FOR SUBLEASE

MARKHAM, ON

160 McNabb Street

JLL®

OPPORTUNITY

- Big block up to 200,000 SF for corporate HQ.
- 18,500 SF and up as value priced, term flexible sublease space.
- 13.45 acres property with amples surface parking available.
- Flexible term length available from three years and up.

18,500 SF | 2ND FLOOR
21,205 SF | 4TH FLOOR

$22.00 PSF GROSS INCLUDING UTILITIES

4/1,000 SF

UNIQUE BUILDING FEATURES

- Full floor options starting at approximately 50,000 SF up to full building for 200,000 SF
- Raised flooring throughout
- Storage and shipping capability with two truck level doors and two drive in doors
- Large cafeteria space
- Outdoor patio and green space

BUILDING SPECS

IT Providers
- Fibre (Bell, Rogers, Allstream, AT&T)

Elevators
- Four

Parking
- 719 stalls
- Above includes 11 visitor stalls
- Above includes 4 handicap accessible stalls

Shipping & Storage
- 2 truck level doors
- 2 drive in doors – one is ramped
- Approximately 5,000 SF of secure storage space

Utility Providers
- Electricity - Alectra
- Water - Alectra
- Gas - Enbridge

Electrical Service
- Amps 2000
- Volts 347/600
- Back up battery system - UPS server room only
- Capacity to add a generator

Building Infrastructure
- Type of System - VFD Airhandling & Ventiliation with 6 airhandling system and two supply fans
- Boilers - Bryant Gas Boiler
- Chillers - Trane and McQuay
- Temperature control system/Thermostat - automatedlogic bes system controller
- 450 ton cooling tower
- Perimeter gas fired radiator units on each floor

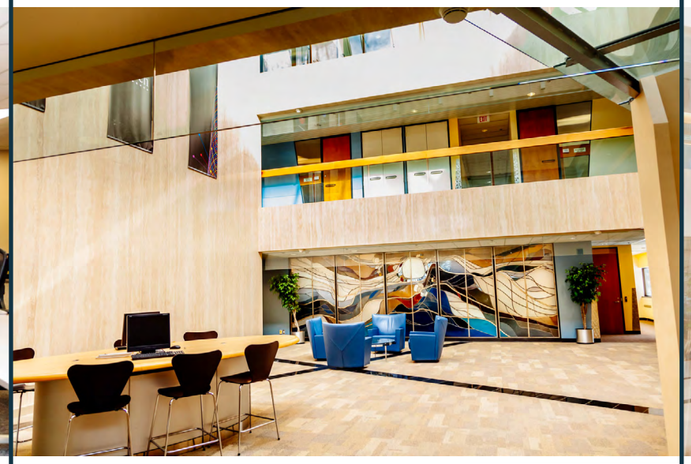
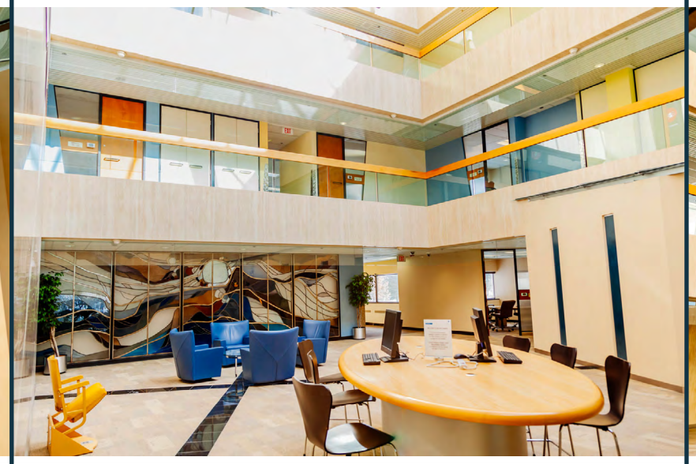
Shared Building Amenities
- Cafeteria with food service
- Training and meeting room facilities
- 2 shipping doors

