

FOR LEASE



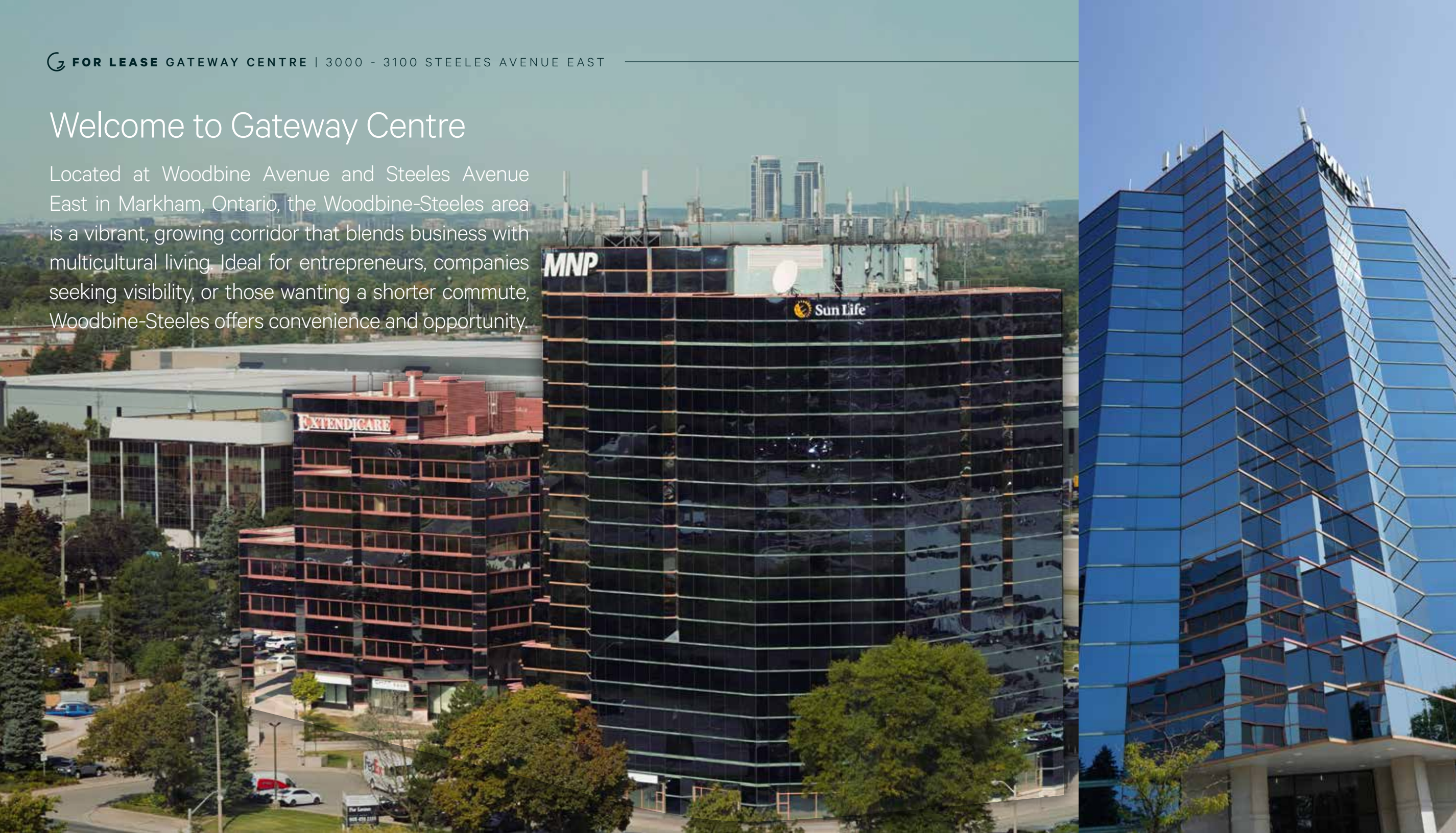
GATEWAY CENTRE

3000 - 3100 STEELES AVENUE EAST  
MARKHAM | ONTARIO

CBRE

## Welcome to Gateway Centre

Located at Woodbine Avenue and Steeles Avenue East in Markham, Ontario, the Woodbine-Steeles area is a vibrant, growing corridor that blends business with multicultural living. Ideal for entrepreneurs, companies seeking visibility, or those wanting a shorter commute, Woodbine-Steeles offers convenience and opportunity.



