

FOR SALE

MARKHAM | ONTARIO

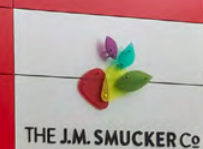
80 WHITEHALL DRIVE

HIGH-END USER/OWNER, INVESTOR OFFICE BUILDING OPPORTUNITY IN MARKHAM

 Matterport™

 1ST FLOOR

 2ND FLOOR



CBRE

THE OFFERING

CBRE Limited (“CBRE” or the “Advisor”), on behalf of its client, has been retained as the exclusive advisor to facilitate the sale of 80 Whitehall Drive (the “Property”, “Offering” or “80 Whitehall”), an exceptional user/owner office building and repositioning opportunity located in the heart of Markham.

80 Whitehall is a well-managed office asset occupying a prominent position near the Northeast corner of Rodick Road and Whitehall Drive. Constructed in 1991, the Property has recently undergone a major building retrofit, and features 60,805 sq. ft. of flexible office space enveloped in a contemporary modern glass façade with ample surface and underground parking. Additionally, the Offering benefits from immediate access to major arterial roads, Highway 407 and 404, York Region Transit and Viva Rapid Transit.

Currently, 80 Whitehall is 100% leased to Smucker Foods of Canada to November 30, 2024. Upon expiry, the tenant will vacate the premise, allowing an incoming investor to create exceptional value through strategic repositioning initiatives. Given the Property’s proximity to Downtown Markham, York Region’s Viva Rapid Transit network and the Buttonville redevelopment project, 80 Whitehall is an ideal candidate for strategic users, enhanced and alternative office uses or industrial redevelopment.

80 Whitehall offers prospective investors an exciting opportunity to create material upside through the repositioning of a centrally located office building in Markham.

PROPERTY DETAILS:

MUNICIPAL ADDRESS	80 Whitehall Drive, Markham
NET RENTABLE AREA	60,805 sq. ft.
SITE AREA	3.166 acres
STOREYS	2
OCCUPANCY	100% (Tenant to vacate as of November 30, 2024, or earlier if required)
PARKING	216 surface stalls & 36 underground stalls
ZONING BY-LAW	M.C.(60%) – Select Industrial with Limited Commercial



ATRIUM



BOARD ROOM



Huddle Room



252

TOTAL PARKING STALLS



DRIVE TIMES

7 min

DRIVE TO HWY
404 & 407

8 min

DRIVE TO DOWNTOWN
MARKHAM



DOWNTOWN
TORONTO



FIRST MARKHAM
PLACE



SMARTCENTRES
MARKHAM WOODSIDE
SHOPPING MALL



302

HIGHWAY 407

HIGHWAY 7

RODICK RD

VIVA PURPLE

HIGHWAY 404

80 WHITEHALL
DRIVE

36

UNDERGROUND
PARKING STALLS

WHITEHALL DRIVE



~ 3.2

ACRE SITE



60,805

SQ FT



INVESTMENT HIGHLIGHTS

High-Quality Office Building in a World-Class High-Tech Business Park

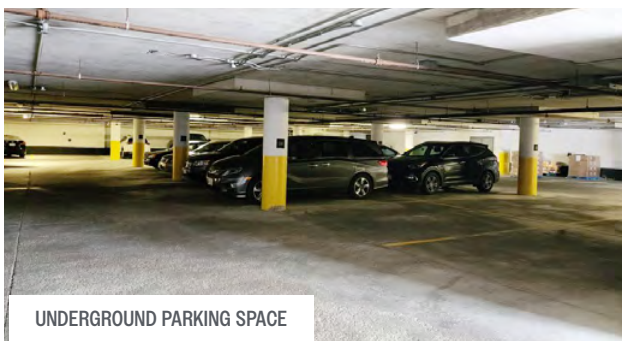
The Property constructed in 1991 features 60,805 sq. ft. of office space with efficient ~30,000 sq. ft. floor plates ideal for modern workplace strategies and can readily accommodate flexible leasing requirements. Enveloped in a contemporary glass façade, 80 Whitehall has recently undergone a major building retrofit and is BOMA Best Gold certified. Additional critical differentiators include a central atrium with skylights maximizing natural light, a fitness centre, a test kitchen, elevators for improved accessibility and both surface and underground parking garage, featuring 252 parking stalls (4.1 stalls per 1,000 sq. ft.).



