

For Sublease

*150 McNabb Street,
Markham*

2nd Floor



Property Details

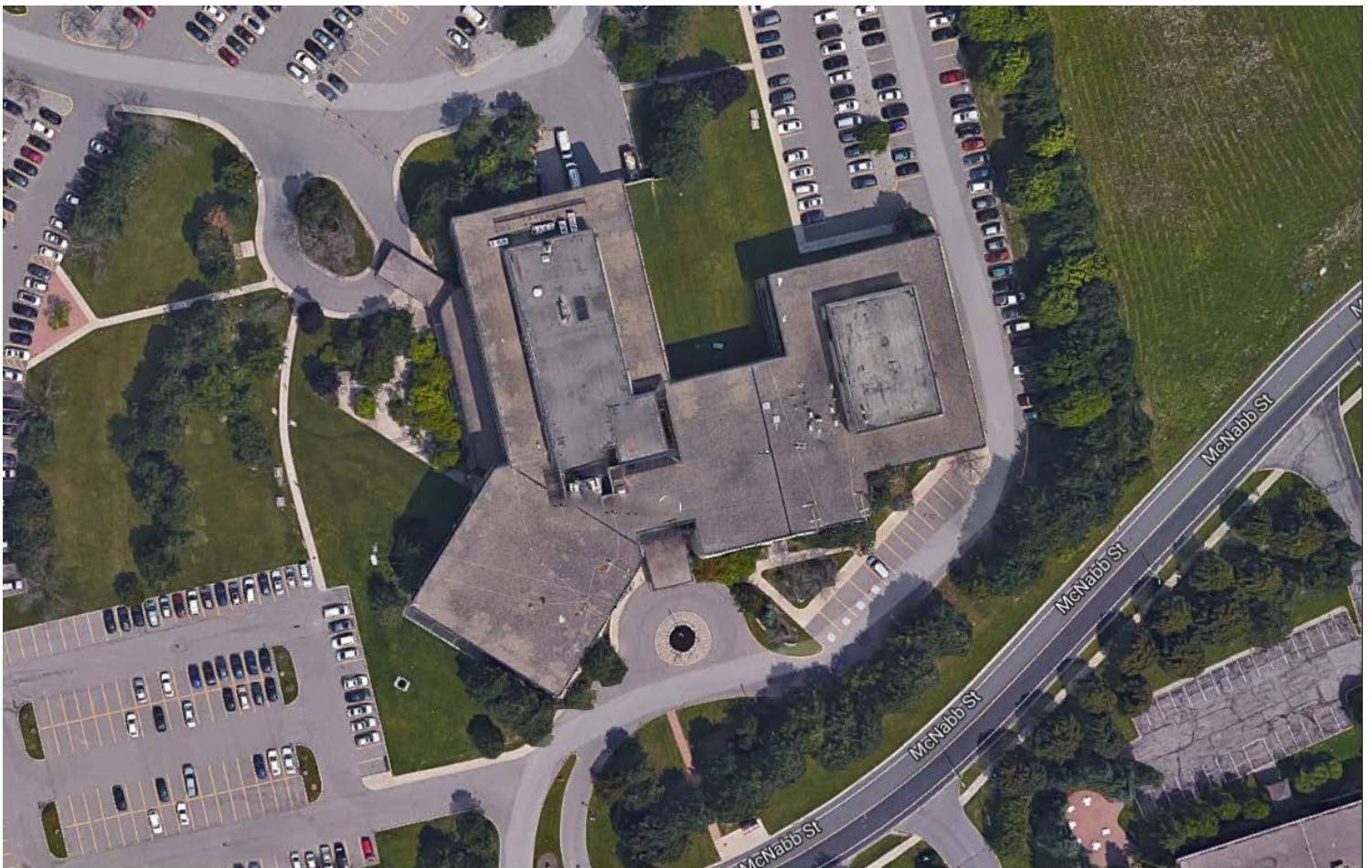


AVAILABLE TERM: UP TO 20 YEARS

SIZE:	20,000 SF*
AVAILABILITY DATE:	60 Days
GROSS RENT:	\$22.00**
PARKING:	5/ 1,000 SF

* Potential to expand to 40,000 SF

** Includes Utilities



Location

WITHIN A 5 KM/10
MINUTE RADIUS



Over 200
Restaurants

8 Hotels

2 Fitness
Centres

20 Banks

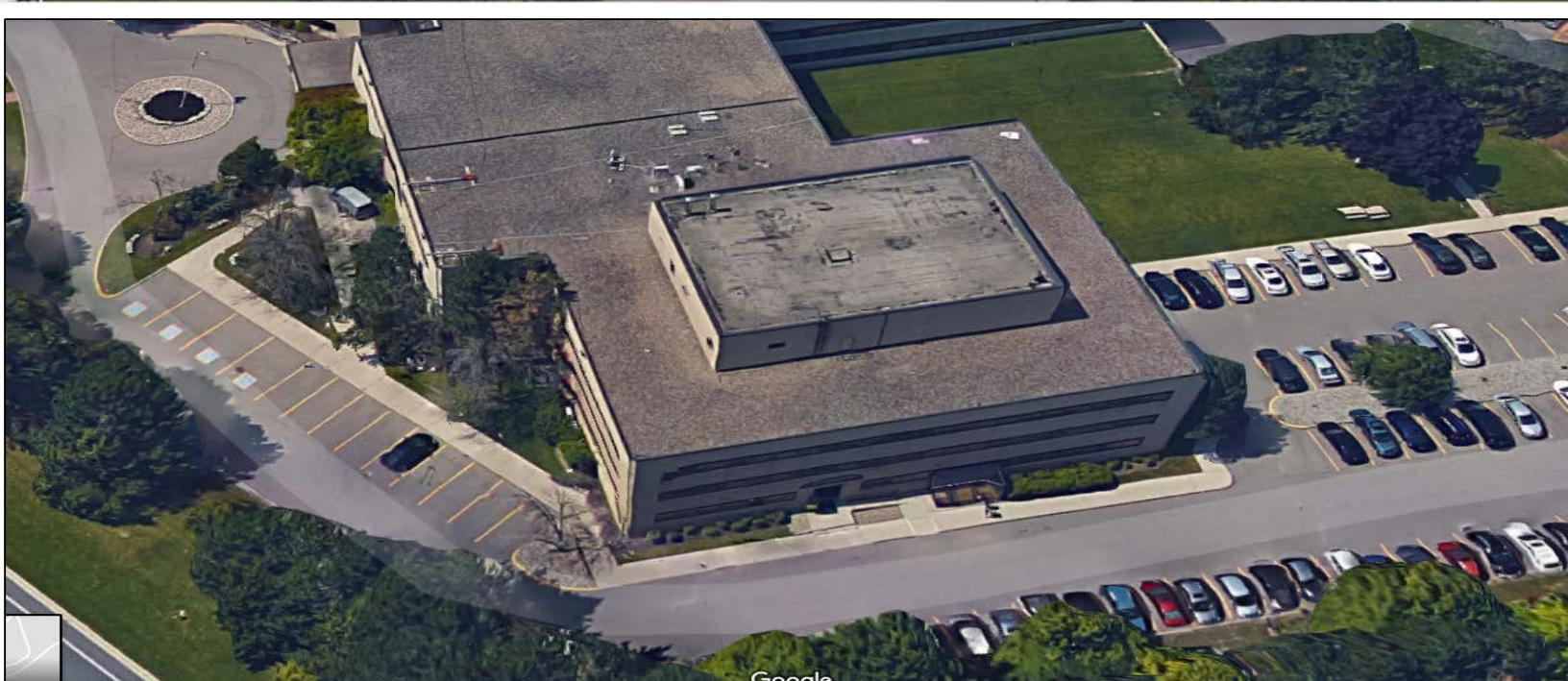
6 Major
Grocery Stores



Building Features



- Access to Markham Transit System and Major Highways
- 24/7 manned security
- Free Surface Parking offered on site
- Separate entrance with accessible parking/ramp



Space Features



- Large and Flexible Floor Plate
- Open and Bright Space
- Good Mixture of Open Concept and Meeting Rooms
- High Quality Building Finishes
- Plug-and-play system furniture could be available to subtenant



Features & Technical Specifications

AVAILABILITY

- 60 days

AVAILABLE AREA

- 20,000 SF (potential to expand)

AGE

- East Building- 1987

LOCATION

- Close to Markham Centre
- Access to Highway 407, 7 and 404
- Educated neighborhood workforce
- Expanding business base and highway educated and moved work force
- Home to more than 400 corporate head offices (IBA Canada LTD., TD Financial Group, and more)
- Over 1,000 technology and life sciences companies employing more than 37,000 people in Markham
- Lowest tax rates in the GTA
 - Commercial: 1.67% (2016)
 - Industrial: 1.96% (2016)

TRANSIT

- VIVA, TTC, and YRT
- Connection to 3 subway lines
- Express bus link to Finch subway station

CEILING HEIGHT

- 9 ft.

