



WELCOME TO
600 COCHRANE DRIVE
Markham, ON



UP TO 53,141 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.

Availabilities

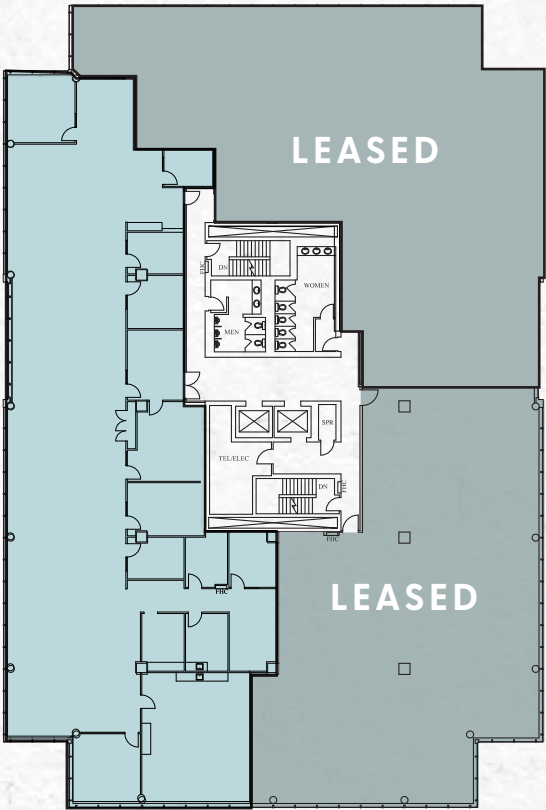
SUITE	SIZE	NOTES
500-400	43,240 SF	<ul style="list-style-type: none">Immediate occupancyTwo full floors of contiguous spaceGround floor storage available
500	21,620 SF	<ul style="list-style-type: none">Immediate occupancy, full floor availabilityBuilt-out space with interconnecting staircase to 4th floorGround floor storage available
400	21,620 SF	<ul style="list-style-type: none">Immediate occupancy, full floor availabilityBuilt-out space with interconnecting staircase to 5th floorGround floor storage available
301	9,901 SF	<ul style="list-style-type: none">Immediate OccupancyBuilt out with furniture in place
300	5,845 SF	<ul style="list-style-type: none">LEASED
200	2,163 SF	<ul style="list-style-type: none">LEASED
230	2,680 SF	<ul style="list-style-type: none">LEASED

Net Rent
\$20.00/SF

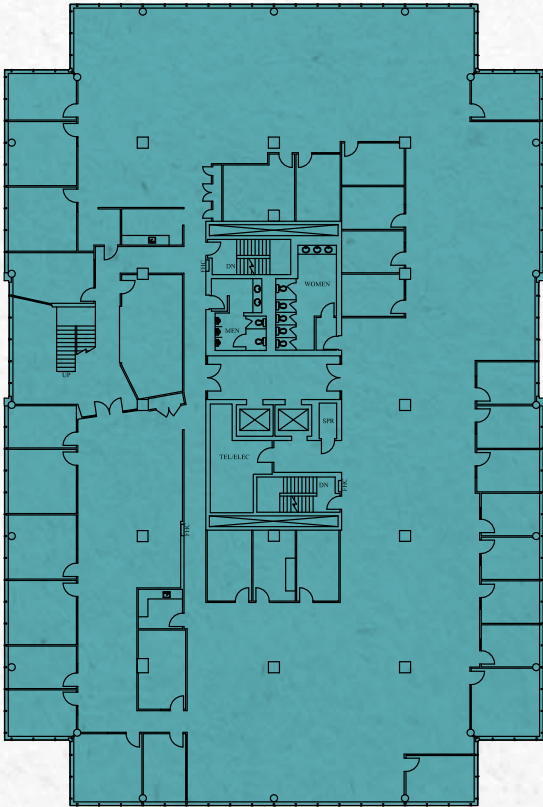
Additional Rent
\$17.89/SF (2025)



