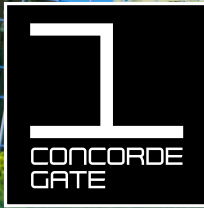


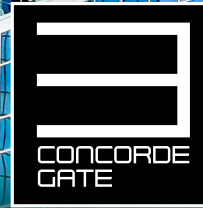
**LEASE FOR UNDER
\$30.00 PER SQ.FT. GROSS**

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	LEASED
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	LEASED
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	LEASED
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



Daycare



Shuttle bus service
to Donlands Station &
Shopping Centre



Access to Green
Space and Walking
Paths



Manned
Security

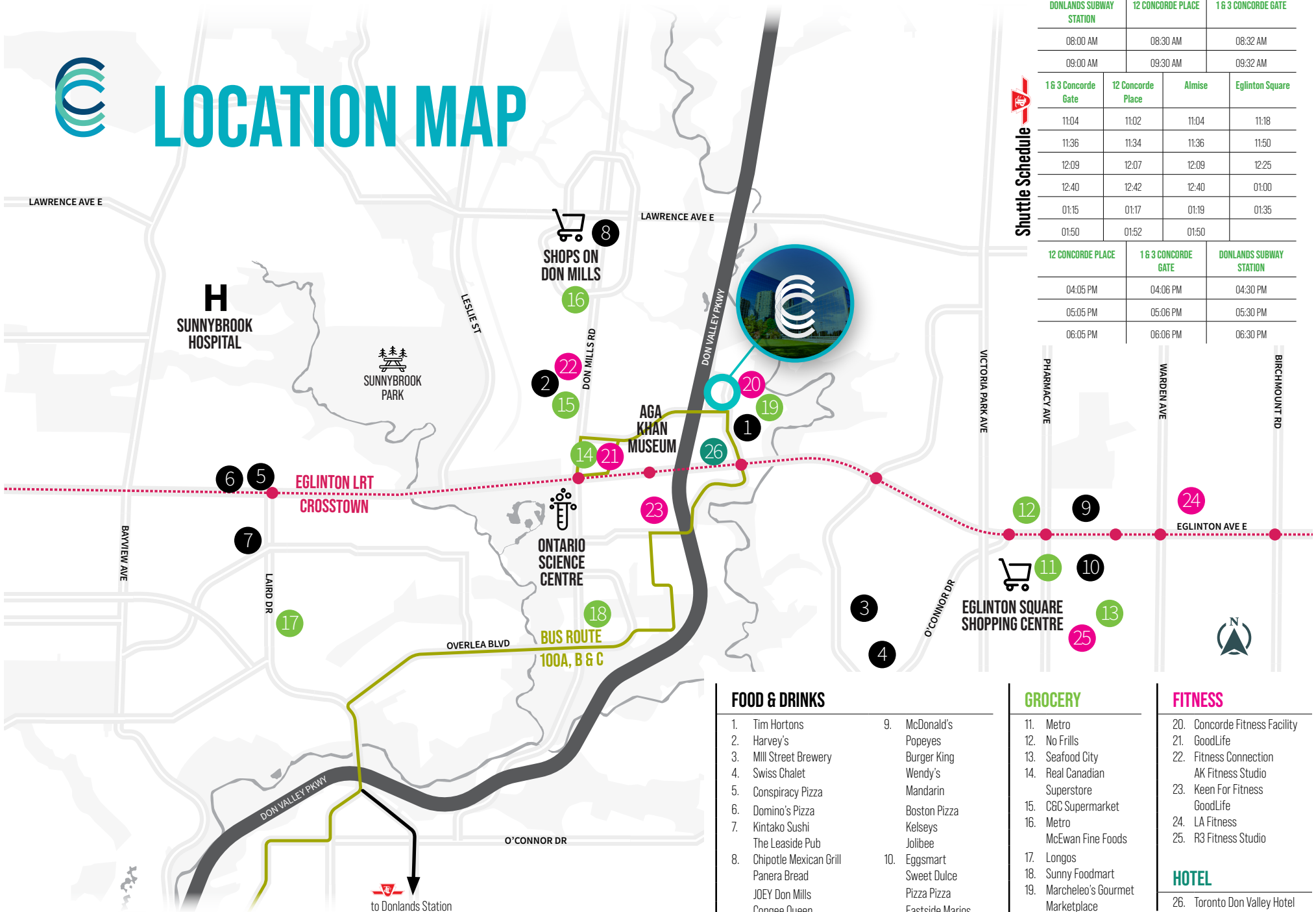


Conference
Facility

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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