Building Signage Opportunity



Conference Room For Tenant Use



Underground And Surface Parking



Immediate Access to Highway 404 and 407



Transit Connectivity At The Doorstep



Café Onsite

# 3000 Steeles Avenue East Markham, ON



SUITE	SIZE	COMMENT	
103B	2,388 SF	<ul style="list-style-type: none"> <li>• Ground floor opportunity</li> <li>• High ceilings with large windows and abundance of natural light</li> <li>• Mix of glass offices, open concept space throughout, dine in kitchen and in-suite washrooms</li> <li>• Private exterior entrance</li> </ul>	<a href="#">FLOORPLAN</a>
200	4,630 SF	<ul style="list-style-type: none"> <li>• Built-out</li> <li>• Elevator exposure with double door entry</li> <li>• Multiple offices, meeting rooms, enclosed kitchen with eating area</li> </ul>	<a href="#">FLOORPLAN</a>
204	1,988 SF	<ul style="list-style-type: none"> <li>• Turn-key suite</li> <li>• Good mix of offices, meeting room and open concept kitchen</li> </ul>	<a href="#">FLOORPLAN</a>
302	1,507 SF	<ul style="list-style-type: none"> <li>• Elevator exposure</li> </ul>	<a href="#">FLOORPLAN</a>
303	3,567 SF	<ul style="list-style-type: none"> <li>• Turn-key suite</li> <li>• 1 large board room, multiple meeting rooms, 11 offices and reception</li> </ul>	
309	2,324 SF	<ul style="list-style-type: none"> <li>• Built-out</li> </ul>	

**NET RENT: \$15.00 PSF**  
**ADDITIONAL RENT: \$20.07 PSF**

# 3100 Steeles Avenue East Markham, ON



SUITE	SIZE	COMMENT	
102	7,307 SF	<ul style="list-style-type: none"> <li>• Ground floor retail opportunity</li> </ul>	<a href="#">FLOORPLAN</a>
201	2,412 SF	<ul style="list-style-type: none"> <li>• Perimeter offices with boardroom and kitchenette</li> </ul>	<a href="#">FLOORPLAN</a>
203	2,081 SF	<ul style="list-style-type: none"> <li>• Nicely built-out suite with 3 private offices, boardroom, kitchenette and open area</li> </ul>	<a href="#">FLOORPLAN</a>
206	2,002 SF	<ul style="list-style-type: none"> <li>• Elevator exposure and large glass door entry</li> <li>• Mix of offices and open concept area with insuite kitchenette</li> </ul>	<a href="#">FLOORPLAN</a>
300	4,411 SF	<ul style="list-style-type: none"> <li>• Primarily open concept with some offices, reception area and kitchen</li> </ul>	<a href="#">FLOORPLAN</a>
308	1,211 SF	<ul style="list-style-type: none"> <li>• Built out with reception area, 2 private offices, and 1 meeting room</li> </ul>	
401	4,434 SF	<ul style="list-style-type: none"> <li>• Well built-out unit with multiple offices, meeting rooms and enclosed kitchen</li> </ul>	<a href="#">FLOORPLAN</a>
403	1,470 SF	<ul style="list-style-type: none"> <li>• Built out with 4 private offices on glass, and 3 internal private offices</li> </ul>	
1000 <sup>1</sup>	8,681 SF	<ul style="list-style-type: none"> <li>• Up to 23,331 SF contiguous with suite 1100</li> </ul>	
1002	1,853 SF	<ul style="list-style-type: none"> <li>• Move-in ready suite with 2 enclosed rooms</li> <li>• Large open concept area and kitchen</li> </ul>	<a href="#">FLOORPLAN</a>
1100	14,650 SF	<ul style="list-style-type: none"> <li>• Full floor opportunity</li> <li>• Internal glass offices</li> <li>• Open concept working area, kitchen, board room, meeting rooms, reception</li> <li>• Up to 23,331 SF contiguous with suite 1000</li> </ul>	<a href="#">FLOORPLAN</a>

<sup>1</sup>Contiguous space option with suite 1100

**NET RENT: \$17.25 PSF**  
**ADDITIONAL RENT: \$17.73 PSF**

FOR LEASE GATEWAY CENTRE | 3000 - 3100 STEELES AVENUE EAST



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# Unbeatable Connectivity

Located on the Markham-Toronto border, this area offers quick access to Highways 404, 407, providing seamless connectivity across the GTA. Frequent public transit routes—including TTC and YRT—ensure easy commuting for employees, and visitors.



A collection of logos for various businesses and services located near the Gateway Centre:

- GYUBEE** JAPANESE GRILL
- CONGEE QUEEN**
- Fresh Burger**
- McDonald's**
- LOUISIANA KITCHEN**
- Starbucks**
- POPEYES**
- 大統華 T&T**
- KUNG FU TEA**
- SHOPPERS DRUG MART**
- Tim Hortons**
- TD**
- Scotiabank**
- SWISS CHALET** ROTISSERIE & GRILL
- RBC**

A map showing the location of Gateway Centre (marked with a large 'G') and its connectivity to major highways and transit routes. The map includes labels for various streets and transit lines, along with a list of nearby businesses and services.

