

OWNER OCCUPIER OR VALUE ADD INVESTMENT OPPORTUNITY

Colliers

1380 RODICK ROAD MARKHAM, ON



1380

RODICK ROAD, MARKHAM

On behalf of our client, Great Bridge Canada Inc., (the “Vendor”), Colliers International Inc. (the “Advisor”) is pleased to present for a sale a 100% freehold interest in *1380 Rodick Road, Markham, Ontario (the “Property”)*.

This high quality offering consists of a four-storey mixed use office and industrial complex, comprising 179,734 square feet with approximately 35,190 square feet of industrial space.

The Property has a current occupancy rate of 66% and a Weighted Average Lease Term (WALT) of approximately 4.8 years, allowing stability and upward increases in net rental rates upon renewal. Leased to high quality tenants including AbbVie Corporation, Engage People, Standard BioTools, and VGH Solutions, owner occupiers or investors can acquire a prestigious Markham asset with strong long-term return growth.



1

Investment Highlights

INSTITUTIONAL QUALITY MIXED USE OFFICE AND INDUSTRIAL ASSET FEATURING HIGH QUALITY CONSTRUCTION

The Property is a high-quality asset constructed to institutional standards, offering durable building systems, efficient floor plates, and functional clear heights suitable for a wide range of office, technology, and light industrial users. The building's flexible design supports multiple tenancy configurations, making it well-suited for multi-tenant investment strategies. With professional-grade finishes, strong loading capabilities, and well-maintained common areas, the asset is positioned to meet the evolving needs of modern occupiers while maintaining long-term appeal and resilience in the market.



2

Investment Highlights

VALUE ADD OR OWNER OPPORTUNITY SUPPORTED BY STRONG THIRD-PARTY TENANCY AND STABLE IN-PLACE CASH FLOW

The Property presents a compelling opportunity for both investors and owner-occupiers, with approximately 66% occupancy providing a balance of stable in-place income and future leasing flexibility. Existing third-party tenancy offers immediate cash flow to help offset carrying costs, while the remaining vacancy creates an opportunity for investors to increase income through lease-up initiatives and value-add strategies. For owner-occupiers, the available space provides the ability to establish a significant corporate presence while benefiting from supplementary rental income generated by existing tenants.

Tenants include Standard BioTools Canada, a global life sciences technology company, AbbVie Corp, a global research-driven biopharmaceutical giant, VGH Solutions Inc. is a Canadian health and wellness company under DR-HO'S brand, and Engage People is a Canadian-based global technology company specializing in loyalty and rewards solutions for financial institutions, retailers, and enterprise brands.



3

Investment Highlights

EXCEPTIONAL LOW DENSITY, COVERED LAND OPPORTUNITY

The Property offers a rare opportunity to unlock additional long-term value through the potential development or intensification of its expansive 10.64-acre site. In a supply-constrained market such as Markham, opportunities to acquire well-located properties with excess land and future expansion potential are increasingly limited. The substantial site area provides investors with flexibility to explore additional density, building expansion, or alternative uses, subject to municipal approvals, creating meaningful upside beyond the existing income profile.



