

Office | For Lease

CBRE

140 Allstate Parkway

Suite sizes ranging from
1,672 sf to 25,205 sf

140 Allstate Pkwy
Markham, ON L3R 5Y8



Office Space for Lease

140 Allstate Parkway | Markham, ON L3R 5Y8

For Lease

Availabilities

Suite	Availability	Size
Suite 303	Immediate	3,152 SF
Suite 400 ¹	Immediate	17,933 SF
Suite 503 ¹	August 1, 2026	7,272 SF
Suite 500	Immediate	1,672 SF

¹Suite 400 + 503
Contiguous for 25,205 SF

Asking Net Rent

\$14.00 psf per annum

Additional Rent

\$18.34 psf per annum (2026 estimate)

Highlights

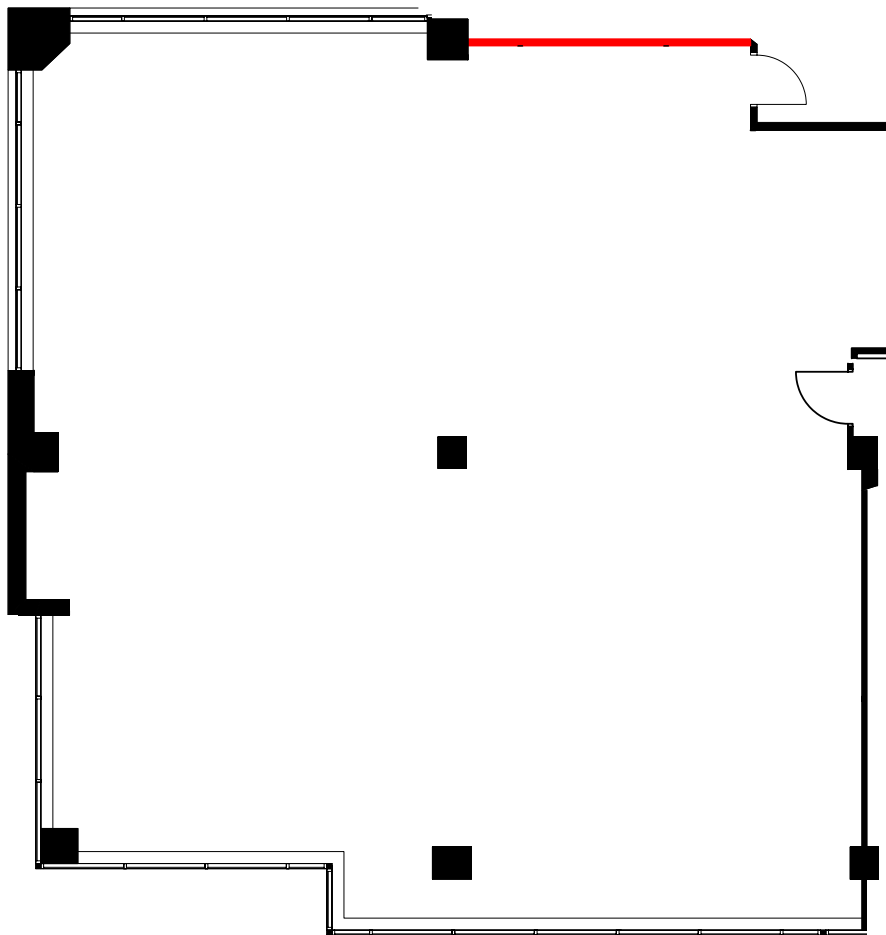
- + Flexible office configurations
- + Building signage facing Highway 404
- + Immediate access to Highways 404 & 407
- + Expansive free parking – 4/1,000 sf
- + Close to great amenities
- + Steps away from the YRT bus stop



