



Lennard:

OFFICE SPACE FOR LEASE

10 AVIVA
WAY
MARKHAM



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AVIVA WAY MARKHAM

Availability

Suite 100: 4,821 SF

- High ceilings, ready for tenant finishes
- Divisible

Suite 400: 30,265 SF

- Ceiling tiles and lighting in place, ready for tenant finishes
- Divisible to +/- 15,000 sf

Suite 500: 30,265 SF

- Build out, plug and play space

Net Rent

\$21.00 PSF

Additional Rent

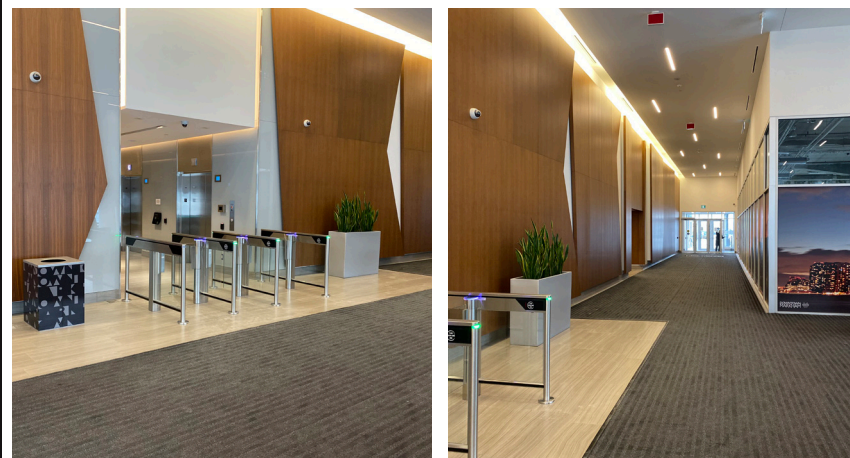
\$13.27 PSF (excluding heating, cooling, hydro and janitorial)

Occupancy

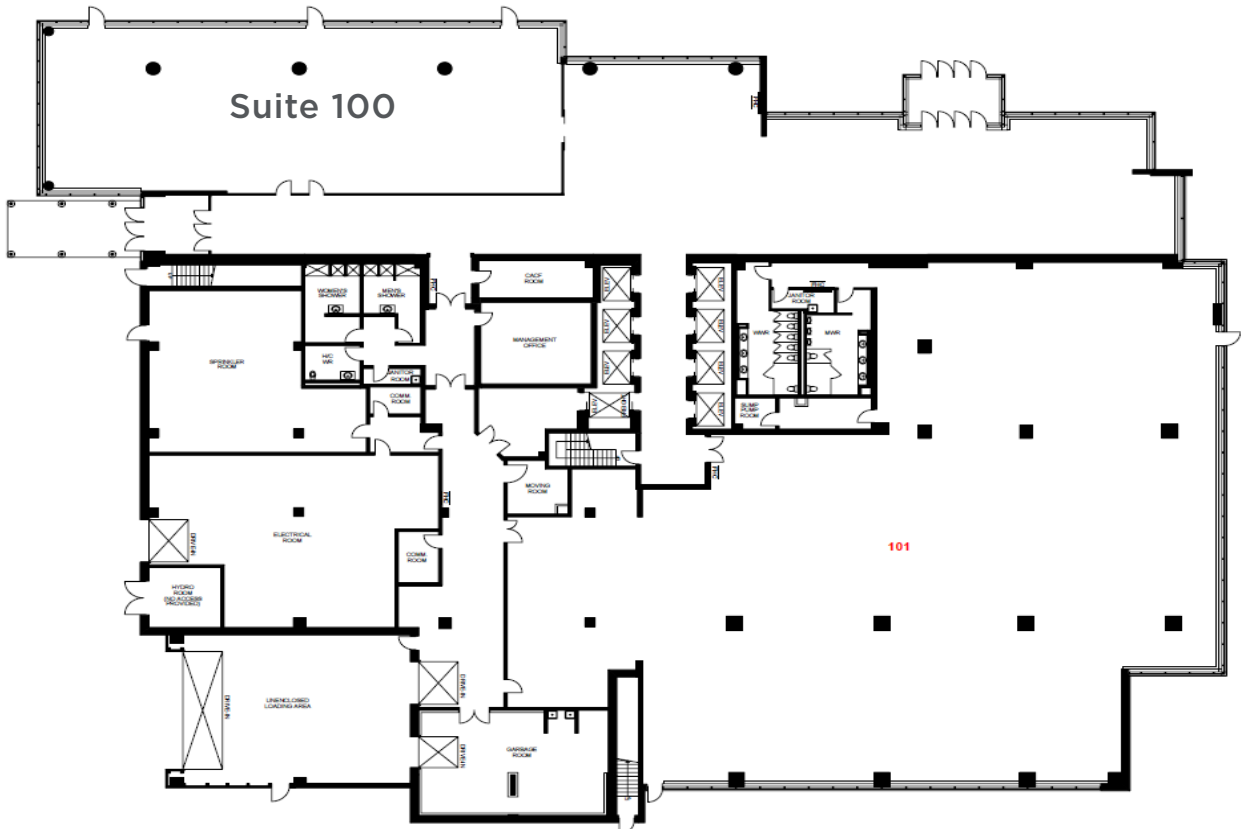
Immediate

Highlights

- Newest constructed A Class building in Downtown Markham
- Efficient floor design with minimal columns
- Window construction and ceiling tiles provide extra sound baffling
- Full height windows allow for excellent natural light



Suite 100 4,821 SF



Floor Plans



Suite 500 30,265 SF



Floor Plans



About Downtown Markham

Downtown Markham is a vibrant urban centre that has invested more than \$25 million into their public transit, major roadways, manicured green spaces and public amenities. Downtown Markham was awarded the 2021 Community Design Award for creating a pedestrian-friendly community that fosters a sense of place.

- Connected by regional rail (with service to Union Station every 15 minutes) and VIVA Rapid Transit to alleviate congestion
- Powered by District Energy, reducing community emissions up to 50%
- 2021 population 355K, with a growth rate of 1.23%
- Multi-cultural, multi-lingual, highly-educated and well-employed population
- Canada's high-tech capital, with over 400 Canadian head offices
- Downtown Markham is steps from Unionville GO Station and York University's new Markham Centre campus, opening late 2023

Amenities & Transit Map

Drive Times

Downtown Markham availabilities are conveniently connected to major highways, Pearson International Airport and the City of Toronto, making your commute as painless as possible.

Highway 407	3 MINS
Highway 404	4-7 MINS
Highway 401	8-10 MINS
Downtown Toronto	25-27 MINS
Pearson Airport	24-26 MINS



Amenities



20

From Fast Food to Dining



19

Including Goodlife & Golf Town



4

Major Banks



2

Marriott & Ciniplex



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AVIVA WAY MARKHAM

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