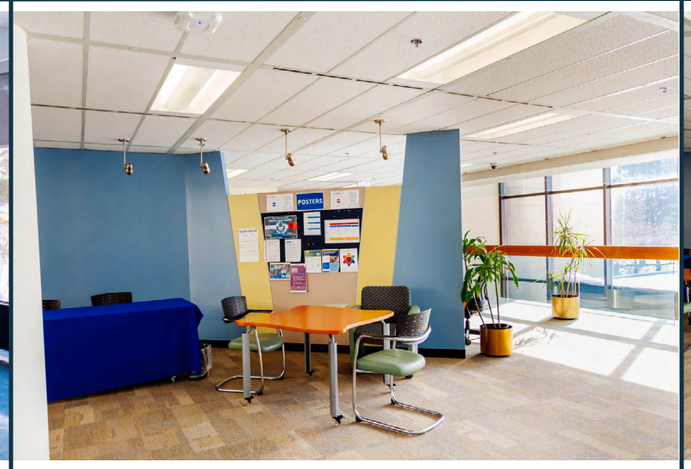
SPACE HIGHLIGHTS

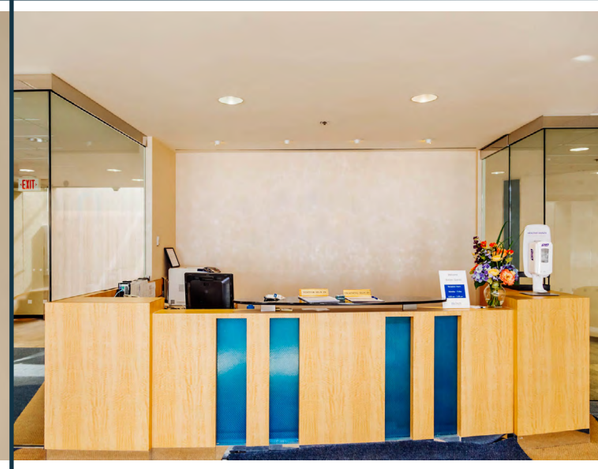
AMENITIES: CAFETERIA & EMPLOYEE LOUNGE

SPACE HIGHLIGHTS

FLEXIBLE MEETING SPACE

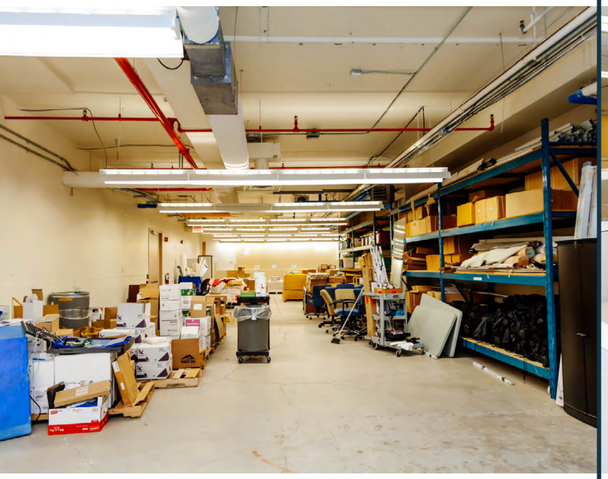



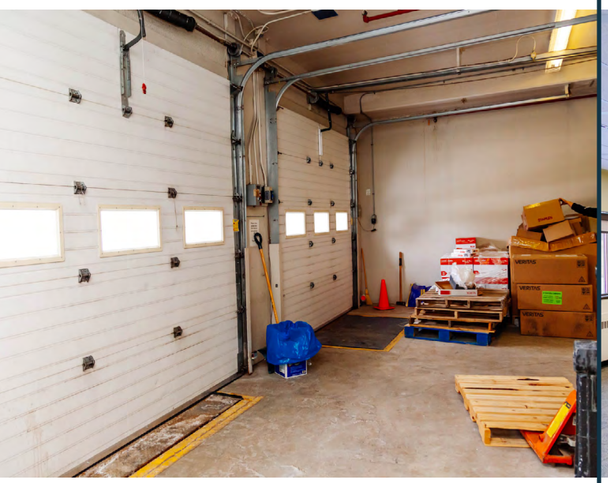


