Carttera

Carttera Leasing Update and Availability Report - March 2024

## Highlights

### *Avonhead Industrial Campus | MISSISSAUGA*

- Achieved Zero Carbon Building - Design Certification
- 362,000 SF ready for tenant occupancy

### *240 Markland Drive | ETOBICOKE*

- This 113-unit residential apartment building has achieved Zero Carbon Building - Performance Certification

### *3100 Mainway | BURLINGTON*

- 252,000 SF ready for tenant occupancy

### *1900 Boundary Road | WHITBY*

- Carttera announces the new Colliers listing team of Graham Meader, Colin Alves, David Bergeron & Talyor Farris
- 340,000 SF speculative industrial development with occupancy Q2 2025

### *Royal Windsor Drive | MISSISSAUGA*

- 135,065 SF ready for tenant occupancy
- Cozey Inc. recently leased 47,925 SF
- Achieved LEED Silver Certification

### *Central Parkway West | MISSISSAUGA*

- Buildings are nearing completion
- New speculative Industrial development 148,000 SF & 103,000 SF with occupancy Q1 2024

### *Wyecroft Park | OAKVILLE*

- Construction is progressing and steel is going up!
- New 273,000 SF speculative industrial development with occupancy Q3 2024

### *Portland Commons | TORONTO*

- Secured a Green Loan from National Bank of Canada & Otera Capital
- 560,000 SF office development with delivery in Q2 2024

### *Meadowvale Exchange | MISSISSAUGA*

- 100% Leased
- Achieved LEED Silver Certification

***1900 & 1908 Ironoak Way | OAKVILLE***

- 100% leased flex office buildings (55,553 SF and 46,144 SF) currently offered for sale

DELIVERING OVER 4.5M SF OF GTA INDUSTRIAL DEVELOPMENTS OVER THE NEXT 3 YEARS, CLICK HERE FOR MORE DETAILS ON OUR INDUSTRIAL PIPELINE

## CHECK OUT THE LATEST BUZZ

# LEASING AVAILABILITIES

## PORTLAND COMMONS

530 Front Street West, Toronto

**A New Speculative 560,000 SF Innovative Office Building | WiredScore Platinum and SmartScore Certified & targeting LEED Platinum, LEED Zero Carbon and WELL Gold certifications | Occupancy Q2 2024**

*Discover more at www.portlandcommons.com*

- A new 560,000 SF high performance office development located at the intersection of Front Street West and Portland Street in downtown Toronto
- PortlandCommons is targeting LEED Platinum Core & Shell, LEED Zero Carbon and WELL Gold certifications and is certified WiredScore Platinum and SmartScore. The Building will also benefit from Enwave?s Deep Lake Water Cooling program
- Recipient of the 2023 "GreenGood DesignAward" from the Chicago Athenaeum: Museum of Architecture and the European Centre for Architecture, Art, Design and Urban Studies
- Secured Green Loan from National Bank of Canada and Otera Capital
- Innovative workspace with a focus on employee wellness, technology and sustainability
- A total of 13 private outdoor terraces ranging up to 9,100 SF
- Large floor plates ranging from 20,000 SF to over 59,000 SF allow for flexibility in design and utilization of workspace. Smaller floor plates available from 9,500 SF in the boutique building

- 367 bike stalls, front-of-house shower and change room facilities
- 242 underground parking stalls & 52 EV charging stations
- 14,000 SF of ground floor retail along Portland Street

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**JLL CANADA**

**Office Enquires:**

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# ROYAL WINDSOR DRIVE

## 2510 & 2520 Royal Windsor Drive, Mississauga

**297,000 SF Speculative Industrial Development | LEED Silver Certified | 135,000 SF Ready For Tenant Fixturing**

*Discover more at* royalwindsordrive.com

- 2520 Royal Windsor Drive has 135,000 SF available, with flexible demising configurations
- 2510 Royal Windsor Drive's 114,000 SF is fully leased
- Features: 36' clear height, 18 truck level doors and 2 drive-in doors (1:6,350 sf) & 38 truck level doors and 4 drive-in doors (1:4,800 sf) and 4000 AMPS Power
- Easy access to the QEW and HWY's 403 & 407
- Excellent connection to public transit via Mississauga Transit and the Clarkson GO Station
- An abundance of available amenities within a short drive
- Located on the Mississauga/Oakville border, with access to the surrounding labour pool
- LEED Silver Certified
- Ready for tenant fixturing

