



165 Commerce Valley Drive West | Richmond Hill

Move-in Ready Opportunity in **Class A Office Building**

Incredible opportunity to lease 'move in ready' premises at Southcreek Corporate Centre with the best in building systems and design.



BOMA Best
Platinum Certified

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Building Signage
Opportunities



On-site Cafe



Parking at
4/1,000 SF



24/7 Security

Accelerating success.

Availability Details

Recently Renovated Office Building

Well-maintained office building with efficient floor plates, expansive views, and centrally located in an amenity rich area with ample on-site parking and transit nearby. Potential signage opportunity.

Suite 300 **17,700 SF - Full Floor**

Net Rent **\$20.00 PSF Per Year**

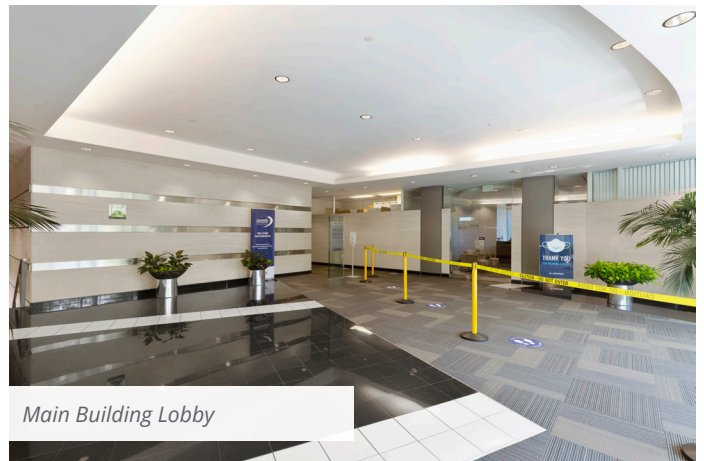
Additional Rent **\$18.89 PSF (2025)**

Parking **4/1,000 SF Free
(Surface & Deck)**

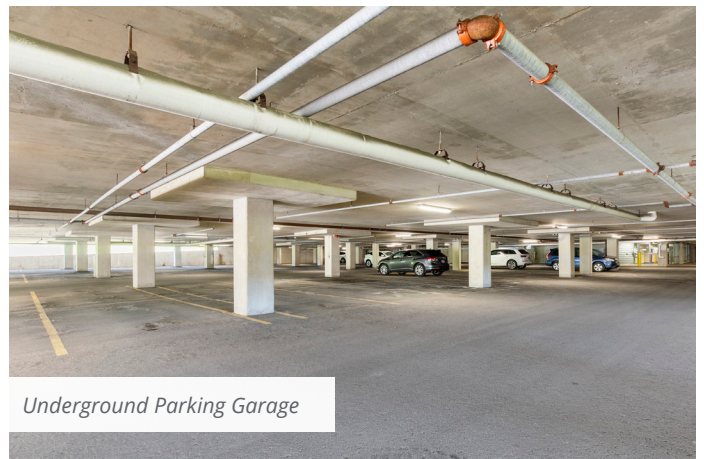
- Comments**
- Close proximity to a wide variety of local amenities and transit nearby.
 - Generous expansive lobby
 - Compartmentalized HVAC VAV on floor system
 - Current Service Providers: Bell, Rogers, Allstream, Terago
 - Quality existing improvements in place



