3190 Steeles Avenue East

MARKHAM, ON

FOR LEASE

CBRE

Property Details

3190 Steeles Avenue East: 58,465 Sq. Ft. professional office building on 2.6 Acres, strategically located near the busy intersection of Steeles Avenue East and Victoria Park Avenue. This prime property boasts a highly desirable location right off of Highway 404, offering easy access and excellent visibility. Surrounded by a range of local amenities, tenants will enjoy convenience at their fingertips. With a bus stop adjacent to the building and prominent exposure on Steeles Avenue East, this property is easily accessible by public transportation. Additionally, ample surface parking spaces are available for tenants, ensuring convenience and ease of access.

POSSESSION	Immediate
NET RENT	$20.00 Per Sq. Ft.
ADDITIONAL RENT	$15.45 Per Sq. Ft. (2026)
PARKING	218 surface stalls (including 3 accessible spaces)
ZONING	EMP-SE **Click here for more info**

Suites

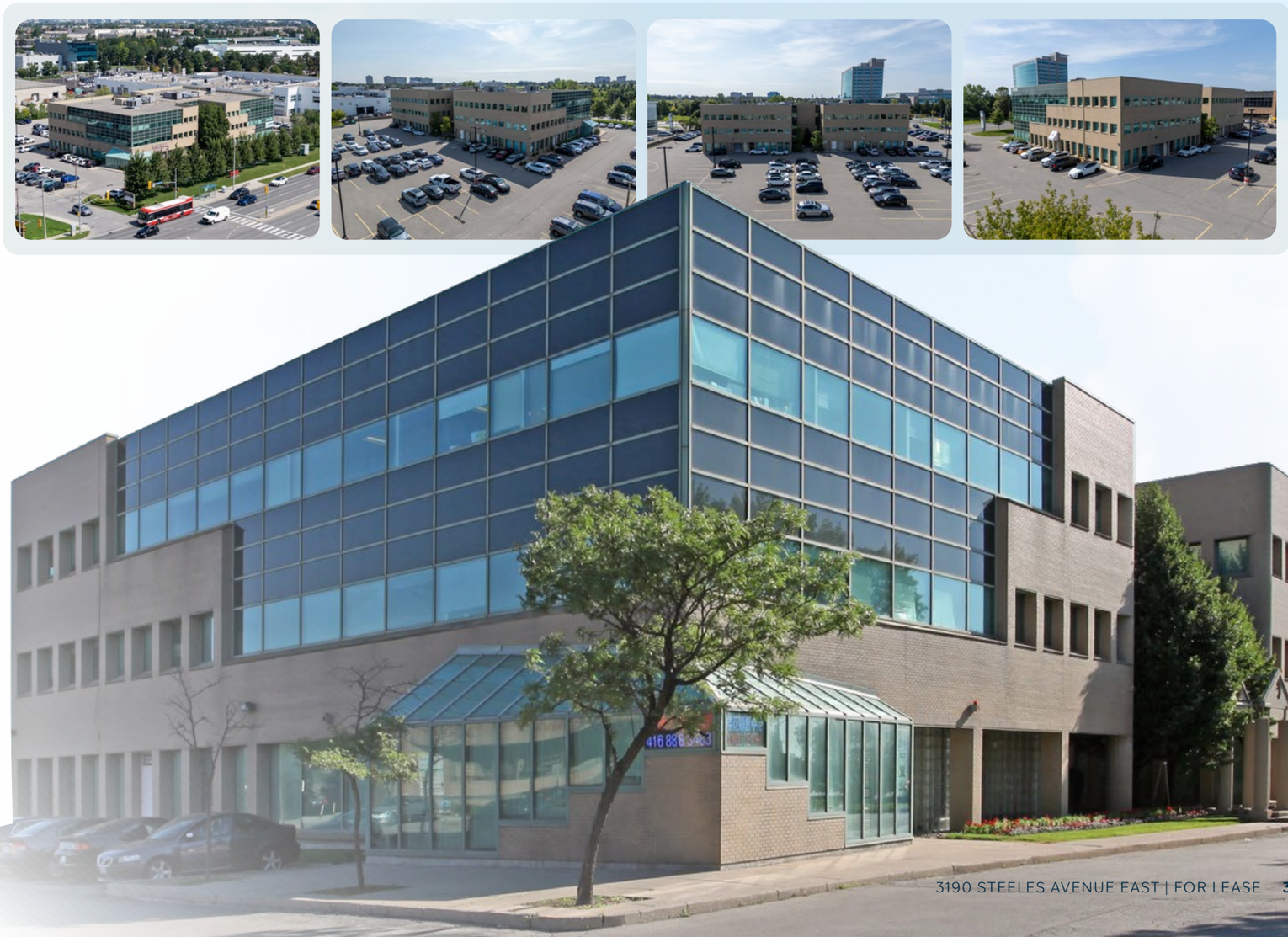
SUITE	FLOORPLAN	SF	AVAILABILITY
201	**Click here for floorplan**	6,988	Immediate
210	**Click here for floorplan**	3,490	Immediate
300/301	**Click here for floorplan**	12,410	Immediate
304	**Click here for floorplan**	2,183	Immediate
305	**Click here for floorplan**	3,786	Immediate