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**CBRE LIMITED**

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## MAINWAY

### 3100 Mainway, Burlington

**New 252,000 SF Speculative Industrial Development | Ready for Tenant Fixturing**

Discover more at 3100mainway.com

- New 252,000 SF speculative industrial development with flexible configurations
- Targeting LEED Silver Certification & Zero Carbon Ready
- Excellent access to Hwys QEW, 403 & 407
- Features: 40' clear height, 2%+ office sf, 42 shipping doors (1 per 6,000 sf), 2 drive-in doors and 2,000 amps (expandable)
- Ready for Tenant Fixturing

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**COLLIERS INTERNATIONAL**

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Colin Alves*, SIOR, Vice Chairman | 416 564 2500 | colin.alves@colliers.com

## AVONHEAD CAMPUS

### 557 & 587 Avonhead Road, Mississauga

**New Speculative Industrial Buildings Totalling 740,000 SF | Phase One Ready for Tenant Fixuring**

*Discover more at avonheadcampus.com*

- Two Phase Development under construction
- Phase one: New 362,000 SF speculative industrial building is ready for tenant occupancy, with flexible configurations
- Phase two: New 378,000 SF speculative industrial building, with an anticipated Occupancy of Q4 2024
- 5,000 amps power per building
- Easily accessible to the QEW & Hwys 403 & 407
- Phase one is Zero Carbon Building - Design Certified
- Targeting LEED Gold Certification

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**CBRE**

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Jonathan Leary*, Executive Vice President | 905 315 3695 | jonathan.leary@cbre.com

# CENTRAL PARKWAY WEST

## 1130 & 1170 Central Parkway West, Mississauga

**New 251,000 SF Speculative Industrial Development |**
**Available Q1 2024 | Under Construction**

Discover more at www.centralparkwaywest.com

- Two Phase Development under construction
- Phase One: Two new speculative industrial buildings - 148,000 sf & 103,000 SF, with occupancy of Q1 2024
- Features: 36' clear height, 2%+ office sf, 34 shipping doors and 4 drive-in doors
- Easy access to Hwy 403
- Targeting LEED Certification

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Matt Albertine*, Vice President | 416 620 8250 | matt.albertine@colliers.com

# WYECROFT PARK

## 3540 & 3560 Wyecroft Road, Oakville

**273,000 SF Speculative Industrial Development | Available Q3 2024 | Under Construction**

*Discover more at wyecroftpark.com*

- Best-in-class speculative industrial development will encompass two buildings - 67,000 & 206,000 SF
- Excellent access to HWYs QEW & 403, and the surrounding amenities
- Targeting LEED Silver Certification and will be Zero Carbon Ready
- Under Construction
- Anticipated Occupancy Q3 2024

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**AVISON YOUNG**

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## BOUNDARY ROAD

1900 Boundary Drive, Whitby

**340,000 SF Speculative Industrial | Available Q2 2025**

*Discover more at 1900boundaryroad.com*

- 16.07-acre redevelopment site
- 340,000 SF speculative industrial building
- Convenient access to HWYs 401, 412 and 418
- Features: 40' clear height, 53 truck-level doors, 2 drive-in doors (1 per 6,400sf shipping door ratio) and 4,000 AMPs power
- Targeting LEED Silver and will be Zero Carbon Ready
- Anticipated Occupancy Q2 2025

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## MINNESOTA COURT

1919 Minnesota Court, Mississauga

**125,000 SF LEED Silver Office Building | 8,813 SF Available | Immediate Occupancy**

- 125,000 SF office with HWY 401 exposure
- 8,815 SF available for lease
- Canadian headquarters of General Electric
- Access to fitness centre and change rooms
- Recognized as NAIOP REX Awards Office Development of the Year

