



***BUILT
TO
MOVE***

ONE STEELCASE



ONE STEELCASE

CONTENTS

BUILT TO MOVE	4
COVETED CONNECTIVITY	6
DYNAMIC MARKHAM	8
A RARE OPPORTUNITY	10
A QUICK VIEW	12
BUILDING TOWARD A GREENER FUTURE	14
THE MARKHAM ADVANTAGE	16
UNPARALLELED PROXIMITY	18
THE NEIGHBOURHOOD	20
COMMITMENT TO COMMUNITY	22
DEVELOPMENT	24
QUADREAL'S NET ZERO COMMITMENT	26
THE TEAM	28
CONTACT US	30

BUILT TO MOVE

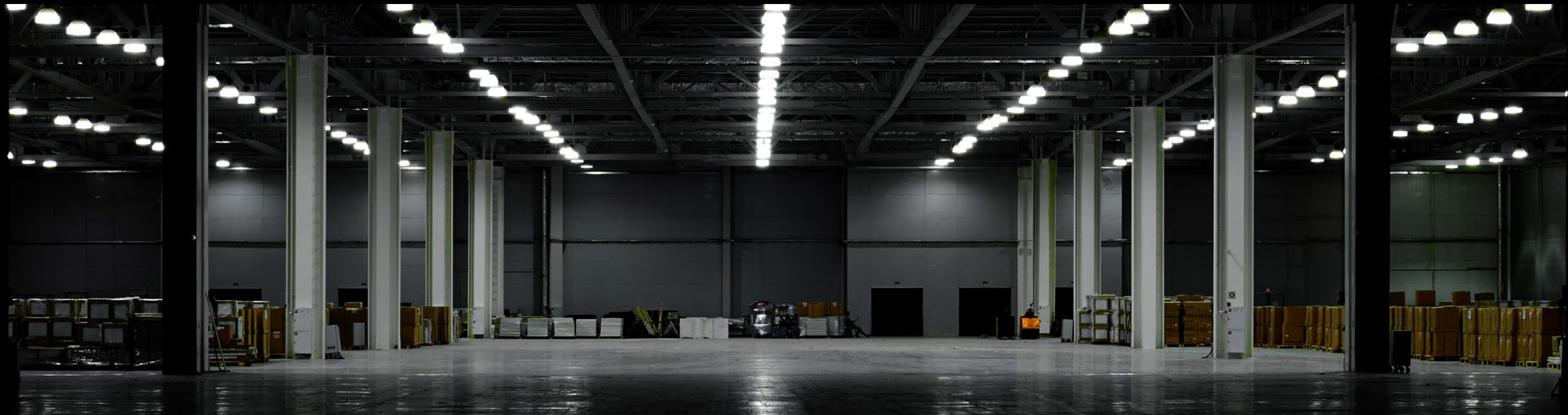
One Steelcase offers expansive, flexible space across multiple buildings and units from 100,000–300,000 SF, making it ideal for a range of business models. With its prime location and versatile facilities, this development presents an exciting opportunity for businesses looking to expand or establish 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 ***HWY 407***

