



***BUILT  
TO  
MOVE***

**ONE STEELCASE**



**ONE STEELCASE**

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# ***BUILT TO MOVE***

One Steelcase offers expansive, flexible space across multiple buildings and units from 100,000–300,000 SF, making it ideal for a range of business models. With its prime location and versatile facilities, this development presents an exciting opportunity for businesses looking to expand or establish their presence in the Markham area.

## ***1 Steelcase Road West***

MARKHAM, ON

## ***Over 769,000 SF***

DEVELOPMENT



# ***COVETED CONNECTIVITY***

With the introduction of One Steelcase, QuadReal establishes a notable new business hub in the centre of highly coveted Markham. Connected to all major highways and transit lines, as well as minutes from Toronto, One Steelcase capitalizes on exceptional accessibility, ideal for companies looking to service the GTA and beyond.

OVER 769,000 SF OF FLEXIBLE INDUSTRIAL SPACE IDEALLY LOCATED IN MARKHAM,  
TAKING ADVANTAGE OF EXCEPTIONAL ACCESSIBILITY IN A THRIVING CITY.



# ***DYNAMIC MARKHAM***

***HWY 404***

2 MINS

***HWY 407***

5 MINS

***HWY 7***

6 MINS

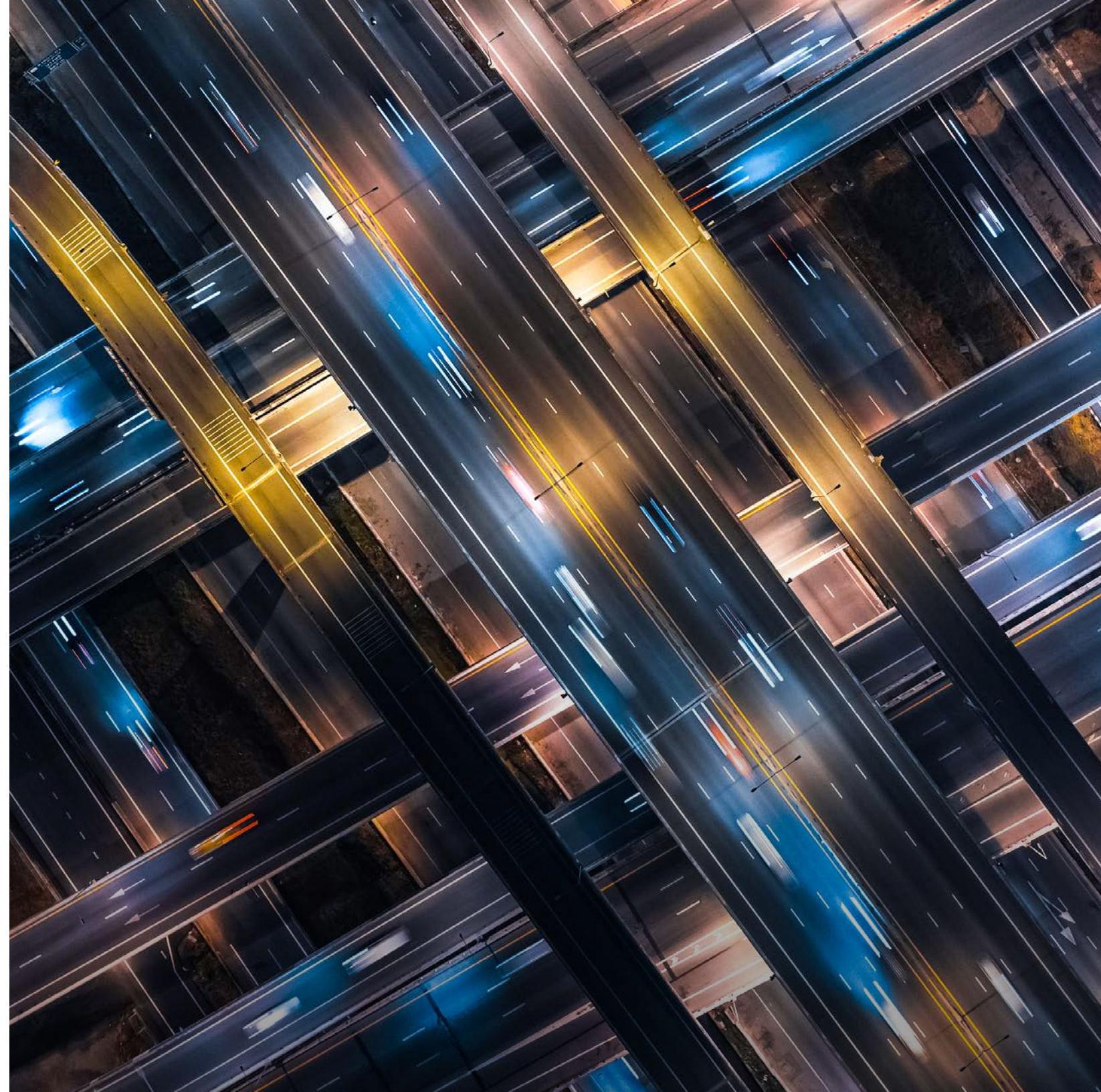
***HWY 401***

10 MINS

One Steelcase is strategically located in Markham's prestigious and most sought-after employment hub, just 25 minutes from Toronto's downtown core. The high-profile location provides unmatched access to the city's labour and employee-centric amenities while boasting close proximity to York Region's public transportation routes and Highways 404, 401 and 407.

## **CENTRALLY LOCATED**

With this central position, One Steelcase offers direct connectivity to the GTA and its surrounding cities.



# A RARE OPPORTUNITY

Built on one of the largest parcels of land in the city's most accessible employment area, this unique offering owns unparalleled access to highways, all cities across the GTA and an ever-growing suburban population.

## ONE AND ONLY

A rare new build providing unique massing for the area, One Steelcase will claim its place at the centre of Markham's core business district, with no current offerings of this scale in the market. The building allows for efficient flow and storage of goods, high storage densities and superior shipping.

