

# 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. All outlines are approximate.





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

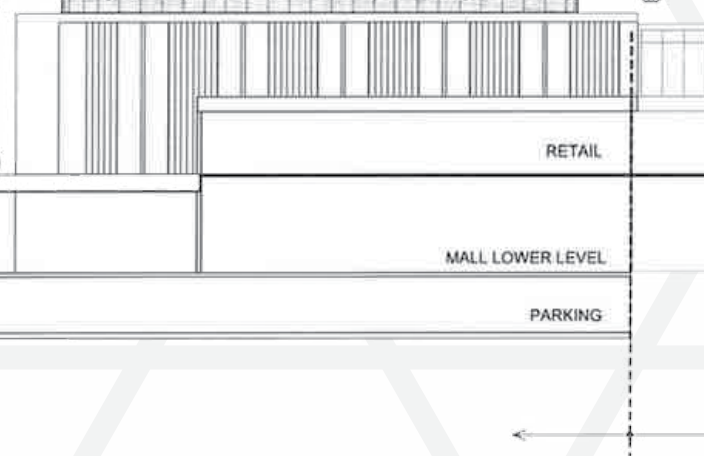
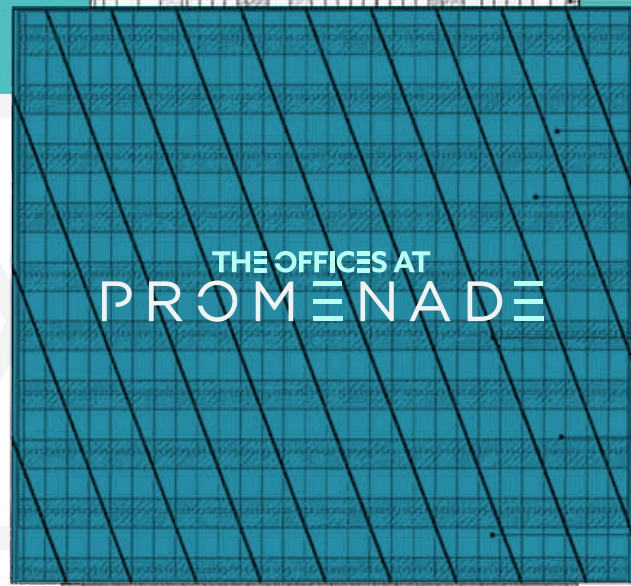
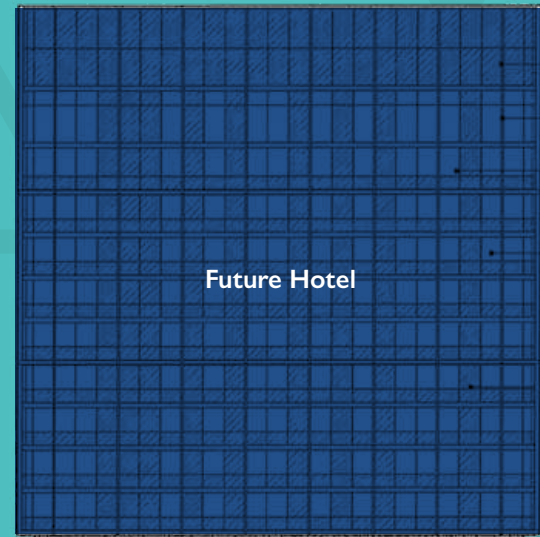
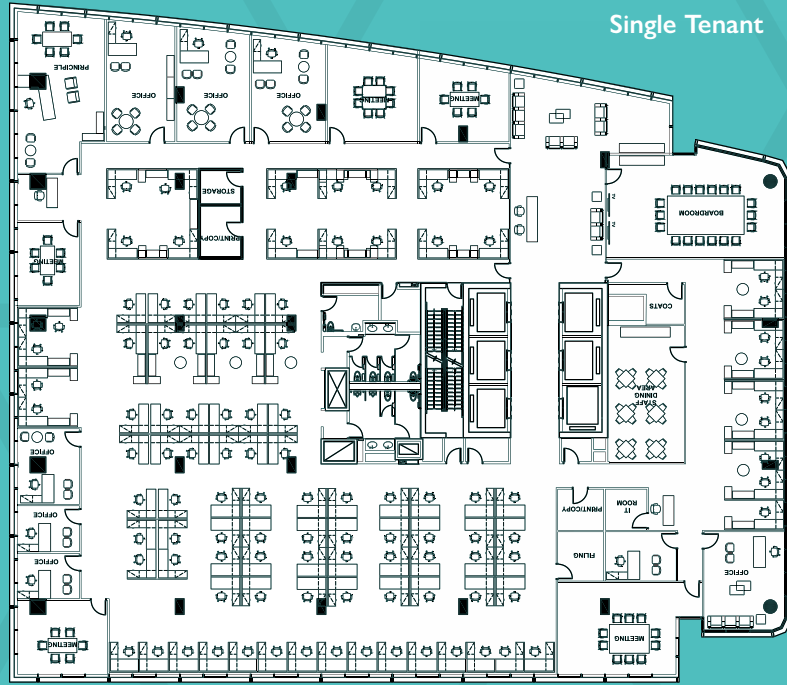
Bell