Building Exterior with Signage



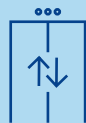
Main Building Lobby



Underground Parking Garage



Bike Storage
On-site



2 High Speed
Elevators

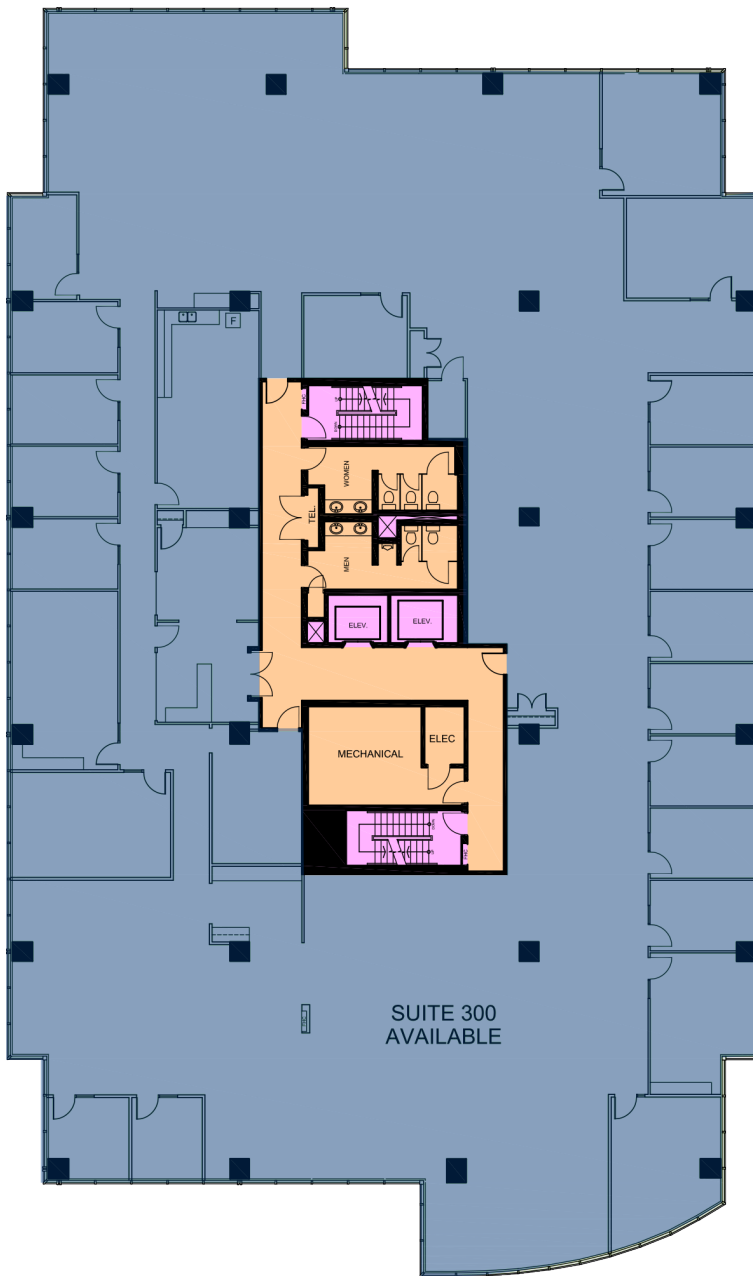


Access to Campus
Fitness Centre



Truck Level loading
dock for deliveries

Floor Plan



Available Space

Suite 300 17,700 SF

- Move-In Condition
- Efficient full floor with tremendous natural light and views overlooking Vanhorn Park
- Reception
- 1 boardroom
- 19 perimeter offices or small meeting rooms
- Photocopy/printer Room
- Kitchen with seating area



[Click Here to take a Virtual Tour](#)

- USABLE AREA
- VERTICAL PENETRATIONS
- FLOOR COMMON AREA

0 10 50 FT.

Suite 300 Photos



Kitchen with Seating



Open Work Area



Open Work Area

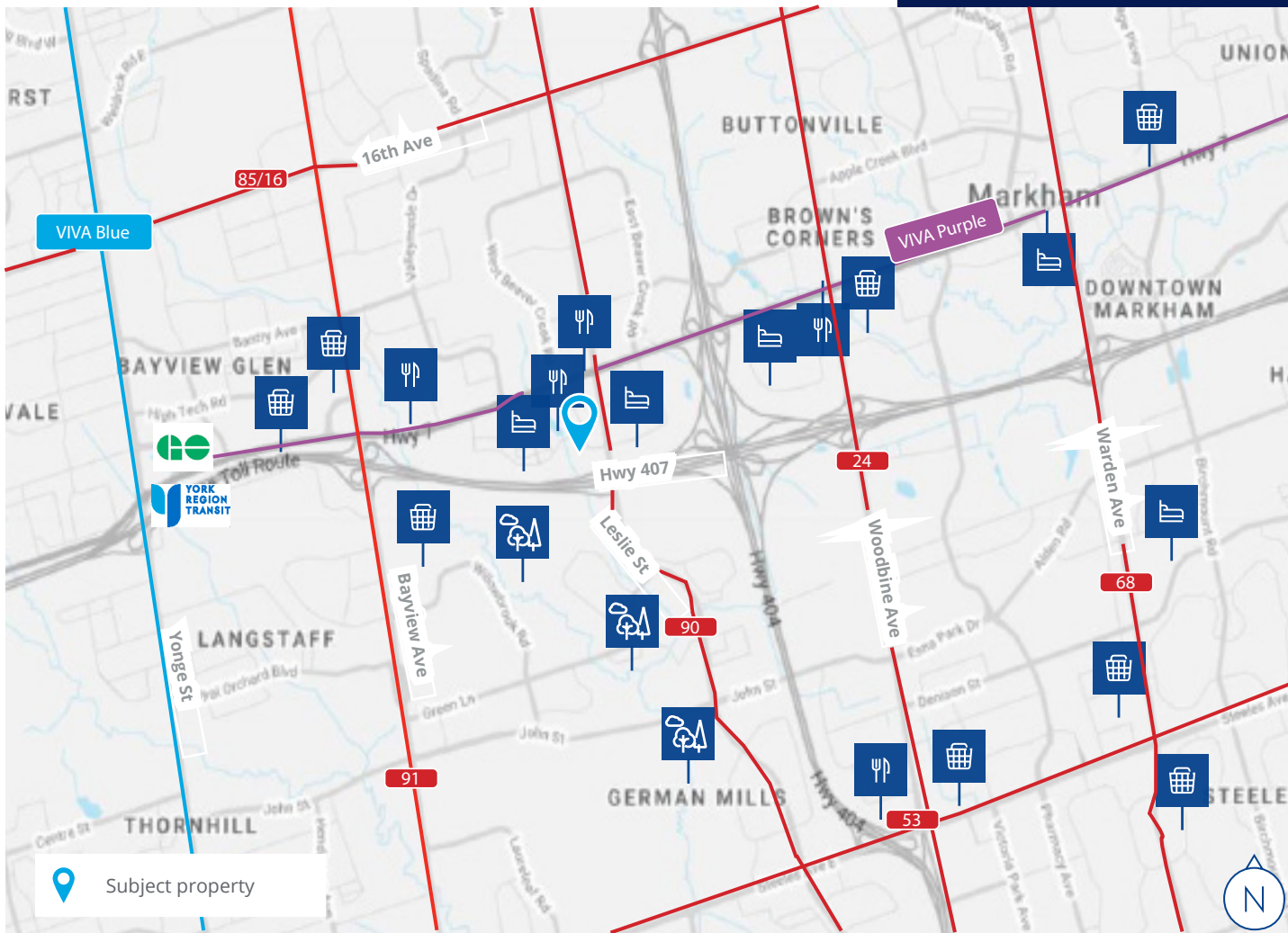


Meeting Room



Private Office

Surrounding Amenities



Amenities

	Park
	Restaurant/bar
	Bank
	Hotel
	Groceries

Bus Routes

	York Region
	Viva Blue
	Viva Purple

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