



3100 Steeles Ave W 600A
Vaughan Ontario L4K 3R1
 Vaughan Concord York
SPIS: N **For:** Lease
Taxes: \$13.20/2025/T.& O. **Last Status:** NEW
Legal: **DOM:** 97

Office **Occup:** Vacant **Lse Term Mnths:** 36/60
 Office **Freestanding:** N **SPIS:** N **Holdover:** 365
 Professional Office **Franchise:**

Com Cndo Fee:
Dir/Cross St: Steeles and Jane
Directions: North side of Steeles Avenue West, just west of Jane Street

MLS#: N12120063 **Sellers:** Concord Corporate Centre Inc. **Contact After Exp:** N
Possession: Flexible **Date:** 09/01/2025 **Remarks:** Sept. 1/TBA
PIN#: 291710002 **ARN#:** 192800023010102
Additional PIN#:

Total Area: 2250 Sq Ft	Survey:	Soil Test:
Ofc/Apt Area: 100	Lot/Bldg/Unit/Dim:	Out Storage:
Indust Area:	1 x 1 Feet Building	Rail:
Retail Area:	Lot Irreg:	Crane:
Apx Age:	Bay Size:	Basement:
Volts:	%Bldg:	Elevator: Public
Amps:	Washrooms: 0	UFFI:
Zoning: Commercial	Water: Municipal	Assessment:
Truck Level:	Water Supply:	Chattels:
Grade Level:	Sewers:	LLBO:
Drive-In:	A/C: Y	Days Open:
Double Man:	Utilities: Y	Hours Open:
Clear Height:	Garage Type: Outside/Surface	Employees:
Sprinklers: Y	Park Spaces: 200 #Trl Spc:	Seats:
Heat: Gas Forced Air Clsd	Energy Cert:	Area Infl:
Phys Hdcp-Eqp:	Cert Level:	Major Highway,Public Transit
	GreenPIS:	

Bus/Bldg Name:	For Year:	Financial Stmt:
Actual/Estimated:		
Taxes:	Heat:	Gross Inc/Sales:
Insur:	Hydro:	-Vacancy Allow:
Mgmt:	Water:	-Operating Exp:
Maint:	Other:	=NetIncB4Debt:
		EstValueInv At Cost:
		Com Area Upcharge:
		% Rent:

Client Remks: ** Fabulous 1st Class Office Tower ** Fabulous Totally Renovated Penthouse Office Suite with High Quality Office Finishes Throughout ** Vinyl Flooring and Carpet Tiles ** Glass Doors ** LED Lighting ** Panoramic Views ** Various Size Suites Available (can be split into 2,500 Sq. Ft or 1,250 Sq. Ft. suites) ** Ample Free Surface Parking ** Beautifully Renovated Lobby And Common Areas ** Daily In-Suite Janitorial ** Steeles Avenue Exposure ** Next to Black Creek Forest From Suite ** Outdoor Balcony ** Elevators ** TTC At Front Door ** Highway 407 ** Steps to Black Creek Subway Station ** RBC ATM Machine In Lobby ** Additional Rent Includes Taxes, Maintenance, Insurance, Utilities And Janitorial ** On-site Property Management ** Advanced Security System ** Excellent Management **

Extras:

Inclusions:

Exclusions:

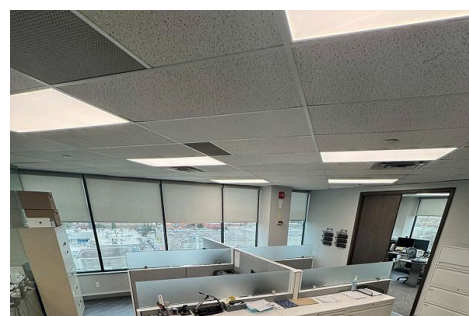
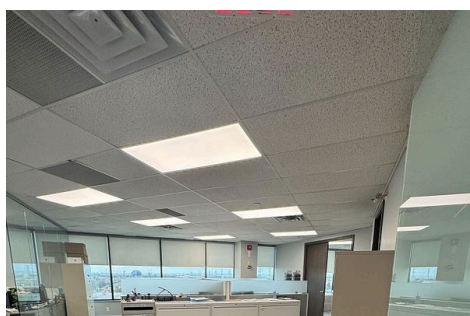
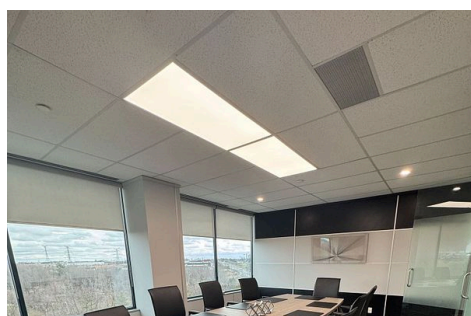
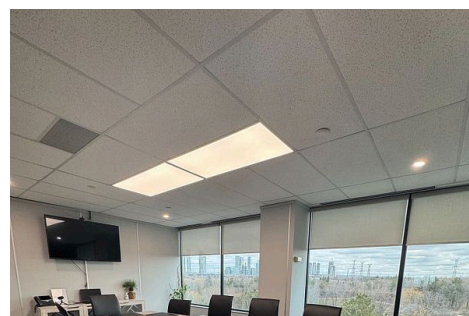
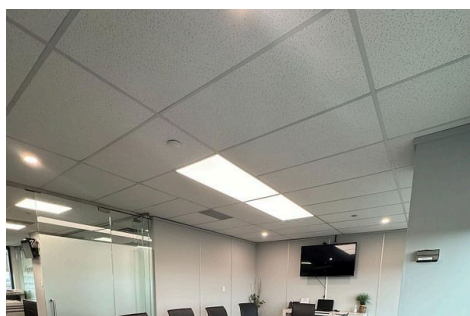
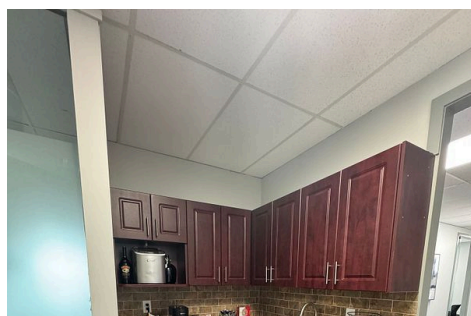
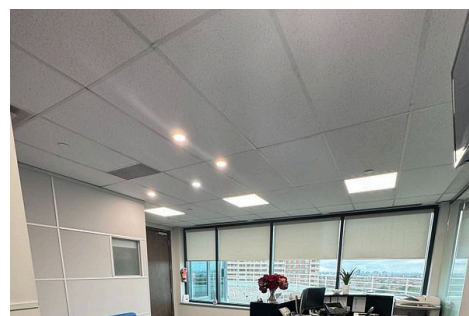
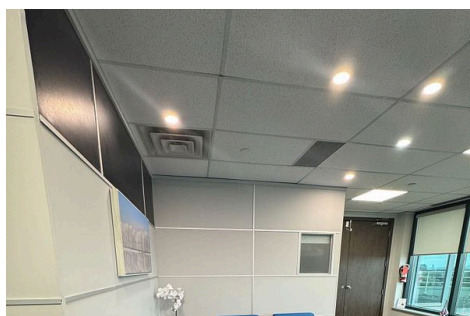
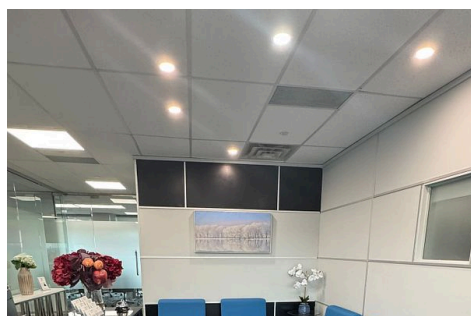
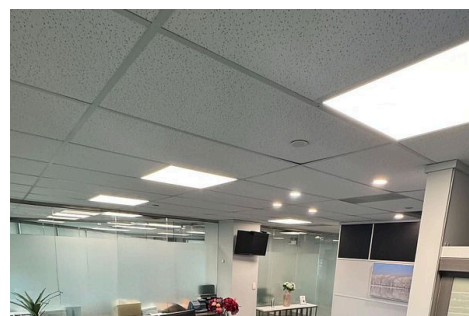
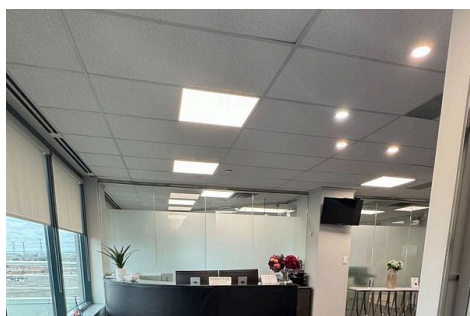
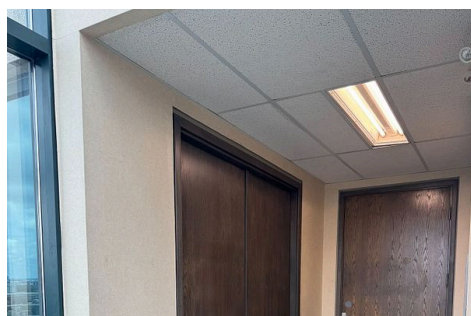
Rental Items:

