



## Carttera Leasing Update and Availability Report - August 2025



### Highlights

#### ***11260 Jane Street / Vaughan***

- Announced CBRE listing team of Kyle Hanna, Chris Bournakis & Spencer Mussett
- 509,000 SF speculative industrial
- Occupancy Q3 2026

#### ***Avonhead Industrial Campus / MISSISSAUGA***

- 362,000 SF ready for tenant occupancy
- Nominated for NAIOF REX AWARD for Industrial Development of the year

#### ***249 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***

- 340,000 SF speculative industrial development with occupancy Q2 2025

#### ***Royal Windsor Drive / MISSISSAUGA***

- 43,366 SF ready for tenant occupancy
- Achieved LEED Silver Certification

#### ***Central Parkway West / MISSISSAUGA***

- 68,000 SF ready for tenant occupancy
- 80,628 SF leased to Vidar Design Floor

#### ***1383 Joshuas Creek Drive / Oakville***

- 47,909 SF free standing industrial building available
- Occupancy January 2026

#### ***Wyecroft Park / OAKVILLE***

- Leasing options from 15,000 SF to 208,000 SF speculative industrial development
- Ready for tenant occupancy
- Leased 15,000 SF to Burloak Indoor Golf

#### ***Portland Commons / TORONTO***

- XXXXX SF office development ready for tenant occupancy
- Columbus Cafe & Co leased 1,400 of retail space, anticipated opening Fall 2025

### ***75 The Esplanade / Toronto***

- Successful sale of 11,979 SF of retail space

### ***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 | Ready For Tenant Fixturing



Discover more at [www.portlandcommons.com](http://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, WELL Gold and Rick Hansen certifications and is certified WiredScore Platinum and SmartScore. The Building benefits 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:

Oliver Alves\*, Executive Vice President | 416 238 5970 | [oliver.alves@jll.com](mailto:oliver.alves@jll.com)

Jon Pezim\*, Executive Vice President | 416.304.6032 | [jon.pezim@jll.com](mailto:jon.pezim@jll.com)

Ethan Case\*, Associate Vice President | 647.268.0684 | [ethan.case@jll.com](mailto:ethan.case@jll.com)

### Retail Enquiries

Graham Smith\*, Executive Vice President | 416 855 0914 |

[graham.smith@jll.com](mailto:graham.smith@jll.com)

Brandon Gorman\*, Executive Vice President | 416.855.0907 |

[brandon.gorman@jll.com](mailto:brandon.gorman@jll.com)

Austin Jones\*, Associate Vice President | 416.304.6050 | [austin.jones@jll.com](mailto:austin.jones@jll.com)

## ROYAL WINDSOR DRIVE

2510 & 2520 Royal Windsor Drive, Mississauga

**297,000 SF Speculative Industrial Development | LEED Silver Certified | 43,366 SF Ready For Tenant Fixturing**



Discover more at [royalwindsordrive.com](https://royalwindsordrive.com)

- 2520 Royal Windsor Drive has 43,366 SF available with 1800 amps available
- 2510 Royal Windsor Drive's 114,000 SF is fully leased
- Building 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 1,800 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

John LaFontaine\*, Vice Chairman | 416 798 6229 | [john.lafontaine@cbre.com](mailto:john.lafontaine@cbre.com)

Lindsay Sparks\*, Associate Vice President | 905 315 3687 |

[lindsay.sparks@cbre.com](mailto:lindsay.sparks@cbre.com)

## MAINWAY

3100 Mainway, Burlington

**New 252,000 SF Speculative Industrial Development | 152,000 sf Ready for Tenant Fixturing**

Discover more at [3100mainway.com](http://3100mainway.com)

- 152,000 sf available with demising options from 40,000 sf
- LEED Silver Certified & Zero Carbon Ready
- Excellent access to Hwys QEW, 403 & 407
- Features: 40' clear height, 3% 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

Graham Meader\*, Vice Chairman | 416 578 8250 |

[graham.meader@colliers.com](mailto:graham.meader@colliers.com)

Colin Alves\*, SIOR, Vice Chairman | 416 564 2500 | [colin.alves@colliers.com](mailto:colin.alves@colliers.com)

