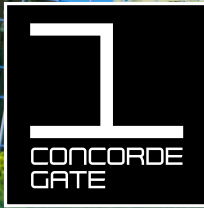


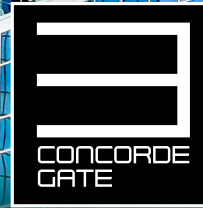
**LEASE FOR UNDER  
\$30.00 PER SQ.FT. GROSS**

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, 2024<sup>1</sup>

<sup>1</sup>APPLIES 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 <sup>2</sup>	2,828 sq. ft.
Suite 200B <sup>2</sup>	2,546 sq. ft.
Suite 201A	1,684 sq. ft.
Suite 303	<b>LEASED</b>
Suite 604 <sup>3</sup>	3,425 sq. ft.
Suite 607A <sup>3</sup>	6,353 sq. ft.
Suite 607 <sup>3</sup>	6,753 sq. ft.
Suite 701	2,800 sq. ft.
Suite 704	1,718 sq. ft.
Suite 812 <sup>1</sup>	4,733 sq. ft.
Suite 800 <sup>1</sup>	2,762 sq. ft.

Net Rent **CONTACT LISTING BROKER**

Additional Rent (per sq. ft.) **\$16.69**  
[2024 estimate]

<sup>1</sup> Contiguous Space - 7,495 sq. ft.

<sup>2</sup> Contiguous Space: 5,374 sq. ft. - Available 9/1/2023

Underground 3/1,000 @ \$85.00/month per stall

<sup>3</sup> 607, 607A, 604 contiguous to 16,531 sq. ft.



**3**  
CONCORDE  
GATE

Suite 208 & 209	2,695 sq. ft.
Suite 210	<b>LEASED</b>
Suite 215	1,843 sq. ft.
Suite 207	1,015 sq. ft.
Suite 300 <sup>1</sup>	23,514 sq. ft.

Net Rent **CONTACT LISTING BROKER**

Additional Rent (per sq. ft.) **\$16.69**  
[2024 estimate]

<sup>1</sup> 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	<b>LEASED</b>
Suite 202	11,028 sq. ft.
Suite 204A <sup>1</sup>	6,542 sq. ft.
Suite 500 <sup>1</sup>	25,719 sq. ft.
Suite 600 <sup>2</sup>	26,370 sq. ft.
Suite 700 <sup>2</sup>	26,370 sq. ft.

Net Rent **CONTACT LISTING BROKER**

Additional Rent (per sq. ft.) **\$20.30**  
[2024 estimate]

<sup>1</sup> Contiguous Space - 17,685 sq. ft.