2 MINS

5 MINS

HWY 7 ***HWY 401***

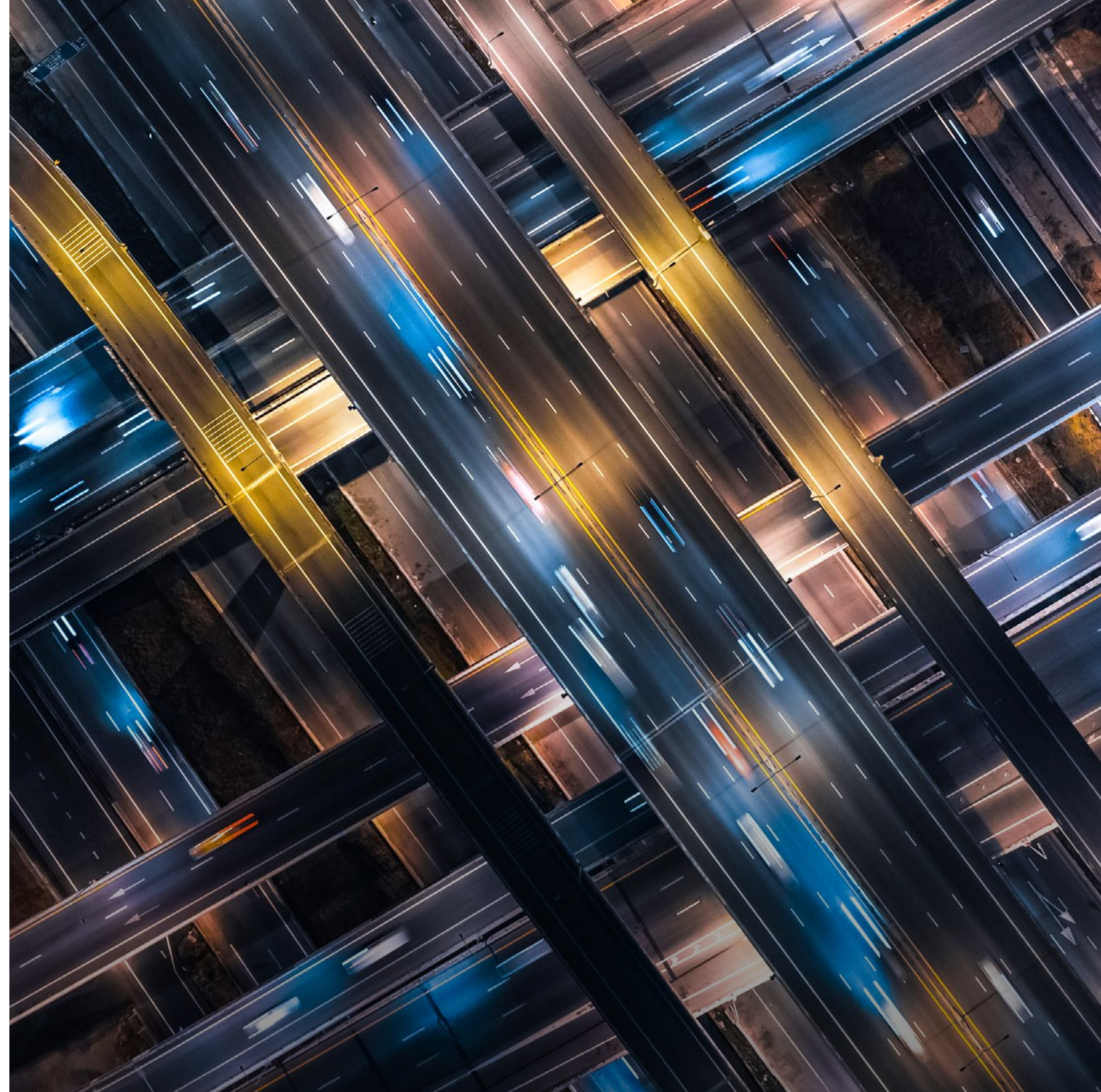
6 MINS

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

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
DOCK PACKAGE			
LEVELER TYPE	Hydraulic	Hydraulic	Hydraulic
LEVELER CAPACITY	40,000 lbs	40,000 lbs	40,000 lbs
BUMPERS & SEALS	Yes	Yes	Yes
BUILDING			
WAREHOUSE FLOOR	6" Slab	9.5" Slab Steel Fibre	9.5" Slab Steel Fibre
LIGHTING	LED - Warehouse & Office	LED - Warehouse & Office	LED - Warehouse & Office
WAREHOUSE AIR	Wall/Ceiling Mounted Cambridge Gas Fired Units	Roof Mounted Cambridge Makeup Air Units	Roof Mounted Cambridge Makeup Air Units
OFFICE AIR	Rooftop HVAC	Rooftop HVAC	Rooftop HVAC
POWER	2000KVA 2500A	1000KVA 1200A	1000KVA 1600A
SPRINKLER	CMDA	ESFR	ESFR
EXTERIOR			
TRUCK COURT (140' DEEP)	Heavy Duty Asphalt	Heavy Duty Asphalt	Heavy Duty Asphalt
SHIPPING APRON	7" Reinforced Concrete	7" Reinforced Concrete	7" Reinforced Concrete
SQUARE FOOTAGE			
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	Fully Leased	Fully Leased
CLEAR HEIGHT	20'	40'	40'
TRAILER PARKING	N/A	N/A	24
BAY SIZE	FLOOR 1 – 32' x 32' FLOOR 2 – 64' x 32' Typical	56' x 41'	56' x 44'
STAGING BAY	FLOOR 2 - 67'	60'	60'
DOCK DOORS	FLOOR 1 – 14, FLOOR 2 – 12	28	53
DRIVE-IN DOORS	FLOOR 1	2	2



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.