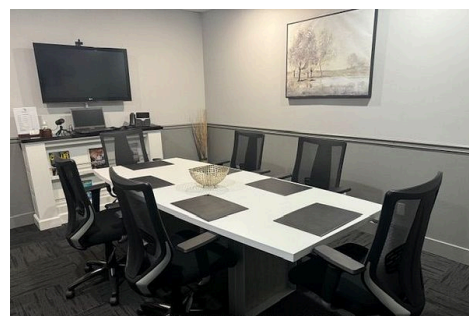
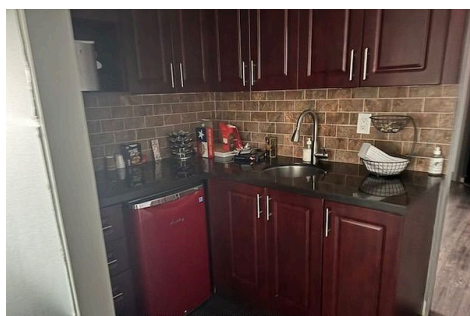
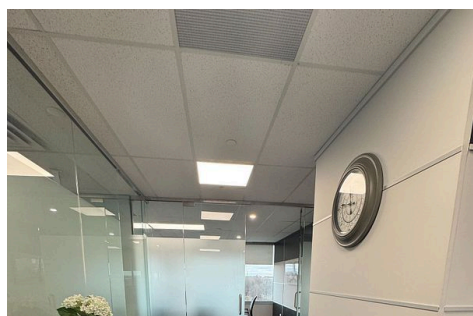
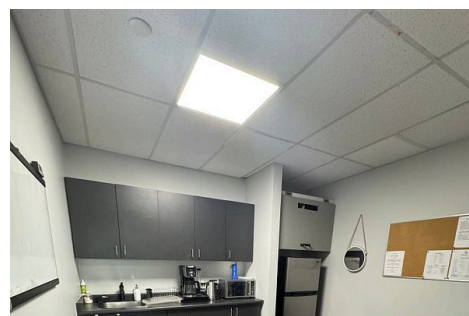
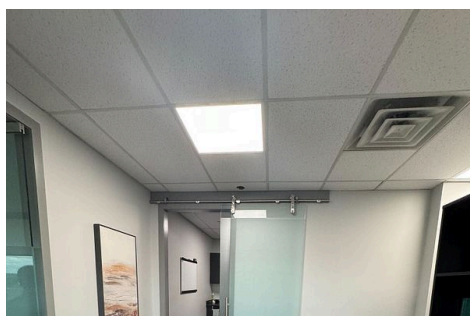
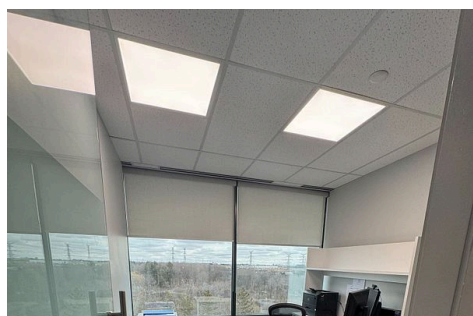
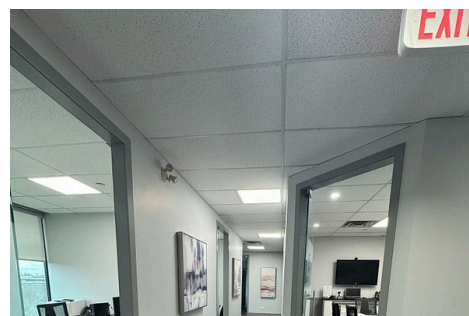
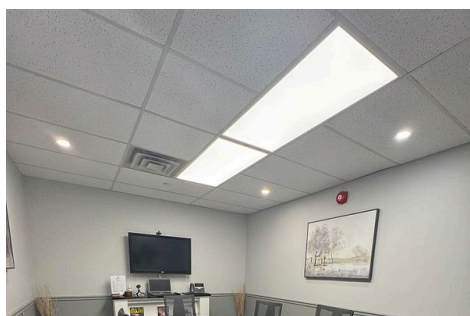