Conveniently located east of Highway 404 with great office exposure

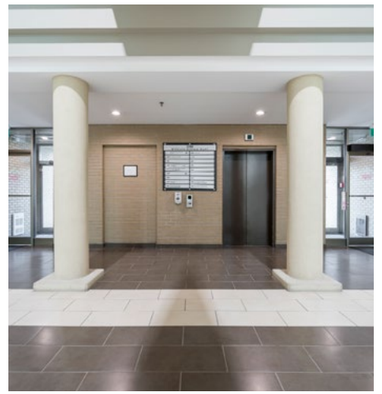
Serviced by York Region Transit Bus Route

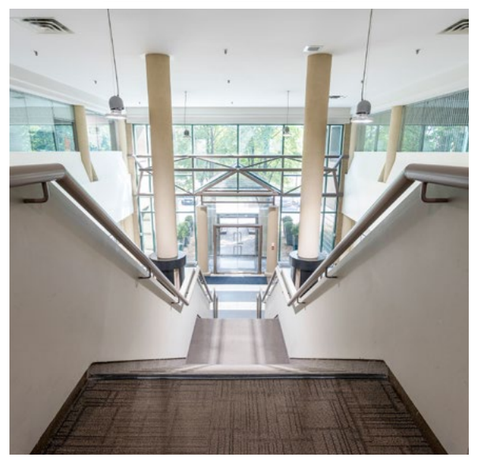
Quick access to highway 400 series

Plenty of restaurant and retail amenities in the area including J-Town shopping centre and T&T Supermarket



Exterior & Interior Views





Transit
& Amenities

3190 Steeles Avenue East is well-served by public transportation, making it highly accessible for both tenants and visitors. The York Region Transit (YRT) has several routes that run close to this address, including route 53/353 Steeles bus line with connection to Finch Subway Station and Pioneer Village Station and route 24/024 with access to Don Mills Subway Station. Commuters also benefit from the close proximity to Highway 404. These routes provide easy connections to major destinations such as downtown Markham, shopping centers, restaurants and plenty of local amenities nearby.