Floor Plans

Suite 303 - 3,152 SF

+ Suite is in base-building conditions



Office Space for Lease

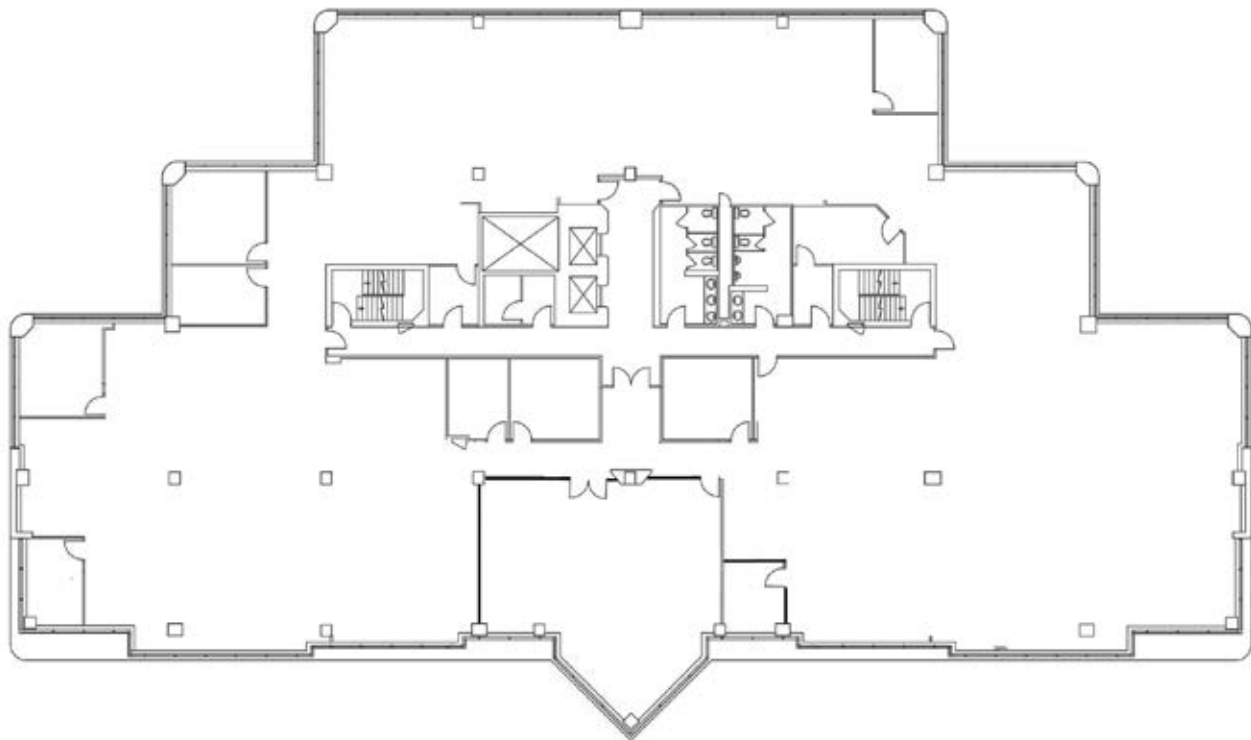
140 Allstate Parkway | Markham, ON L3R 5Y8

