

600
COCHRANE DRIVE

WELCOME TO
600 COCHRANE DRIVE

Markham, ON



UP TO 58,986 SF **AVAILABLE FOR LEASE**



CURRENT OPPORTUNITIES

At 600 Cochrane Drive, tenants can seamlessly transition into their new workspace within 60 days, ensuring a swift and efficient move-in process. Also, for added flexibility, tenants can commence their lease any time before January 31st, 2025, accommodating varying timelines.

Availabilities

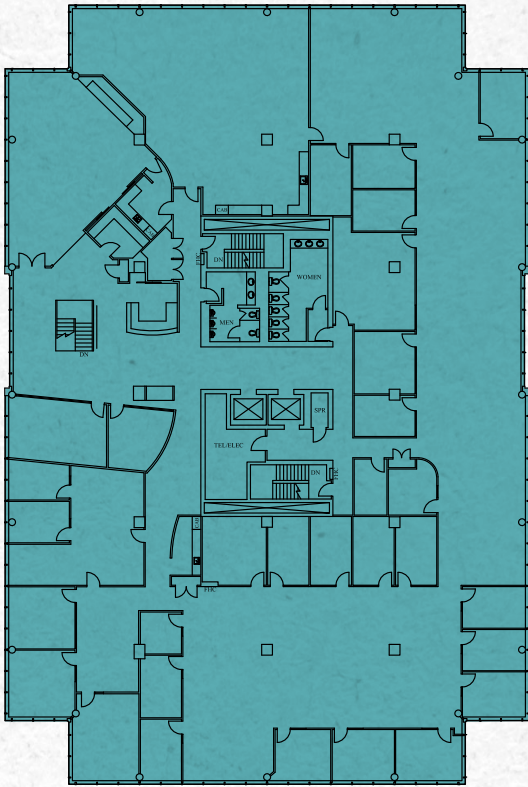
SUITE	SIZE	NOTES
500, 400, 300	58,986 SF	<ul style="list-style-type: none">• Immediate occupancy• Two full floors and one half floor of contiguous space• Ground floor storage available
500	21,620 SF	<ul style="list-style-type: none">• Immediate occupancy, full floor availability• Built-out space with interconnecting staircase to 4th floor• Ground floor storage available
400	21,620 SF	<ul style="list-style-type: none">• Immediate occupancy, full floor availability• Built-out space with interconnecting staircase to 5th floor• Ground floor storage available
300	15,746 SF	<ul style="list-style-type: none">• Available February 1, 2025• Landlord will divide
230	2,680 SF	<ul style="list-style-type: none">• Immediate occupancy• Corner suite built out with 5 offices, boardroom, storage room, open area and kitchen

Net Rent
\$20.00/SF

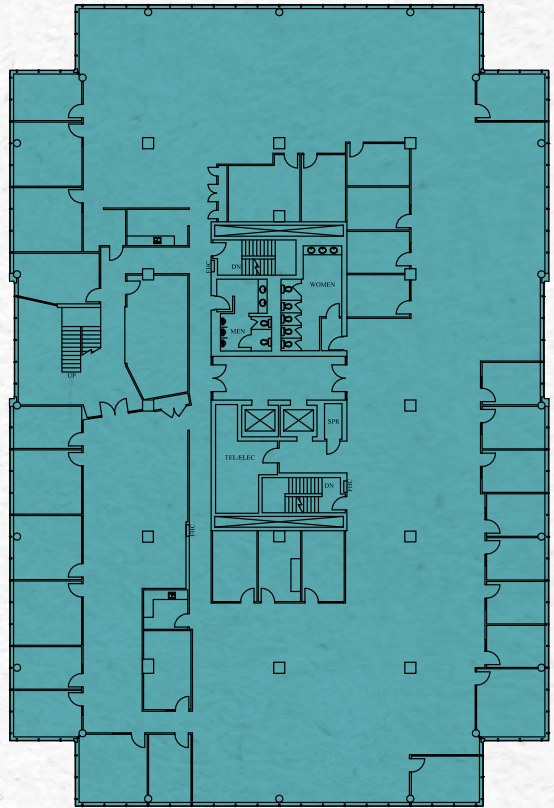
Additional Rent
\$17.44/SF (2024)



