

THE OFFICES AT PROMENADE

FOR LEASE

**200,000 SQ. FT.
BRAND NEW
OFFICE TOWER**

DELIVERY TIME APPROXIMATELY 24
MONTHS FROM BINDING AGREEMENT



Artist concept rendering. Subject to change.



P R E M I U M M E E T S



Artist concept rendering. Subject to change.

C O N V E N I E N C E

Tim Hortons

大統華 T&T



SPORTCHEK



ALDO

PANDORA

yogen früz

LCBO

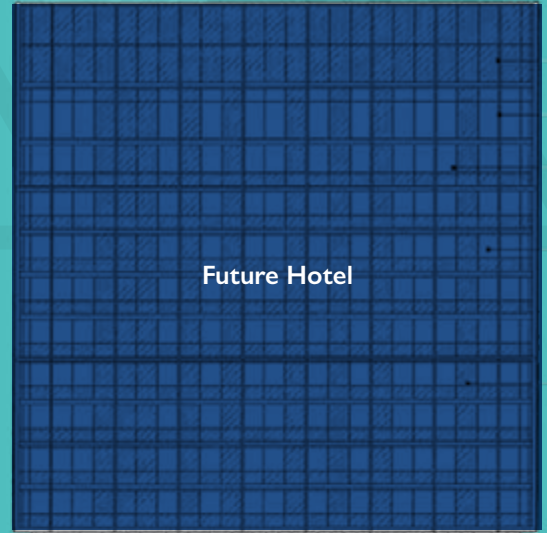
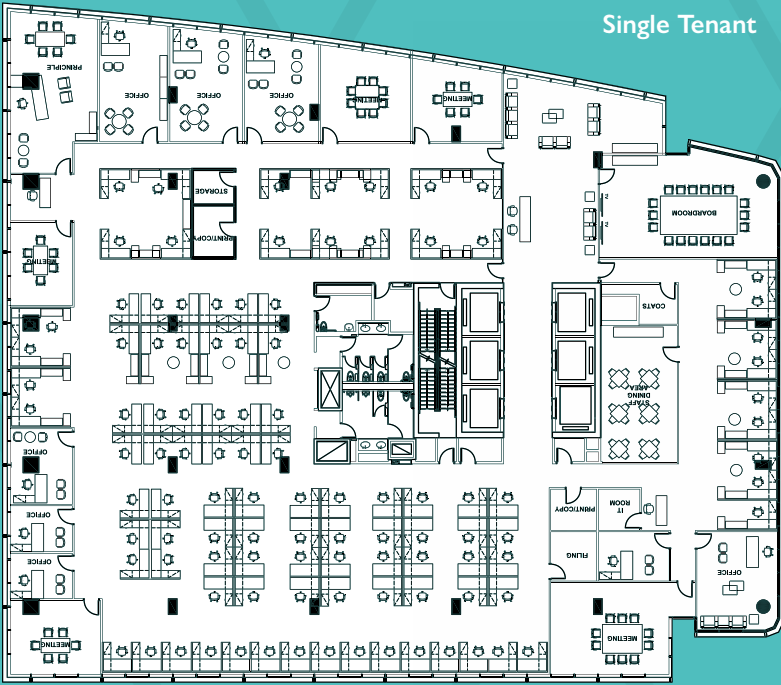
Jollibee®