1,294,982

TOTAL POPULATION WITHIN 10KM

\$174,304.14

AVERAGE HOUSEHOLD INCOME WITHIN 10KM

1,123,412

HOUSEHOLD POPULATION 15YRS+ WITHIN 10KM

656,071

HOUSEHOLD POPULATION IN THE LABOUR FORCE WITHIN 10KM

205,131

TOTAL SERVICE SECTOR LABOUR FORCE WITHIN 10KM



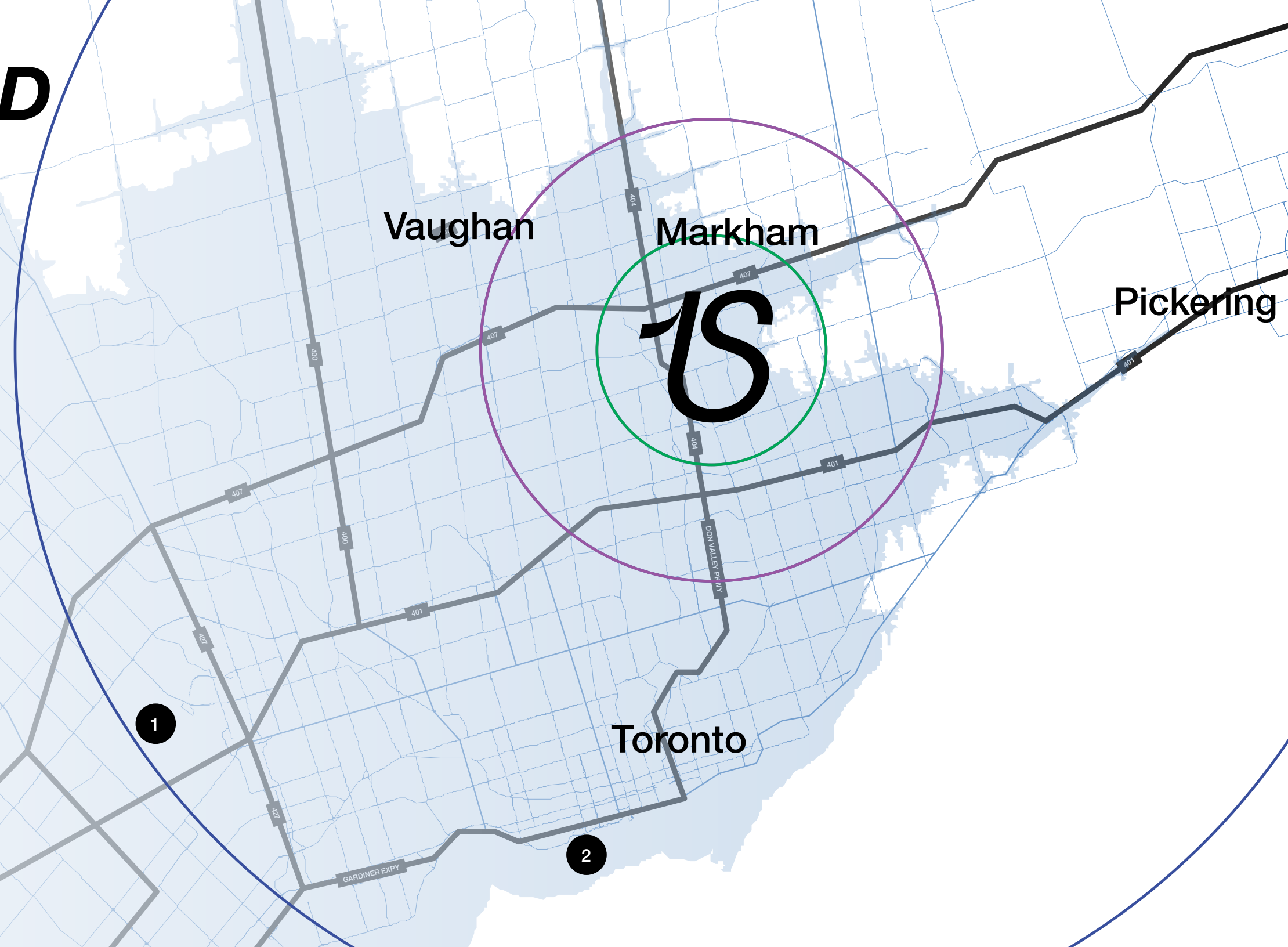
*as of 2021

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

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

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

BANKS

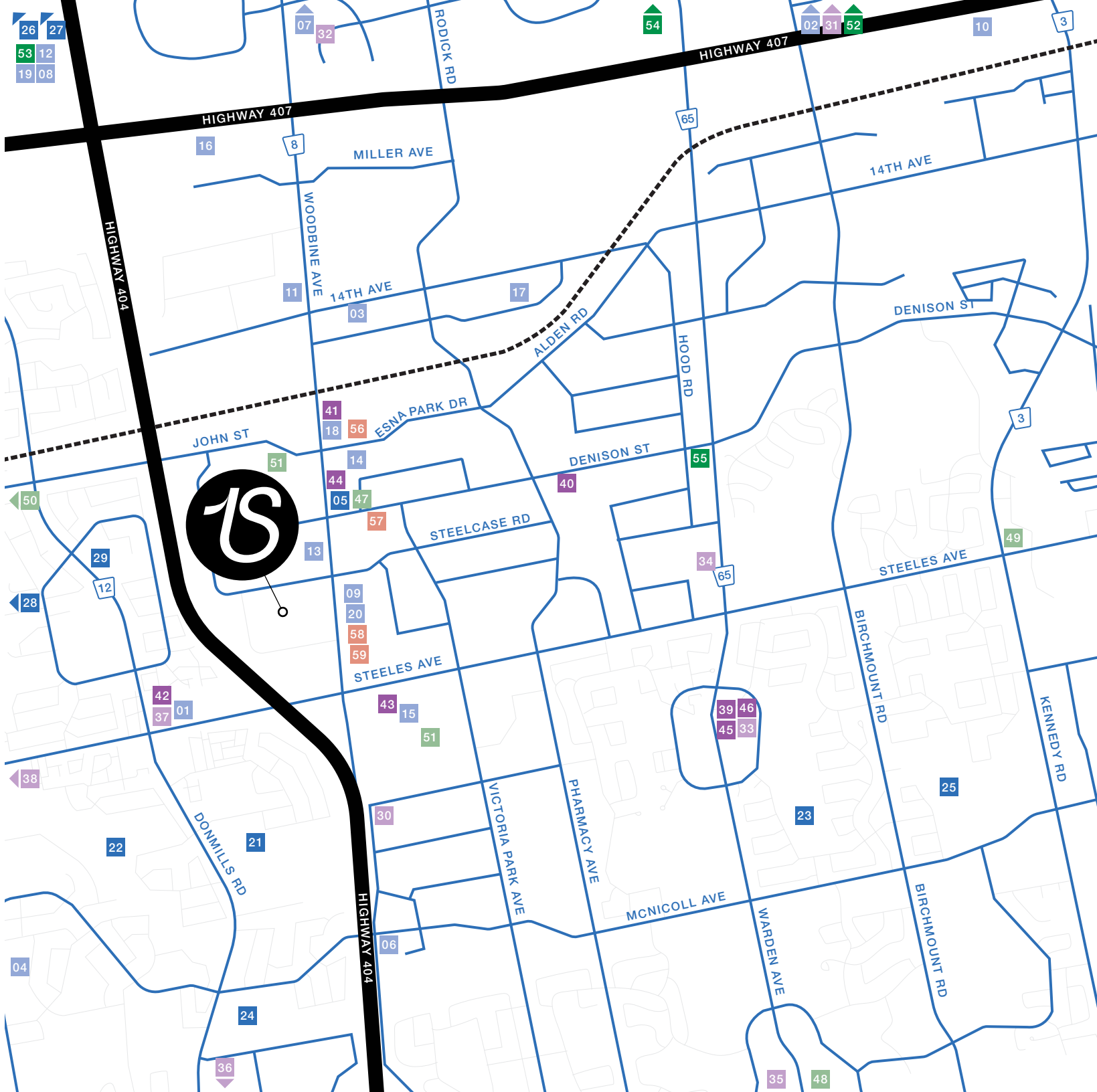
- 56

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.**



Illustration is artist's concept only. E. & O. E.

DEVELOPMENT

\$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 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



SUSTAINABILITY IS BUILT INTO HOW WE THINK

At QuadReal, we integrate sustainable practices into every stage of our work. From the way we design and operate our buildings, to how we engage with communities, we are committed to creating healthier spaces, vibrant communities, and workplaces that support long-term success.

We're on a pathway to achieve net zero carbon emissions across our portfolio, with key milestones along the way.

QUADREAL'S PATH TO NET ZERO

2025

Net zero transition plans in place for Canadian directly managed portfolio

2030

50% absolute carbon reduction for Canadian directly managed portfolio

2040

All Canadian directly managed office buildings achieve net zero emissions

2050

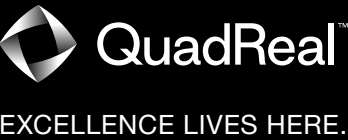
Global directly managed portfolio achieves net zero



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 \$94 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.



\$94B

SPANNING CANADA, THE U.S., EUROPE, AND ASIA-PACIFIC

40M SF

CANADIAN COMMERCIAL REAL ESTATE PORTFOLIO

OUR INDUSTRIAL PORTFOLIO

142.7M SF

GLOBAL

24.8M SF

NATIONAL

8.7M SF

REGIONAL

Contact Us

***BUILT
TO
MOVE***

JESSICA WICKERSHAM

Director, Leasing | Sales Representative
QuadReal Property Group, Brokerage
T 905-798-7435
jessica.wickersham@quadreal.com

All specifications and depictions contained herein, including the site plan layout, are based on preliminary plans, are subject to change and do not constitute a representation, warranty or covenant of any kind by Landlord/Owner.

ONE STEELCASE