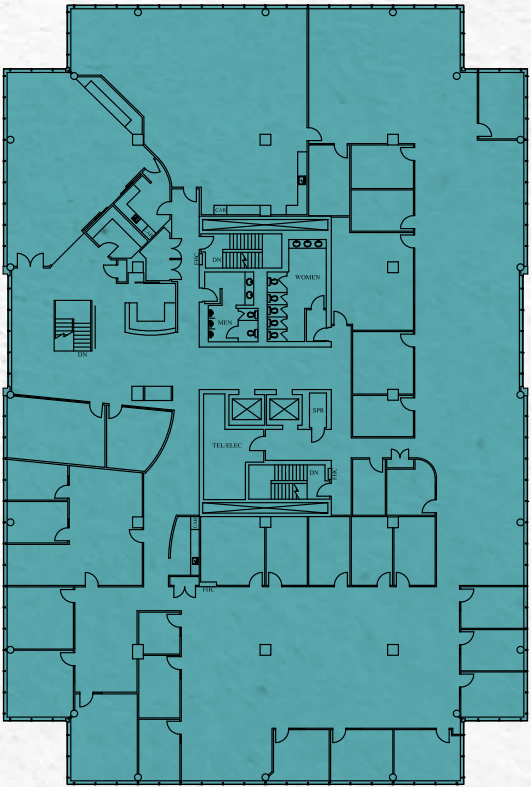
Suite 301
9,901 SF



Suite 400
21,620 SF

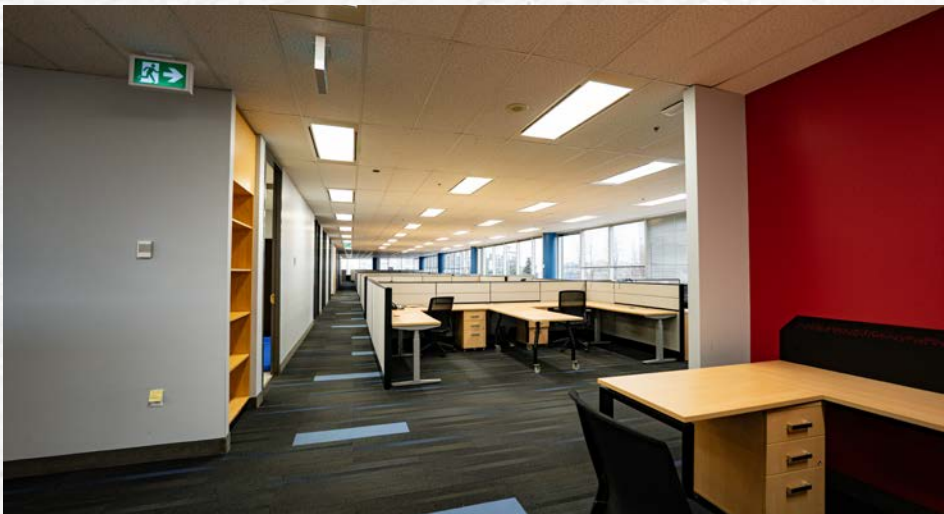


Suite 500
21,620 SF



Build outs subject to confirmation

3RD FLOOR



4TH FLOOR



5TH FLOOR



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



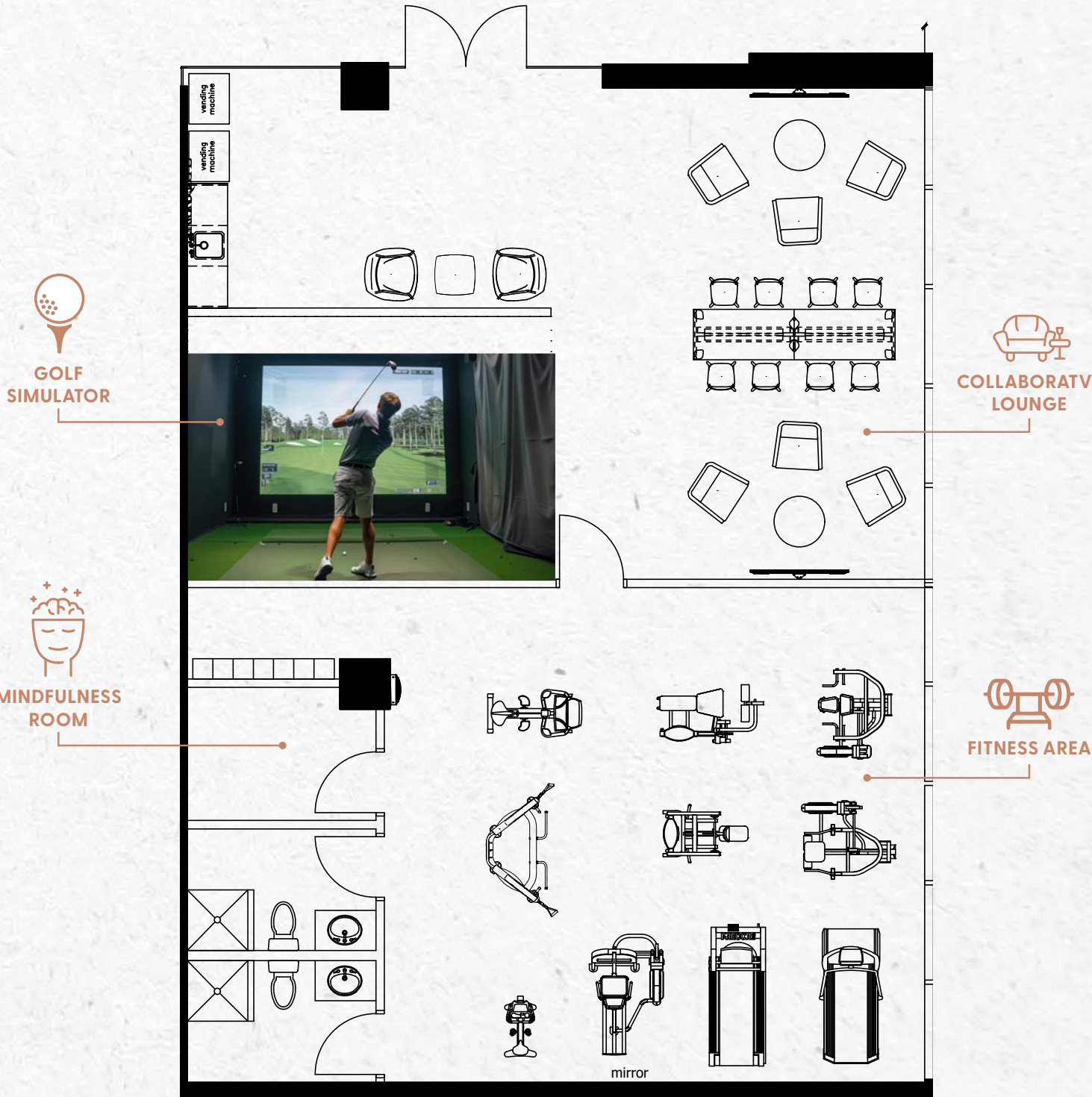