Bell

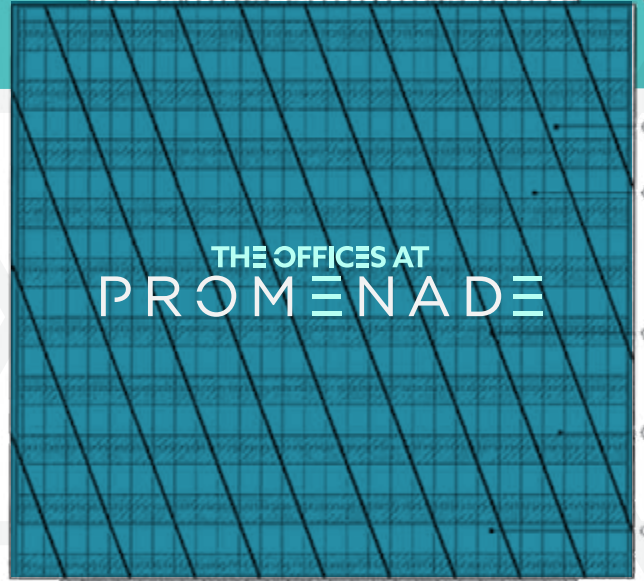
ARITZIA



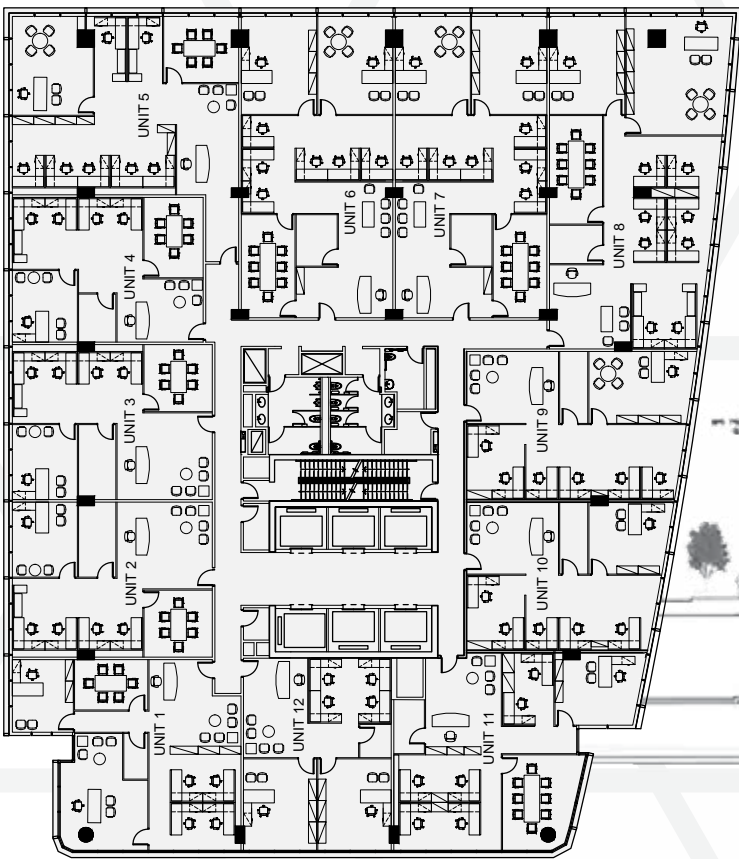
Single Tenant



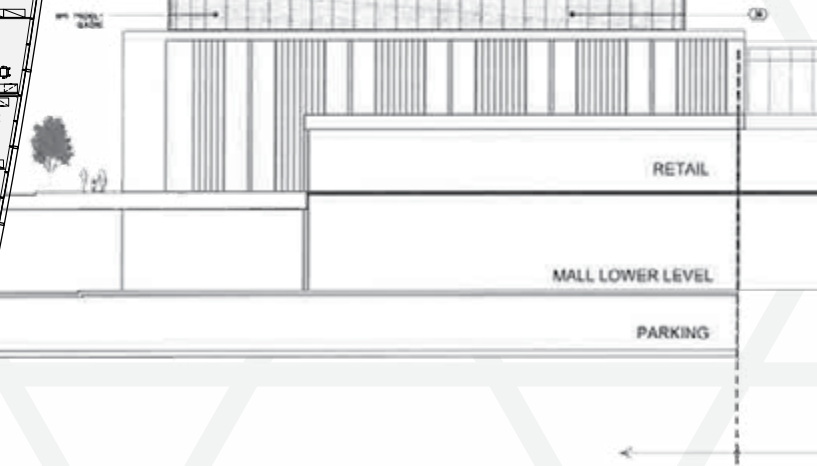
Future Hotel



THE OFFICES AT PROMENADE



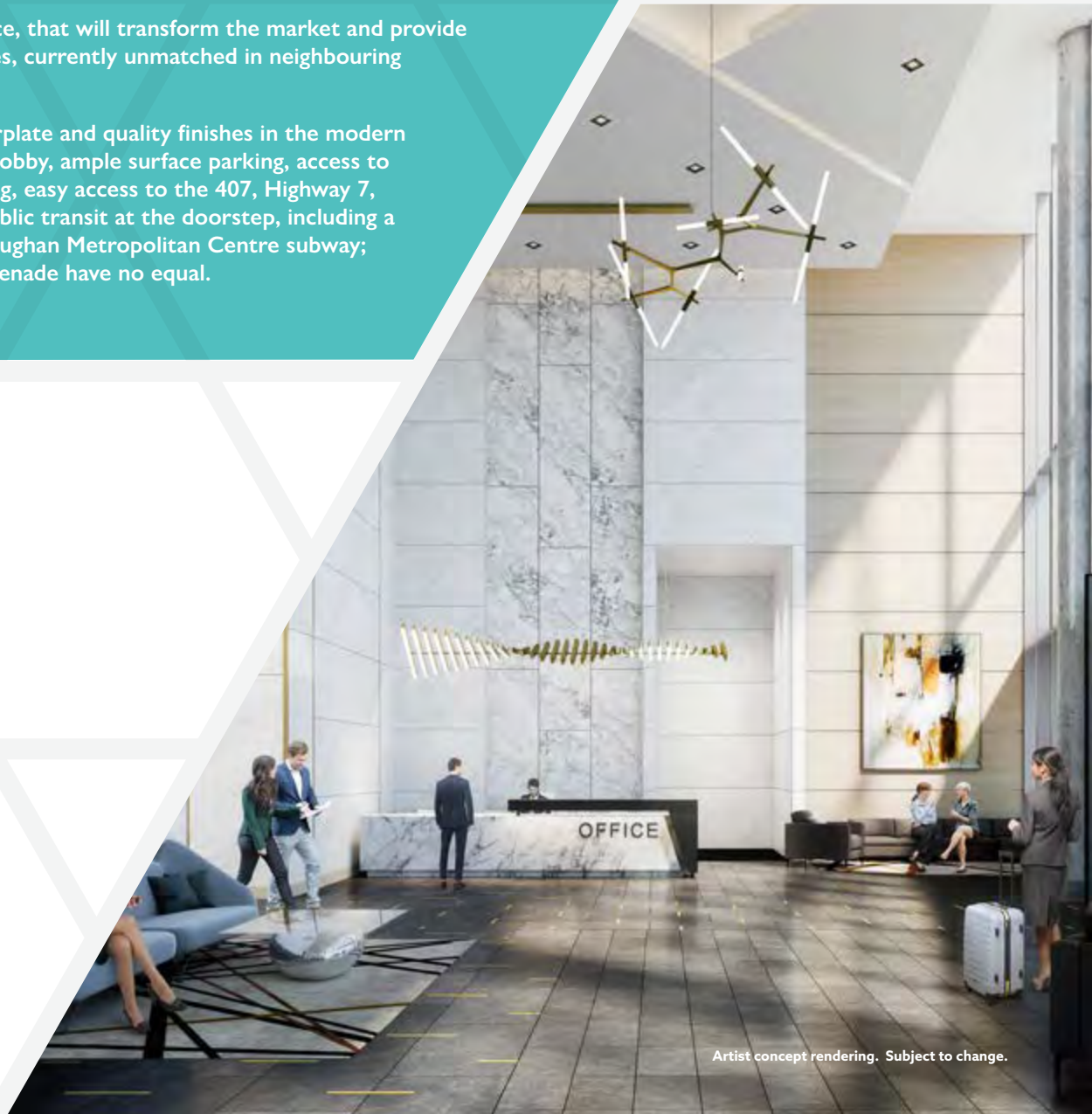
Multit-Tenant



Address: **1 Promenade Circle**
Rentable Area: **+/- 200,000 sq. ft.**
Number of Office Floors: **10**
Typical Floor plate: **+/- 20,000 sq. ft.**
Asking Rate: **\$23.00 per sq. ft.**
Additional Rent: **\$14.00 per sq. ft.**
Parking: **3/1,000 sq. ft.**
Fixturing Date: **Q4 2022**

Premium office space, that will transform the market and provide an array of amenities, currently unmatched in neighbouring office nodes.

With a flexible floorplate and quality finishes in the modern and contemporary lobby, ample surface parking, access to underground parking, easy access to the 407, Highway 7, 400 and the 401, public transit at the doorstep, including a direct bus to the Vaughan Metropolitan Centre subway; the Offices at Promenade have no equal.