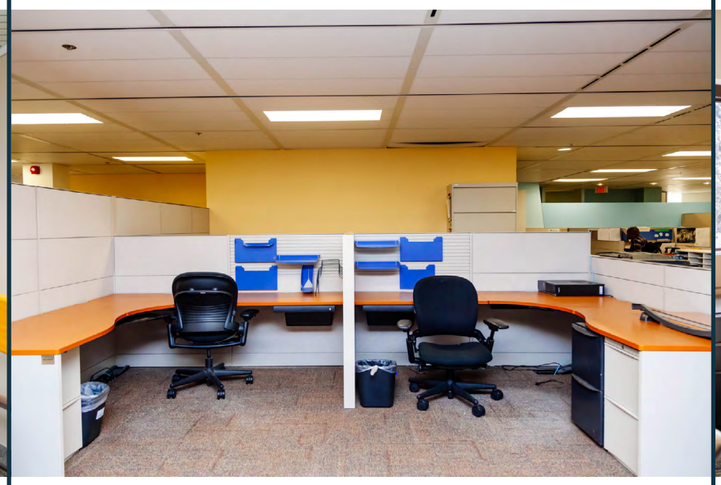


SPACE HIGHLIGHTS

MOVE IN READY SPACE, SHIPPING & STORAGE

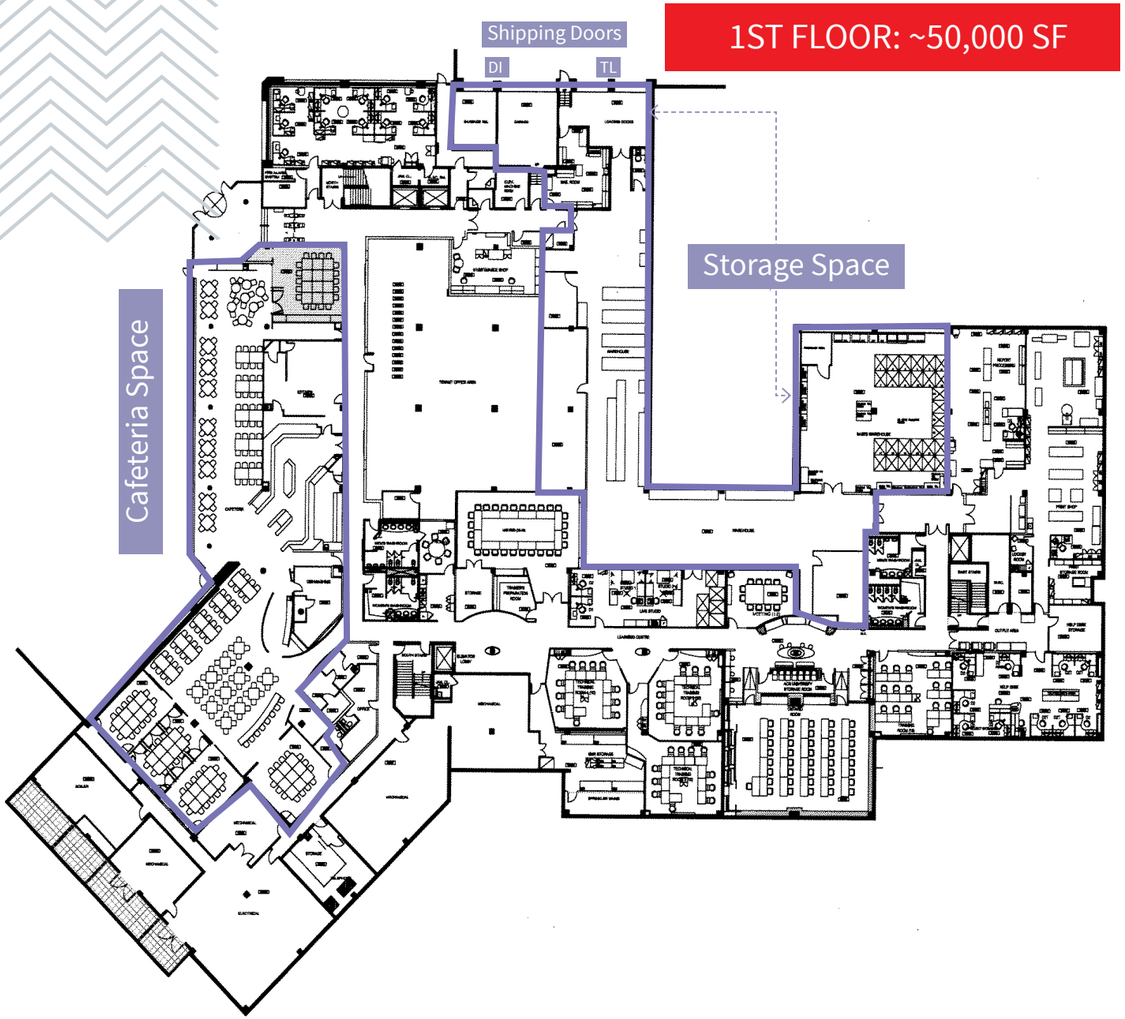






FLOOR PLAN

1ST FLOOR: ~50,000 SF

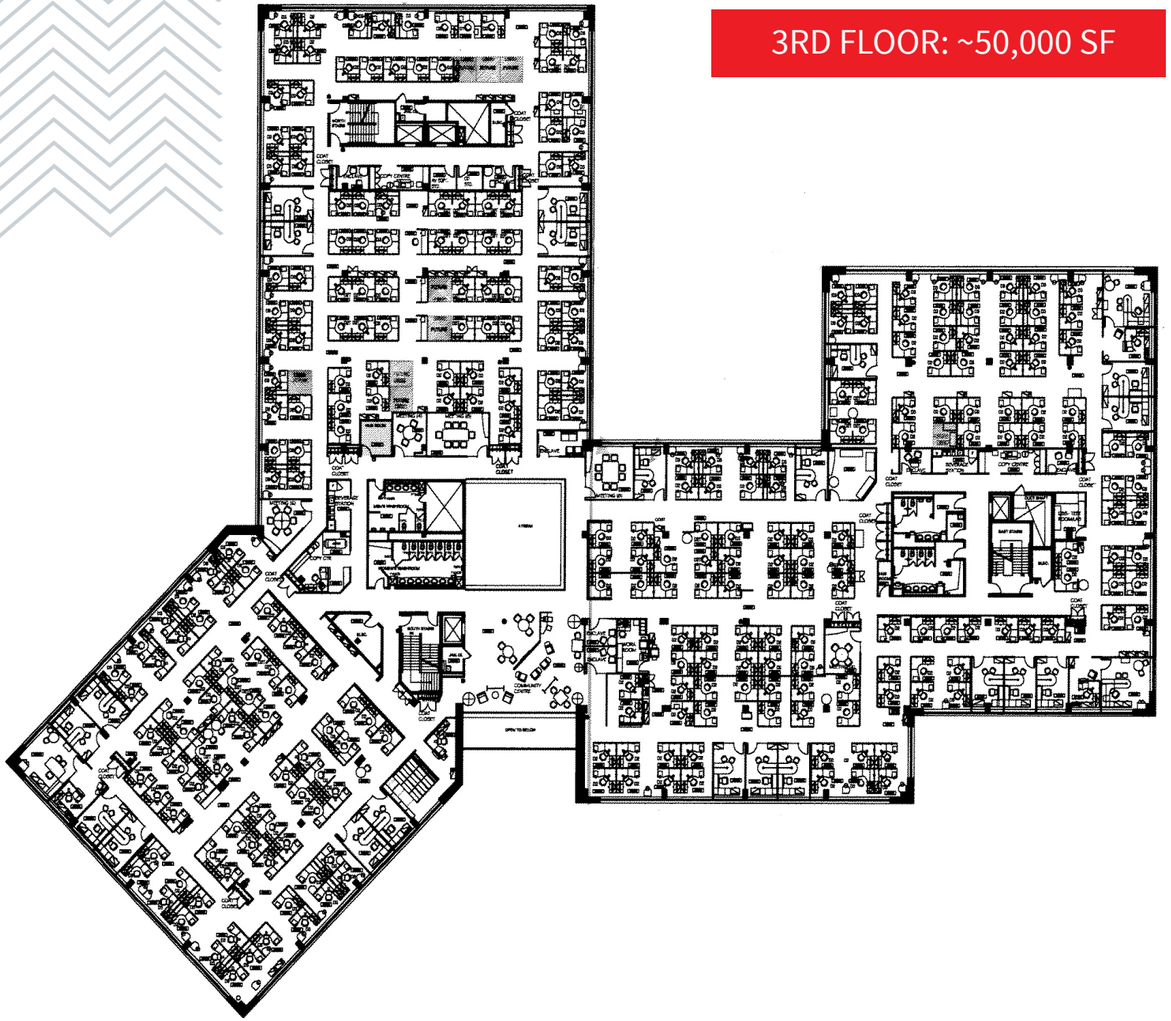


FLOOR PLAN