ARITZIA

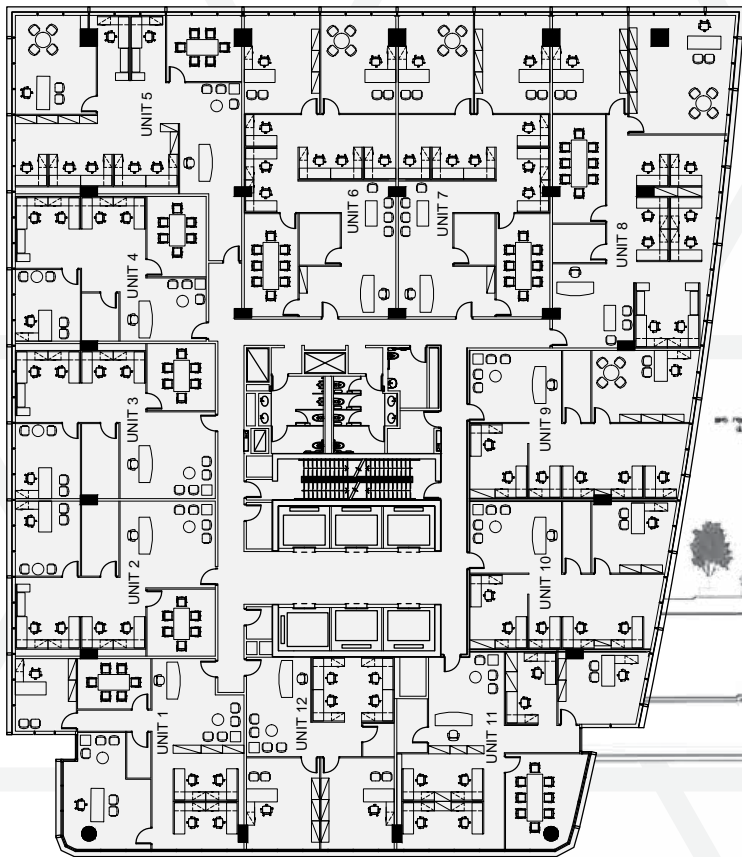
Artist concept rendering. Subject to change.



