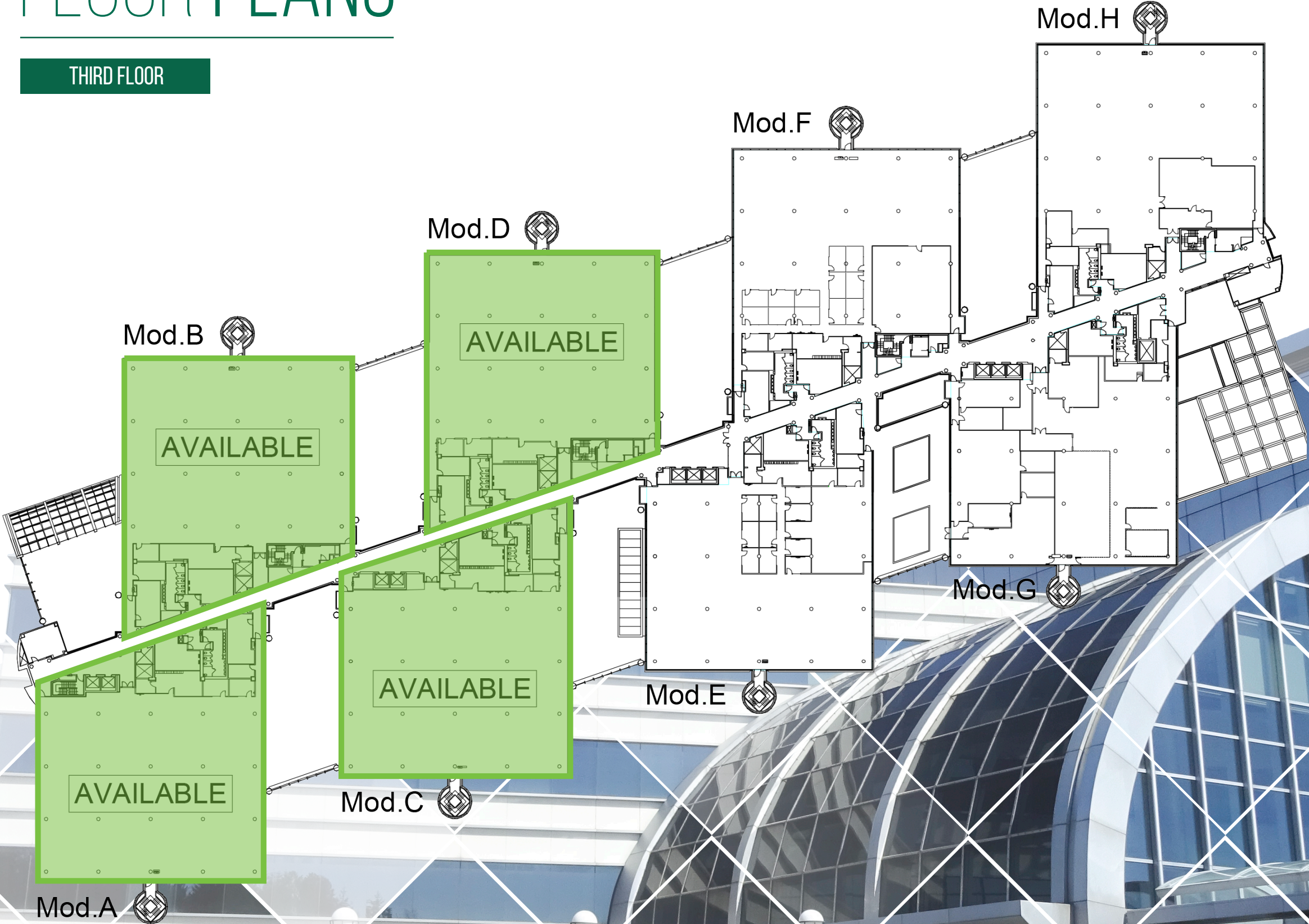


All outlines are approximate

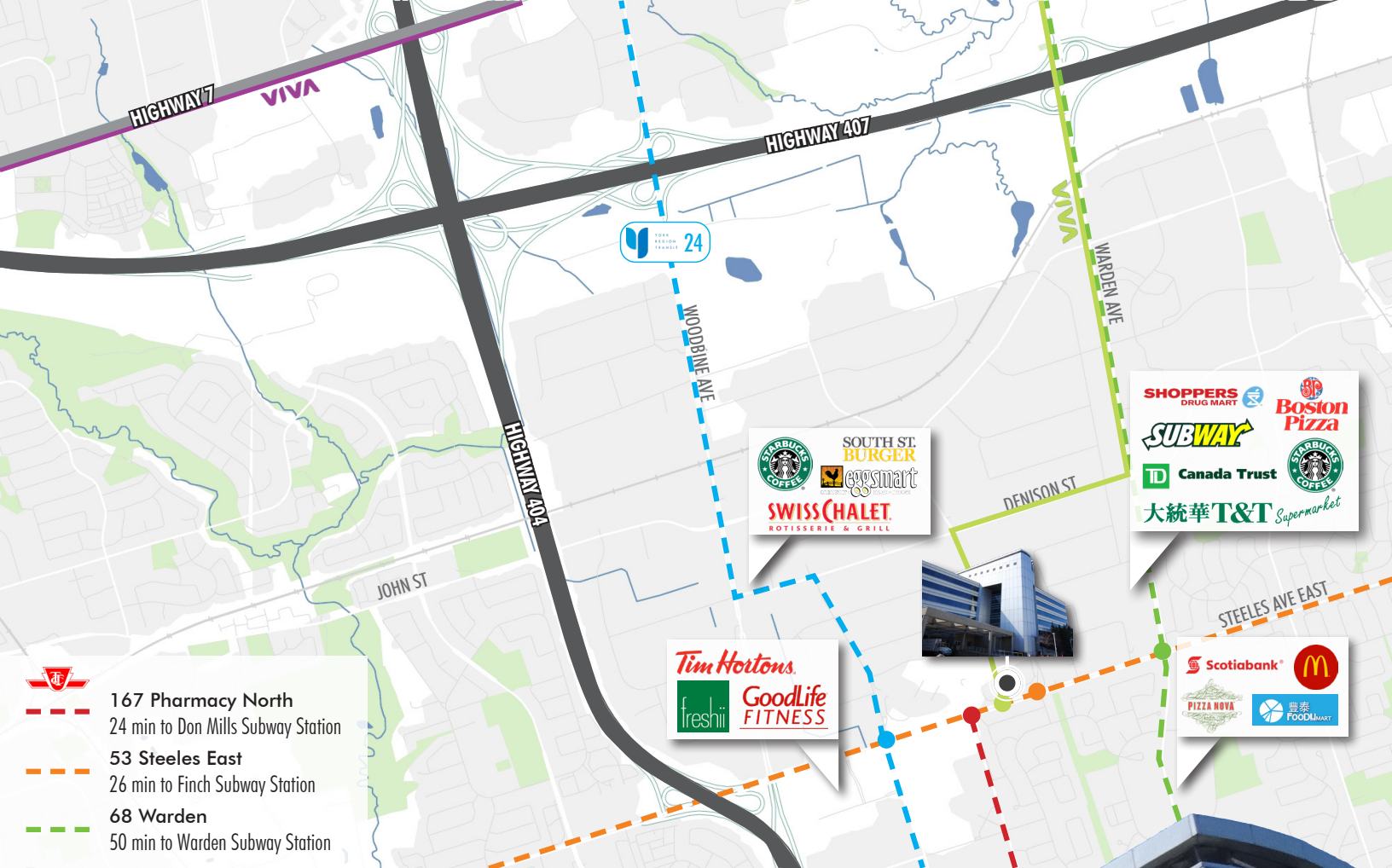
FLOOR PLANS

THIRD FLOOR

Module	Rentable Size
A3	17,865 sq. ft.
B3	17,313 sq. ft.
C3	17,588 sq. ft.
D3	17,314 sq. ft.



All outlines are approximate



-  **167 Pharmacy North**
24 min to Don Mills Subway Station
-  **53 Steeles East**
26 min to Finch Subway Station
-  **68 Warden**
50 min to Warden Subway Station

FOR MORE INFORMATION, PLEASE CONTACT:

TONY GILL*
Senior Vice President
T +1 416 495 6261
tony.gill@cbre.com

JOHN WALLACE*
Vice President
T +1 416 815 2378
john.wallace@cbre.com

CBRE Limited | 2005 Sheppard Avenue East, Suite 800 | Toronto, ON M2J 5B4 | www.cbre.ca | *Sales Representative



©April 2018. This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information 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 from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; MapPoint, DMIT Spatial, EnviroAnalytics, Microsoft Bing, Google Earth