



THORNHILL SQUARE

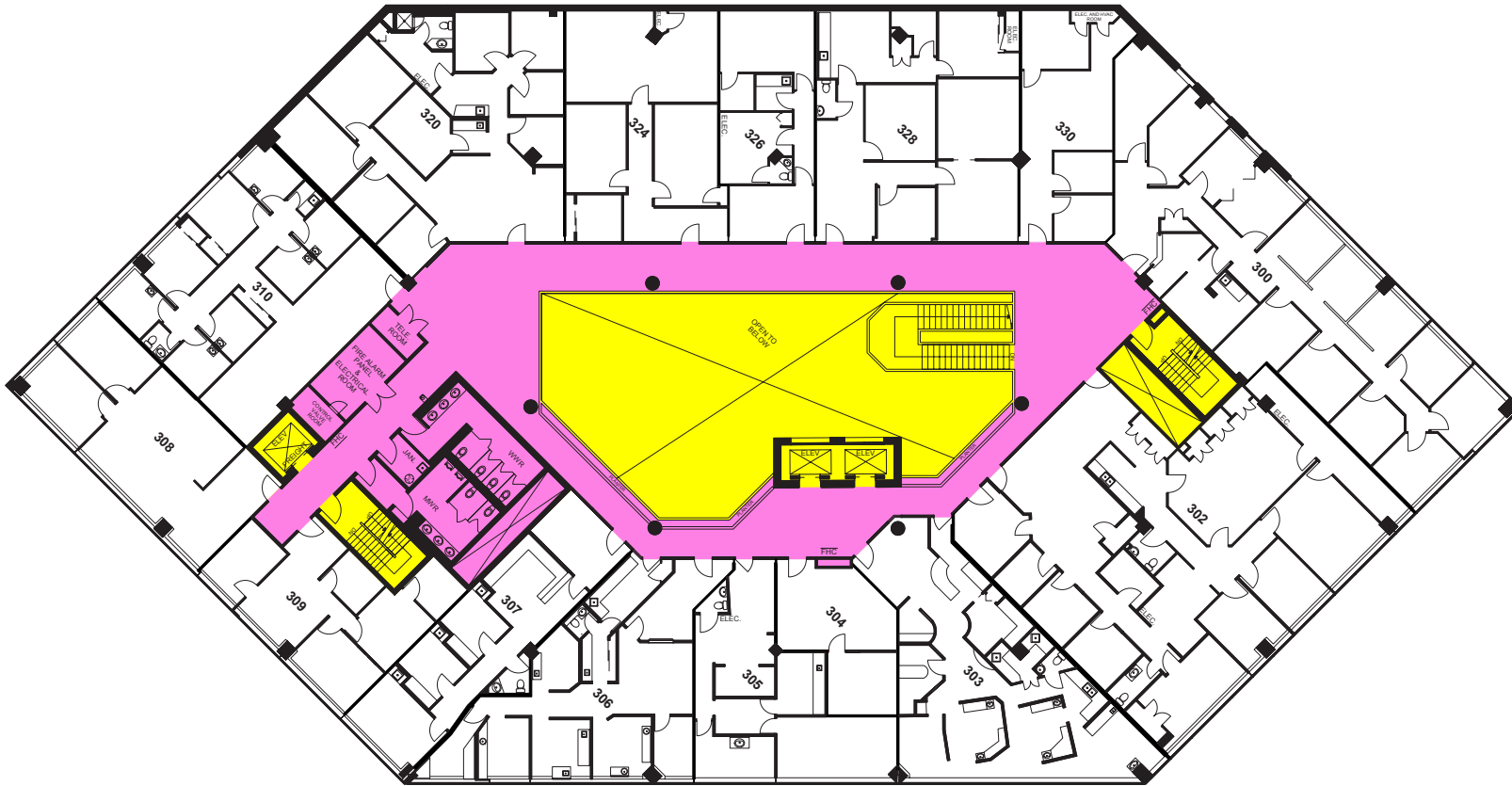
OFFICE SPACE FOR LEASE



Markham, ON

AERIAL





- The office building has about 112,000 sq. ft. of gross leasable area. Current tenants are doctors, dentists, clinics, health practices, school/academy/early teaching, dance school.
- Wide open concept with great natural light.
- Restaurants, coffee shops, bakery, cleaners, banking & Food Basics at ground level.
- Free Standing Shoppers Drug Mart and popular sit down restaurant (Santorini.)
- Adjacent to Thornhill Community Centre with ice rink, squash courts, therapy pool, cycle studio and gym.

