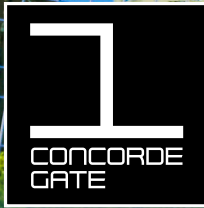


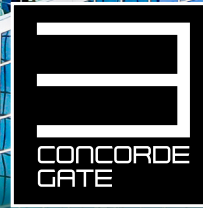
**LEASE FOR UNDER
\$30.00 PER SQ.FT. GROSS**

APPLICABLE TO NEW TENANTS ONLY



CONCORDE
GATE

SUITES FROM
719 - 7,495 sq. ft.



CONCORDE
GATE

SUITES FROM
564 - 23,488 sq. ft.



CONCORDE
PLACE

SUITES FROM
1,066 - 78,333 sq. ft.

**BONUS COMMISSION STRUCTURE OF
\$2.50 PER SQ.FT./ANNUM**

EXTENDED UNTIL JUNE 30, 2024¹

¹APPLIES TO NEW TENANTS WITH A FULLY EXECUTED LEASE COMPLETED ON OR BEFORE JUNE 30, 2024

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Proudly managed by

FENGATE

CBRE

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1
CONCORDE
GATE

Suite 108	719 sq. ft.
Suite 109	1,935 sq. ft.
Suite 200A ²	2,828 sq. ft.
Suite 200B ²	2,546 sq. ft.
Suite 201A	1,684 sq. ft.
Suite 303	1,622 sq. ft.
Suite 604 ³	3,425 sq. ft.
Suite 607A ³	6,353 sq. ft.
Suite 607 ³	6,753 sq. ft.
Suite 701	2,800 sq. ft.
Suite 704	1,718 sq. ft.
Suite 812 ¹	4,733 sq. ft.
Suite 800 ¹	2,762 sq. ft.

Net Rent **CONTACT LISTING BROKER**

Additional Rent (per sq. ft.) **\$16.69**
[2024 estimate]

¹ Contiguous Space - 7,495 sq. ft.

² Contiguous Space: 5,374 sq. ft. - Available 9/1/2023

Underground 3/1,000 @ \$85.00/month per stall

³ 607, 607A, 604 contiguous to 16,531 sq. ft.



3
CONCORDE
GATE

Suite 208 & 209	2,695 sq. ft.
Suite 210	617 sq. ft.
Suite 215	1,843 sq. ft.
Suite 207	1,015 sq. ft.
Suite 300 ¹	23,514 sq. ft.

Net Rent **CONTACT LISTING BROKER**

Additional Rent (per sq. ft.) **\$16.69**
[2024 estimate]

¹ Suite 300 can be demised

Underground 3/1,000 @ \$85.00/month per stall



2
CONCORDE
PLACE

**SHORT TERM LEASE
OPPORTUNITIES AVAILABLE**

Suite 102	2,332 sq. ft.
Suite 103	1,066 sq. ft.
Suite 202	11,028 sq. ft.
Suite 204A ¹	6,542 sq. ft.
Suite 500 ¹	25,719 sq. ft.
Suite 600 ²	26,370 sq. ft.
Suite 700 ²	26,370 sq. ft.

Net Rent **CONTACT LISTING BROKER**

Additional Rent (per sq. ft.) **\$20.30**
[2024 estimate]

¹ Contiguous Space - 17,685 sq. ft.

² Suites 500-700 contiguous to 78,333 sq. ft.



CONCORDE CORPORATE CENTRE

- + Competition-beating BOMA BEST rating
- + Building signage available
- + Underground & covered parking
- + Direct access to DVP
- + Adaptive office space
- + Responsive on-site landlord
- + BOMA BEST ranking is **7% higher** than competitors in Ontario and **5.5% higher** than the national average



