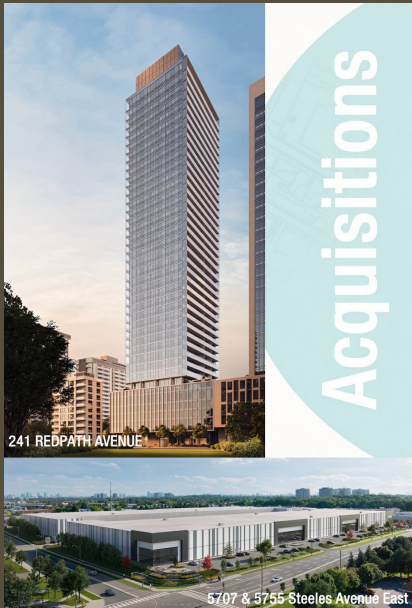




Carttera Leasing Update and Availability Report - December 2024



Highlights

5705 & 5755 Steeles Avenue / SCARBOROUGH

- Acquired: 20.7-acre speculative development site
- Two buildings totaling 504,000 SF (247,000 sf & 257,000 sf), divisible from 40,000 SF
- Construction commencing in early 2025

241 Redpath Avenue / TORONTO

- Acquired: Purpose-built rental development
- Approved for 38-storeys and over 350 rental suites
- Construction commencing in 2025

3100 Mainway / BURLINGTON

- Achieved LEED Silver Certification
- 100,000 SF leased to Pioneer
- 152,000 SF ready for tenant occupancy

Royal Windsor Drive / MISSISSAUGA

- 91,500 SF leased
- 43,500 SF remains, ready for tenant occupancy

Portland Commons / TORONTO

- Achieved Substantial Completion
- Parking Garage open to the public

75 On The Esplanade / TORONTO

- Retail 100% leased to No Frills/Loblaws

Wyecroft Park / OAKVILLE

- Leased 15,000 SF
- 38,000 SF available in 3540 Wyecroft Road & 208,000 SF available in 3560 Wyecroft Road

1900 Boundary Road / WHITBY

- 340,000 SF speculative industrial development with occupancy Q2 2025
- Steel and roof deck installation underway

Central Parkway West / MISSISSAUGA

- 1130 Central Parkway West's 103,000 SF is now fully leased
- 1170 Central Parkway has 148,000 sf available for lease

Avonhead Industrial Campus / MISSISSAUGA

- 362,000 SF ready for tenant occupancy

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

- 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
-

JLL CANADA

Office Enquires:

Oliver Alves*, Executive Vice President | 416 238 5970 | oliver.alves@jll.com

Jon Pezim*, Executive Vice President | 416.304.6032 | jon.pezim@jll.com

Ethan Case*, Associate Vice President | 647.268.0684 | ethan.case@jll.com

Retail Enquiries

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

graham.smith@jll.com

Brandon Gorman*, Executive Vice President | 416.855.0907 |

brandon.gorman@jll.com

Austin Jones*, Associate Vice President | 416.304.6050 | 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

- 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

CBRE LIMITED

John LaFontaine*, Vice Chairman | 416 798 6229 | john.lafontaine@cbre.com

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

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

- 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



COLLIERS INTERNATIONAL

Graham Meader*, Vice Chairman | 416 578 8250 |

graham.meader@colliers.com

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

- 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



CBRE

Fraser McKenna*, Vice Chairman | 416 798 6275 | fraser.mckenna@cbre.com

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

jonathan.leary@cbre.com

CENTRAL PARKWAY WEST

1110, 1130 & 1170 Central Parkway West, Mississauga

New 251,000 SF Speculative Industrial Development | 148,000 SF Ready for Tenant Fixturing



Discover more at www.centralparkwaywest.com

- 1170 Central Parkway West has 148,000 SF available for lease, divisible to 68,000 SF and 80,000 SF
- 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

COLLIERS INTERNATIONAL

Graham Meader*, Vice Chairman | 416 578 8250 |

graham.meaders@colliers.com

Matt Albertine*, Vice President | 416 620 8250 | 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

- 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



AVISON YOUNG

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

jeff.flemington@avisonyoung.com

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

lyndsay.hopps@avisonyoung.com

Janse Rain*, Broker, Principal | 905 283 2376 | janse.rain@avisonyoung.com

BOUNDARY ROAD

1900 Boundary Drive, Whitby

340,000 SF Speculative Industrial | Available June 2025

Discover more at 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



COLLIERS INTERNATIONAL

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

Graham Meader*, Vice Chairman | 416 578 8250 |

graham.meader@colliers.com

David Bergeron*, Vice President | 416 791 7269 |

david.bergeron@colliers.com

Taylor Farris*, Associate Vice President | 905 330 6636 |

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



CARTTERA

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

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



CARTTERA

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

htibben@carttera.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



CARTTERA

Jaimy Hunt, Vice President, Asset Management | 416 867 2775 |

jhunt@carttera.com

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

htibben@carttera.com

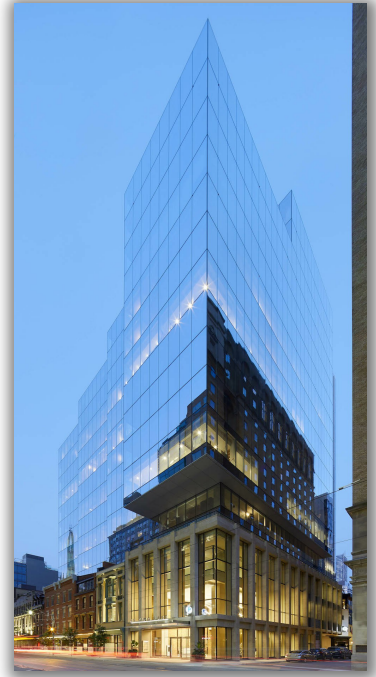
65 KING EAST

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

- 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



CBRE (RETAIL)

Teddy Taggart, Vice President | 416.847.3254 | teddy.taggart@cbre.com

Arlin Markowitz, Executive Vice President | 416.815.2374 |

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



COLLIERS INTERNATIONAL

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

chris.burans@colliers.com

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

adam.dauphinee@colliers.com

CARTTERA BUZZ

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

[Read More](#)





Carttera Private Equities Inc.

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

TELEPHONE: 416.593.4747 EMAIL: info@carttera.com

Connect with us on ☐

Last updated: March 24th, 2025

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

*Disclaimer - Specifications, net and additional rents are subject to change without notice. Copyright 2025, All rights reserved.
[Disclaimer](#) [Privacy Policy](#)