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**COLLIERS INTERNATIONAL**

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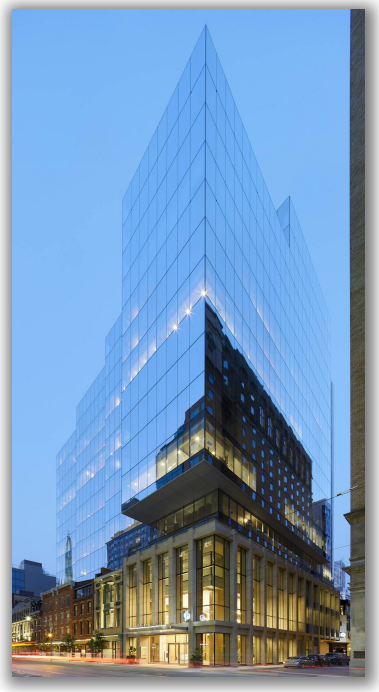
# 65 KING EAST

## 65 King Street East, Toronto

**400,000 sf | OFFICE FULLY LEASED TO GOOGLE | 9,467 SF of Retail Space Available**

*Discover more at www.65kingeast.com*



- A 400,000 SF AA office development in downtown Toronto
- Next-generation workspace committed to low environmental impact and high efficiency
- LEED Gold Certified and Well-Ready Standards, Certified WiredScore Platinum
- Seamless connection to green spaces, with easy access to TTC/Union Station, the Financial District, a multitude of world-class hotels, restaurants, cafes, galleries and the historical St. Lawrence Market
- 9,467 SF of retail space available on Colborne Street including double height mezzanine space. Now available for fixturing. Restaurant concept plans and renderings available upon request
- Recognized as 2020 NAIOP REX Awards Office Lease of the Year
- Recognized as 2022 NAIOP REX Awards Office Development of the Year

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**CUSHMAN & WAKEFIELD (RETAIL)**

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# 75 ON THE ESPLANADE

## 75 The Esplanade, Toronto

**Over 11,700 SF retail available in prime downtown Toronto location available for sale or for lease**

Discover more at JLL/75TheEsplanade

- 8,500 SF retail on the ground floor with 3,250 SF mezzanine available for immediate occupancy. Concept plans & renderings available
- Prominent corner exposure on The Esplanade & Church Street with over 150+ ft of frontage
- Signature wraparound patio opportunity of 869 SF with potential to expand with city approval
- Double height glass facade
- Soaring ceiling heights of approximately 22.5 ft at grade
- Walking distance to Union Station, with convenient access to TTC, GO Transit, UP Express, and VIA Rail transit systems
- 308 residential units
- Residential 100% sold & occupied

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**JLL CANADA**

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## JANE STREET

11260 Jane Street, Vaughan

**Speculative Industrial Development**

- Future Industrial Development
- Two speculative industrial buildings totalling 1.52M SF
- Exceptional access to Hwy 400
- Targeting LEED Silver Certification & Zero Carbon Ready

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**CARTTERA**

Heidi Tibben, Partner, Asset Management | 416 867 9744 | htibben@carttera.com

## 1900 & 1908 IRONOAK WAY

Oakwoods Business Park, Oakville

**Two-Storey Flex Office Buildings | LEED Silver Certified | 100% Leased | Available For Sale**

*Discover more at www.oakwoodsbusinesspark.com*

- 55,900 SF & 46,000 SF flex office buildings
- Individual entrances & HVAC
- Efficient customizable space
- Supports health & wellness initiatives
- Located across from Farm Boy Grocer and part of a 42-acre business park development with a mix of office, retail and hotel & industrial uses
- Parking ratio is 4/1,000 SF leased
- LEED Silver Certified
- 100% Leased

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# CARTTERA BUZZ

**Visit our website to read the latest Carttera Buzz from our team.**

**Read More**

Carttera

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Last updated:March 1st, 2024
Carttera Private Equities continues to actively seek development and redevelopment opportunities in the Greater Toronto Area.

Please contact Dean Cutting at 416.687.2773 or

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