

3000-3100 Steeles Avenue East

Markham, Ontario





3000-3100 Steeles Avenue East

Infinite Possibilities

Key Advantages

- Open-concept suites with lots of natural light
- Landlord will provide an allowance for suite modification (other deal terms dependent)
- Complex home to many national and international companies
- Podium signage available (depending on term and sq.ft. occupied)
- Well kept, campus style grounds with beautiful landscaping
- Free access to tenant conference room (booked through property management)
- On-site property management ensures prompt response to tenant inquiries
- Delimark Cafe' offering hot and cold options for breakfast & lunch
- Abundance of nearby amenities with many more across the street
- Four points of access to the site
- Quick access to north or south ramps to highway 404
- Reputable Landlord offering significant opportunities for growth within portfolio



Providers

3000 Steeles Avenue East

- Bell Canada - Fibre
- Zayo (Allstream) - Fibre
- Rogers - Coaxial & Fibre
- Terago - Fixed Wireless
- Telus - Fibre

3100 Steeles Avenue East

- Bell Canada - Fibre
- Zayo (Allstream) - Fibre
- Rogers - Coaxial & Fibre
- Shaw Communications - Fibre
- Telus - Fibre



Public Transportation

TTC stop at the front door



Info



Connectivity

Major fibre optic providers



On Site Caterer

Delimark Cafe on ground floor



Outdoor Seating Areas

Conveniently situated



Abundant Parking

Free surface & paid underground parking





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Amenities

Amenities at a Glance

Within a 10 min walk or 2 min drive

9 Retail Facilities

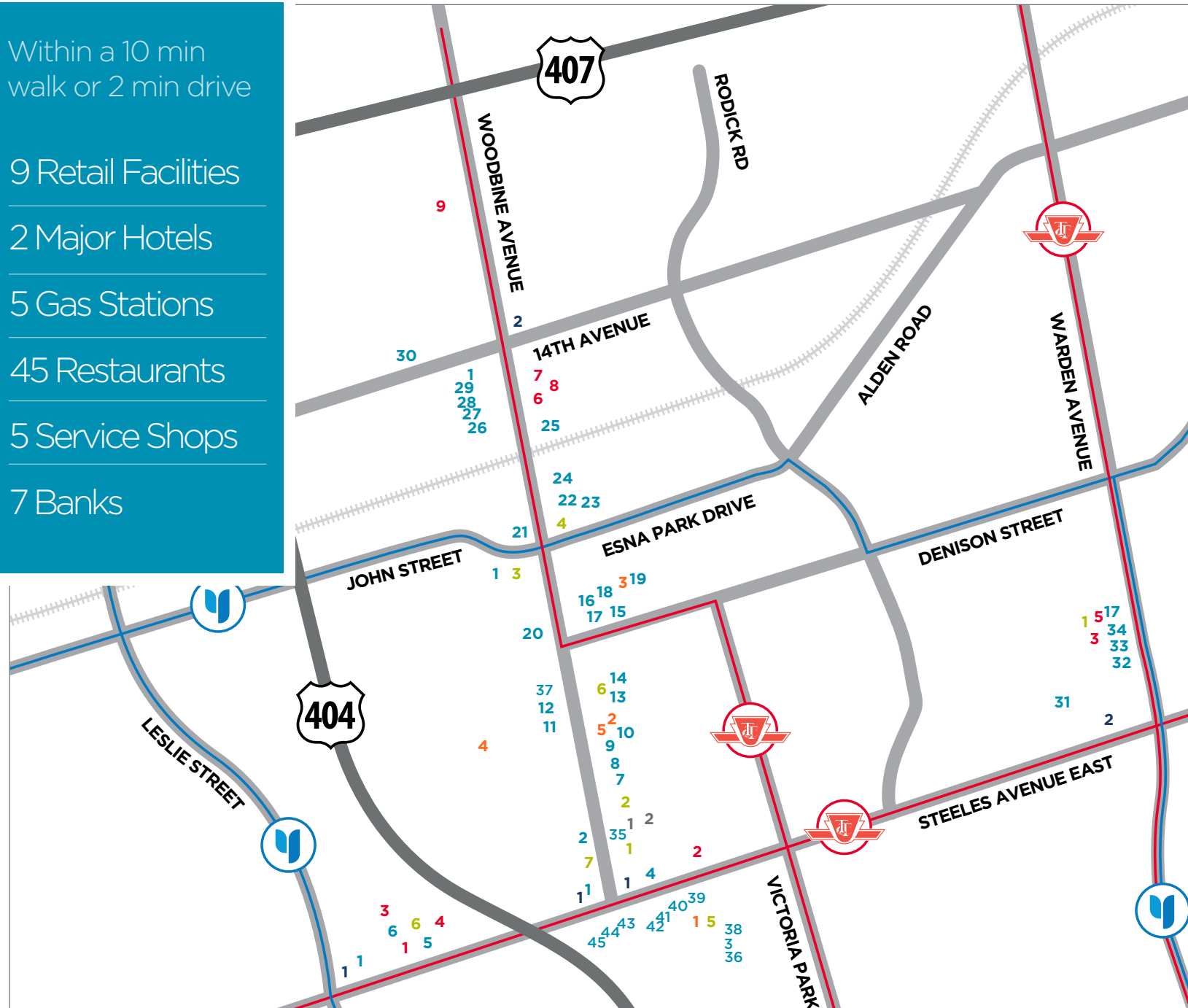
2 Major Hotels

5 Gas Stations

45 Restaurants

5 Service Shops

7 Banks



SHOPPING

1. The Shops on Steeles and 404
2. J-Town
3. Shoppers Drug Mart
4. Food Basics
5. T&T Supermarket
6. ReStore Markham
7. Sayal Electronics
8. Perfumery and Cosmetics
9. Casualife Outdoor Living

FOOD & RESTAURANTS

1. Tim Hortons
2. Gyubee Japanese BBQ
3. INS Market
4. Delimark
5. Congee Queen
6. Wimpy's Diner
7. Phoenix Restaurant
8. The Owl: A Firkin Pub
9. Milano Foodworks
10. Frankie Tomatto's
11. Steelcase Grill House & Deli
12. ZenQ Taiwanese Restaurant
13. Ritzy Palace Chinese Cuisine
14. Tiny Tom Donuts
15. Eggsmart
16. Starbucks
17. Makirrito Sushi Burrito
18. South Street Burger
19. Swiss Chalet
20. Kim Po Vietmanese Cuisine
21. Luscious5 Kitchen + Sushi Bar
22. Diana's Oyster Bar
23. Gold Mark Chinese Cuisine
24. Carmelina Italian Restaurant
25. Pitalicious
26. Zen Japanese
27. Mandarin
28. Wendy's
29. Mr. Sub
30. Chauhan's Fine Indian Cuisine
31. Century Palace Chinese
32. Aijisen Ramen
33. Boston Pizza
34. Green Grotto Taiwanese
35. QJD Peking Duck Chinese
36. Freshii
37. Cravins Caribbean Grill
38. Tim Hortons
39. Chinese Fusion
40. Canadian Thai
41. Kung Fu Tea
42. Z-Teca - Mexican Eatery
43. La Petite Colline - Cafe