## FLEXIBLE FACILITIES

Offering multiple building sizes with the ability to demise, One Steelcase can accommodate a wide variety of businesses of all types and sizes. The building also offers the unique ability to customize its office layouts to suit each tenant's particular needs.

## LOCATION FOR MOVEMENT

With excellent access to major highways in every direction, One Steelcase is the ideal location to facilitate the movement of goods. Through the highway networks spreading north, south, east and west, tenants can easily access all major markets across the GTA and beyond.

## LOCATION FOR LABOUR

One Steelcase taps into Markham's deep, diverse labour pool, drawing a steady supply of the industry's growing workforce with an active labour force of 2.4M people within a 30-minute drive. Exceptional access to public transit and highways makes for easy commuting to and from the site.



# A QUICK VIEW

SEE HOW THESE THREE BUILDINGS HAVE BEEN DESIGNED TO CONNECT PEOPLE, PLACES AND THINGS.

	BUILDING 1	BUILDING 2	BUILDING 3
<b>DOCK PACKAGE</b>			
LEVELER TYPE	Hydraulic	Hydraulic	Hydraulic
LEVELER CAPACITY	40,000 lbs	40,000 lbs	40,000 lbs
BUMPERS & SEALS	Yes	Yes	Yes
<b>BUILDING</b>			
WAREHOUSE FLOOR	8" Slab	9.5" Slab Steel Fibre	9.5" Slab Steel Fibre
LIGHTING	LED - Warehouse & Office	LED - Warehouse & Office	LED - Warehouse & Office
WAREHOUSE AIR	Roof Mounted Cambridge Makeup	Roof Mounted Cambridge Makeup	Roof Mounted Cambridge Makeup
OFFICE AIR	Air Units w/ Destratification Fans Rooftop HVAC	Air Units w/ Destratification Fans Rooftop HVAC	Air Units w/ Destratification Fans Rooftop HVAC
POWER	2000KVA 2500A	1000KVA 1200A	1000KVA 1600A
SPRINKLER	CMDA	ESFR	ESFR
<b>EXTERIOR</b>			
TRUCK COURT (140' DEEP)	Heavy Duty Asphalt	Heavy Duty Asphalt	Heavy Duty Asphalt
SHIPPING APRON	7" Reinforced Concrete	7" Reinforced Concrete	7" Reinforced Concrete
<b>SQUARE FOOTAGE</b>			
TOTAL GFA	310,457 SF	194,399 SF	264,541 SF
GROUND FLOOR	159,516 SF		
SECOND FLOOR	150,941 SF		
AVAILABLE	310,457 SF	46,552 SF	Fully Leased
<b>CLEAR HEIGHT</b>			
	20'	40'	40'
<b>TRAILER PARKING</b>			
	N/A	N/A	24
<b>BAY SIZE</b>			
	FLOOR 1 – 32' x 32' FLOOR 2 – 64' x 32' Typical	56' x 41'	56' x 44'
<b>STAGING BAY</b>			
	FLOOR 2 - 67'	60'	60'
<b>DOCK DOORS</b>			
	FLOOR 1 – 14, FLOOR 2 – 12	6	Up to 57
<b>DRIVE-IN DOORS</b>			
	1	1	2