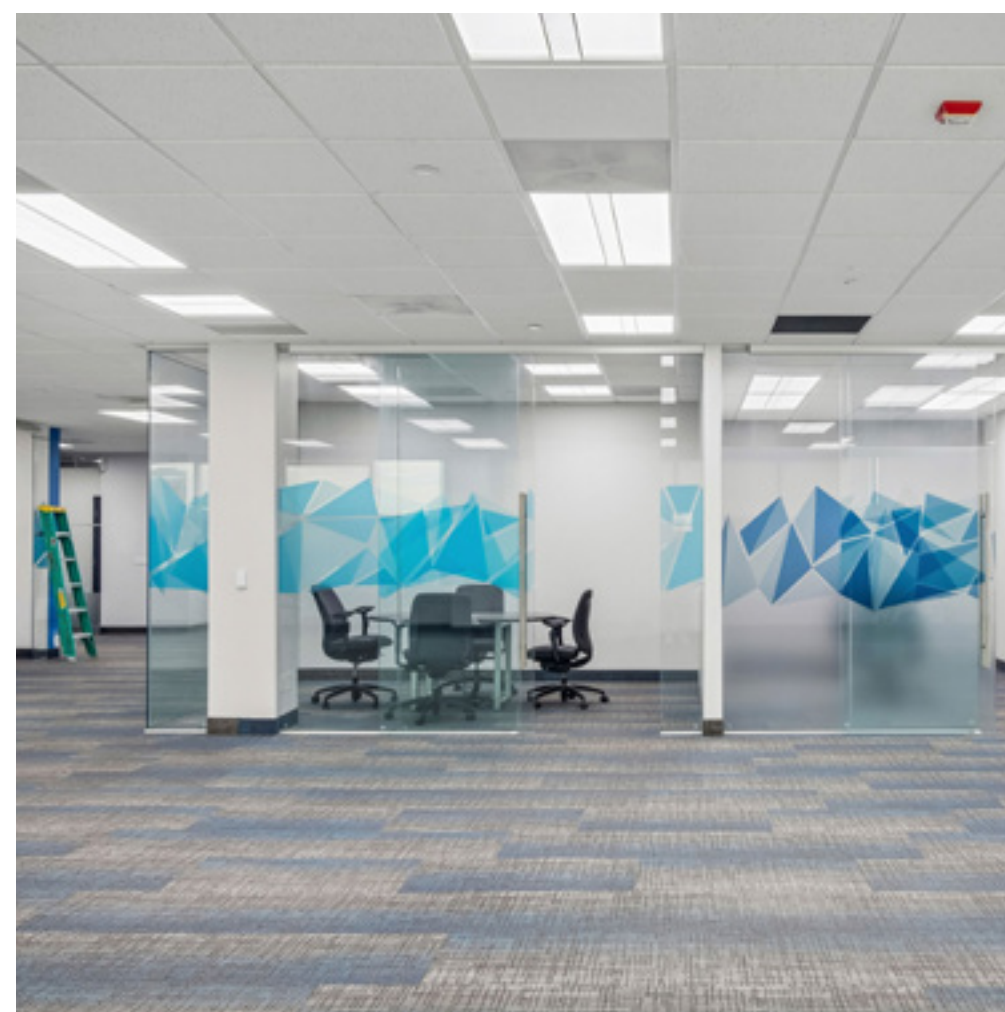
Property Overview

CIVIC ADDRESS	1380 Rodick Road, Markham
LOCATION	Located north of Highway No. 7, east of Woodbine Avenue
LEGAL DESCRIPTION	PCL 1-1 SEC 65M2495; BLK 3 PL 65M2495; MARKHAM; S/T EASE OVER PART 1 65R21444 AS IN YR202808
CONSTRUCTION DATE	2000
SITE AREA	10.64 Acres
BUILDING AREA	179,734 SF
OFFICE AREA	144,544 SF
WAREHOUSE AREA	35,190 SF
# OF STOREYS	4
OCCUPANCY	66%
PARKING	577 Surface Parking Stalls, Parking Ratio 3.5/1,000 or 4.1 / 1,000 based on the office area
ZONING	MC-60%
PIN	030450200
WALT	4.8 years