44. Fresh Burger
45. The Hotpot - Chinese

HOTELS

1. Courtyard Toronto Northeast
2. TownePlace Suites

GAS STATIONS

1. ESSO
2. Petro Canada

SERVICES

1. Goodlife Fitness
2. Mayfair Clubs
3. The UPS Store
4. Fedex
5. The Printing House

BANKS

1. TD Canada Trust
2. CIBC
3. Bank of Montreal
4. RBC Royal Bank
5. Tangerine
6. Scotiabank
7. National Bank





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Availabilities

Available Space

Basic Rent: **\$17.00 (YR1)**
Additional: **\$18.84 (2022)**

[CLICK LINK BELOW](#)



Suite 310: 1,535 SF



***CONTIGUOUS OPTIONS**
200+202 = 5,820 SF
307+310 = 2,795 SF

3000 Steeles Avenue East

3100 Steeles Avenue East



***CONTIGUOUS OPTIONS**
202+203+205+206 = 9,580 SF
1000+1002 = 10,534 SF

Basic Rent: **\$18.50 (YR1)**
Additional: **\$17.06 (2022)**





3000-3100 Steeles Avenue E
Infinite Possibilities



Gateway Spotlight

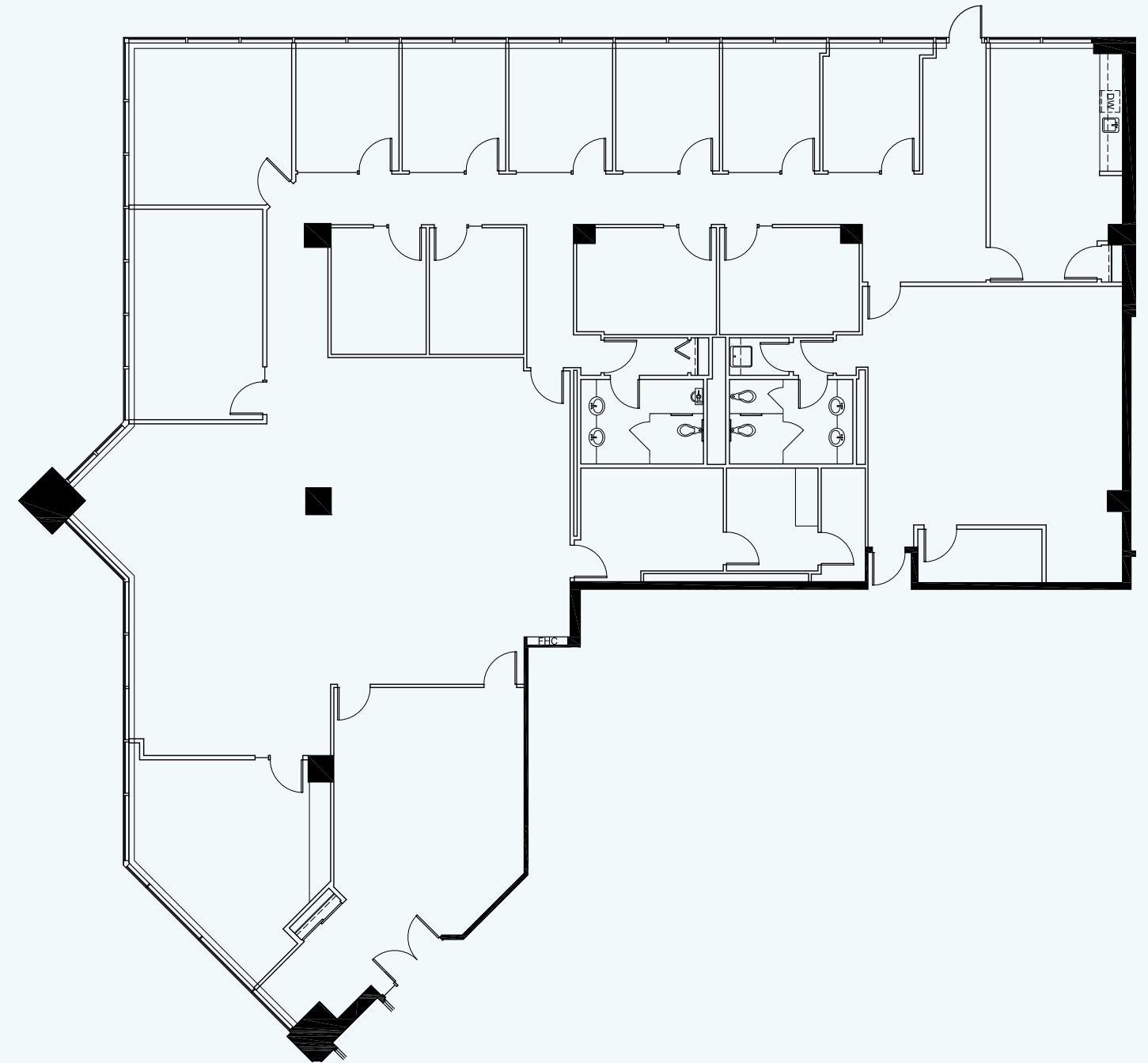
Suite 103: 6,564 SF

3000 Steeles Avenue East | Vacant

Basic Rent: **\$17.00 (YR1)** | Additional: **\$18.84 (2022)**

No elevator needed! Ground floor opportunity. Beautiful high ceilings with a nice mix of private offices on glass, open concept areas, dine-in kitchen and storage. Excellent reception area. A must see for anyone interested in ground floor space with easy after hours and weekend access.