OVERALL TOTAL AVAILABLE  
**357,009 SF**



# ***BUILDING TOWARD A GREENER FUTURE***

## **WORKING TOWARD LEED CERTIFICATION FOR BUILDINGS 2 & 3**

To contribute to sustainability in the commercial space and reduce tenants' carbon footprint, One Steelcase is designed with an abundance of green features.

- White roofs limit heat absorption and reduce energy costs
- EV charging stations to support Toronto's growing EV infrastructure
- On-site bike racks to promote sustainable transportation and active, healthy living
- Ready to accommodate solar installations
- LED lighting and occupancy sensors to reduce building electricity costs
- Building envelope to ensure the greatest efficiency for the regional climate
- Mechanical systems sized to accommodate MERV 13 air filters: to allow for enhanced indoor air quality for tenants
- Waste diversion: at least 75% reuse or diversion of construction waste from landfill
- Landscape design reducing the amount of potable water needed for irrigation



# THE MARKHAM ADVANTAGE

ONE STEELCASE OFFERS EXCEPTIONAL WORKFORCE  
EFFICIENCY THANKS TO ITS IDEAL LOCATION.

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1,294,982

TOTAL POPULATION WITHIN 10KM

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\$174,304.14

AVERAGE HOUSEHOLD INCOME  
WITHIN 10KM

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1,123,412

HOUSEHOLD POPULATION 15YRS+  
WITHIN 10KM

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656,071

HOUSEHOLD POPULATION IN THE  
LABOUR FORCE WITHIN 10KM