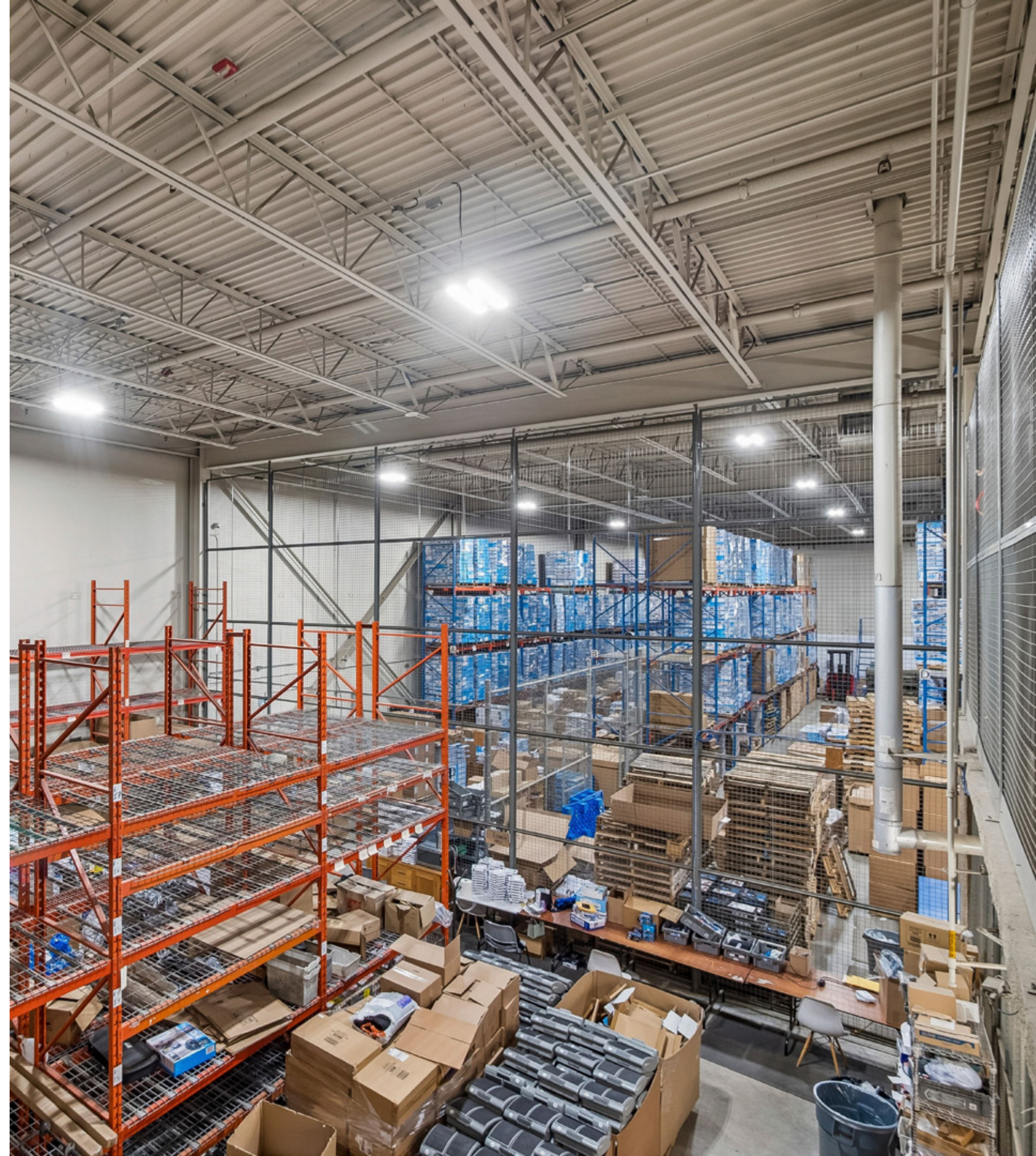
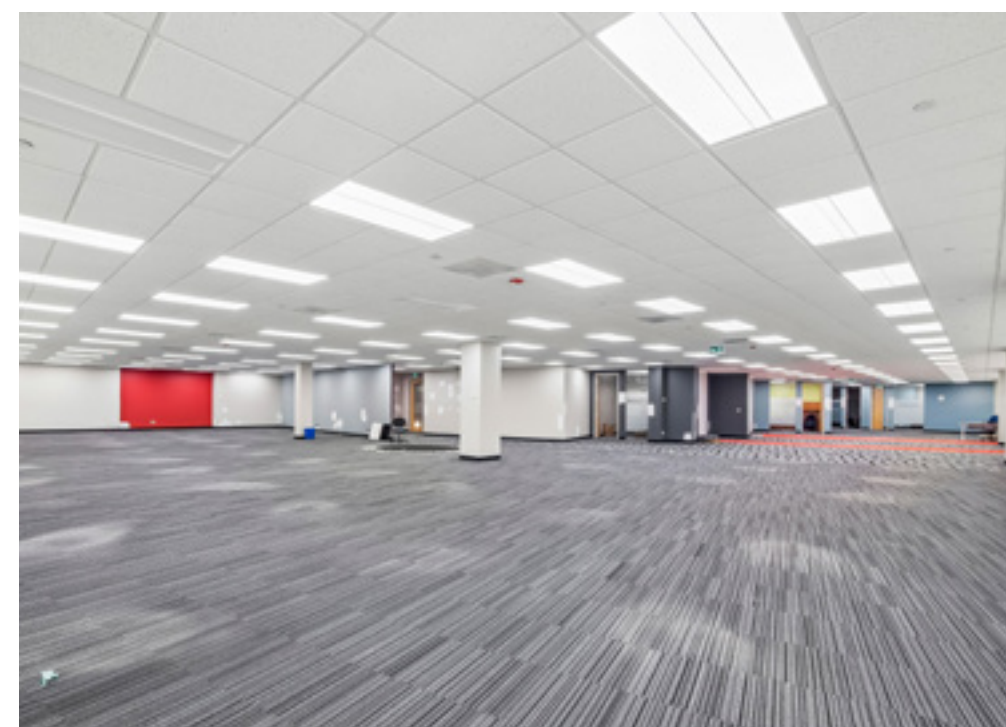


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RODICK ROAD
GALLERY



1380
RODICK ROAD
GALLERY



Amenities

Positioned in the heart of Markham's established business corridor, 1380 Rodick Road offers immediate access to Highways 404 and 407, surrounding amenities, and a dense, highly skilled workforce.