Floorplan





3000-3100 Steeles Avenue E
Infinite Possibilities



Gateway Spotlight

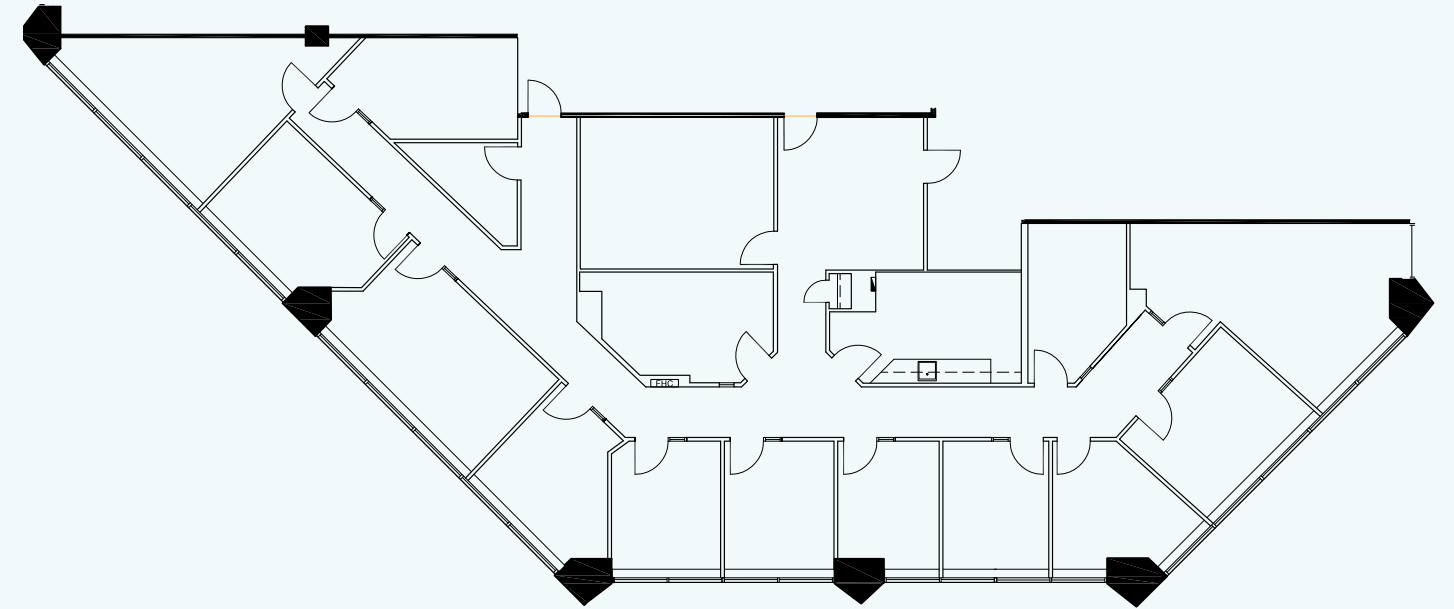
Suite 200: 4,630 SF

3000 Steeles Avenue East | [Vacant](#)

Basic Rent: **\$17.00 (YR1)** | Additional: **\$18.84 (2022)**

Elevator exposure with double door entry. This unit has a mix of private offices and open area + various meeting rooms and kitchen. The landlord is willing to modify the space for the right tenant.

Floorplan





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Infinite Possibilities



Gateway Spotlight

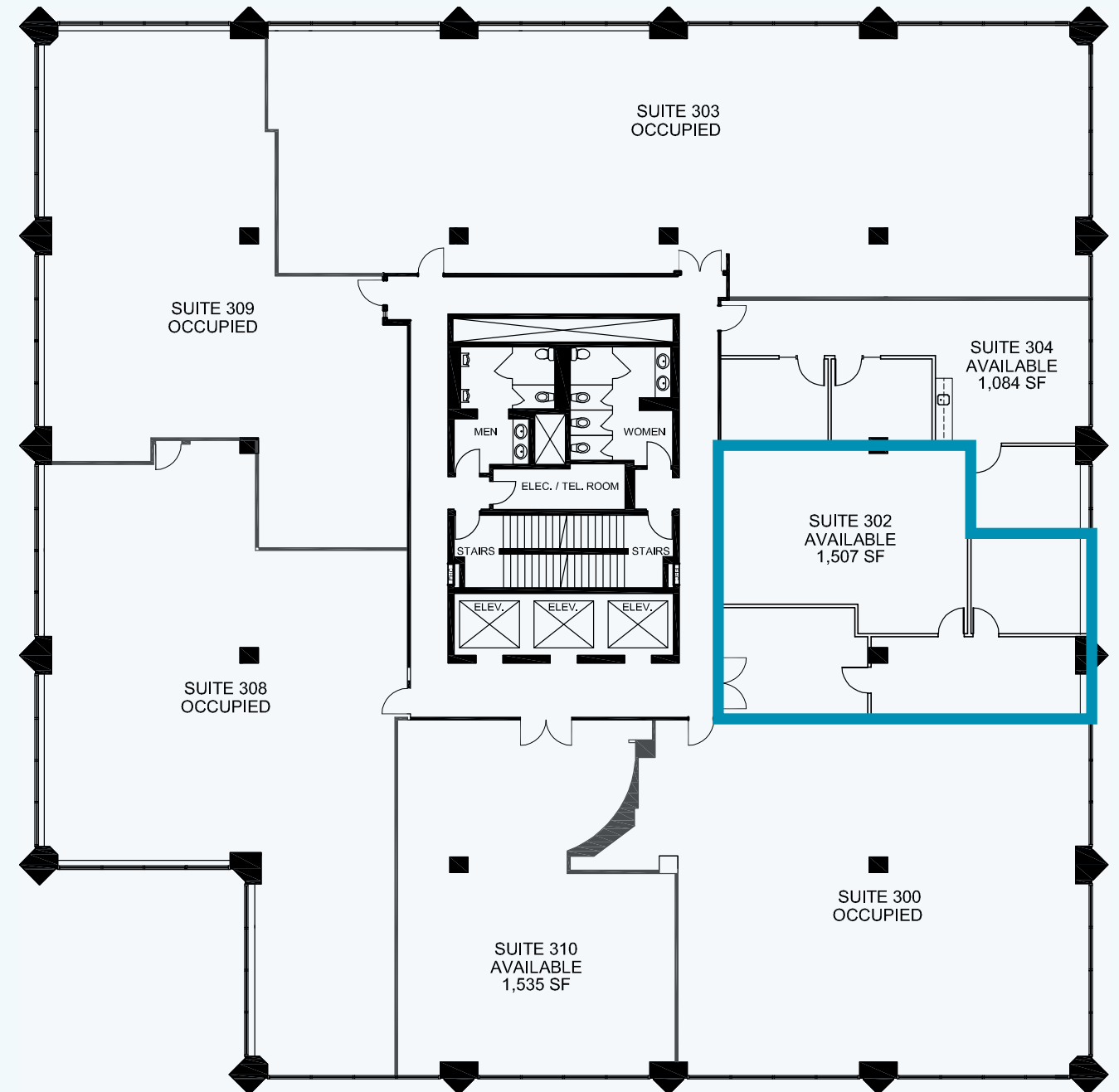
Suite 302: 1,507 SF

3000 Steeles Avenue East | Vacant

Basic Rent: **\$17.00 (YR1)** | Additional: **\$18.84 (2022)**

Elevator exposure! Open concept suite with some demised areas that the landlord is willing to modify for the right tenant.