SHOPPING & ENTERTAINMENT

1 CF Fairview Mall
2 Bayview Village Shopping Centre
3 Pacific Mall
4 Cineplex Cinemas Markham & VIP

PARKS & RECREATION

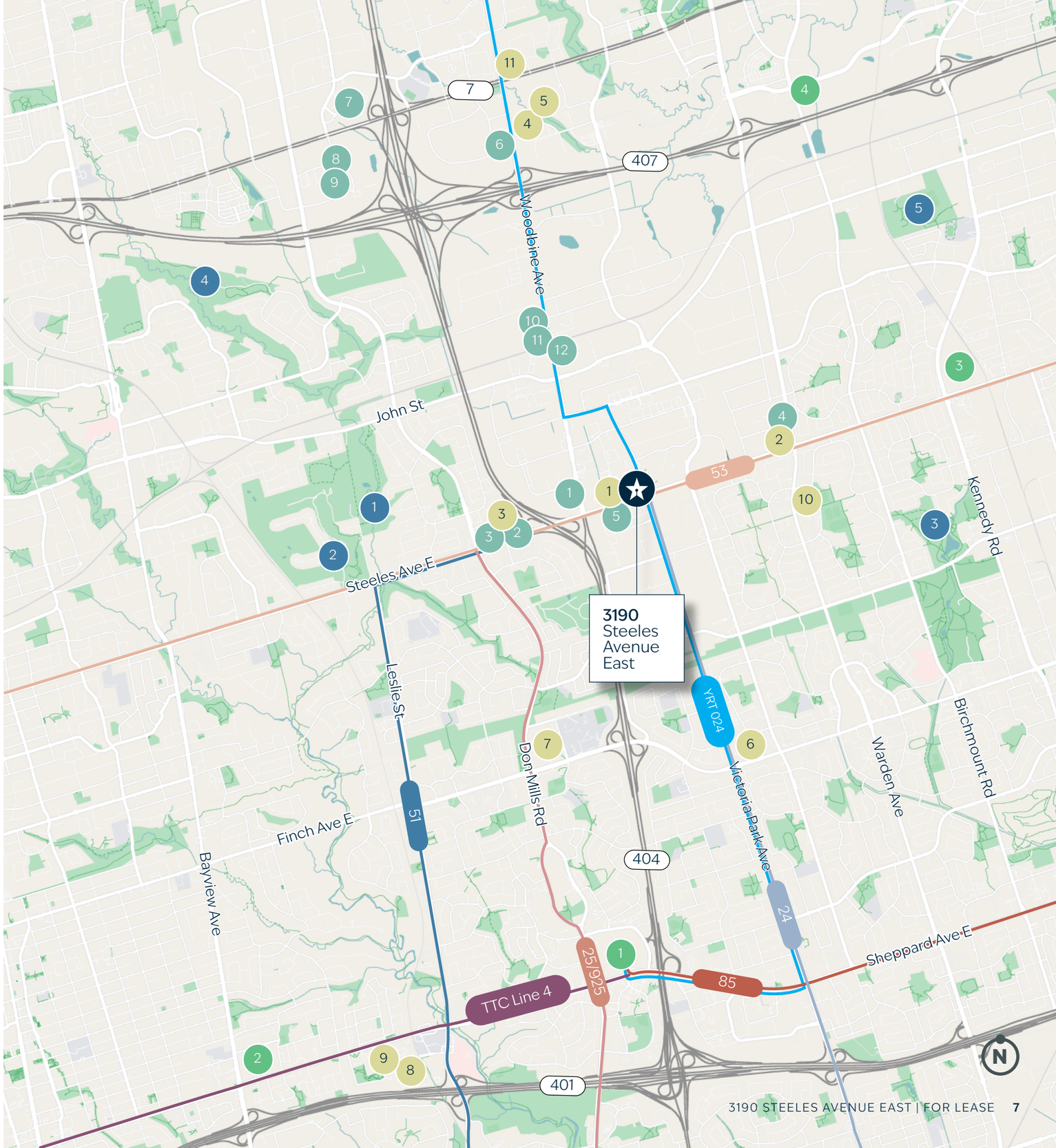
1 Bercy (Wycliffe) Park
2 Bayview Golf and Country Club
3 L'Amoreaux North Park
4 Valley View Park
5 Milliken Mills Park

FOOD & BEVERAGE

1 Gyubee Japanese Grills
2 Congee Queen
3 Tim Hortons
4 Starbucks
5 La Petite Colline & Shan Shan Cafe
6 Dragon Legend
7 Scaddabush Italian Kitchen & Bar
The Keg Steakhouse + Bar
Moxies
Daldongnae Korean BBQ
Jack's
Lone Star Texas Grill
Chako Barbecue & Izakaya
8 Bâton Rouge Grillhouse& Bar
9 Duo Pâtisserie & Café
10 Mandarin
11 Zen Japanese Restaurant
12 Diana's Oyster Bar & Grill

RETAIL

1 J-Town
2 T&T Supermarket
3 Food Basics
4 Costco Wholesale
5 The Home Depot
6 LCBO
7 No Frills
8 IKEA North York
9 Canadian Tire
10 Foody Mart
11 LA Fitness



Contact us to learn more about this opportunity

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