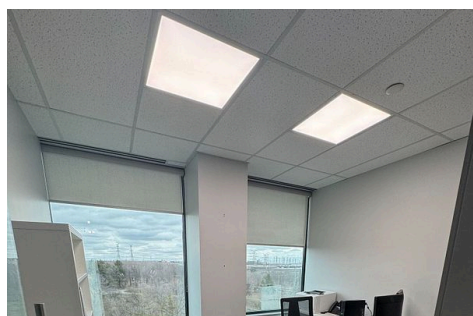
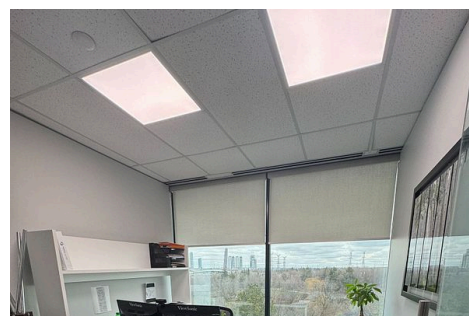
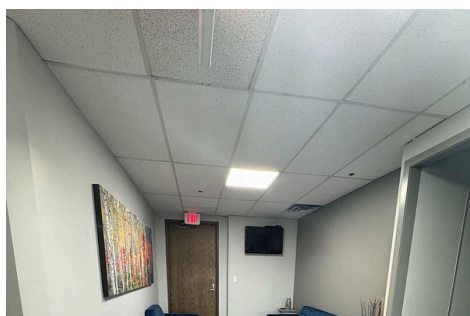
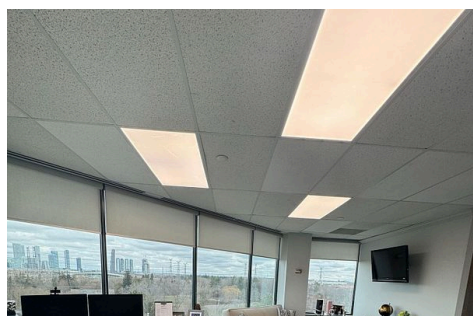
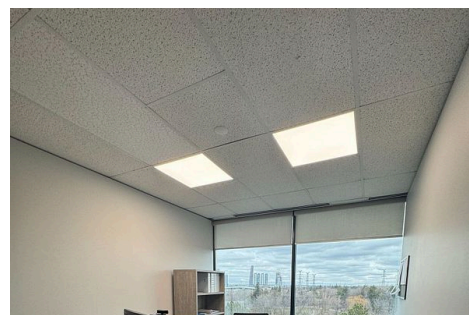
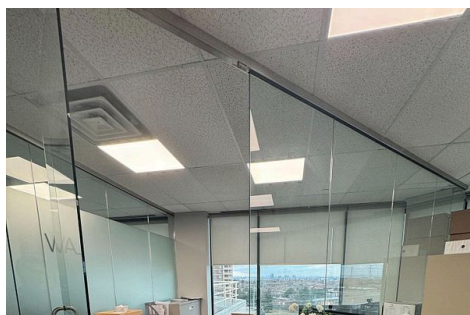
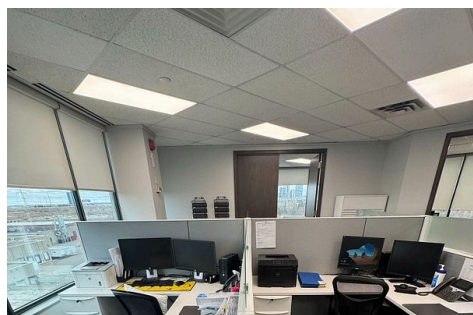
Showing Requirements: Go Direct