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205,131

TOTAL SERVICE SECTOR LABOUR  
FORCE WITHIN 10KM



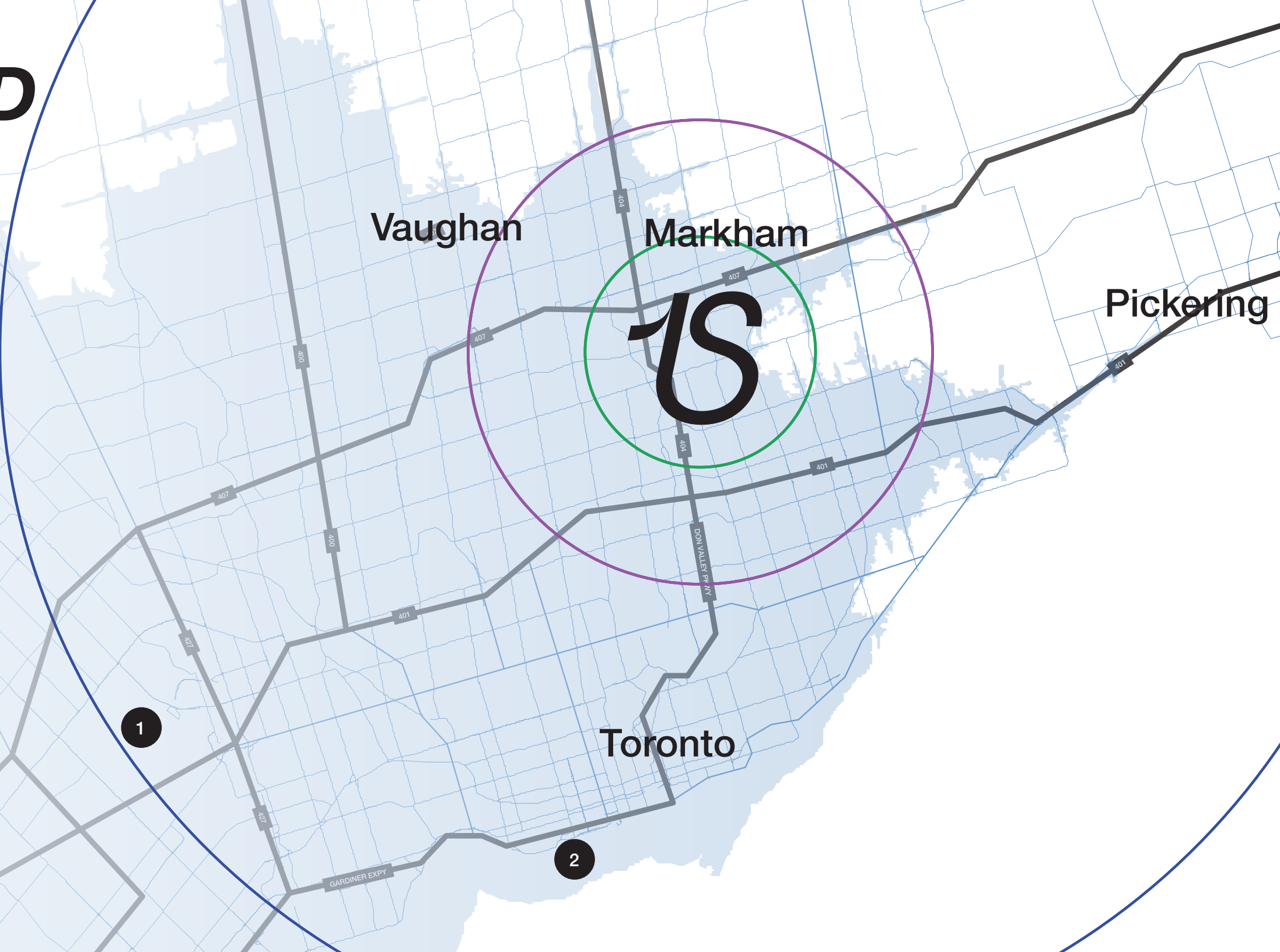
\*as of 2021

Sources:  
<https://worldpopulationreview.com/world-cities/markham-population>  
<https://townfolio.co/on/markham/demographics>

# UNPARALLELED PROXIMITY

- 5KM RADIUS
- 10KM RADIUS
- 30KM RADIUS
- TRADE AREAS
- 1 PEARSON AIRPORT
- 2 BILLY BISHOP AIRPORT

One Steelcase is ideally situated to provide exceptional access across the GTA. With the buildings' connection to every major highway and rail line, companies will enjoy cost-effective and efficient customer reach, and the central location within Markham makes this an attractive option for those in the local labour market.



# THE NEIGHBOURHOOD

ONE STEELCASE OFFERS TENANTS, AND THEIR EMPLOYEES, A CONNECTED WORKDAY, WITH EASY ACCESS TO MARKHAM'S RESTAURANTS, GYMS, HEALTH SERVICES AND MORE.

## RESTAURANTS

- 01 Wimpy's Diner
- 02 Milestones
- 03 Big Sizzler Restaurant
- 04 Pickle Barrel
- 05 Makirrito Poke Bowl & Sushi Burrito
- 06 Deluxe Grill and Café
- 07 Mi-Ne Sushi
- 08 Moxies
- 09 Milano's Grill
- 10 Smash Kitchen & Bar

- 11 Ziz Greek Kitchen
- 12 Scaddabush
- 13 Cravins Caribbean Grill
- 14 Swiss Chalet
- 15 Freshii
- 16 Novita
- 17 Amber Brewery
- 18 Carmelina
- 19 Touro Brazilian Steak House
- 20 The Owl: A Firkin Pub

## RETAIL

- 30 Ikea
- 31 Whole Foods
- 32 Costco
- 33 Foody Mart
- 34 T&T Supermarket
- 35 Metro
- 36 No Frills
- 37 Shoppers Drug Mart
- 38 LCBO