21+

Fitness & Recreation

133+

Restaurants

11+

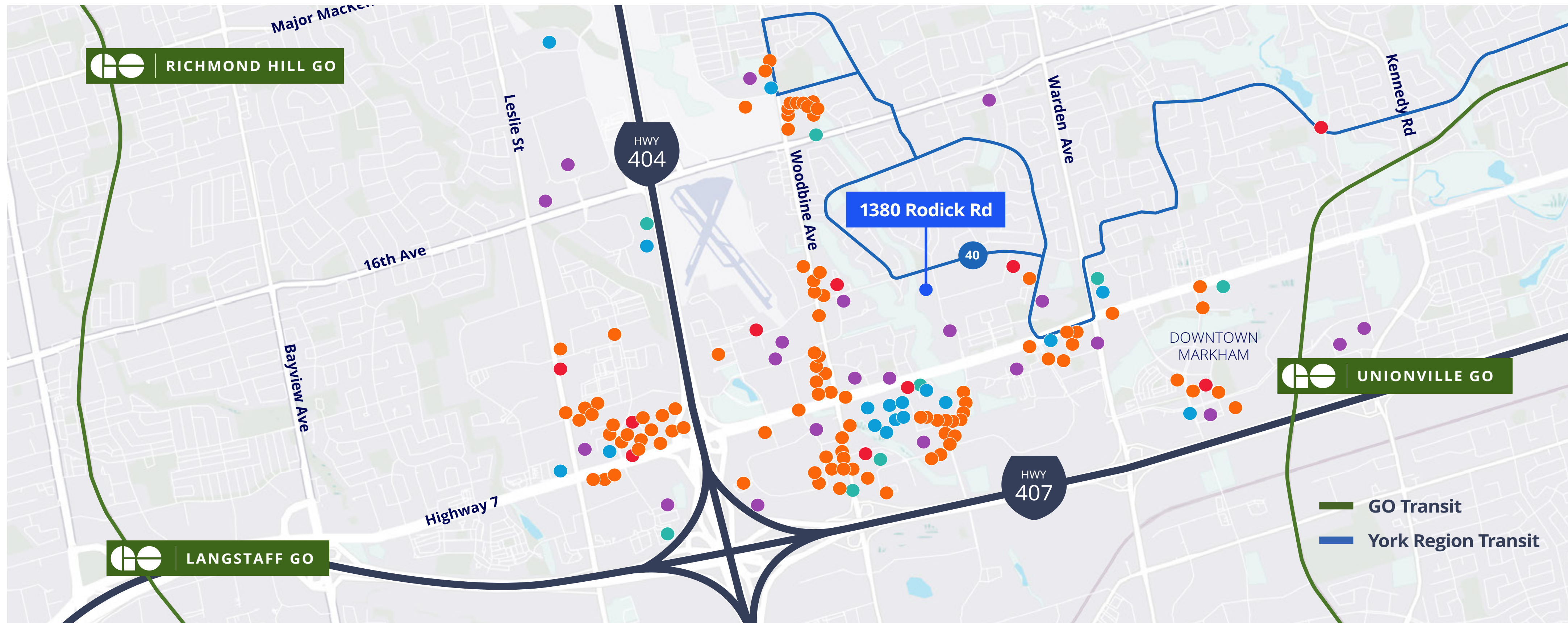
Entertainment

12+

Grocery

17+

Retail



Market Overview

STRATEGIC MARKHAM LOCATION

The Property benefits from a highly strategic location in Markham with proximate access to Highways 404 and 407, providing seamless connectivity across the Greater Toronto Area, including quick links to Highway 401 and downtown Toronto. Public transit options are readily accessible, with nearby York Region Transit routes connecting to major Viva Rapid Transit corridors along Highway 7 and Warden Avenue, as well as convenient access to GO Transit services at Unionville GO Station. The surrounding area is well-served by a wide range of amenities, including restaurants, cafés, and retail options at nearby SmartCentres Markham Woodside, CF Markville Shopping Centre, and Downtown Markham, along with strong access to hotels, fitness facilities, and everyday services that support both employees and visiting clients.



Markham Demographics

	CURRENT POPULATION (2024)	353,000
	PROJECTED POPULATION (2051)	611,800
	MEDIAN AGE	42.4
	AVG HOUSEHOLD INCOME	\$130,800
	EDUCATION RATE	71.4%

Top Businesses





Terms of Sale

Colliers International Group Inc. has been retained by the Vendor as the exclusive advisor ("Advisor") to seek proposals for the disposition of 1380 Rodick Road, Markham, Ontario. The Property is offered for sale on an unpriced basis and will be sold free and clear of debt. The Vendor's objective is to maximize sale proceeds and preference will be given to offers with limited conditionality. We are offering a 1% fee to co-operating brokers representing bona fide buyers. Interested purchasers will be required to execute and submit the Vendor's form of Confidentiality Agreement ("CA") prior to receiving detailed information on the Offering.





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