# AVONHEAD CAMPUS

557 & 587 Avonhead Road, Mississauga

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



Discover more at [avonheadcampus.com](https://avonheadcampus.com)

- Phase one: New 362,000 SF speculative industrial building is ready for tenant fixturing, with flexible configurations starting at 100,000 SF
- Phase two: New 378,000 SF speculative industrial building, with an anticipated Occupancy of Q4 2025
- 5,000 amps power per building
- Easily accessible to the QEW & Hwys 403 & 407
- Phase one is Zero Carbon Building - Design Certified & LEED Gold Certified

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## CBRE

Fraser McKenna\*, Vice Chairman | 416 798 6275 | [fraser.mckenna@cbre.com](mailto:fraser.mckenna@cbre.com)

Jonathan Leary\*, Executive Vice President | 905 315 3695 |

[jonathan.leary@cbre.com](mailto:jonathan.leary@cbre.com)

# CENTRAL PARKWAY WEST

1110, 1130 & 1170 Central Parkway West, Mississauga

**New 251,000 SF Speculative Industrial Development | 68,000 SF Ready for Tenant Fixturing**



Discover more at [www.centralparkwaywest.com](http://www.centralparkwaywest.com)

- 1170 Central Parkway West has 68,000 SF available for lease
- 1130 Central Parkway West's 103,000 SF is leased
- Features: 36' clear height, 3% office sf, 34 shipping doors and 4 drive-in doors
- Easy access to Hwy 403
- Targeting LEED Certification
- Ready for tenant fixturing

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## COLLIERS INTERNATIONAL

Graham Meader\*, Vice Chairman | 416 578 8250 |

[graham.meader@colliers.com](mailto:graham.meader@colliers.com)

Matt Albertine\*, Vice President | 416 620 8250 | [matt.albertine@colliers.com](mailto:matt.albertine@colliers.com)

# WYECROFT PARK

3540 & 3560 Wynecroft Road, Oakville

**275,000 SF Speculative Industrial Development | Ready For Tenant Fixturing**

Discover more at [wynecroftpark.com](http://wynecroftpark.com)

- Best-in-class speculative industrial development
- Two buildings - 67,000 SF building with 38,000 SF remaining available & 208,000 SF available
- Excellent access to HWYs QEW & 403, and the surrounding amenities
- Targeting LEED Silver Certification and is Zero Carbon Ready
- Ready for tenant fixturing



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## AVISON YOUNG

Jeff Flemington\*, Principal, Broker, Director | 905 283 2336 |

[jeff.flemington@avisonyoung.com](mailto:jeff.flemington@avisonyoung.com)

Lyndsay Hopps\*, Vice President, Principal | 905 283 2390 |

[lyndsay.hopps@avisonyoung.com](mailto:lyndsay.hopps@avisonyoung.com)

Janse Rain\*, Broker, Principal | 905 283 2376 | [janse.rain@avisonyoung.com](mailto:janse.rain@avisonyoung.com)



# BOUNDARY ROAD

1900 Boundary Drive, Whitby

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

Discover more at [1900boundaryroad.com](https://1900boundaryroad.com)



- 16.2-acre redevelopment site
- 340,000 SF speculative industrial building, divisible to 100,000 SF
- 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), 54 trailer parking stalls and 4,000 AMPs power
- Targeting LEED Silver Certification and will be Zero Carbon Ready
- Under construction with anticipated occupancy June 2025

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## COLLIERS INTERNATIONAL

Colin Alves\*, SIOR, Vice Chairman | 416 564 2500 | [colin.alves@colliers.com](mailto:colin.alves@colliers.com)

Graham Meader\*, Vice Chairman | 416 578 8250 |  
[graham.meader@colliers.com](mailto:graham.meader@colliers.com)

David Bergeron\*, Vice President | 416 791 7269 |  
[david.bergeron@colliers.com](mailto:david.bergeron@colliers.com)

Taylor Farris\*, Associate Vice President | 905 330 6636 |  
[taylor.farris@colliers.com](mailto:taylor.farris@colliers.com)