<sup>2</sup> 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



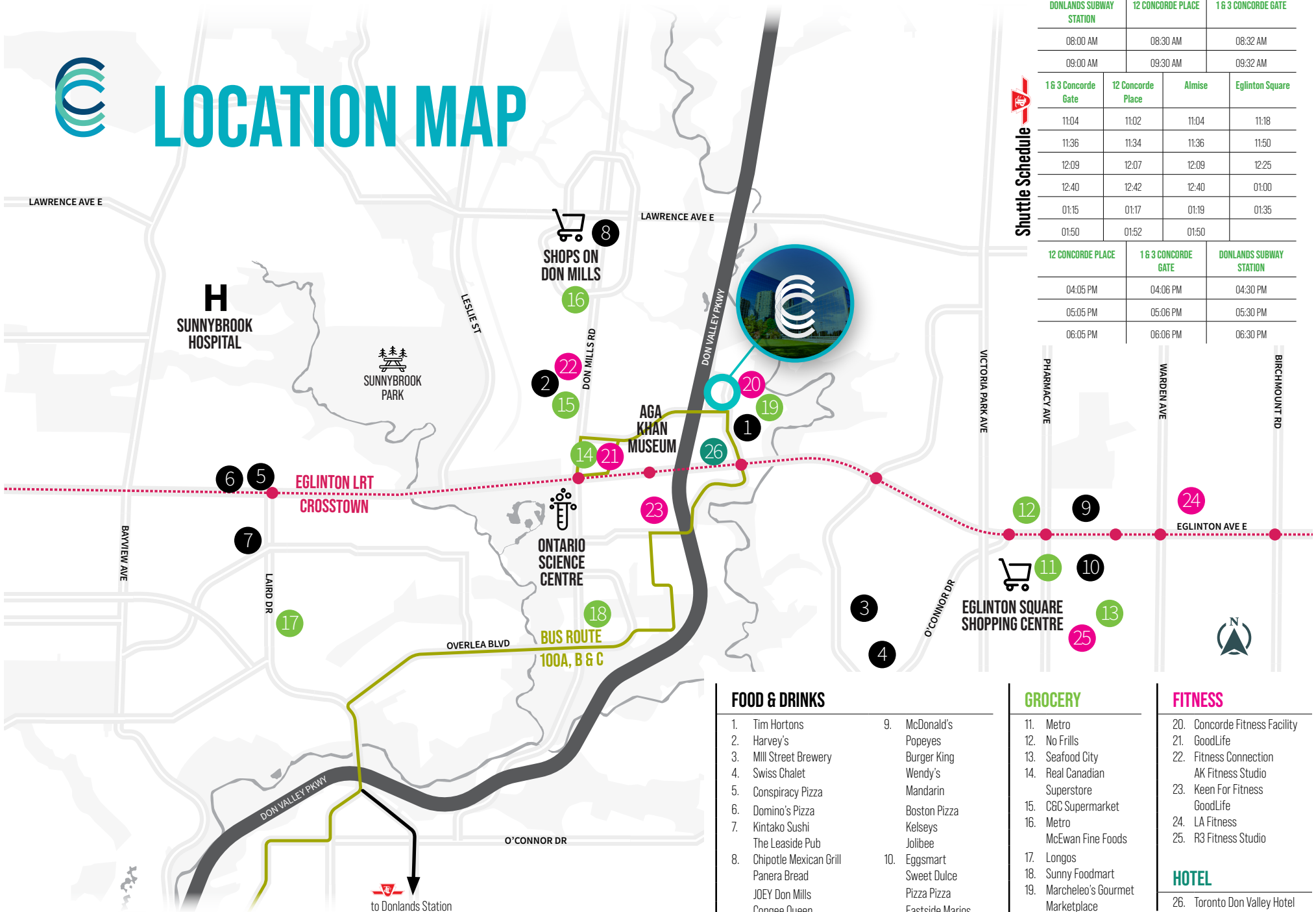
Conference  
Facility

**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               | 10. Popeyes         |
| 3. Mill Street Brewery    | 11. Burger King     |
| 4. Swiss Chalet           | 12. Wendy's         |
| 5. Conspiracy Pizza       | 13. Mandarin        |
| 6. Domino's Pizza         | 14. Boston Pizza    |
| 7. Kintako Sushi          | 15. Kelseys         |
| 8. The Leaside Pub        | 16. Jollibee        |
| 9. Chipotle Mexican Grill | 17. Eggsmart        |
| 10. Panera Bread          | 18. Sweet Dulce     |
| 11. JOEY Don Mills        | 19. Pizza Pizza     |
| 12. Congee Queen          | 20. Eastside Marios |

## GROCERY

11. Metro
12. No Frills
13. Seafood City
14. Real Canadian Superstore
15. CGC Supermarket
16. Metro
17. McEwan Fine Foods
18. Longos
19. Sunny Foodmart
20. MarcheLeo's Gourmet Marketplace

## FITNESS

20. Concorde Fitness Facility
21. GoodLife
22. Fitness Connection
23. AK Fitness Studio
24. Keen For Fitness
25. GoodLife
26. LA Fitness
27. R3 Fitness Studio

## HOTEL

28. Toronto Don Valley Hotel

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