Fitness Center



Dedicated mindfulness room

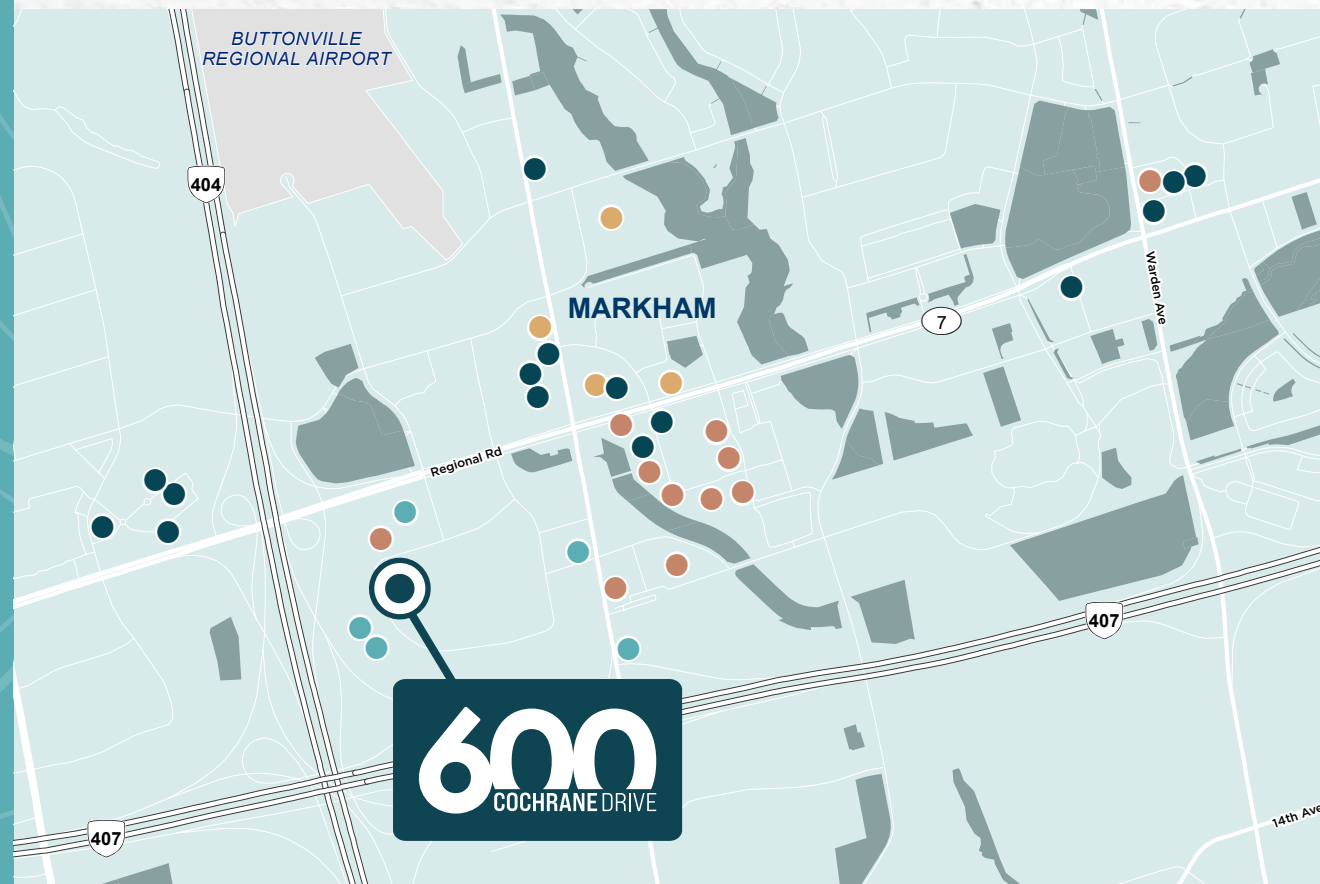
CONTINUING TO UPGRADE

Fully equipped fitness center with showers & lockers under construction



Subject to final furniture layout

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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