## QUICK EATS

- 39 McDonald's
- 40 Tom's Restaurant
- 41 Pitalicious
- 42 Lazeez Shawarma
- 43 Fresh Burger
- 44 South St. Burger
- 45 Pizza Nova
- 46 Popeyes

## ENTERTAINMENT

- 52 Cineplex Cinemas
- 53 York Cinemas
- 54 Flato Markham Theatre
- 55 One Art Gallery

## GREEN SPACE

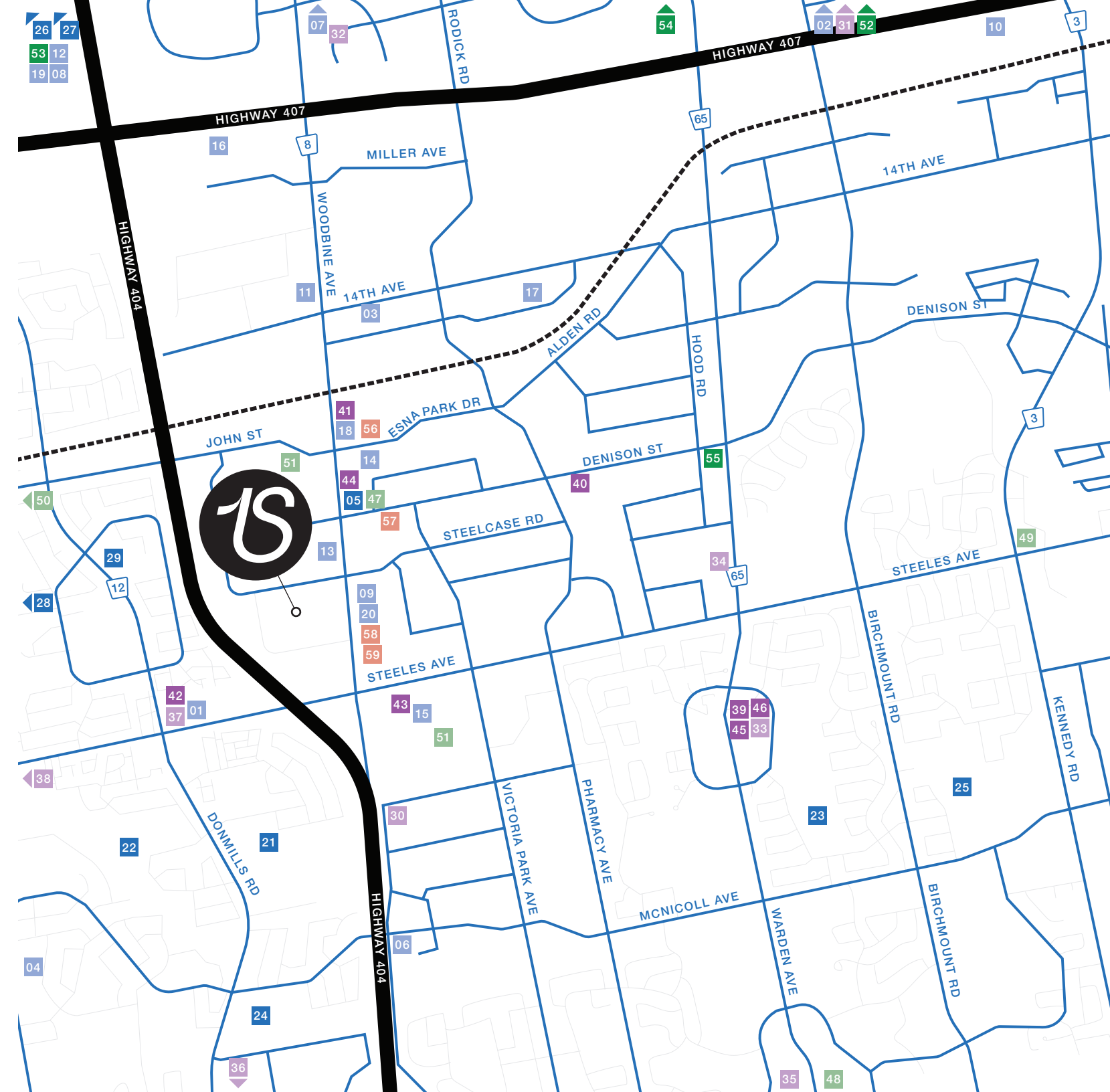
- 21 Highland Memory Gardens
- 22 Duncan Creek Park
- 23 Fundy Bay Park
- 24 McNicoll Park
- 25 L'Amoreaux North Park
- 26 Franklin Carmichael Park
- 27 Maple Valley Park
- 28 German Mill Settlers Park
- 29 Paddock Park Playground