ATRIUM W/ SKYLIGHTS



TEST KITCHEN



UNDERGROUND PARKING SPACE



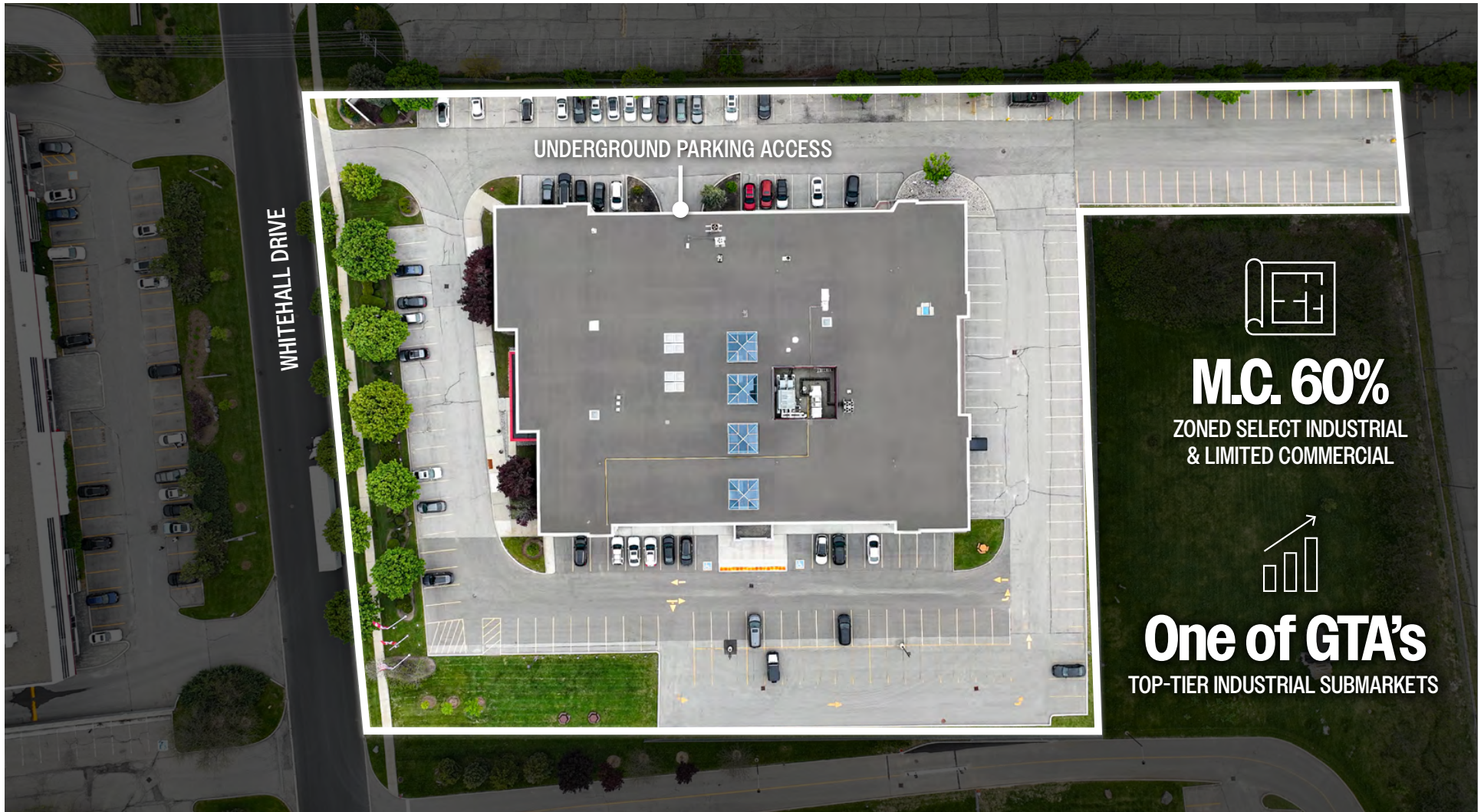
UNDERGROUND PARKING SPACE



FITNESS CENTRE

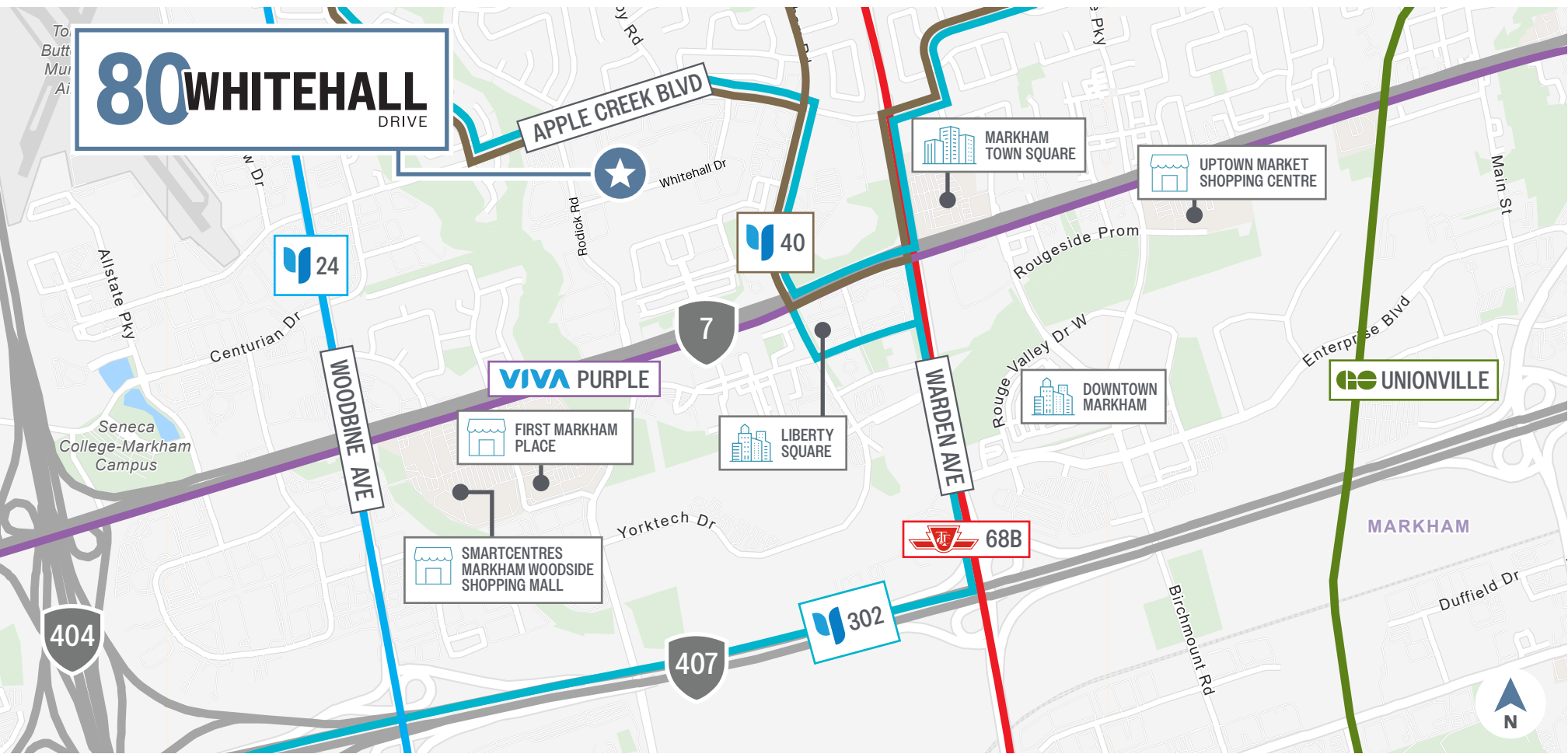
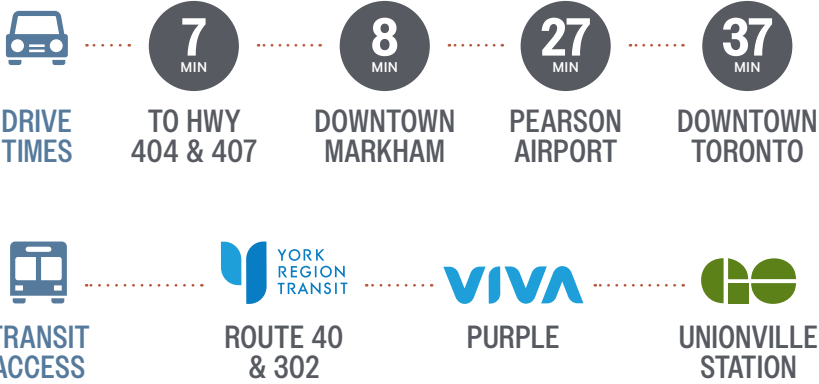
Rare Opportunity to Acquire Core GTA Industrial and Commercial Land

80 Whitehall presents an unparalleled redevelopment opportunity in the City of Markham – one of GTA's primary industrial submarkets. Situated on a ~3.2-acre site, the Property is an attractive offering with flexible zoning (Select Industrial and Limited Commercial - M.C. 60%). A wide array of potential uses includes manufacturing, warehousing, storage and commercial uses. The Property is a truly unique offering, providing investors with optionality in one of GTA's best performing and most fundamentally sound industrial submarkets.



Transit-Oriented and Amenity-Rich Location

The Property benefits from outstanding connectivity to the 400-series highways with a drive time to the Highway 7 and Highway 404 interchange in just five minutes. A York Region Transit bus stop is located immediately in front of the Property, providing direct access to Don Mills station. The Viva rapid bus transit network is steps away and operates along Highway 7, providing critical higher-order transit connectivity to Richmond Hill Centre transit hub and Unionville GO. Additional bus routes are available along Apple Creek Boulevard ~400 metres to the north. Within a 5-minute drive from the Property is an abundance of retailers, restaurants, hotels and amenities situated along Highway 7.



Premier Business Park Location with Transformational Mixed-Use Development Activity

Markham and Richmond Hill form one of the most highly coveted employment locations in the GTA, home to more than 600 corporate head offices and over 1,500 high technology and life science companies. This fast-growing region has undergone significant increases in urban population density with a highly educated work force attracted to the high quality of living and access to strong employment opportunities. As a result, the region has emerged as a top Canadian destination for commercial activity and development.

Downtown Markham to the east is one of Canada's largest mixed-use developments, transforming the node into a prominent hub of retail and residences expected to accommodate over 10,000 new residents.

600+
CORPORATE HEAD OFFICES

1,500+
HIGH TECH AND LIFE SCIENCE COMPANIES

10,000
NEW RESIDENT ACCOMMODATION



FOR SALE

MARKHAM | ONTARIO

80 WHITEHALL
DRIVE

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