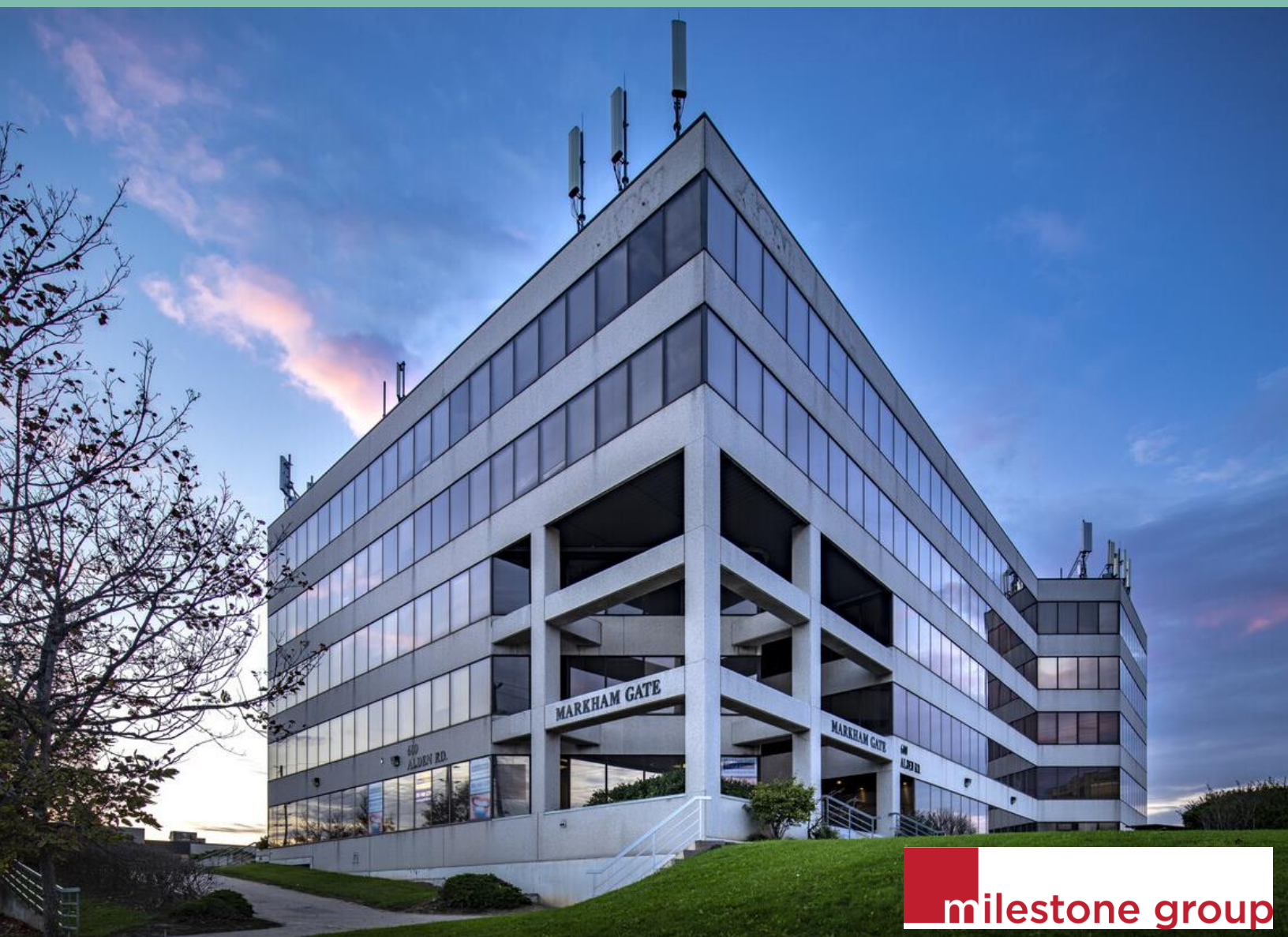


Markham Gate

TWO SUITES REMAINING

600 Alden Road
Markham, ON

Improved office suites – move-in condition



Lease Details

Availabilities

Suite	Size	Net Rent (Yr. 1)
Suite 208	2,285 sq. ft.	\$11.75 per sq. ft. / annum
Suite 209	1,716 sq. ft.	\$11.75 per sq. ft. / annum

Additional Rent

\$10.70 per sq. ft. / annum (2025 Estimate)

Features / Highlights

- + Immediate access to full Hwy 407 interchange at Warden Avenue
- + Lowest Additional Rent in Markham
- + Improved office suites available for immediate occupancy
- + Updated elevator cabs
- + Excellent access to the TTC and VIVA transit stops at adjacent intersection
- + FREE underground and surface parking
- + Professional office campus environment
- + Responsive and reliable on-site property management