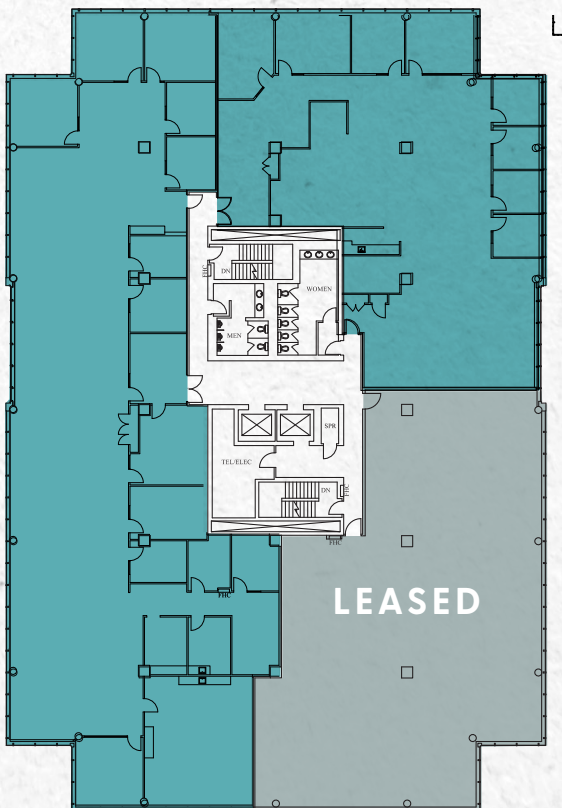
Suite 500
21,620 SF



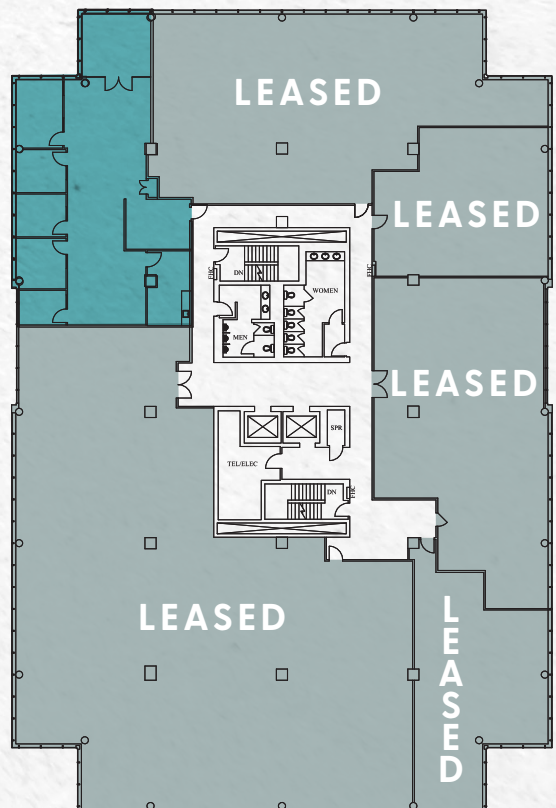
Suite 400
21,620 SF



Suite 300
15,746 SF



Suite 230
2,680 SF



Build outs subject to confirmation

WORKPLACE EXCELLENCE

600 Cochrane Drive offers a range of amenities, including a practical cafe/lounge/fitness center equipped with a dedicated mindfulness room under construction.

Our proactive owner is dedicated to sustainability and wellness, as reflected in our LEED Platinum rating, contemporary workspace norms, and our commitment to creating a vibrant and fulfilling atmosphere for all tenants.