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EXCEPTIONAL OFFICE SPACE

**Delivery time approximately
24 months from binding agreement**

CBRE

The Bathurst and Centre Street skyline is evolving and is about to make a compelling statement about the future of the modern workplace and Thornhill's prominence in the Greater Toronto Area.

The Offices at Promenade features a brand-new office tower with over approximately 200,000 sq. ft. of premium office space. It offers an unprecedented combination of commercial office space, premiere shopping and amenities just north of downtown Toronto.

In addition, highly efficient floorplates and quality finishes in the contemporary lobby will help position The Offices at Promenade as the leading office development in the GTA.

The amenities at The Offices at Promenade include unrivaled fitness options, restaurants, green space and facilities for the community. With direct, ground floor access to the Promenade Shopping Centre and everyday conveniences at street level, our office tenants and their clients will seamlessly bridge quality of work and quality of life.

Artist concept rendering. Subject to change.



FITNESS FACILITIES



PREMIUM SHOPPING



QUALITY DINING

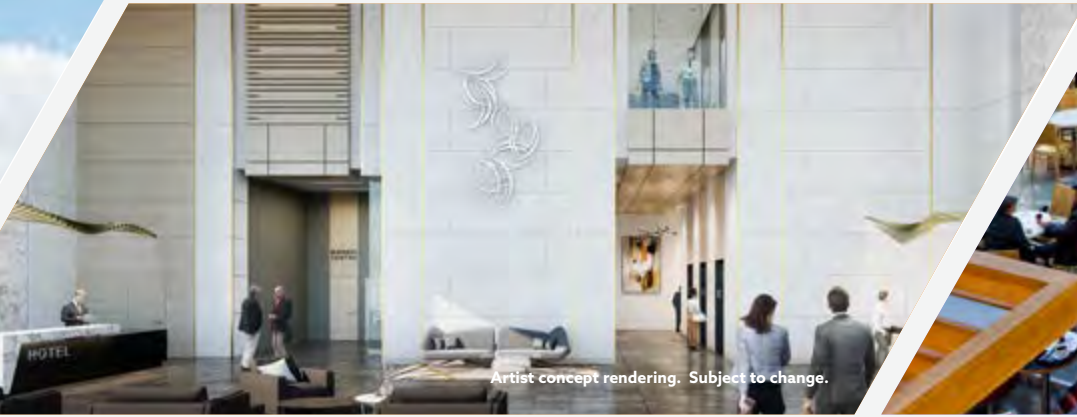


LUXURY HOTEL



**THE OFFICES AT
PROMENADE**

Direct, ground floor access to The Promenade Shopping Centre



Artist concept rendering. Subject to change.



EXCEPTIONAL AMENITIES



yogen früz

PANDORA

SPORTCHEK

LCBO

大統華 T&T



Rexall

Jollibee

CBRE

A strong, connected and globally-oriented community.



CONNECTED HUB



With the expansion of the VIVA network, a subway link to downtown Toronto and a major transit hub being placed nearby, Promenade will be at the centre of a strong, connected and globally oriented community.



EXTENSIVE SURFACE AND UNDERGROUND PARKING



EASY ACCESS TO HIGHWAY 7, 400, 401 AND 407



DOORSTEP ACCESS TO RAPID TRANSIT



BICYCLE PATHS



Artist concept rendering. Subject to change.



Artist concept rendering. Subject to change.

**A world class development that will help
Thornhill compete on the world stage.**



Artist concept rendering. Subject to change.

INTEGRATED COMMUNITY SITE

A dynamic, contemporary and accessible hub with an exceptional new office tower, luxury hotel, modern residential towers and a premiere retail destination will transform the Thornhill area.

Tenants will be able to take advantage of so much more here than the conventional office space in the area. Occupants, their guests and visitors can have it all, with abundant green space, premium shopping, and AAA Office space in a development project close to major highways and rapid transit.

The Promenade is a major focal point of Thornhill and the city is aligning services to support it, with a large transit hub steps away and expanding subway line, the region is undergoing a renewal with The Promenade as a major catalyst.

THE OFFICES AT PROMENADE



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