Contact Us

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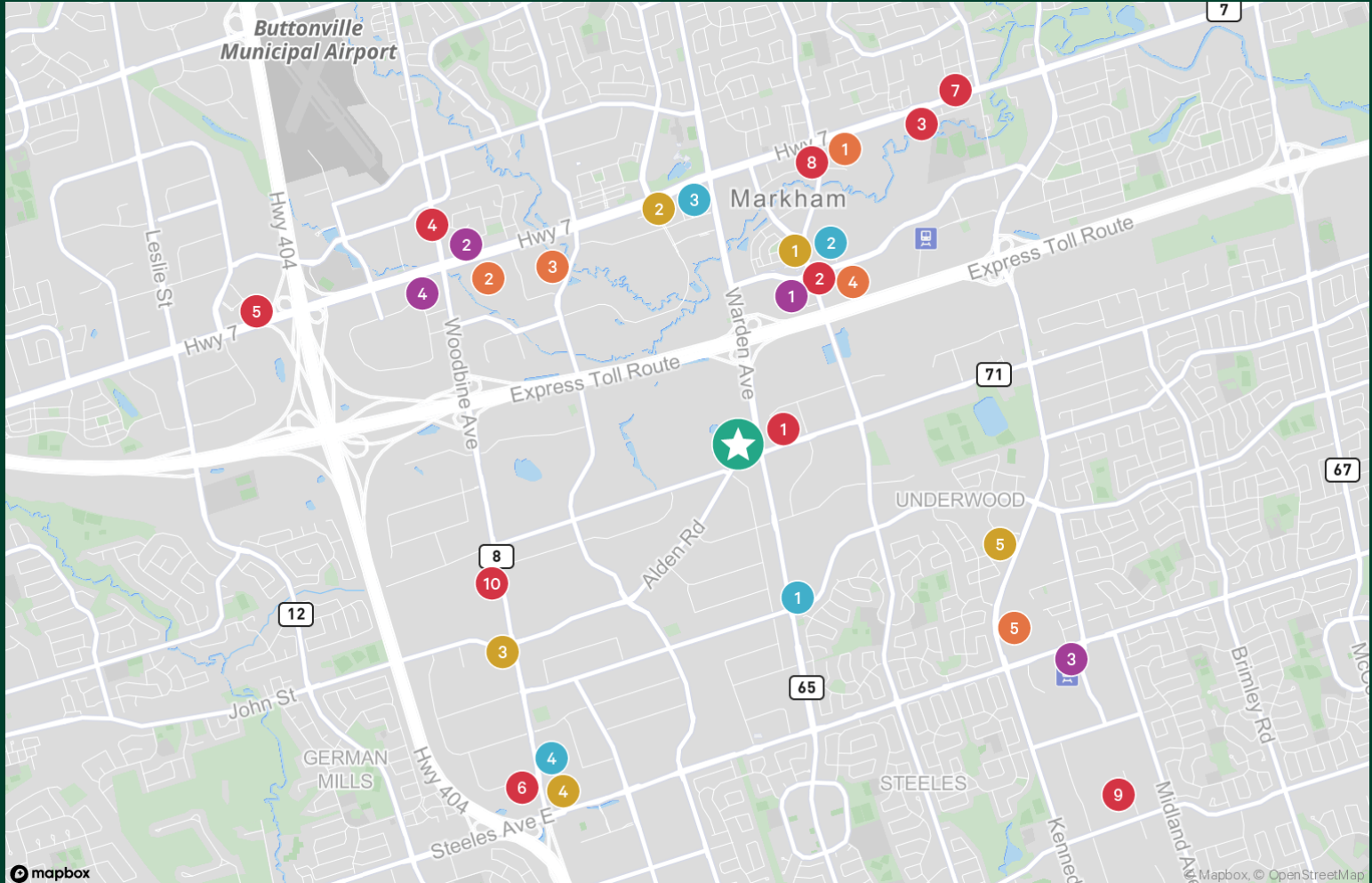
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Executive Vice President
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*Sales Representative | All outlines are approximate | CBRE Limited, Real Estate Brokerage | 2005 Sheppard Ave. E., #800, Toronto, ON M2J 5B4

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Location & Amenities



Site Location

- ★ Markham Gate

Restaurants

- 1 John Anderson Hamburgers
- 2 South St. Burger
- 3 Smash Kitchen & Bar
- 4 Chipotle Mexican Grill
- 5 Scaddabush Italian Kitchen & Bar
- 6 Gyubee Japanese Grill
- 7 Hibiki Japanese Cuisine
- 8 Five Guys
- 9 Daimaru Sukiyaki
- 10 Zen Japanese Restaurant