ON-SITE AMENITIES



Food and
Convenience



New
Fitness Facility



Dentist
and ATM



Daycare



Shuttle bus service
to Donlands Station &
Shopping Centre



Access to Green
Space and Walking
Paths



Manned
Security

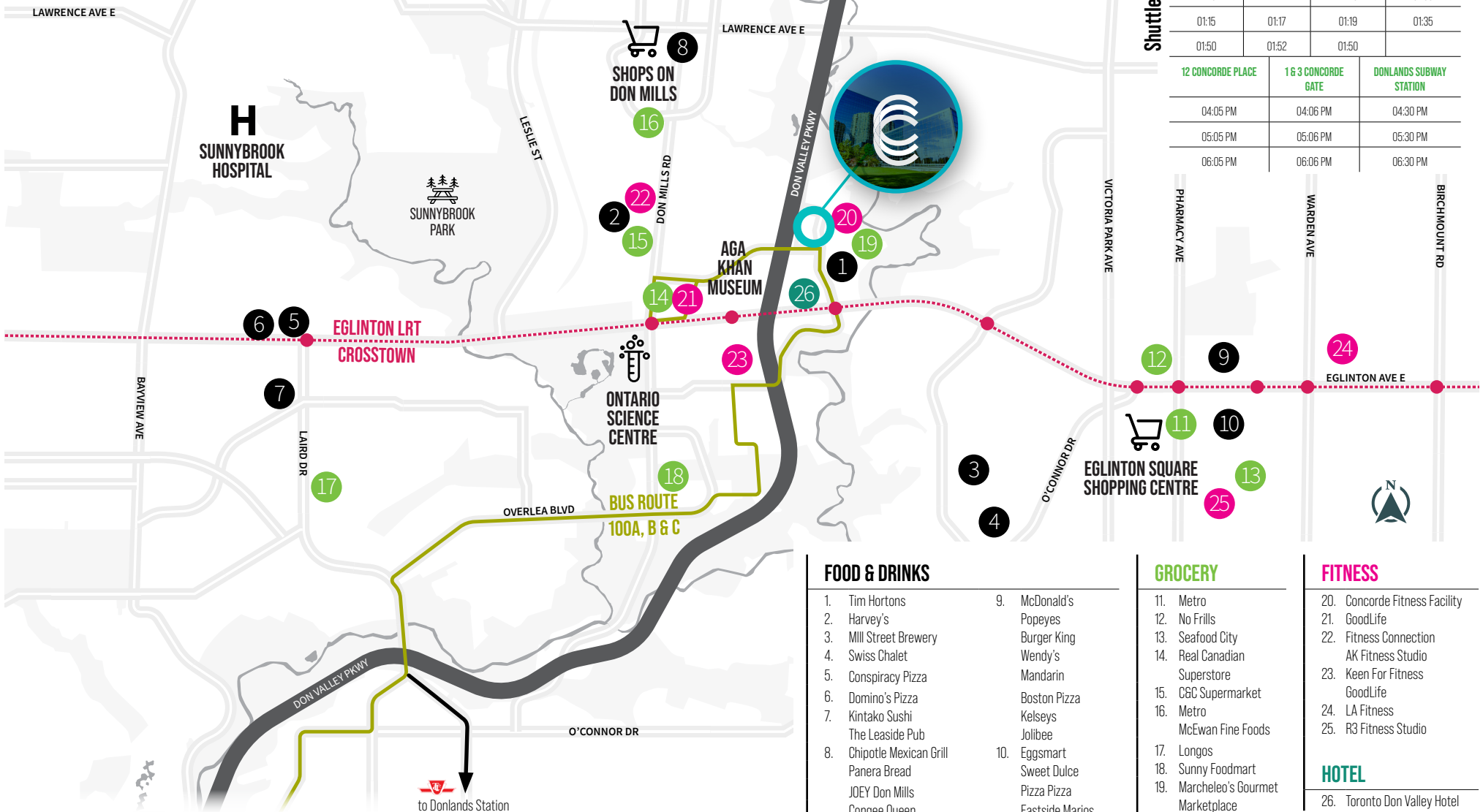


Conference
Facility

CBRE



LOCATION MAP



Shuttle Schedule

DONLANDS SUBWAY STATION	12 CONCORDE PLACE	1 & 3 CONCORDE GATE
08:00 AM	08:30 AM	08:32 AM
09:00 AM	09:30 AM	09:32 AM

1 & 3 Concorde Gate	12 Concorde Place	Almise	Eglinton Square
11:04	11:02	11:04	11:18
11:36	11:34	11:36	11:50
12:09	12:07	12:09	12:25
12:40	12:42	12:40	01:00
01:15	01:17	01:19	01:35
01:50	01:52	01:50	

12 CONCORDE PLACE	1 & 3 CONCORDE GATE	DONLANDS SUBWAY STATION
04:05 PM	04:06 PM	04:30 PM
05:05 PM	05:06 PM	05:30 PM
06:05 PM	06:06 PM	06:30 PM

FOOD & DRINKS

- | | |
|---------------------------|---------------------|
| 1. Tim Hortons | 9. McDonald's |
| 2. Harvey's | 10. Popeyes |
| 3. Mill Street Brewery | 11. Burger King |
| 4. Swiss Chalet | 12. Wendy's |
| 5. Conspiracy Pizza | 13. Mandarin |
| 6. Domino's Pizza | 14. Boston Pizza |
| 7. Kintako Sushi | 15. Kelseys |
| 8. The Leaside Pub | 16. Jollibee |
| 9. Chipotle Mexican Grill | 17. Eggsmart |
| 10. Panera Bread | 18. Sweet Dulce |
| 11. JOEY Don Mills | 19. Pizza Pizza |
| 12. Congee Queen | 20. Eastside Marios |

GROCERY

11. Metro
12. No Frills
13. Seafood City
14. Real Canadian Superstore
15. CGC Supermarket
16. Metro
17. McEwan Fine Foods
18. Longos
19. Sunny Foodmart
20. Marcelleo's Gourmet Marketplace

FITNESS

20. Concorde Fitness Facility
21. GoodLife
22. Fitness Connection
23. AK Fitness Studio
24. Keep For Fitness
25. GoodLife
26. LA Fitness
27. R3 Fitness Studio

HOTEL

28. Toronto Don Valley Hotel

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