Floorplan





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Infinite Possibilities



Gateway Spotlight

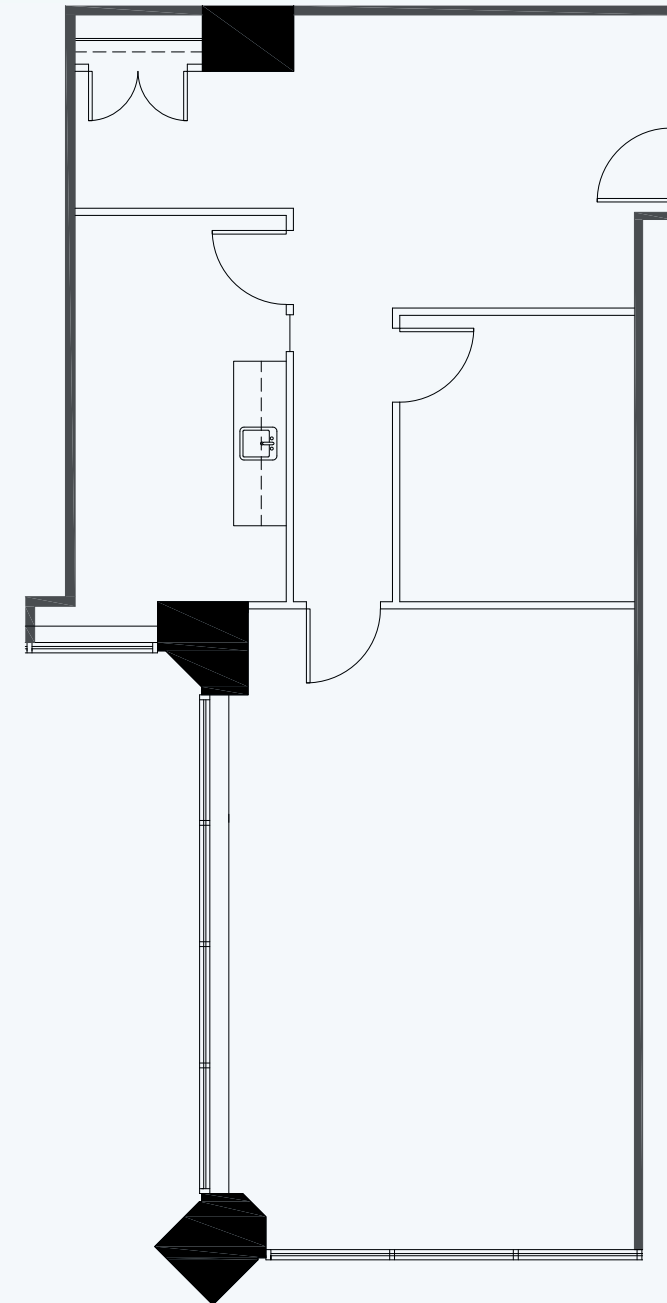
Suite 307: 1,260 SF

3000 Steeles Avenue East | Vacant

Basic Rent: **\$17.00 (YR1)** | Additional: **\$18.84 (2022)**

Move-in-ready! Rare, small unit that comes with enclosed kitchen, nice reception area, meeting room (or office) and open-concept area with glass on two sides. Corner unit facing south west.

Floorplan

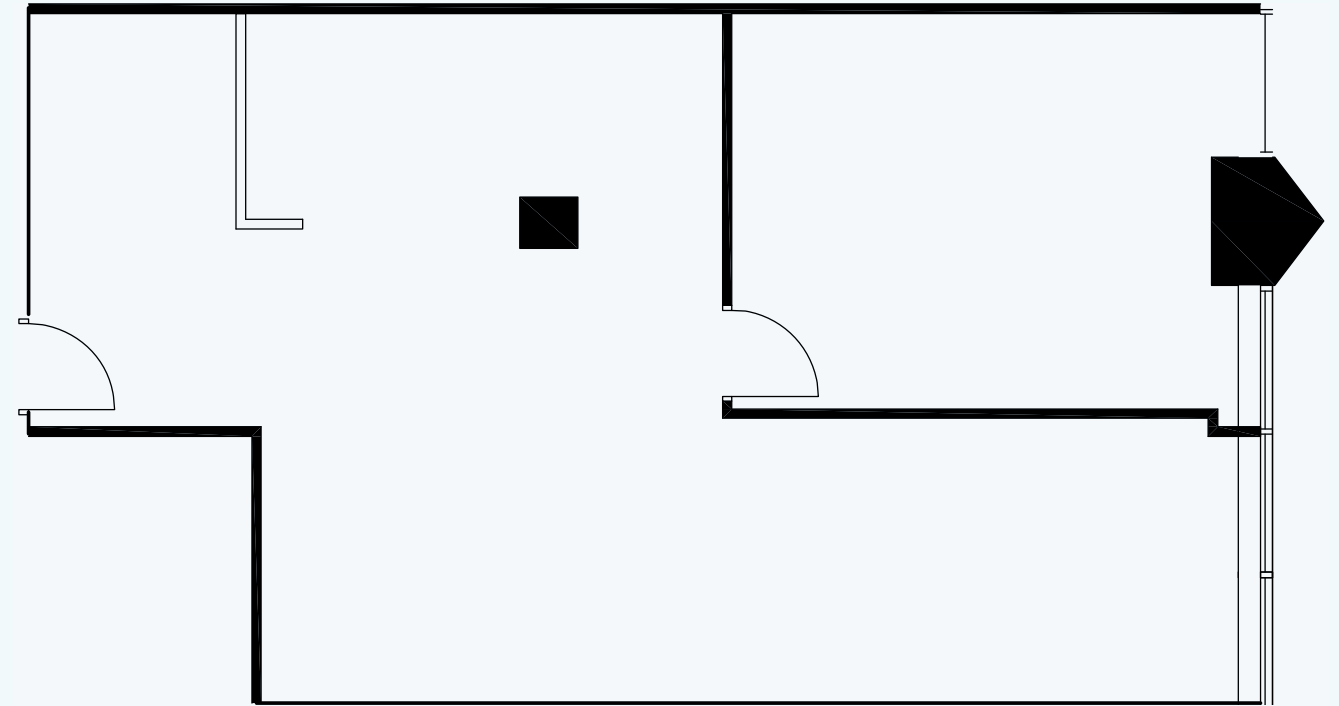




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Infinite Possibilities



Floorplan



Gateway Spotlight

Suite 202: 1,190 SF

3000 Steeles Avenue East | Vacant

Basic Rent: **\$17.00 (YR1)** | Additional: **\$18.84 (2022)**

Small, open concept suite with elevator exposure. The landlord can add offices for the right tenant.