Property Highlights



5 Story 100,161 SF
Class A Office
Building



LEED Platinum
Certified Existing
Building



Efficient
floor plates



4/1,000 SF
parking ratio



Proactive property
management
support on-site



Excellent access
to Highways 7, 404
and 407



Lobby and ground
floor washrooms
renovated in 2022

Building Amenities



Electric car
charging stations



Collaborative
tenant lounge



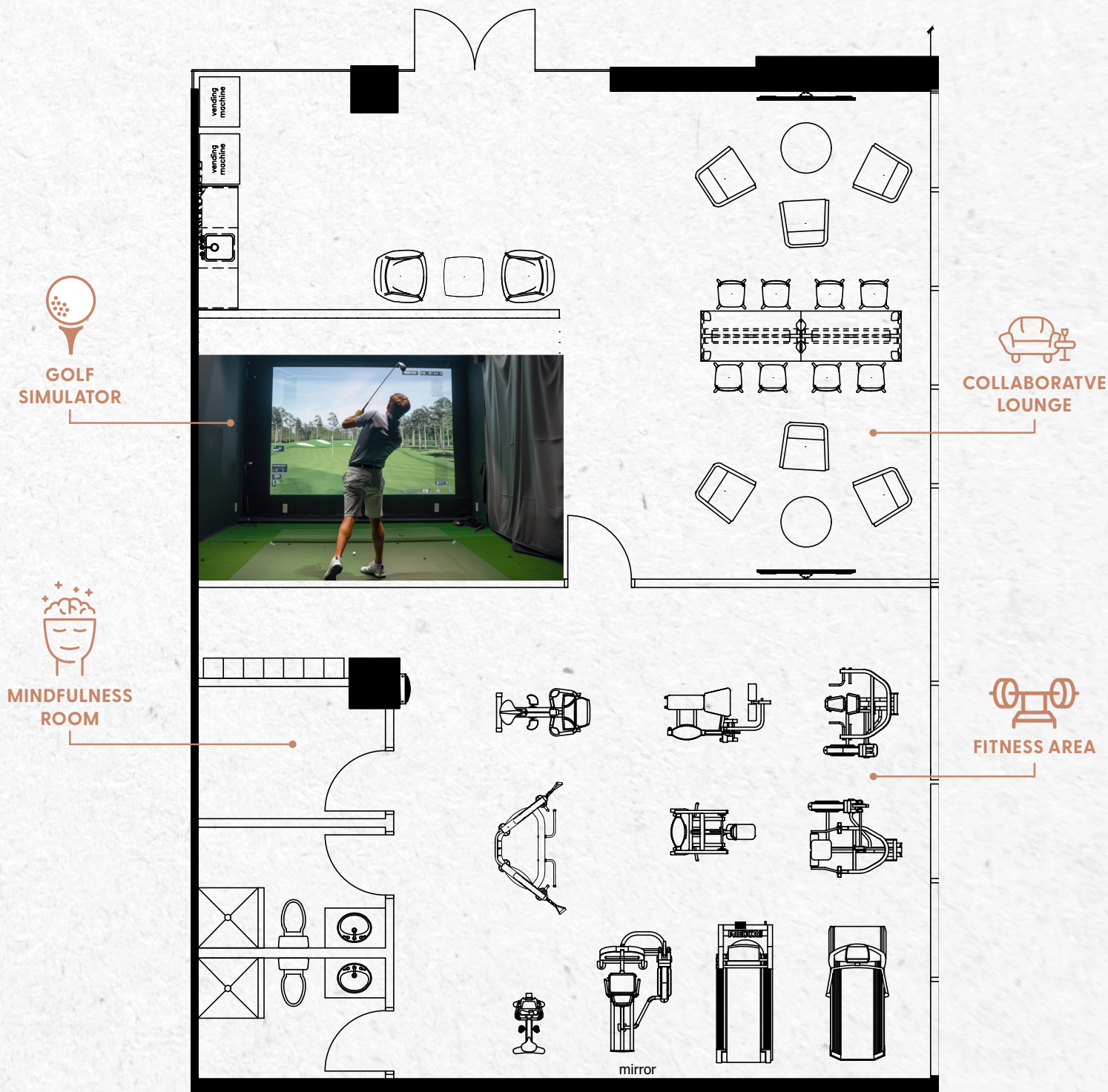
Fitness
Center



Dedicated
mindfulness room

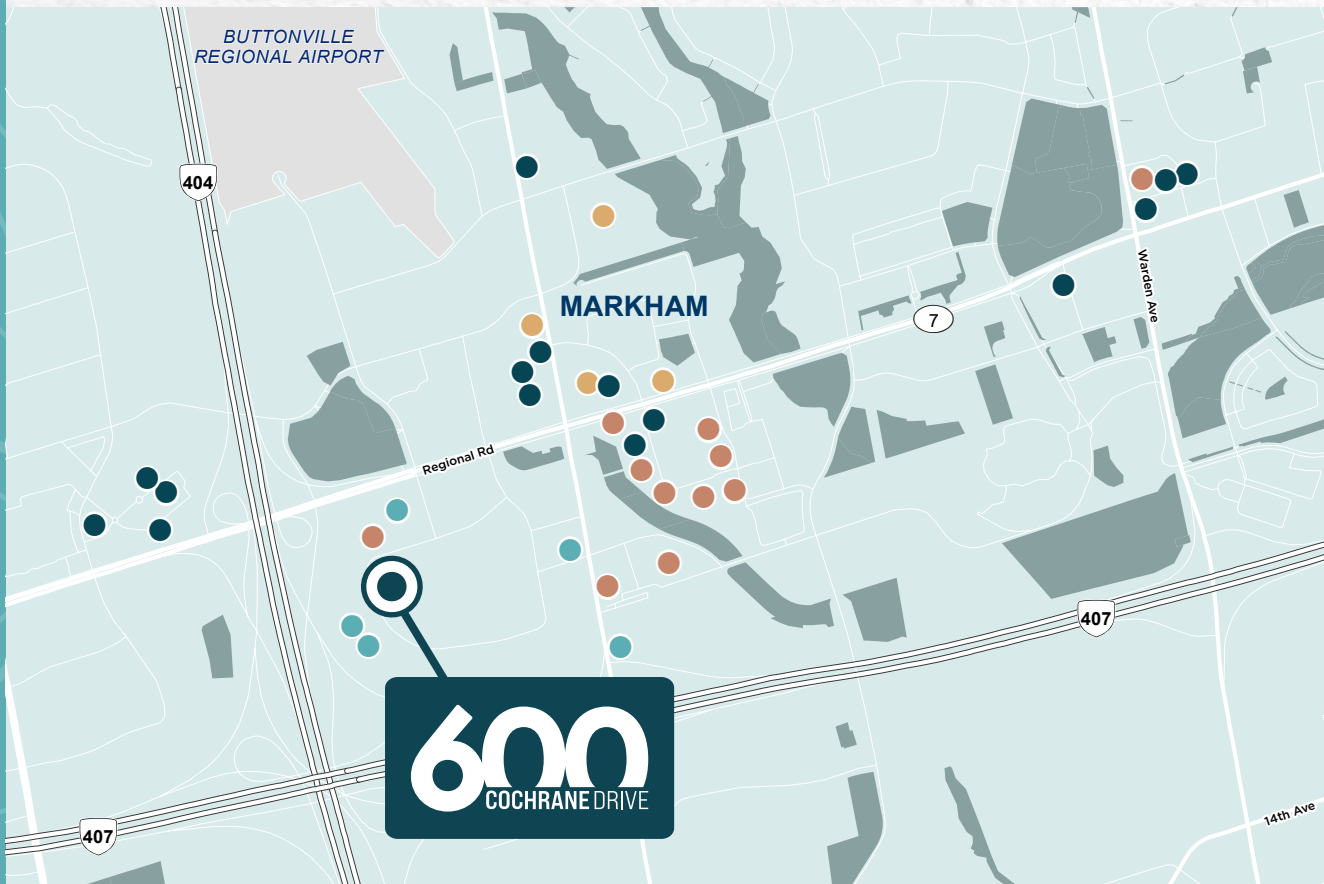
CONTINUING TO UPGRADE

Fully equipped fitness center with showers & lockers under construction



Subject to final plan/construction

EASE OF ACCESS



Hotel

Delta Hotels
Sandman Hotel
Park Inn By Radisson
Comfort Inn
Hampton Inn

Gym

CrossFit
F45 Training
LA Fitness

Restaurants

Booster Juice
Chipotle
Cora
Freshii
Jack Astor's Bar & Grill
Kelsey's
La Prep
Moxie's
MR.SUB
Pizzaiolo
Popeye's
Quiznos
St. Louis Bar & Grill
Starbucks
Sunset Grill
The Keg Steakhouse

Retail

Chapters
Circle K Stores
Costco Wholesale
Harley Davidson
La-Z-Boy
Longos
Staples
The Home Depot
Winners
Nofrills



ONE FARE TRANSIT
USING YRT, GO & TTC

TRANSIT AT FRONT
DOOR



22 MINUTES FROM
TORONTO PEARSON
INTERNATIONAL
AIRPORT



VIVA CONNECTION
AT HIGHWAY 7



AMPLE RETAIL SHOPS
WITHIN MINUTES ALONG
HIGHWAY 7



30 MINUTES
TO DOWNTOWN
TORONTO

600

COCHRANE DRIVE

Markham, ON



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