Single Tenant



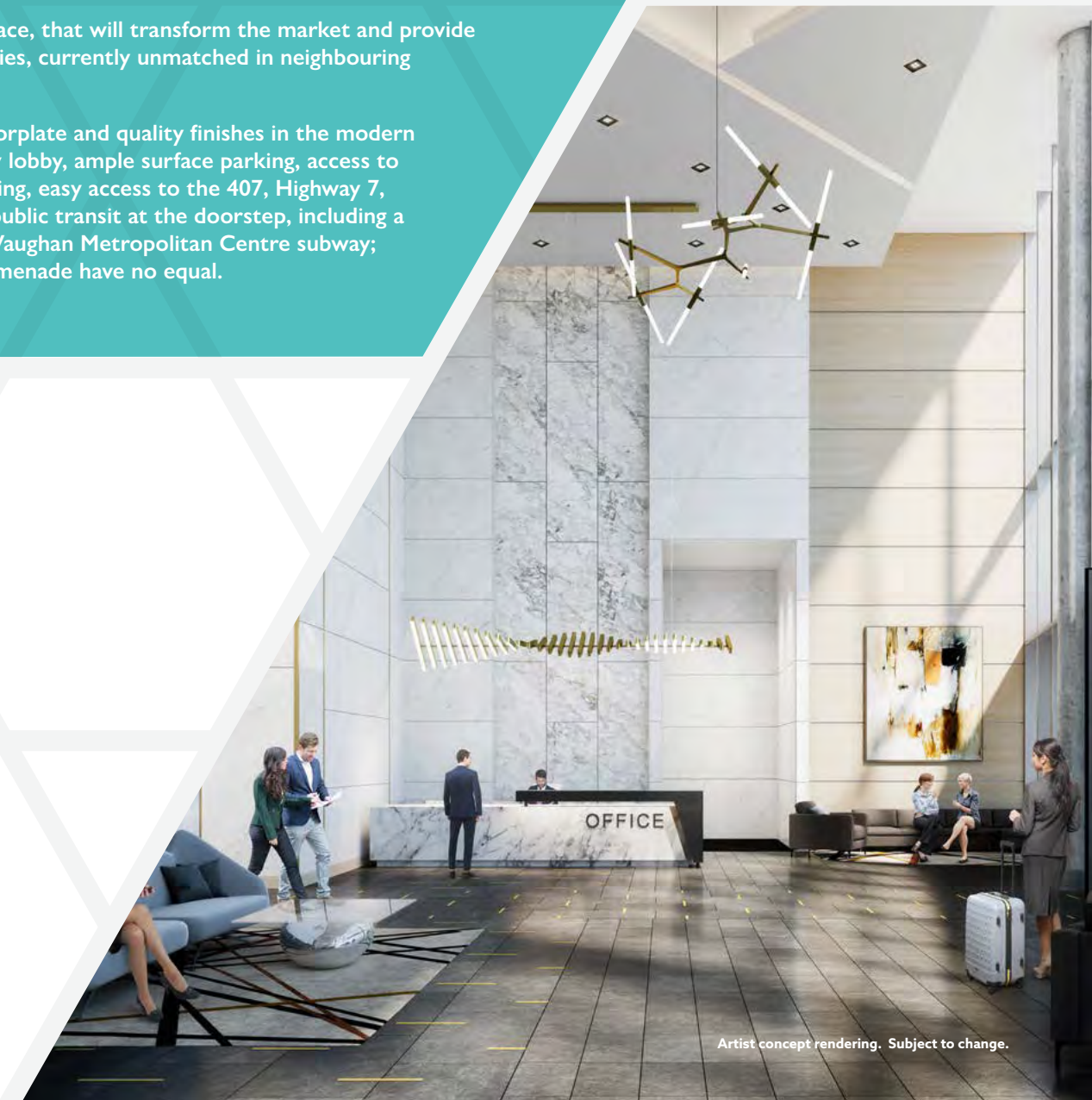
Multit-Tenant



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.



Artist concept rendering. Subject to change.

EXCEPTIONAL OFFICE SPACE

Delivery time approximately 24 months from binding agreement



THE OFFICES AT PROMENADE





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.

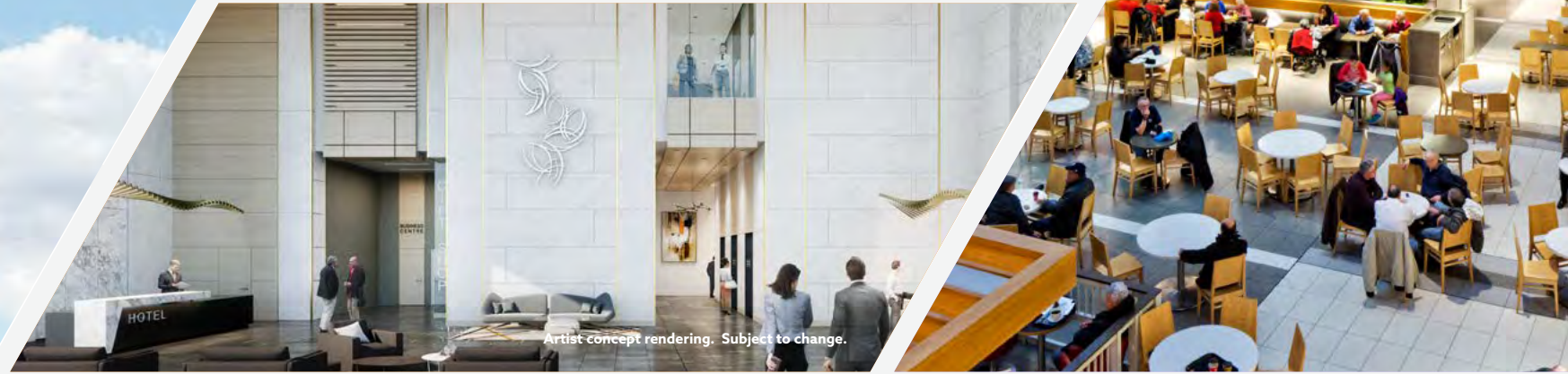
The Offices at Promenade features a brand-new office tower with over approximately 200,000 sq. ft. of premium office space. It offers an unprecedented combination of commercial office space, premiere shopping and amenities just north of downtown Toronto.

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.

## Direct, ground floor access to The Promenade Shopping Centre



Artist concept rendering. Subject to change.



FITNESS FACILITIES



PREMIUM SHOPPING



QUALITY DINING



LUXURY HOTEL



THE OFFICES AT PROMENADE

## EXCEPTIONAL AMENITIES



yogen früz

PANDORA

SPORT CHEK

LCBO

大統華 T&T



Rexall

Jollibee

CBRE



# A strong, connected and globally-oriented community.

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.



## CONNECTED HUB





## 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.

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



# THE OFFICES AT PROMENADE



## TONY GILL\*

Executive Vice President

+1 416 495 6261

tony.gill@cbre.com

## BRYANT WILSON\*

Vice President

+1 416 495 6278

bryant.wilson@cbre.com

\* Sales Representative | [www.cbre.ca](http://www.cbre.ca)

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); MapPoint, DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth

# CBRE

Artist concept rendering. Subject to change.