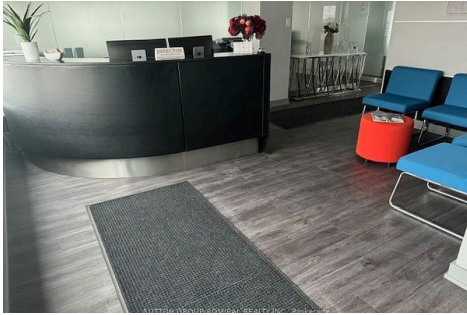
Brkage Remks: ** Easy To Show ** Excellent Management ** Standard Offer Form ** 24 Hours Notice For Showings ** Showings Monday-Friday 10:00 Am - 4:30 Pm ** Show And Lease **

SUTTON GROUP-ADMIRAL REALTY INC. **Ph:** 416-739-7200 **Fax:** 416-739-9367
 1206 Centre Street Thornhill L4J3M9
 MARVIN NEWMAN, Broker 647-891-3336

Contract Date: 04/30/2025	Condition:	Ad: N
Expiry Date: 09/30/2025	Cond Expiry:	Escape:
Last Update: 05/02/2025	CB Comm: \$0.75/Sq. Ft./Years Of Term - \$360 M.F.	Original: \$16.50







CONCORD CORPORATE CENTRE	
Office: Concord Corporate Centre Inc.	Managed By: Serkay Property Management (905) 753-7500
Adkins & Spurgin Law Office	422
Apthaus LLP, Chartered Accountants	402
Atkinson & Suter Chartered Accountants	204
AUTOCRYPT ENTERPRISES INC.	601
BALTSKY, J.B., Review and Billing	311
Banque des Investissements	601
Baselamp Construction	406
Becky Property Management Inc.	500
BGS Homes Inc.	400
BlueCrest Inc.	500
Choice Carving Co.	403
Di Monte & Di Monte (Law Services and Billing)	211
DOMINGO GALATI INTERNATIONAL CONSULTANTS CAN. CO. INC.	510
Edison International	205
Expert Employment Services	511
Ernst & Young Services & Solutions Notary Public	104
FURNING STATION INC.	403
GRUPO QUANGUACI INVESTMENTS CORPORATION CAN. CO.	510
INTEGRIS GLOBAL EDUCATION	409
JH Architects	409
Migara Migara & KAM Lawyers	603
MOH Legal & Immigration Services	203
St. Benjamin Vicozzi Bartlett & Soliman-Notary Public	103
Prologis Law Firm	100
S&B Finance Services / Tax Services	601
Smith Financial Services	607B
Smith Wealth Results - Chartered Accountants	510
Shapiro Leveson Professional Corporation	601
Sheppard & Associates	404
SMITH VENTURI	300
TELEFORM Corporation	404
Tone Law Office	207
TRIPLEX Realities	205
TROBRO EXECUTIVE SUCCESS CENTRE INC.	543
TS&K Corporate Group/Service Tax Experts	202
VENTURE FINANCIAL LTD.	600
WOLPER CONSULTING INC.	400
World Financial Group	512
World Wide Diamond Group Inc.	602