2ND FLOOR: EAST WING
18,500SF - RENTABLE SPACE

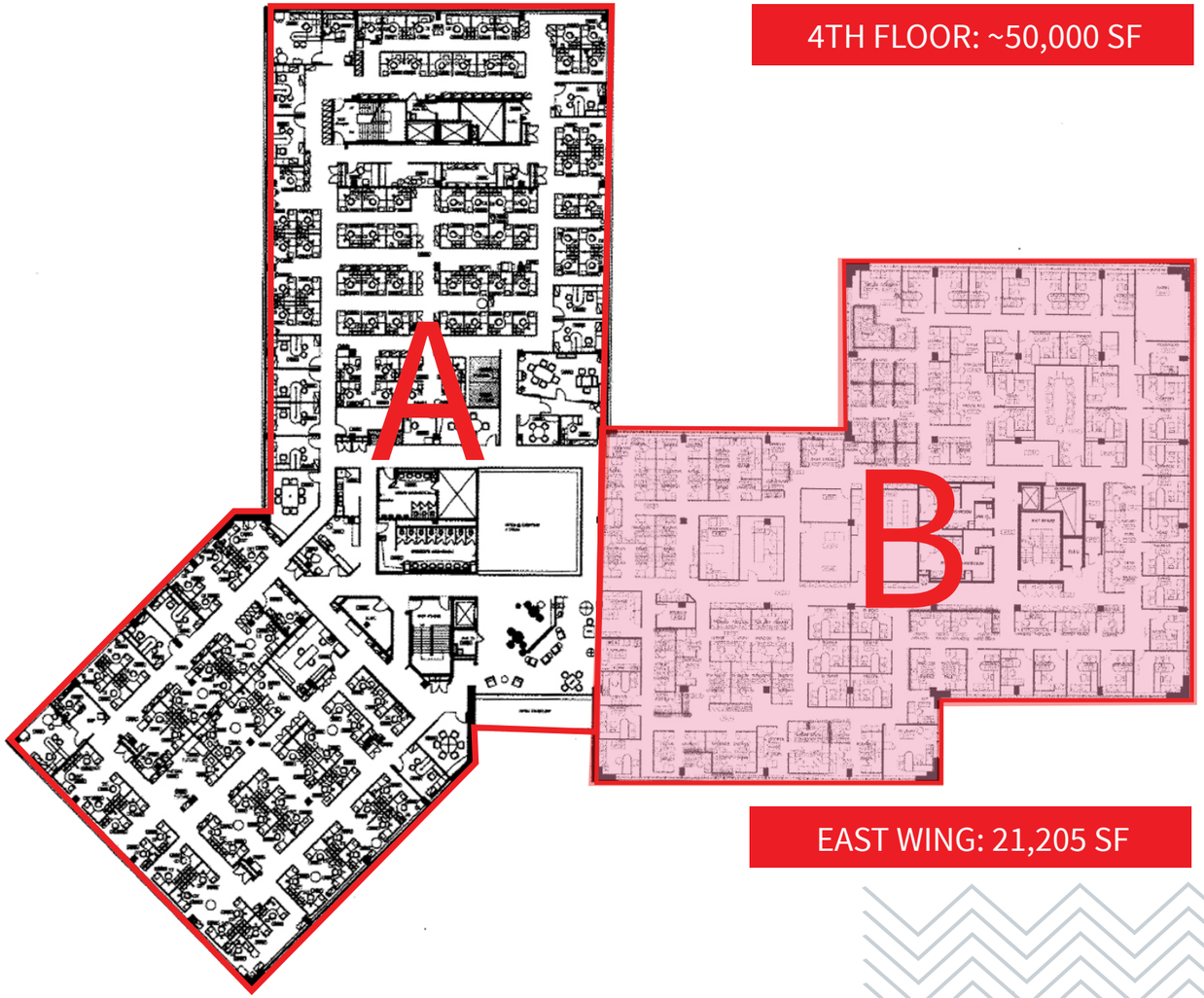
FLOOR PLAN

3RD FLOOR: ~50,000 SF



FLOOR PLAN

4TH FLOOR: ~50,000 SF



EAST WING: 21,205 SF

AREA MAP

- RESTAURANTS
- AMENITIES
- CORPORATE NEIGHBOURS

1. Enercare
2. Toshiba
3. McKesson Canada
4. TD Insurance
5. General Motors Canada
6. Johnson & Johnson
7. Swarovski Canada Ltd.
8. ASUS Computer International
9. Silliker Canada
10. Smart Vision Direct
11. Teva Canada
12. Nordson Canada Ltd.
13. IBM Canada Ltd.