BUILDING & HVAC HOURS

- 7:00 am to 6:00 pm (Monday to Friday)

SECURITY

- 24/7 manned security
- Extensive monitoring systems

ELEVATORS

- Passenger and Freight elevators

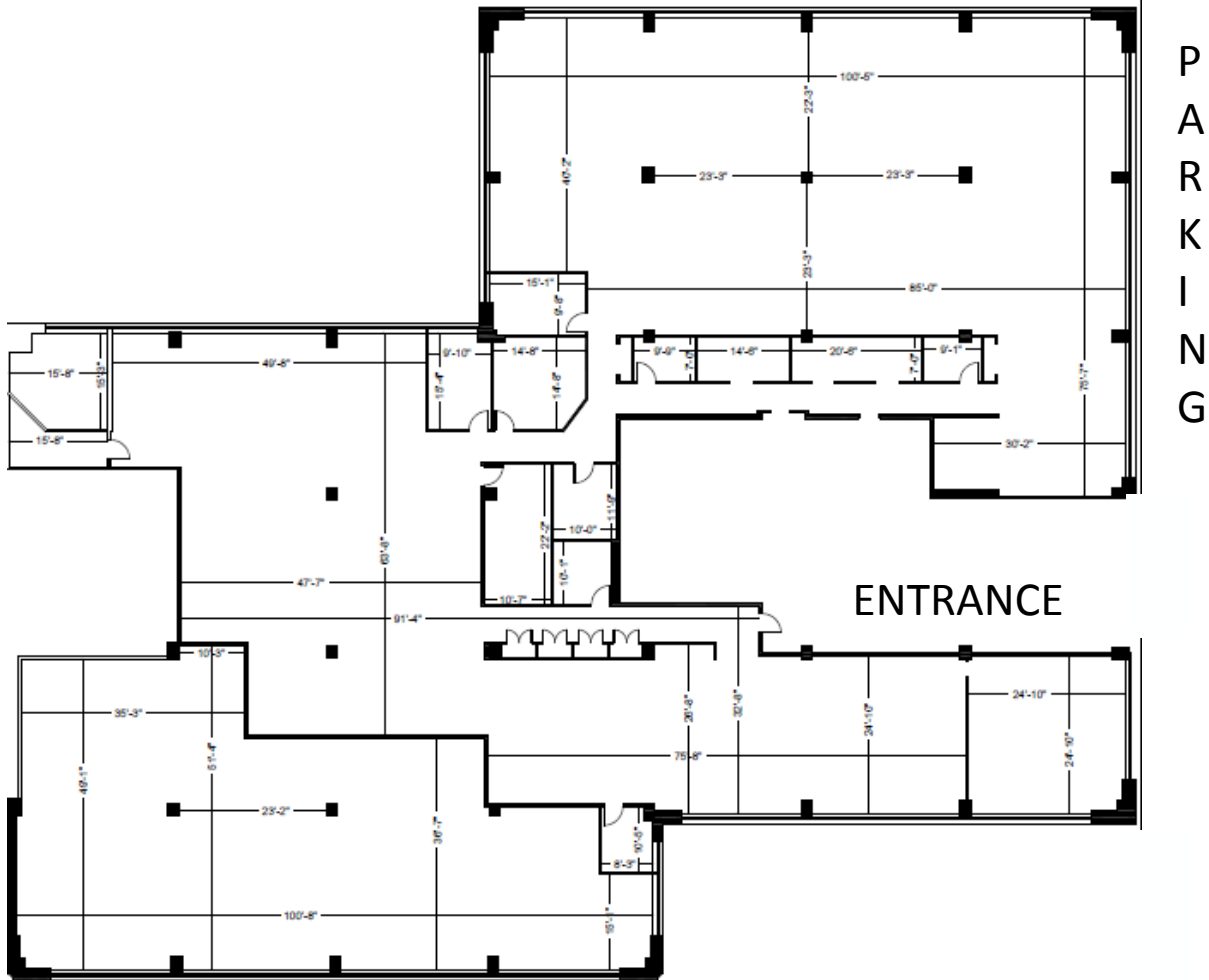
PARKING

- 5 spots per 1,000 sf leased

FIBRE OPTICS

- Rogers and Allstream

Suite Plan



Erik Smith*
Vice President, LEED AP
647 339 7145
erik.smith@am.jll.com

Stephen O'Reilly*
Vice President
416-238-4421
stephen.oreilly@am.jll.com

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