Hotels

- 1 Monte Carlo Inn & Suites
- 2 Toronto Marriott Markham
- 3 Hilton Suites Conference Centre & Spa
- 4 Courtyard by Marriott

Fitness

- 1 GoodLife Fitness
- 2 LA Fitness
- 3 Planet Fitness
- 4 Fit4Less

Shopping

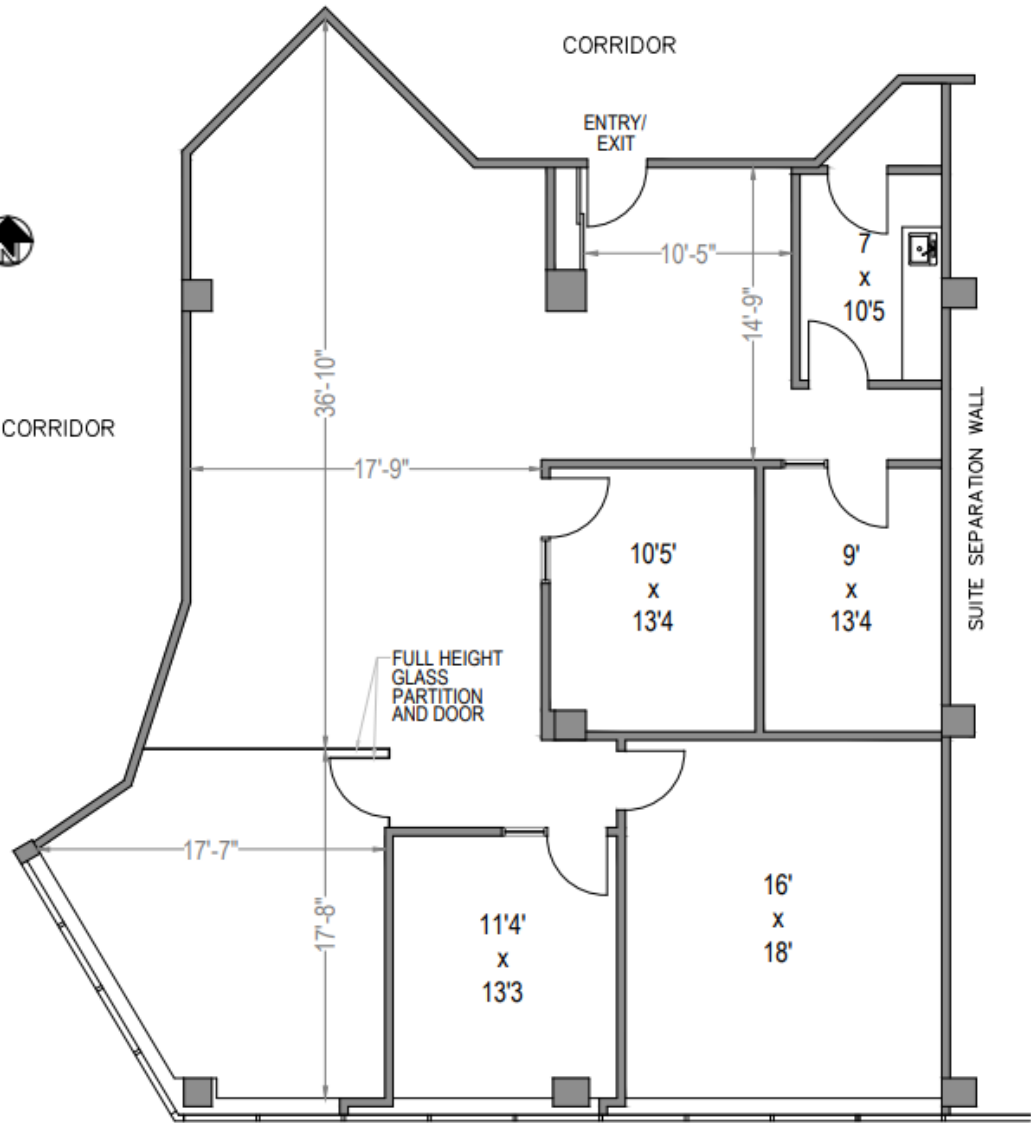
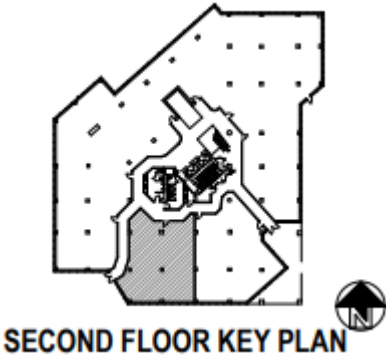
- 1 Uptown Market Shopping Centre
- 2 SmartCentres Markham Woodside
- 3 First Markham Place
- 4 Downtown Markham
- 5 Pacific Mall