DOWNTOWN MARKHAM
8 Minutes Drive to Property

UNIONVILLE GO STN.
10 Minutes Drive to Property

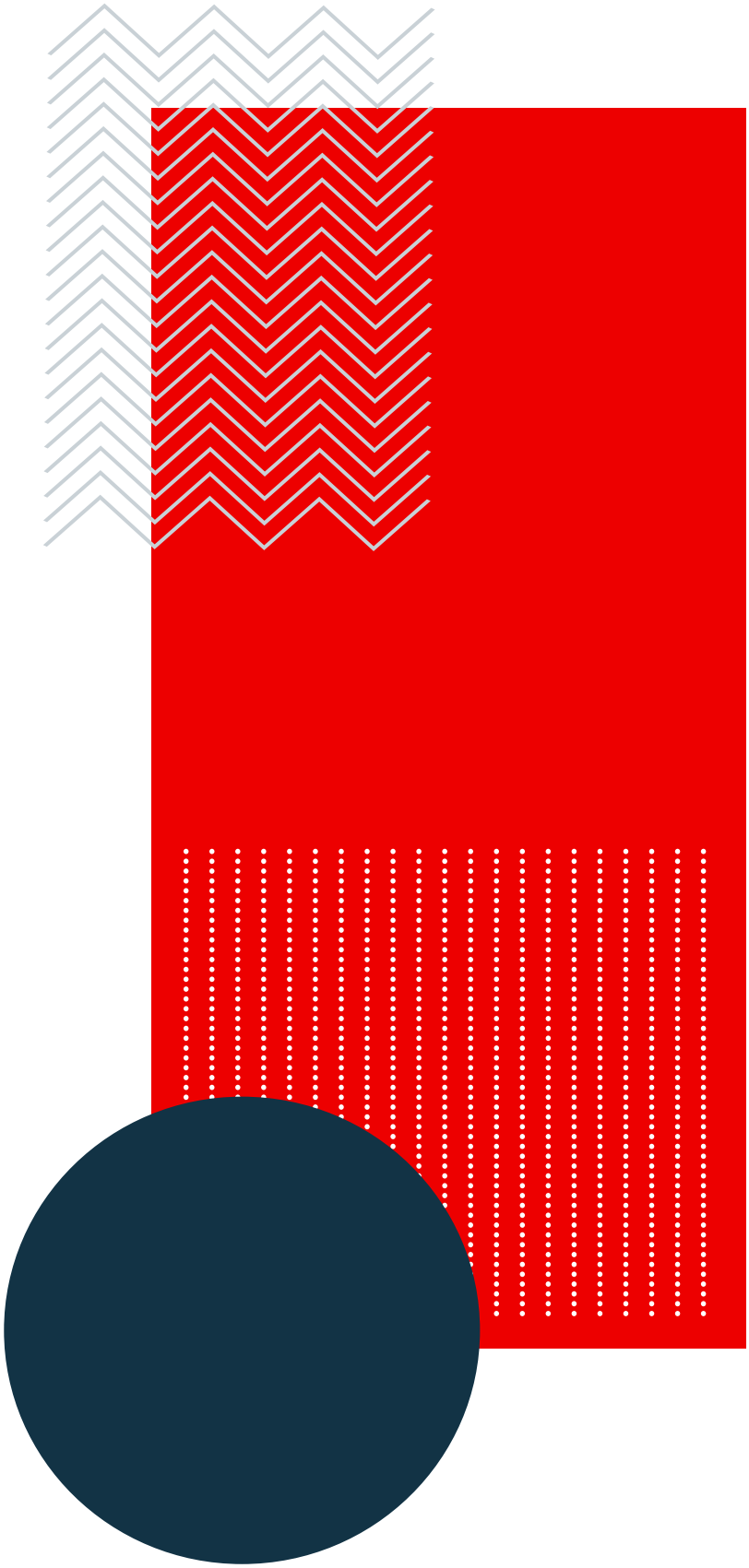
YORK REGION TRANSIT
Green Line - 21 Minutes
Pink Line - 18 Minutes

SERVICED BY TTC BUS NUMBERS
2 8 14 68B 32 Minutes

HWY 404
407 ETR
RODICK RD.
WOODBINE AVENUE
14TH AVENUE
ESNA PARK DR.
JOHN ST.
ALDEN RD.
MCNABB STREET
BIRCHMOUNT RD
WARDEN AVE
14TH AVE
68B
GREEN LINE
PINK LINE

Costco Wholesale
The Home Depot
Milestone's
Terre Rouge
South St. Burger
Good Catch Boil House
Cineplex Cinema
Milliken Restaurant
John Anderson Hamburgers
Mandarin
Carmelina Mediterranean & Italian Dining
Golden Jade Restaurant
India's Taste Markham
Tom's Restaurant
Starbucks
Menaggio Ristorante Wine Bar & Grill
Frankie Tomatto's
T&T Supermarket
Warden & Steeles Wellness Centre
Metro Square

160 MCNABB STREET



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