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Gateway Spotlight

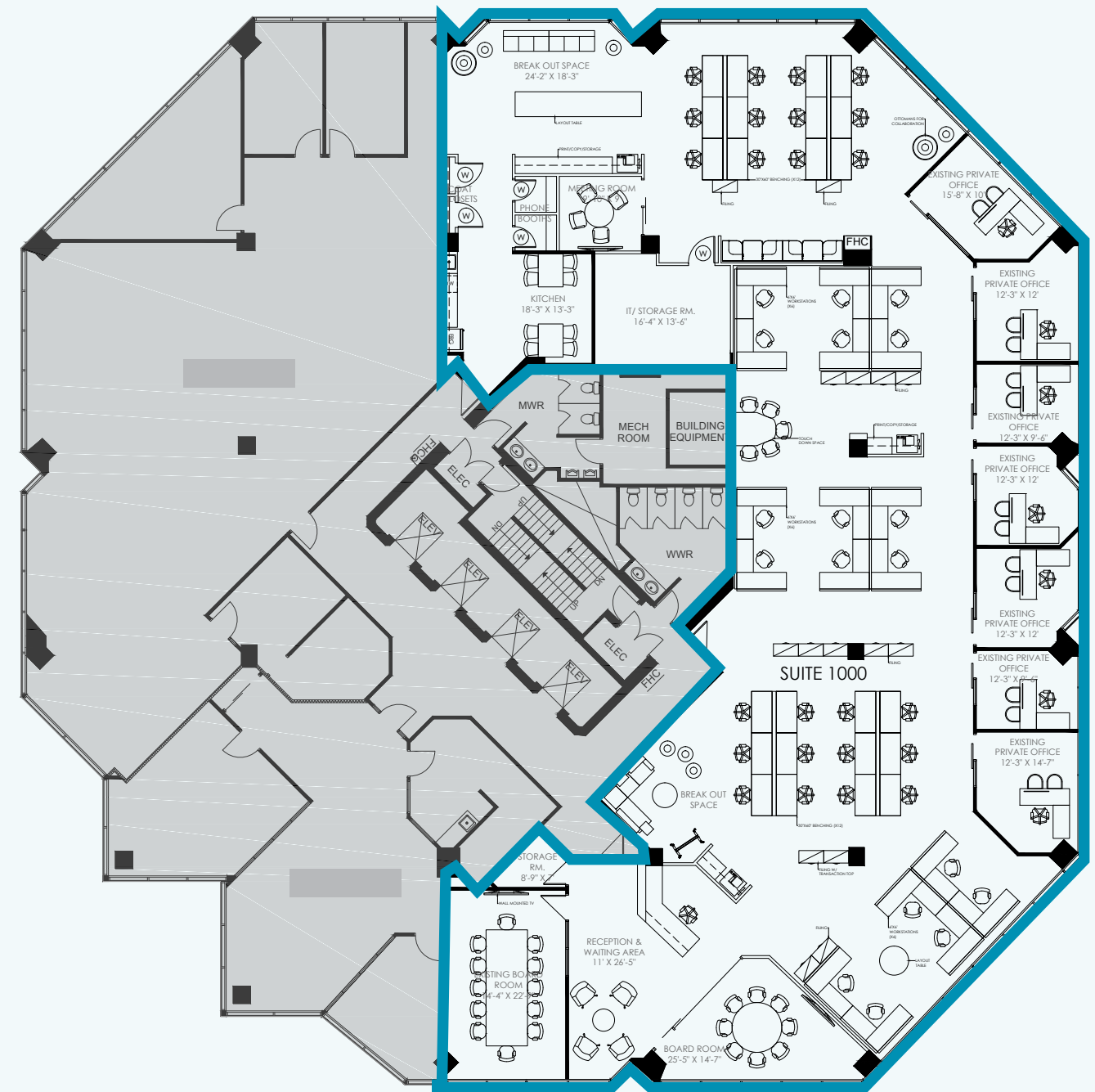
Suite 1000: 8,681 SF

3100 Steeles Avenue East | Vacant

Basic Rent: **\$18.50 (YR1)** | Additional: **\$17.06 (2022)**

Beautiful unobstructed views in this large, open concept offering with elevator exposure. Some private offices on glass and a kitchen. Landlord will provide an allowance for the tenant to modify the suite as per their requirement.

Concept Plan





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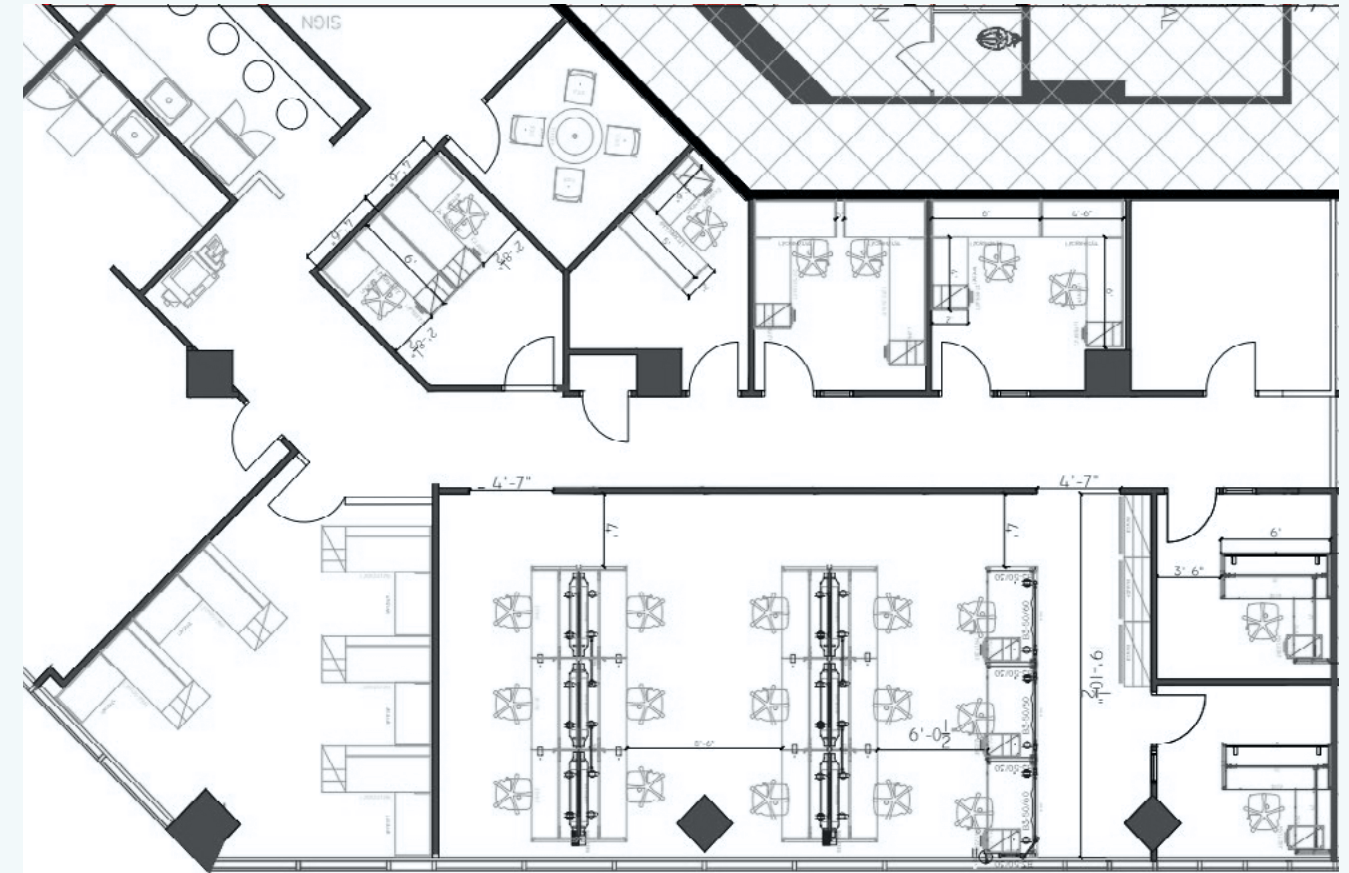
Suite 205: 4,004 SF