## COFFEE SHOPS

- 47 Starbucks
- 48 Coffee Here
- 49 Coffee Dak Lak
- 50 Coffee Time
- 51 Tim Hortons

## BANKS

- 56 RBC
- 57 Scotiabank
- 58 CIBC
- 59 TD



# ***COMMITMENT TO COMMUNITY***

QuadReal is creating One Steelcase to be a commercial space that enhances the quality of life for the residents of Markham, offering better public areas like landscaped green spaces and upgraded pedestrian and cycling infrastructure.

Our goal is to play a positive role in the community and become a part of its future. Collaborating to establish a long-lasting and dynamic presence in the neighbourhood is crucial as we pave the way for the future of commercial and industrial development in Markham and the GTA.

**WE'RE BUILDING FOR BUSINESS, BUILDING FOR  
THE COMMUNITY AND BUILDING FOR THE FUTURE.**



# DEVELOPMENT

QuadReal approaches all aspects of a project with these guiding values top of mind:

- Developing a portfolio that anticipates demographic and market conditions
- Leveraging an approach that is respectful of local communities and neighbourhoods
- Partnering with organizations that have a collaborative and team-based approach, and value long-term relationships

## OUR INDUSTRIAL DEVELOPMENT PIPELINE IN THE GTA

13 Sites

12.3M SF

767 Acres

**\$6B+**

FIVE YEAR DEVELOPMENT  
PIPELINE IN CANADA

The in-house QuadReal team is committed to advancing a prudent development program in Canada by identifying opportunities within the existing portfolio or leveraging future acquisitions.

The company plans and develops its properties for the long term and, as such, is forward-looking and focused on quality and resilience. The team is regionally based to ensure local knowledge and on-the-ground planning and development capabilities. There is deep experience in every market where QuadReal operates, develops and invests. Members of the QuadReal asset and development teams work closely to ensure that the focus is on respect for local communities, from project conception to completion. The Canada-based team also guides development with international partners.



# QUADREAL'S NET ZERO COMMITMENT

At QuadReal, we're committed to leadership in sustainability on a global scale, and right here at home in Canada. We've set ambitious targets to reduce water, waste, energy and carbon emissions—rigorously tracking our progress using real scientific data. But we know we can do more. That's why we're working to cut 100% of our operation's carbon footprint by 2050. It's part of our pledge to build better communities, places that aren't just good for our customers' well-being but for the entire planet.

## QUADREAL'S PATH TO NET ZERO

2025

Net zero property  
- level plans in place

2030

50% absolute  
carbon reduction of  
QuadReal's directly  
managed portfolio

2040

All Canadian offices  
achieve net zero  
emissions, 50%  
absolute carbon  
reduction of  
international portfolio

2050

Global portfolio  
is net zero carbon



# THE TEAM

QuadReal Property Group is a global real estate investment, operating and development company headquartered in Vancouver, British Columbia. Its assets under management total \$77.6 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities to invest in equity and debt in both the public and private markets. QuadReal invests directly, via programmatic partnerships and through operating companies in which it holds an ownership interest.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.



EXCELLENCE LIVES HERE.

## \$77.6B

SPANNING NORTH AMERICA, EUROPE, ASIA AND AUSTRALIA

## 40M SF

CANADIAN COMMERCIAL REAL ESTATE PORTFOLIO

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OUR INDUSTRIAL PORTFOLIO

142.7M SF

GLOBAL

24.8M SF

NATIONAL

8.7M SF

REGIONAL



Contact Us

***BUILT  
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