



Landlord Representative:

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ALLSTATE
CORPORATE
CENTRE

MARKHAM'S OFFICE HUB



Introducing the most conveniently connected campus in **MARKHAM**

With amazing on-campus amenities, everything you need is within reach.

- Tim Hortons on site
- 122 visitor parking spots at your door
- Executive underground parking
- 350M walk to VivaNext Allstate Stop



Food Truck Fridays



Cultural Celebrations



Putting Green



Farmers Market



PROPERTY DETAILS

11 ALLSTATE PARKWAY

- New building lobby coming 2017
- BOMA Best Silver Certified
- New campus amenities now available:
BBQ, putting green, outdoor furniture and
EV charging stations
- Updated washrooms
- Tim Hortons on site at 15 Allstate Parkway



ACCESS

BIKE:

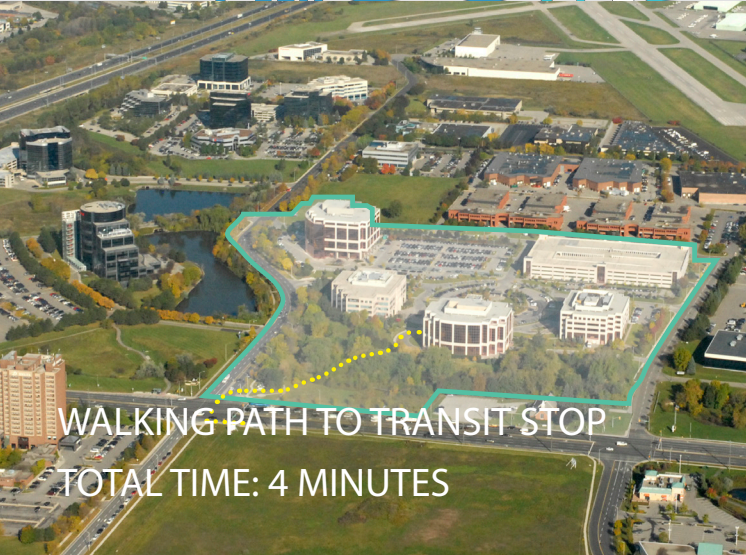
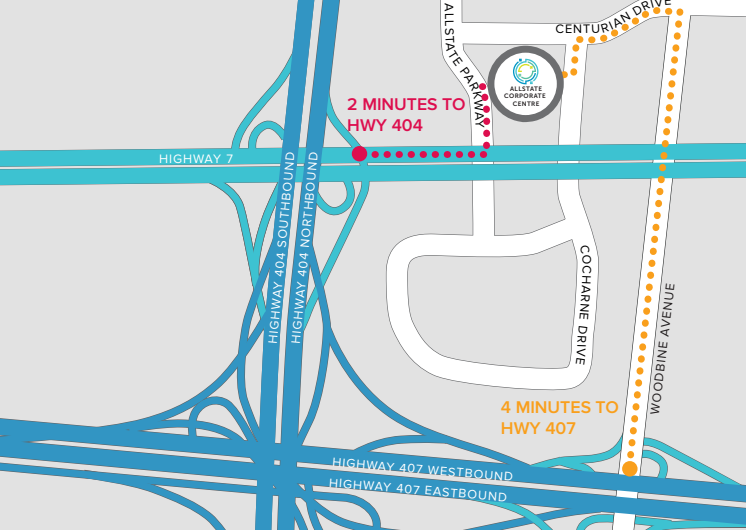
Use the bike lanes on Highway 7 and park your bike in our secure bike racks.



EXECUTIVE PARKING, AT YOUR SERVICE:

Enjoy executive underground parking, with direct office access.