3100 Steeles Avenue East | Available Q4 2022

Basic Rent: **\$18.50 (YR1)** | Additional: **\$17.06 (2022)**

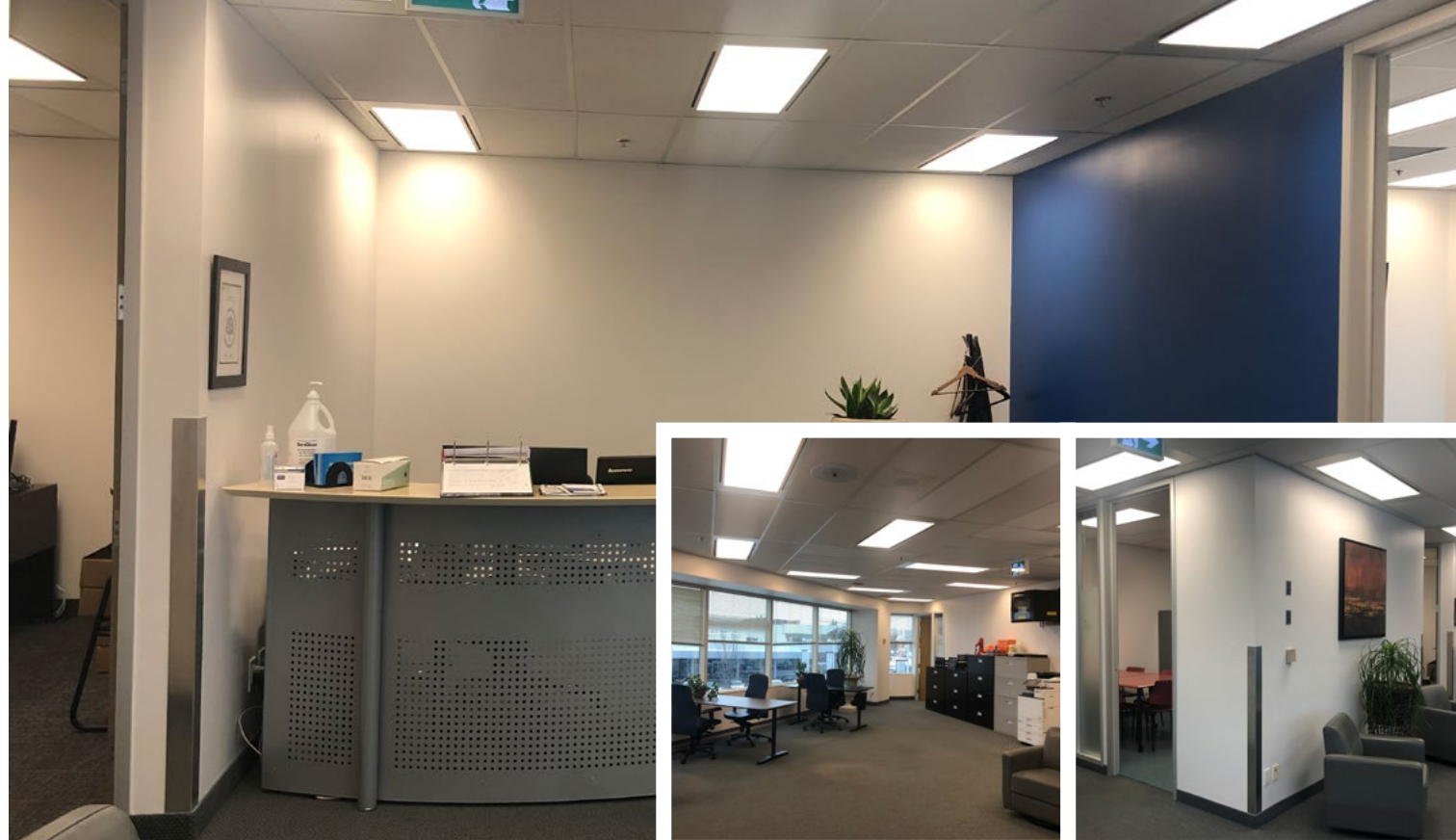
Move-in-ready! East facing unit with elevator exposure. Good mix of private office space and open concept work area. One large boardroom with ensuite kitchen as well as another kitchen located just behind the entrance.