**Highway Distances:**

- 2 MIN to HIGHWAY 404
- 4 MIN to HIGHWAY 407
- 10 MIN to HIGHWAY 401
- 22 MIN to PEARSON AIRPORT
- 24 MIN to UNION STATION

**Transit Routes:** YRT Route 24, TTC Route 53, TTC Route 24A.

**Streets:** Yonge Ave, Bayview Ave, Don Mills Rd, Victoria Park Ave, Birchmount Rd, Finch Ave E, Kennedy Rd.

**Businesses and Services:**

- North:** Starbucks, Swiss Chalet, RBC, UPS
- West:** The Owl: A Firkin Pub, Esso, Gyubee, TD, CIBC
- South:** Scotiabank, Wimpy's Diner, Canada Post, Food Basics, Tim Hortons, TD, Shoppers Drug Mart, Congee Queen
- East:** McDonald's, Popeyes, FoodMart, Scotiabank; Fresh Burger, Canadian Thai, Vintage The Hotpot, Kung Fu Tea, La Petite Colline, J-San Sushi Bar
- Far East:** Shoppers Drug Mart, Chatime, Subway, T&T, Petro Canada, TD, Starbucks, Boston Pizza

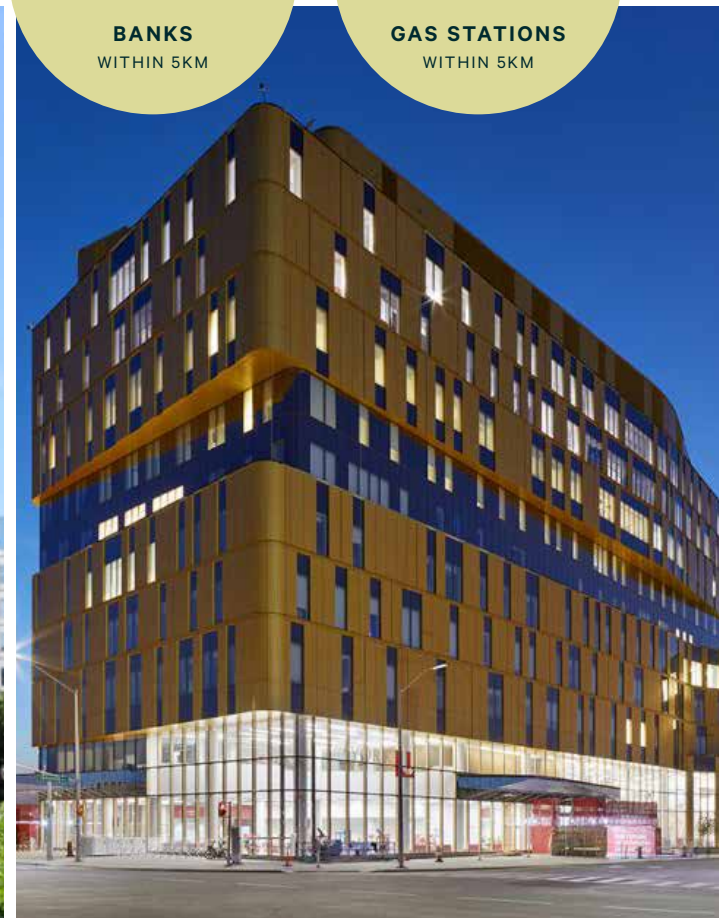
## A Thriving Business Ecosystem

Home to corporate offices, high-tech companies, industrial spaces, and retail giants, Woodbine-Steeles is a magnet for growth. Surrounded by innovation hubs like Qualcomm, AMD, and the Markham Tech Corridor, it's the ideal place to scale your business or launch a new venture.

25  
FITNESS CENTRE  
WITHIN 5KM

75  
BANKS  
WITHIN 5KM

25  
GAS STATIONS  
WITHIN 5KM



404  
RESTAURANTS  
WITHIN 5KM

1,087  
RETAIL  
WITHIN 5KM

19  
HOTELS  
WITHIN 5KM

## Multicultural Dining & Shopping

Discover some of the GTA's best Asian cuisine, from authentic Chinese hot pot and dim sum to Korean BBQ and Japanese ramen. The area is also home to popular plazas like Metro Square and First Markham Place, packed with unique retailers and local gems.

**FOR LEASE**



**CONTACT US**

**KATIE WILSON\***

Associate Vice President  
+1 416 495 6274  
katie.wilson@cbre.com

**MATT GUNNING\*\***, SIOR

Senior Vice President  
+1 416 495 6313  
matt.gunning@cbre.com

CBRE Limited, Real Estate Brokerage | 2005 Sheppard Avenue E, Suite 800, Toronto, ON M2J 5B4 | [www.cbre.ca](http://www.cbre.ca)

\*Sales Representative \*\*Broker

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