DEMOGRAPHICS (2026)



POPULATION

General Trade Area 3km

Estimate	67,276
Daytime Worker Population	61,128
Total Households	25,961
Median Age	48
Visible Minority	64%

EDUCATION

Highest Education Attained 3km

Bachelor's degree	19.3%
Apprenticeship or trades certificate or diploma	10.6%
High School diploma or equivalent	7.8%
College, CEGEP or other non-university certificate or diploma	7.1%
University certificate or diploma below bachelor level	1.8%

INCOME

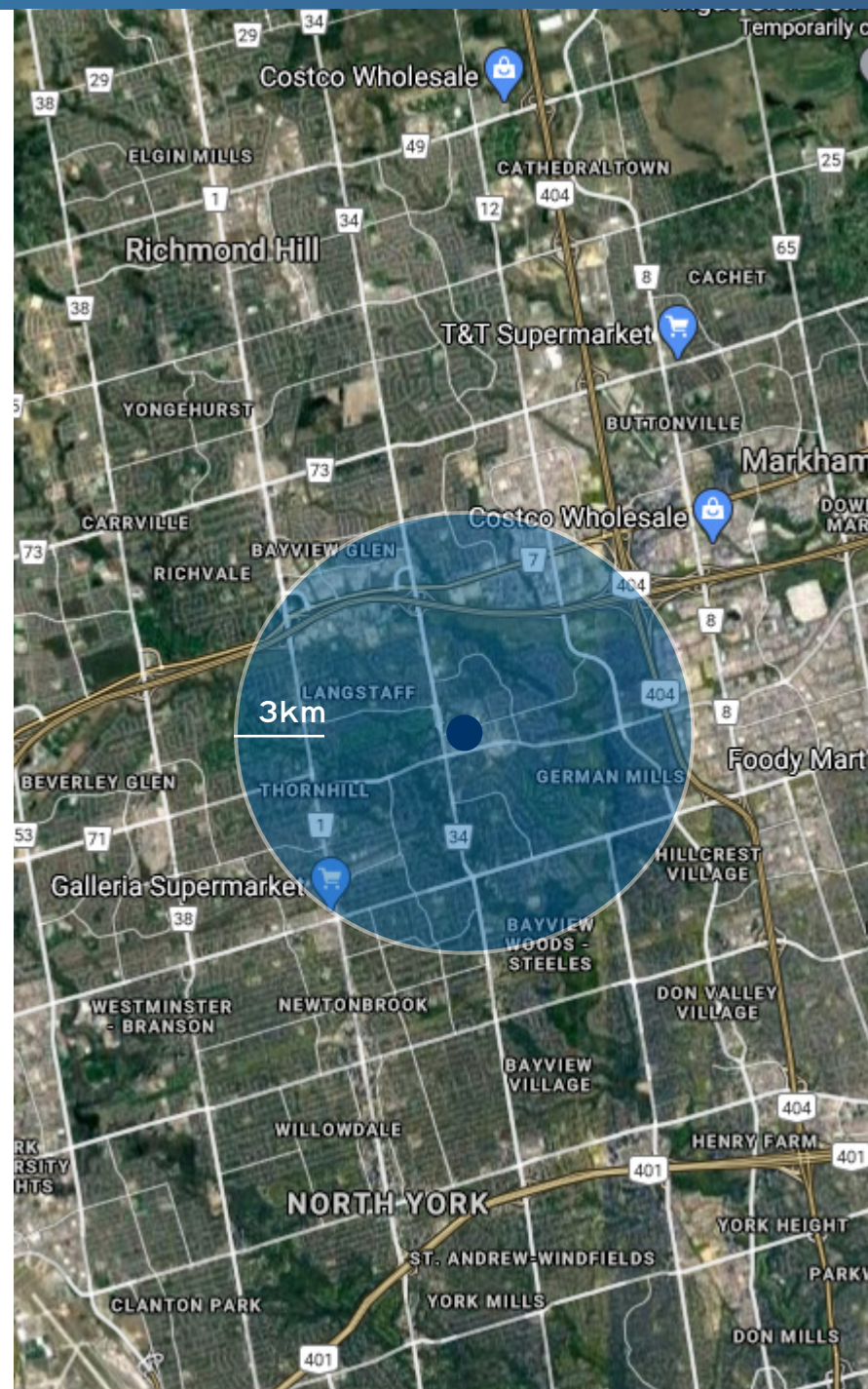
General Trade Area 3km

Median Household Income	\$102,632
Earn Below \$49k	20.2%
Earn \$50k - 99k	29.1%
Earn \$100,000 +	50.6%
Employment Rate	50%

EMPLOYMENT

Industry 3km

Professional, scientific and technical services	17.7%
Health care and social assistance	12.4%
Retail trade	10.2%
Finance and insurance	9.6%
Educational services	7.5%
Manufacturing	6.5%



PROPERTY FACTS



THORNHILL SQUARE

Location	300 John Street Markham, Ontario
Intersection	John Street & Porterfield Crescent
Anchor Tenants	Food Basics, Shoppers Drug Mart, CIBC, Canbwell Inc.
Shadow Anchor	Thornhill Community Centre, visits per year: 1.2 mil.
GLA	172,396 sq. ft.
Occupancy	120,226 sq. ft. / 69.74%
Retail GLA	13,797 sq. ft. (excluding Foodbasics and pads)
Occupancy	10,538 sq. ft. / 76%
FBs & Pad GLA	66,932 sq. ft.
Occupancy	100%
Office GLA	91,667 sq. ft.
Occupancy	42,756 sq. ft. / 46.6%
Traffic Counts	John St. East & Westbound: 17,789 AADT Bayview Ave. North and Southbound: 44,130 AADT





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