Floorplan





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Gateway Spotlight

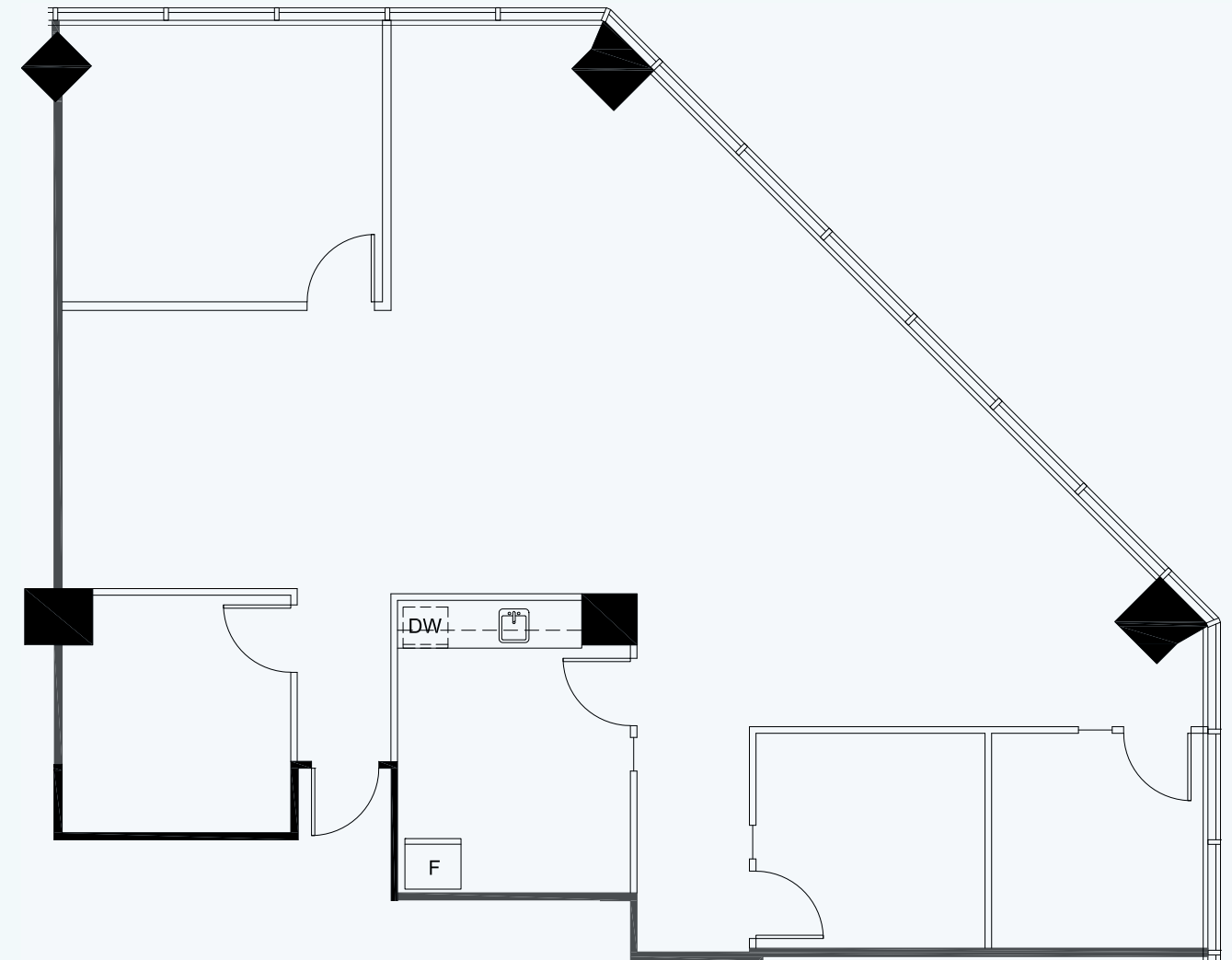
Suite 203: 2,085 SF

3100 Steeles Avenue East | Available in 60-90 days

Basic Rent: **\$18.50 (YR1)** | Additional: **\$17.06 (2022)**

This move in ready suite offers three private offices, boardroom, generous reception area, open concept area and enclosed kitchen.

Floorplan





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Gateway Spotlight

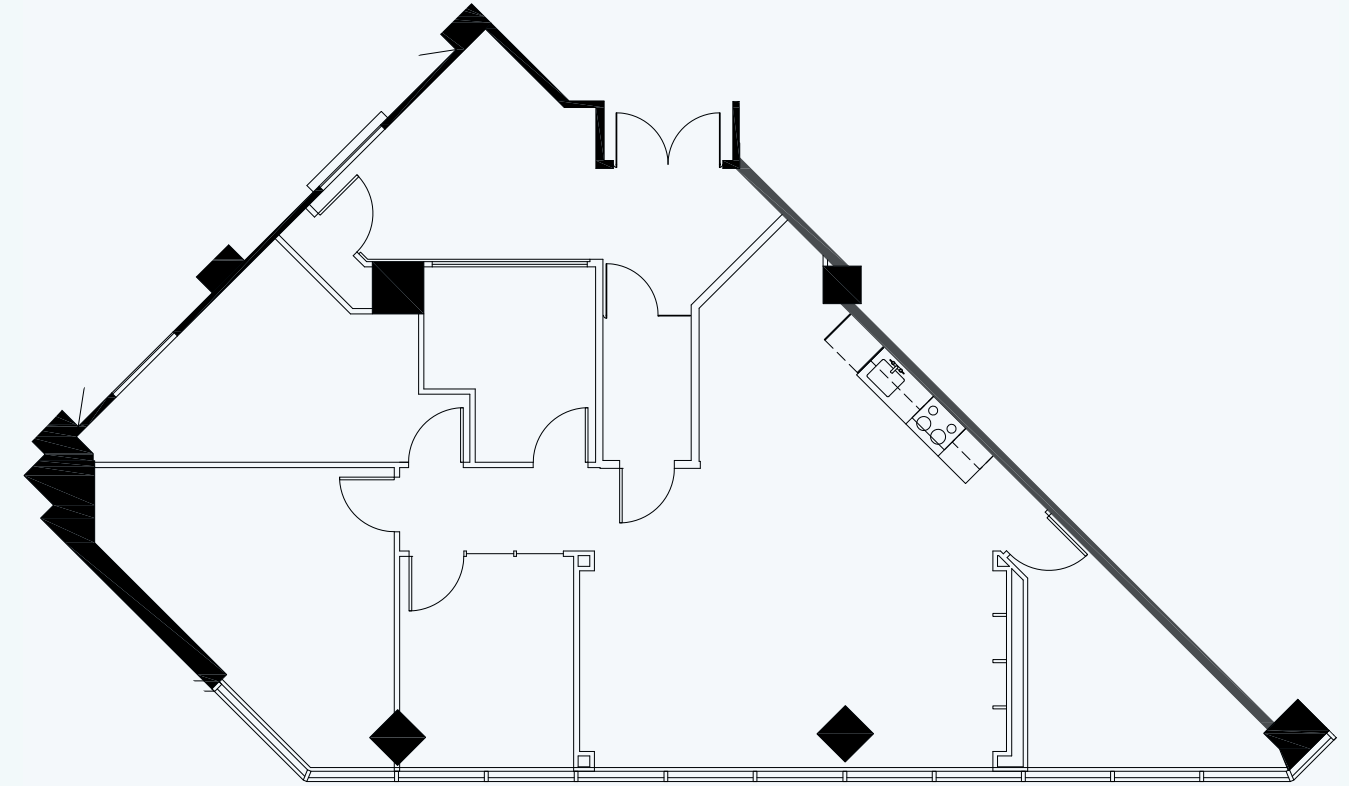
Suite 206: 2,002 SF

3100 Steeles Avenue East | [Available Now](#)

Basic Rent: **\$18.50 (YR1)** | Additional: **\$17.06 (2022)**

South east facing unit with unique layout and glass double-door entry and elevator exposure. Four private offices and open-concept area with kitchenette.

