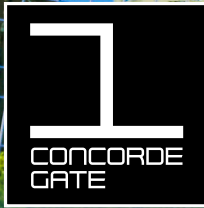


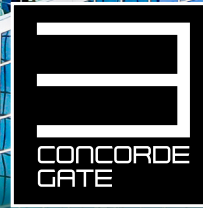
**LEASE FOR UNDER  
\$30.00 PER SQ.FT. GROSS**

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, 2024<sup>1</sup>

<sup>1</sup>APPLIES 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 <sup>2</sup> | 2,828 sq. ft. |
| Suite 200B <sup>2</sup> | 2,546 sq. ft. |
| Suite 201A              | 1,684 sq. ft. |
| Suite 303               | 1,622 sq. ft. |
| Suite 604 <sup>3</sup>  | 3,425 sq. ft. |
| Suite 607A <sup>3</sup> | 6,353 sq. ft. |
| Suite 607 <sup>3</sup>  | 6,753 sq. ft. |
| Suite 701               | 2,800 sq. ft. |
| Suite 704               | 1,718 sq. ft. |
| Suite 812 <sup>1</sup>  | 4,733 sq. ft. |
| Suite 800 <sup>1</sup>  | 2,762 sq. ft. |

Net Rent **CONTACT LISTING BROKER**

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

<sup>1</sup> Contiguous Space - 7,495 sq. ft.

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

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

<sup>3</sup> 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 <sup>1</sup> | 23,514 sq. ft. |

Net Rent **CONTACT LISTING BROKER**

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

<sup>1</sup> 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 <sup>1</sup> | 6,542 sq. ft.  |
| Suite 500 <sup>1</sup>  | 25,719 sq. ft. |
| Suite 600 <sup>2</sup>  | 26,370 sq. ft. |
| Suite 700 <sup>2</sup>  | 26,370 sq. ft. |

Net Rent **CONTACT LISTING BROKER**

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

<sup>1</sup> Contiguous Space - 17,685 sq. ft.

<sup>2</sup> 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



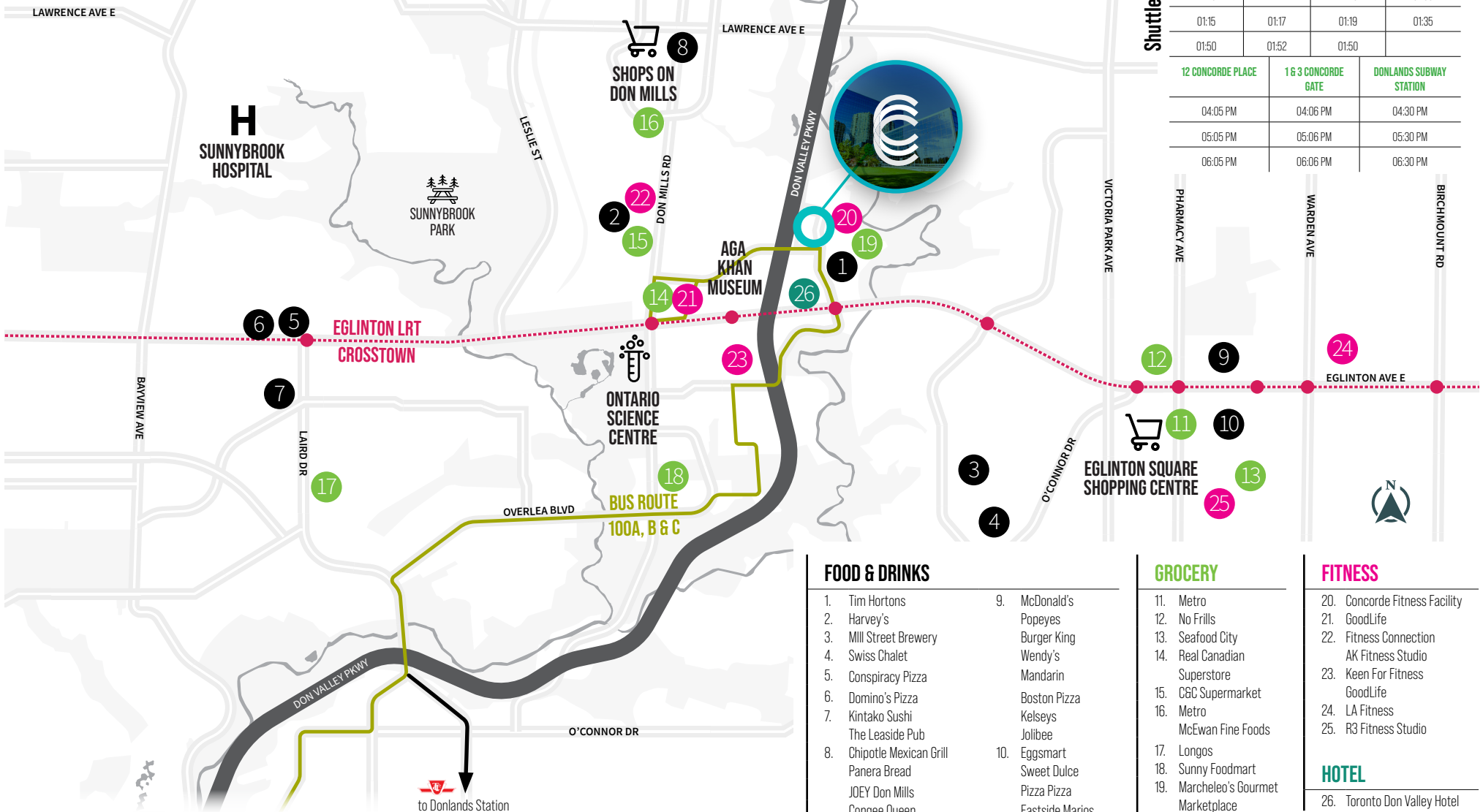
Conference  
Facility

**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               | Popeyes         |
| 3. Mill Street Brewery    | Burger King     |
| 4. Swiss Chalet           | Wendy's         |
| 5. Conspiracy Pizza       | Mandarin        |
| 6. Domino's Pizza         | Boston Pizza    |
| 7. Kintako Sushi          | Kelseys         |
| The Leaside Pub           | Jollibee        |
| 8. Chipotle Mexican Grill | 10. Eggsmart    |
| Panera Bread              | Sweet Dulce     |
| JOEY Don Mills            | Pizza Pizza     |
| Congee Queen              | Eastside Marios |

### GROCERY

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

### FITNESS

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

### HOTEL

26. Toronto Don Valley Hotel

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