Carttera

Carttera Leasing Update and Availability Report - July 2023

Highlights

PORTLAND COMMONS | 530 FRONT STREET WEST |TORONTO

- Another significant milestone was accomplished with the installation of 11 steel struts, each weighing more than 450,000 lbs and spanning six storeys high over the project?s Mews and Courtyard. Click here to watch this exciting video.

65 KING EAST | TORONTO

- Recently honoured with Office Development of the Year at the 21st NAIOP REX Awards.
- 9,467 SF of retail space remains available.

1330 MARTIN GROVE DRIVE | TORONTO

- Recently honoured with Industrial Development of the Year at the 21st NAIOP REX Awards.

2475 & 2425 MEADOWPINE BOULEVARD | MISSISSAUGA

- Carttera is pleased to welcome Red Bull Canada and RGX Group to Meadowvale Exchange. 2425 Meadowpine Boulevard is now 100% leased.
- 2475 Meadowpine Boulevard's remaining 133,000 SF is ready for fixturing.

1908 IRONOAK DRIVE | OAKWOODS BUSINESS PARK | OAKVILLE

- Carttera is pleased to announce 26,740 SF of office was recently leased.
- A 3,500 SF suite remains available.

2510 & 2520 ROYAL WINDSOR DRIVE | MISSISSAUGA

- Carttera is pleased to welcome 18 Wheels Logistics to Royal Windsor Industrial Park. 2510 Royal Windsor Drive, a 114,000 SF speculative industrial building, is now 100% leased.
- 2520 Royal Windsor Drive's remaining 183,000 SF is ready for fixturing.

STEELES BRAMALEA CAMPUS | BRAMPTON

- Carttera is pleased to announce that Steeles Bramalea Campus (SBC) is 100% leased!

3100 MAINWAY | BURLINGTON

- Carttera celebrated the groundbreaking of 3100 Mainway along with representatives from the City of Burlington and our Colliers listing team.

1100, 1130, 1170 CENTRAL PARKWAY WEST | MISSISSAUGA

- Carttera celebrated the groundbreaking of 1110, 1130, 1170 Central Parkway West along with representatives from the City of Mississauga and our Colliers listing team.

557 & 587 AVONHEAD ROAD | MISSISSAUGA

- Carttera recently celebrated the groundbreaking of Avonhead Zero Carbon Industrial Campus with representatives from the City of Mississauga and our CBRE listing team.
- 557 Avonhead Road will deliver 360,000 sf in Q4 2023.

3540 & 3560 WYECROFT ROAD | OAKVILLE

- Two new speculative industrial buildings (67,000 SF & 206,000 SF) targeting LEED Silver certification and will be Zero Carbon Ready with an anticipated occupancy of Q1 2024.

1900 BOUNDARY ROAD | WHITBY

- Carttera is pleased to announce the first transaction for our most recent development fund (UIF6) - 1900 Boundary Road in Whitby. This 16.07-acre redevelopment site will encompass a 340,000 SF speculative industrial building targeting LEED Silver and will be Zero Carbon Ready

75 ON THE ESPLANADE | TORONTO

- 11,700 SF of retail space remains availables.

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

JLL CANADA

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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

CBRE LIMITED

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

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

COLLIERS INTERNATIONAL

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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

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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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

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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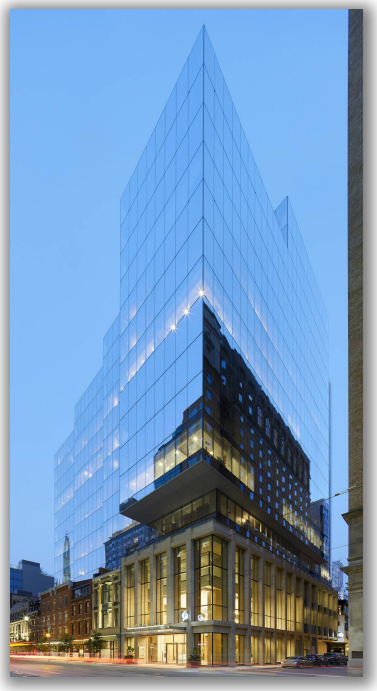
65 KING EAST

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

JLL CANADA

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Brandon Gorman*, Executive Vice President | 416 855 0907 | Brandon.Gorman@am.jll.com

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

CARTTERA

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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:August 3rd, 2023
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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