

OFFICE SPACE FOR LEASE
3389 STEELES AVENUE EAST, TORONTO, ON



CBRE

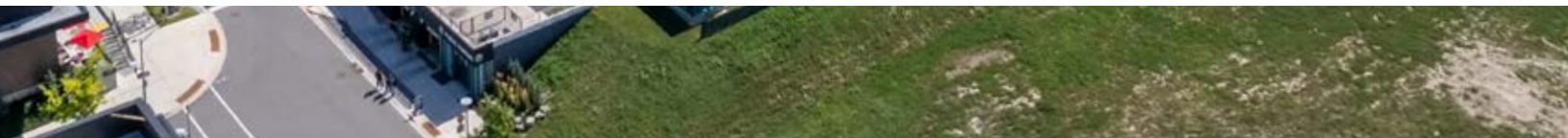
STEELESTECH

ENGINEERED FOR THE FUTURE



BEST IN CLASS LEASING OPPORTUNITY

134,000 SF AVAILABLE



LEASING OPPORTUNITIES

AVAILABILITY

Suite 100	4,368 SF	Available September 1, 2026
Suite 140	1,088 SF	Available January 1, 2027
Suite 200	47,792 SF	Available January 1, 2027
Suite 401	7,517 SF	Model Suite LEASED
Suite 600	27,963 SF	
Suite 800	27,972 SF	LEASED
Suite 900	27,972 SF	LEASED
Suite 1000	27,967 SF	53,669 SF Contiguous
Suite 1100	25,702 SF	

NET RENT

\$23.00 psf per annum

ADDITIONAL RENT (2026 EST.)