- 122 visitor parking spots at your door
- Parking ratio of 4 cars per 1,000 SF
- One level of executive underground parking
- EV car charging stations

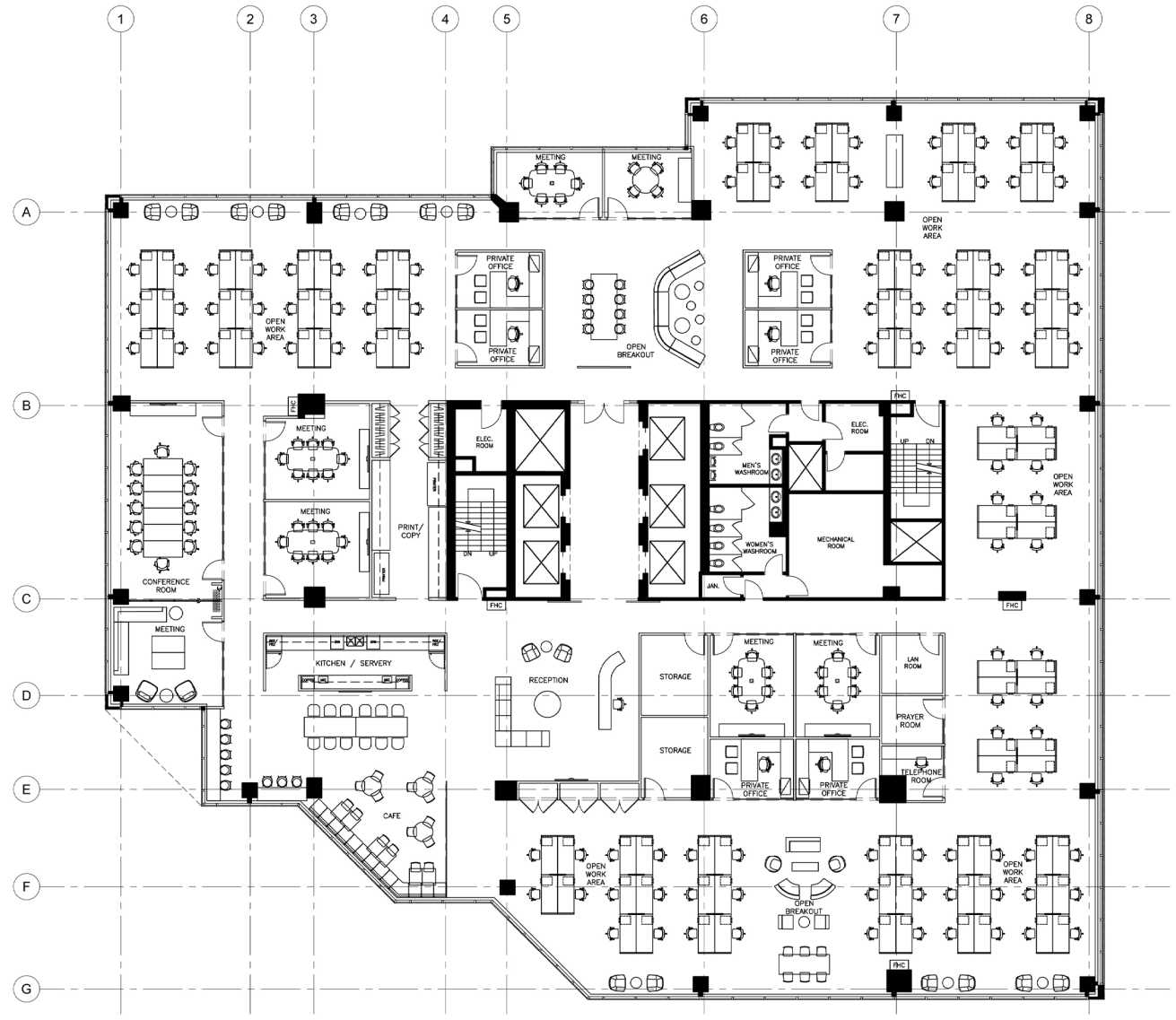


DRIVE:

Located just 650M from your doorstep, access to the 404 is unparalleled in Markham. Working at Allstate Corporate Centre will save you from traffic.

THE OVERPASS:

A new overpass over Highway 404 between Allstate Parkway and East Beaver Creek Road is scheduled for completion in 2018. An alternate exit at peak rush hour times means access is about to get even better!