Floorplan





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Gateway Spotlight

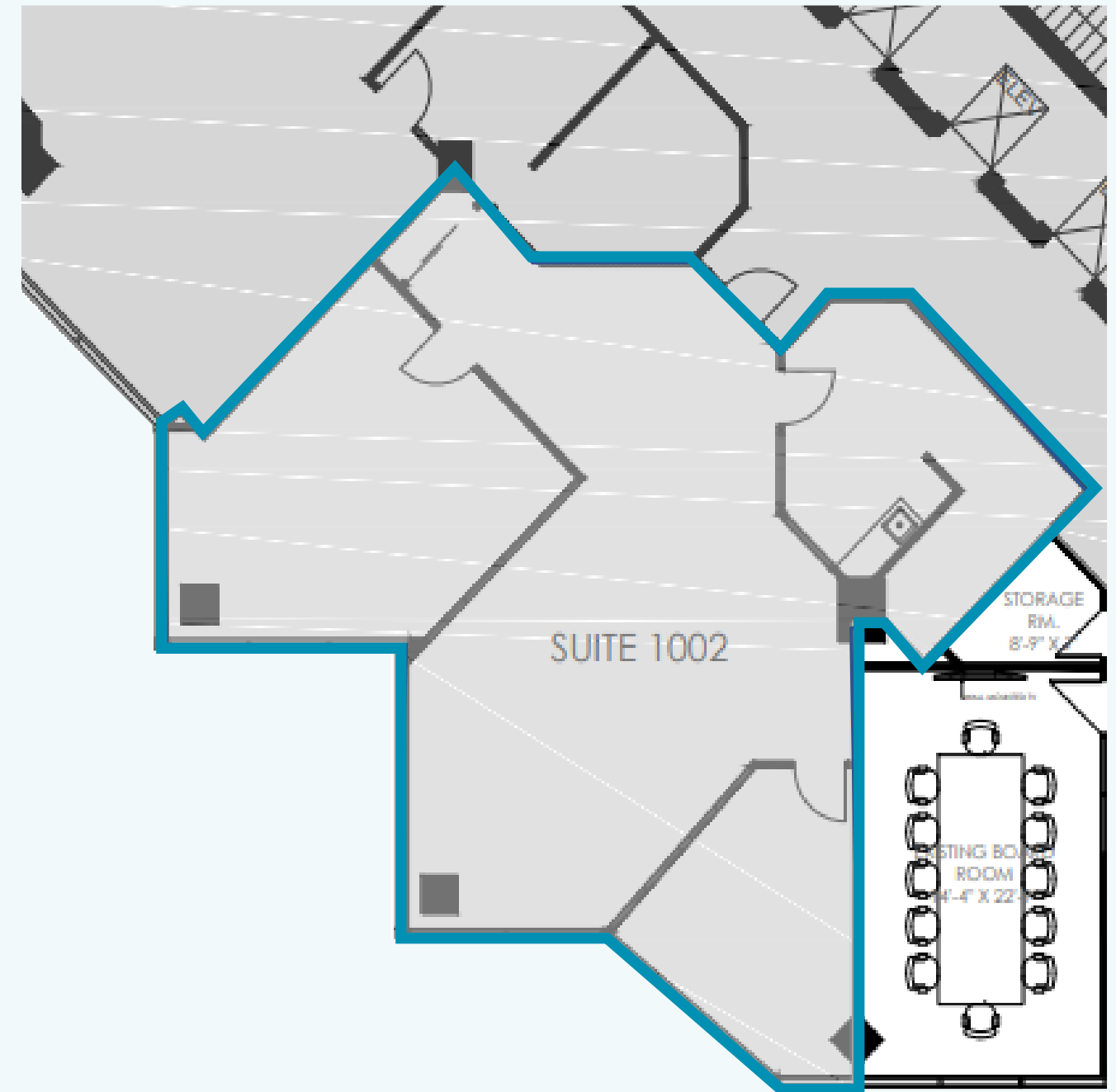
Suite 1002: 1,853 SF

3100 Steeles Avenue East | Vacant

Basic Rent: **\$18.50 (YR1)** | Additional: **\$17.06 (2022)**

Move in ready suite with direct elevator exposure. Walk right off the elevator into this small unit with big views. Very bright, two office and one kitchen layout.

Floorplan





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Gateway Spotlight

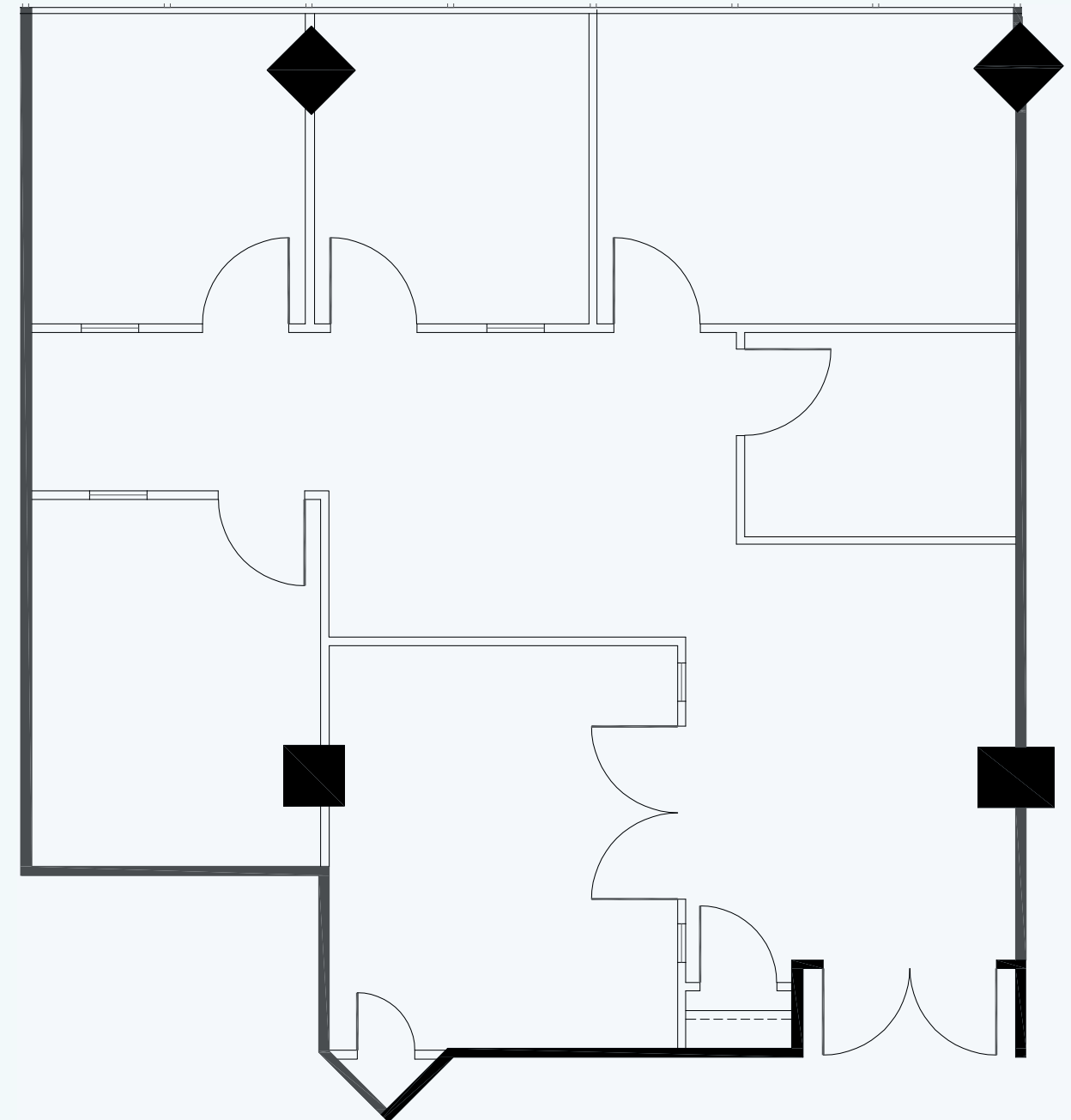
Suite 202: 1,489 SF

3100 Steeles Avenue East | [Vacant](#)

Basic Rent: **\$18.50 (YR1)** | Additional: **\$17.06 (2022)**

Move-in-ready! This small unit comes with reception area and four private offices as well as a meeting room.

Floorplan



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For more information please contact:

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Infinite Possibilities