\$21.10 psf per annum¹

¹In-suite utilities are not included



ENGINEERED FOR THE FUTURE



Prime location with immediate access to Highways 404 and 407



45 acre manicured corporate campus



Over 1,800 surface and underground parking spaces



Six providers of fibre optic internet with redundant pathways



Redundant cooling and generator capacity available



Dual-feed power provided from independent substations



Dual 27.6kV feeders connected to automatic crossover



24/7 onsite security presence with 105 CCTV cameras

AWARD WINNING CAMPUS





DESIGNED FOR THE WORKFORCE OF THE FUTURE TODAY



Tim Horton's
café on-site



17,000 SF of
restaurant retail



Fresh Burger,
Canadian Thai,
La Petite Colline
Kung Fu Tea



EV charging
stations, car wash
service centre



Soccer field,
basketball court,
miniature golf,
outdoor table tennis



New 6,000 SF
fitness centre
on-site



Raised bed
community
vegetable gardens



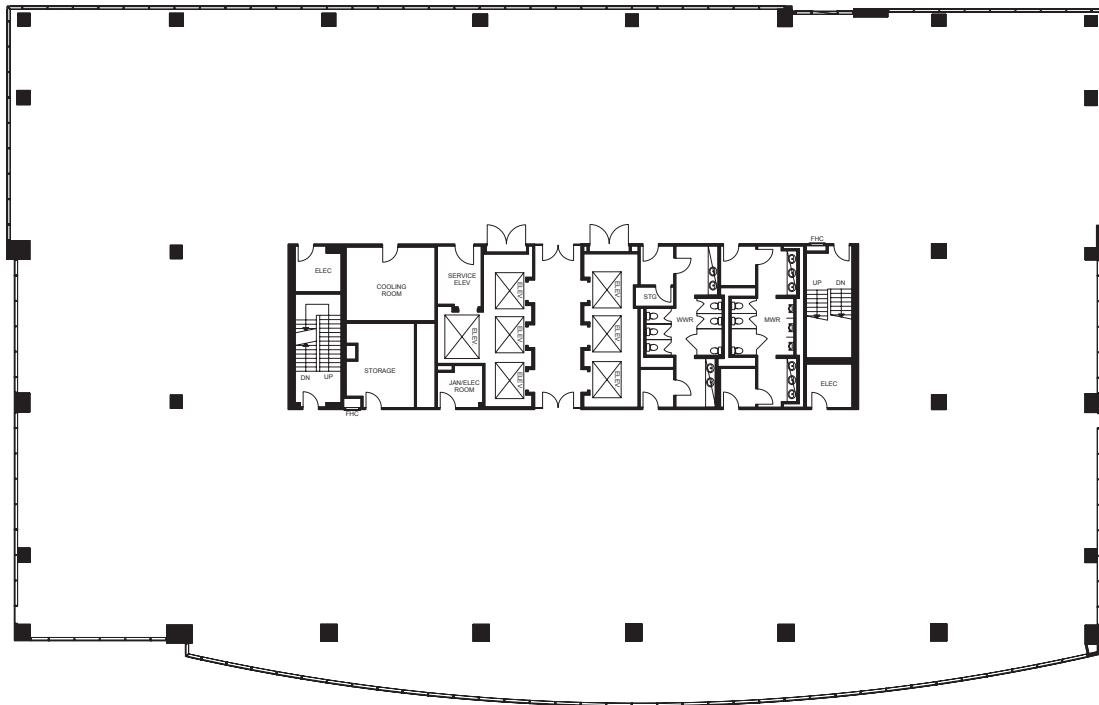
Expansive outdoor
seating areas



Convenient
indoor/outdoor
bike racks

TYPICAL FLOOR

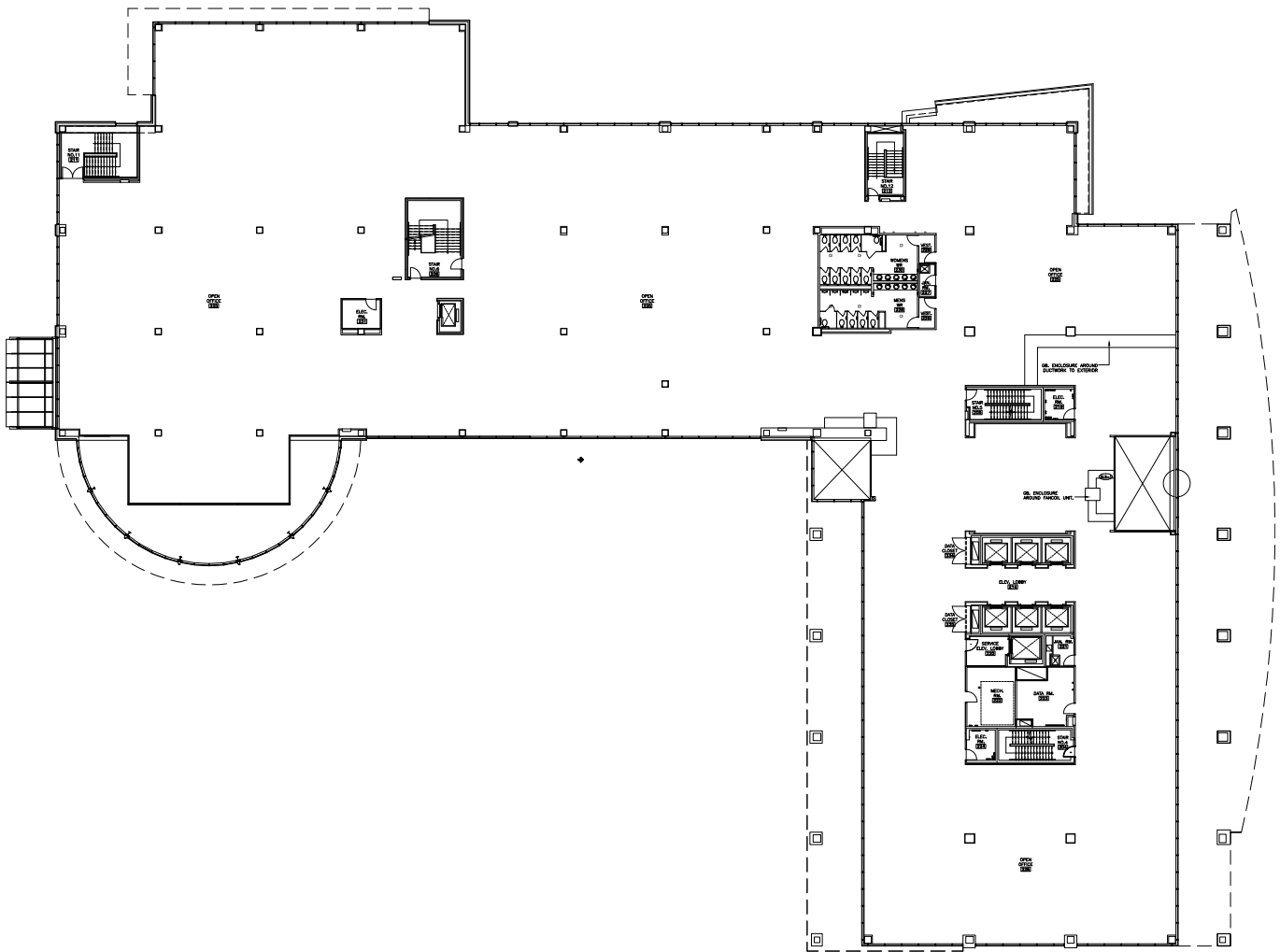
27,972 SF



LARGEST AVAILABLE FLOORPLATE IN THE GTA NORTH/EAST

SUITE 200

47,792 SF







HIGH EXPOSURE
BRANDING OPPORTUNITY



LOCATION



RESTAURANTS

- 1 Congee Queen
- 2 Diana's Oyster Bar & Grill
- 3 Gyubee Japanese Grill
- 4 Tim Hortons
- 5 La Petite Colline & Shan Shan Café

- 6 Owl & Firkin
- 7 J-Town: Niwatei & Green Tea Lounge, Bakery Nakamura, Izakaya Ju, Tanuki Restaurant, Tora Sushi
- 8 Subway
- 9 McDonald's

SERVICES & RETAIL

- 1 Food Basics
- 2 Esso Gas Station
- 3 Don Valley North Toyota
- 4 TD Waterhouse
- 5 Metro Square Shopping Centre
- 6 T&T Supermarket
- 7 Foody Mart

PARKS & RECREATION

- 1 Duncan Creek Trail
- 2 Simonston Park
- 3 Paddock Park
- 4 Battle Arena

HOTELS

- 1 Courtyard by Marriot Toronto Northeast/Markham

TRANSIT



YRT Route 9/53

YRT Route 3

YRT Route 413

YRT Route 2

YRT Route 14

TTC Route 39

TTC Route 24

TTC Route 167

5 MIN

to Highway 404

8 MIN

to Highway 407

10 MIN

to Highway 401 &
Downtown Markham

30 MIN

to Union Station



STEELESTECH FITNESS CENTRE





A COMPLETE CORPORATE
CAMPUS EXPERIENCE
UNMATCHED OUTDOOR
AMENITIES





17,000 SF
RESTAURANT RETAIL



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