FEASIBILITY:

Density: 148 SF per person



VIRTUAL REALITY:
Our new building lobby
coming Fall 2017

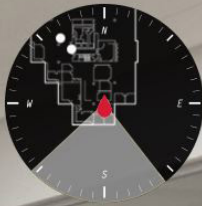


VIRTUAL REALITY:

Create an entirely new suburban environment



VIRTUAL REALITY:
Welcome your clients in style



5th FLOOR - MEETING AREA

ALLSTATE CORPORATE CENTRE



VIRTUAL REALITY: Traditional meeting space



Alibaba.com™

HUAWEI

CROWN
PROPERTY MANAGEMENT

YOUR NEXT

DESTINATION



1 CONCORDE GATE



SUITE # SQ. FT.

Suite 812	4,733	01
Suite 800	2,762	
Suite 701 LEASED	5,592	02
Suite 706 LEASED	3,532	
Suite 607	13,151	03
Suite 604	3,409	
Suite 500*	23,081	
Suite 608 LEASED	6,027	
Suite 400 LEASED	23,081	
Suite 302 LEASED	4,456	
Suite 303 LEASED	1,622	

¹Contiguous Space: 7,495 sq. ft.

²Contiguous Space: 9,124 sq. ft.

³Contiguous Space: 16,560 sq. ft.

*Available January 2018

ADDITIONAL RENT: \$16.47 per sq. ft.

3 CONCORDE GATE



SUITE # SQ. FT.

Suite 401	10,658	04
Suite 300	23,488	
Suite 200	24,190	
Suite 100	11,641	

⁴Contiguous Space: 69,977 sq. ft.

ADDITIONAL RENT: \$16.47 per sq. ft.

12 CONCORDE PLACE



SUITE # SQ. FT.

Suite 801	10,591	05
Suite 203 LEASED	1,099	
Suite 202	11,028	
Suite 204A	6,657	
Suite 204B	2,847	

⁵Contiguous Space: 20,532 sq. ft.

ADDITIONAL RENT: \$17.48 per sq. ft.

UNMATCHED OFFERING

*Tenants over 5,000 sq. ft.

5 YEAR*

Years 1-2	\$12 per sq. ft.
Years 3-5	\$13 per sq. ft.

\$20 per sq. ft. TI
5 months fixturing

10 YEAR*

Years 1-2	\$11 per sq. ft.
Years 3-4	\$12 per sq. ft.
Years 5-6	\$13 per sq. ft.
Years 7-8	\$14 per sq. ft.
Years 9-10	\$15 per sq. ft.

\$40 per sq. ft. TI
8 months fixturing



YOUR NEXT

DESTINATION

AMENITIES

- Food and convenience
- New fitness facility coming soon
- Dentist and ATM
- Shuttle bus service to Eglinton Square Shopping Mall
- Manned security

BUILDING

- BOMA BEST Level 3
- Building signage available
- Underground and surface parking
- Direct access to DVP
- Adaptive office space

OWNERSHIP

- Responsive on-site landlord
- BOMA BEST ranking is 7% higher than competitors in Ontario and 5.5% higher than the national average

DINING

- 1 Tim Hortons
- 2 Pizza Pizza
Nostalgia Cafe
Charmy Fish & Chips
- 3 Granite Brewery
Positano
Viva Napoli
Pizzeria
Great Canadian Bagel
- 4 Cibo Wine Bar
The Pickel Barrel
CopaCabana Steakhouse
- 5 Fabrica
Glow Wine Bar

- 5 Joey Don Mills
Linda's Thai
Starbucks
South St. Burger
Panera Bread
Teavana
- 6 The Big Carrot
The Meat Depot

HOTELS

- 1 Toronto Don Valley Hotel and Suites
- 2 Westin Prince

GROCERY

- 1 Loblaw
- 2 No Frills
- 3 Metro
- 4 Food Basics
- 5 Foodland
- 6 McEwans
- 7 Longos

FITNESS

- Concorde Fitness (coming soon)
- 1 Goodlife
 - 2 LA Fitness
 - 3 CrossFit Quantum
 - 4 Curves

FOR MORE INFORMATION, PLEASE CONTACT:

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