For Lease

Floor Plans

Suite 400 - 17,933 SF

+ Suite can be contiguous with suite 503 for 25,505 SF

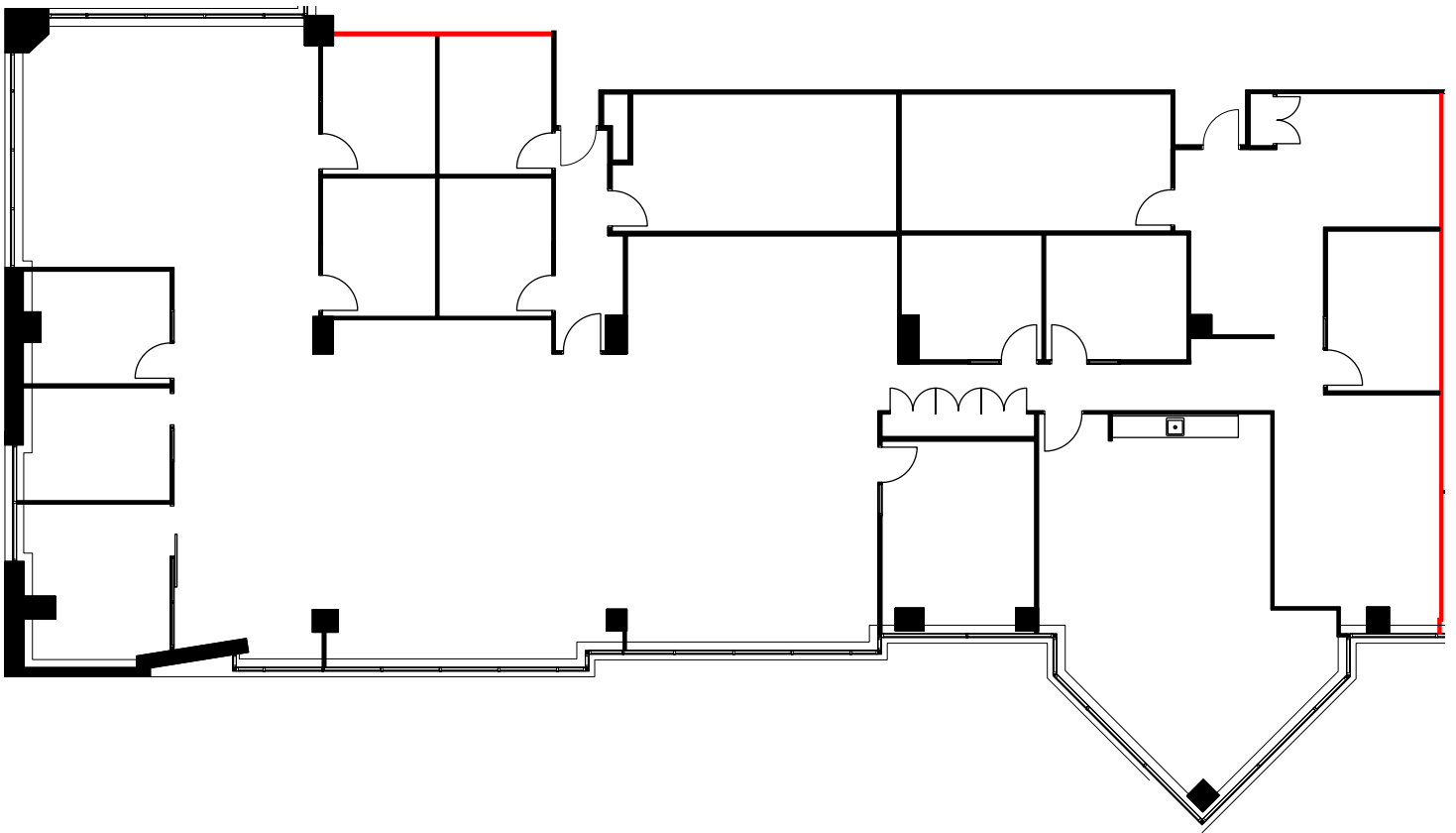


Floor Plans

Suite 503 - 7,272 SF

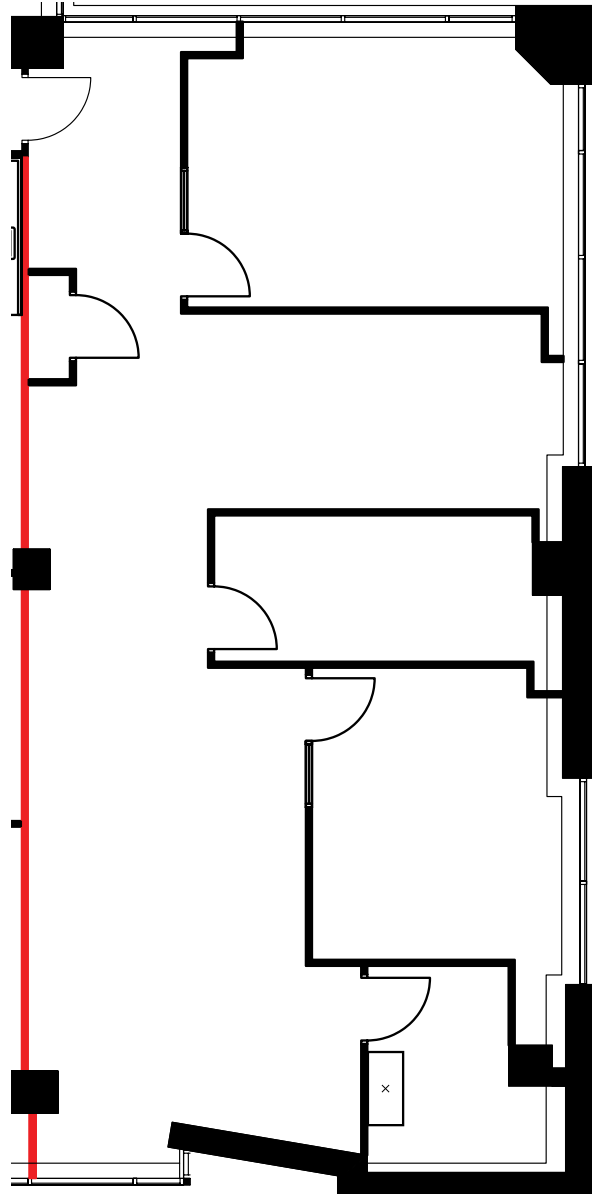
+ Available August 1, 2026

+ Suite can be contiguous with suite 400 for 25,505 SF



Floor Plans

Suite 500 - 1,672 SF

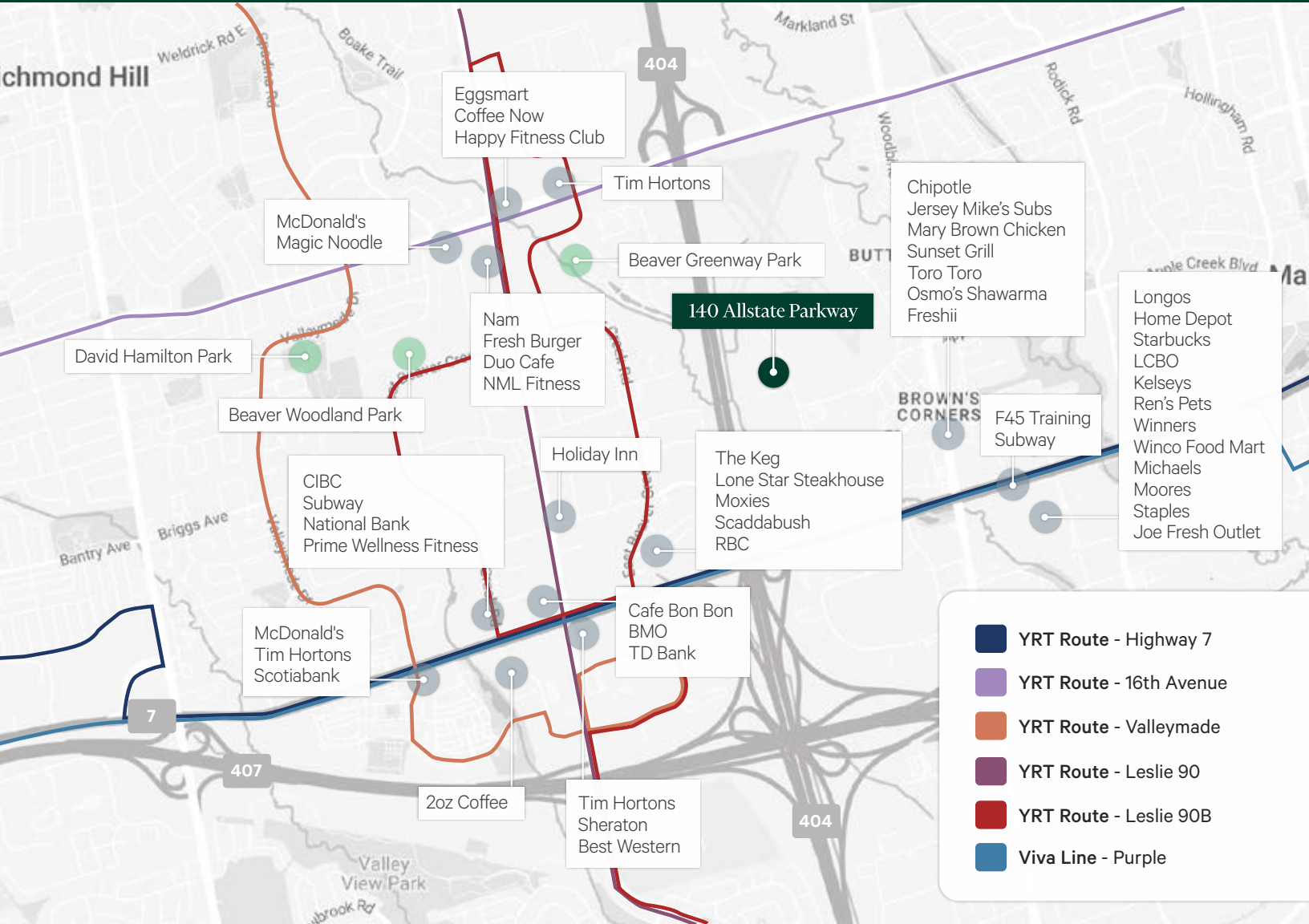


Office Space for Lease

140 Allstate Parkway | Markham, ON L3R 5Y8

For Lease

Amenities and Transit Connections



Contact Us

Matt Gunning**, SIOR

Senior Vice President
+1 416 495 6313
matt.gunning@cbre.com

Katie Wilson*

Associate Vice President
+1 416 495 6274
katie.wilson@cbre.com

CBRE Limited, Real Estate Brokerage | 2005 Sheppard Ave E., Suite 800, Toronto, ON M2J 5B4 | www.cbre.ca

*Sales Representative **Broker

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"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. 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.

Updated: 03/17/26