Banking

- 1 RBC Royal Bank
- 2 HSBC Bank
- 3 BMO Bank of Montreal
- 4 TD Canada Trust
- 5 CIBC

Floor Plans

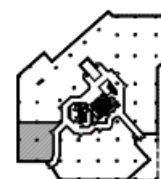
Suite 208 (2,285 sq. ft.)
Nicely improved with a mix of offices, meeting rooms, reception, kitchen and open area



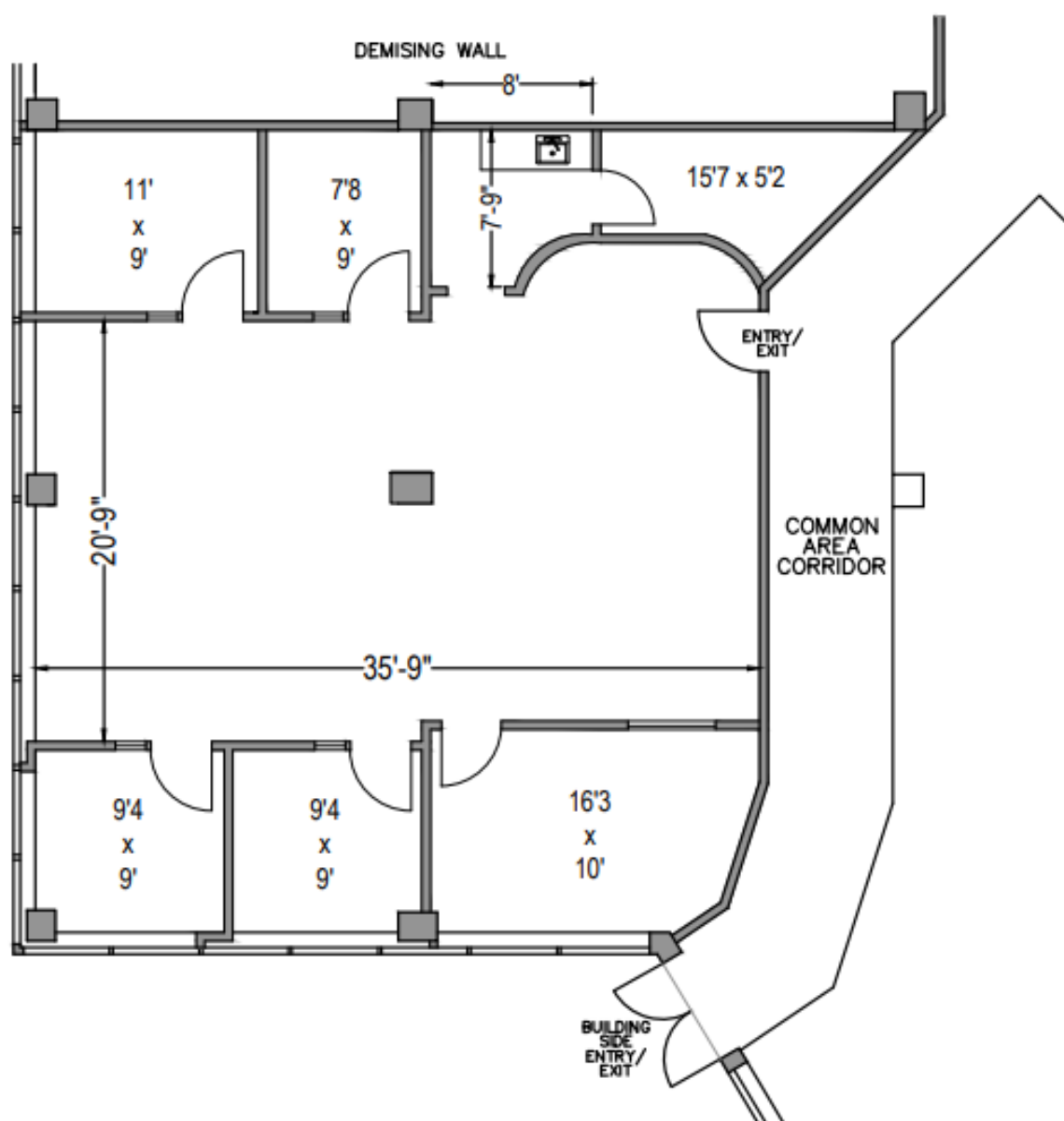
Floor Plans

Suite 209 (1,716 sq. ft.)

Improved corner suite with 4 offices, boardroom, kitchenette and open area



SECOND FLOOR KEY PLAN



Markham Gate
600 Alden Road | Markham, ON

For Lease

Photo Gallery

Suite 209 (1,716 sq. ft.)

Improved corner suite with 4 offices, boardroom, kitchenette and open area