# STEELES AVENUE EAST

5705 & 5755 Steeles Avenue East, Scarborough

**Two industrial Buildings Totaling 504,000 SF**

- Two industrial buildings totaling 504,000 SF (247,000 sf and 257,000 sf), divisible to 40,000 SF
- Targeting LEED Silver Certification & Zero Carbon Ready
- Construction commencing in 2025 with anticipated completion in Q2 2026



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## CARTTERA

Heidi Tibben, Partner, Asset Management | 416 867 9744 |

[htibben@carttera.com](mailto:htibben@carttera.com)

# JANE STREET

11260 Jane Street, Vaughan

## Speculative Industrial Development

- Phase One will encompass a 510,000 SF industrial development
- Site work has commenced with anticipated occupancy Q2 2026
- Exceptional access to Hwy 400
- Targeting LEED Gold & Zero Carbon Ready Certification



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## CARTTERA

Kyle Hanna, Vice Chairman | 416 798 6255 | [kyle.hanna@cbre.com](mailto:kyle.hanna@cbre.com)

Chris Bournakas, Executive Vice President | 416 798 6246 |

[chris.bournakis@cbre.com](mailto:chris.bournakis@cbre.com)

Spencer Mussett, Executive Vice President | 416 495 6273 |

[spencer.mussett@cbre.com](mailto:spencer.mussett@cbre.com)

# JOSHUAS CREEK DRIVE

1383 Joshuas Creek Drive, Oakville

**47,909 SF Free-Standing Industrial Building | Available  
January 2026**



- 47,909 SF industrial building available January 2025
- 18,231 SF office space
- Direct access to the QEW from the North Service Road/Ford Drive and easy access to HWY 403 & 407
- Walking distance to Oakwoods Retail Centre
- Features: 28' clear height, 5 Truck Level Doors (9' x 10') with dock levelers and 92 parking spaces

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CARTTERA

Jaimy Hunt, Vice President, Asset Management | 416 867 2775 |  
jhunt@carttera.com

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

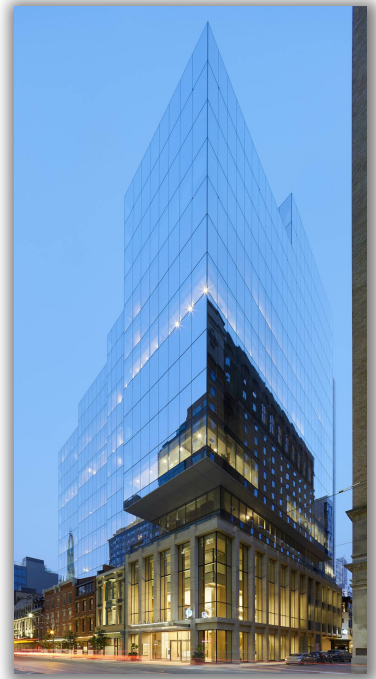
# 65 KING EAST

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](http://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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## CBRE (RETAIL)

Teddy Taggart, Vice President | 416.847.3254 | [teddy.taggart@cbre.com](mailto:teddy.taggart@cbre.com)

Arlin Markowitz, Executive Vice President | 416.815.2374 |

[arlin.markowitz@cbre.com](mailto:arlin.markowitz@cbre.com)

# MINNESOTA COURT

1919 Minnesota Court, Mississauga

**125,000 SF LEED Silver Office Building | 100% Leased**

- 125,000 SF office with HWY 401 exposure
- Canadian headquarters of General Electric
- Access to fitness centre and change rooms
- Recognized as NAIOP REX Awards Office Development of the Year
- 100% Leased
- 16,000 SF available for lease in August 2025



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## COLLIERS INTERNATIONAL

Chris Burans, Vice President, Sales Representative | 416 620 2866 |

[chris.burans@colliers.com](mailto:chris.burans@colliers.com)

Adam Dauphinee, Vice President, Broker | 416 620 2872 |

[adam.dauphinee@colliers.com](mailto:adam.dauphinee@colliers.com)

# CARTTERA BUZZ

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

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Carttera Private Equities Inc.

20 Adelaide Street East, Suite 800 Toronto, ON M5C 2T6

TELEPHONE: 416.593.4747 EMAIL: [info@carttera.com](mailto:info@carttera.com)

Connect with us on ☐

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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

[dcutting@carttera.com](mailto:dcutting@carttera.com)

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