

FOR LEASE



Passworks

Business Centre



568 Passmore Avenue & 3260 Markham Road, Scarborough, ON

Developed & Constructed by **Beedie/**

Marketed by **Colliers**



| Opportunity



Passworks Business Centre is Scarborough's most distinguished multi-tenant industrial facility located in one of the GTA's most sought-after industrial corridors. Offering premium leasing opportunities across two buildings, with flexible configurations ranging from **± 27,000 SF to 110,000 SF**, including full-building options, this development is built to Beedie's best-in-class specifications.



ANTICIPATED OCCUPANCY
Q4 2026



ZONING
Employment District



HIGH-VISIBILITY
Signage opportunities along Passmore Avenue



Area Breakdown

Building 2

3260 Markham Road

Options	Footprint SF	Parking Stalls	Grade Doors	Loading Docks	Skylights
Option 1	27,513	22	1	5	6
Option 2	54,778	41	2	11	12
Option 3	82,043	60	3	17	18
Option 4 (Full Building)	110,352	80	4	23	24

Building 1

568 Passmore Avenue

Options	Footprint SF	Parking Stalls	Grade Doors	Loading Docks	Skylights
Option 1	27,265	24	1	6	6
Option 2	54,035	48	2	12	12
Option 3 (Full Building)	87,048	74	3	20	20

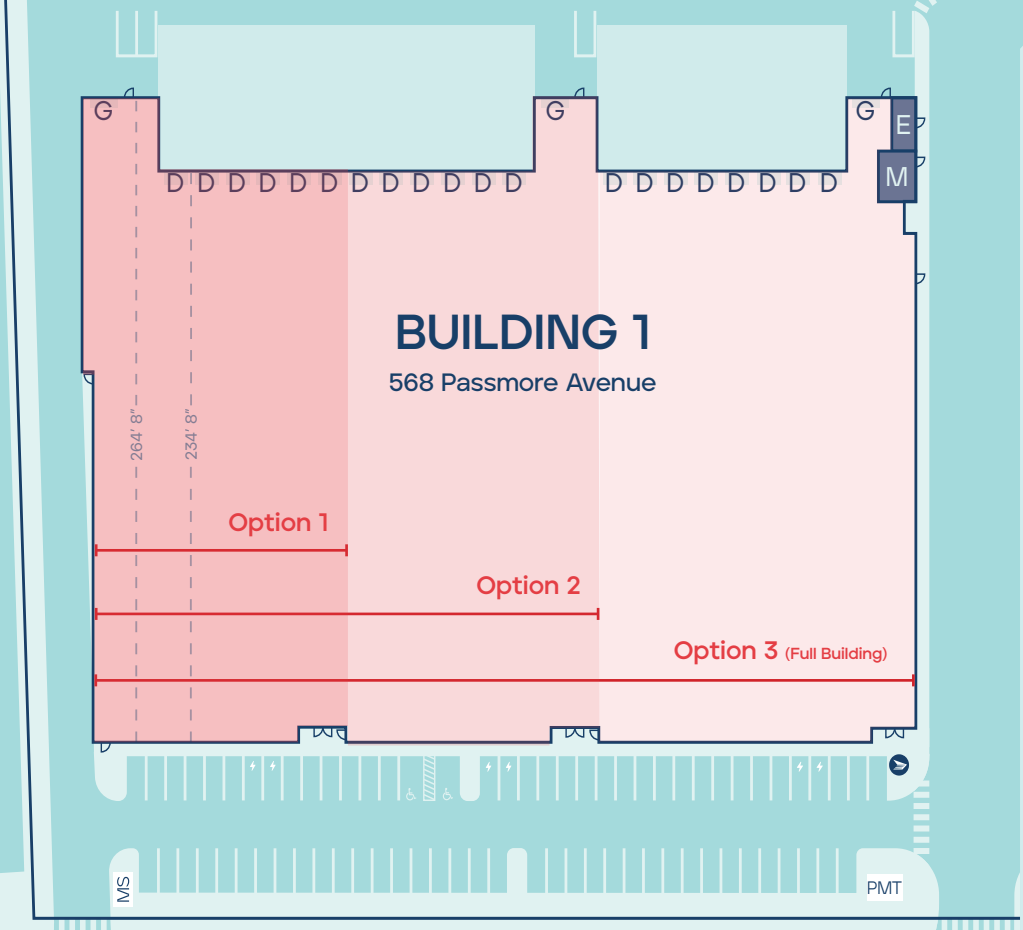
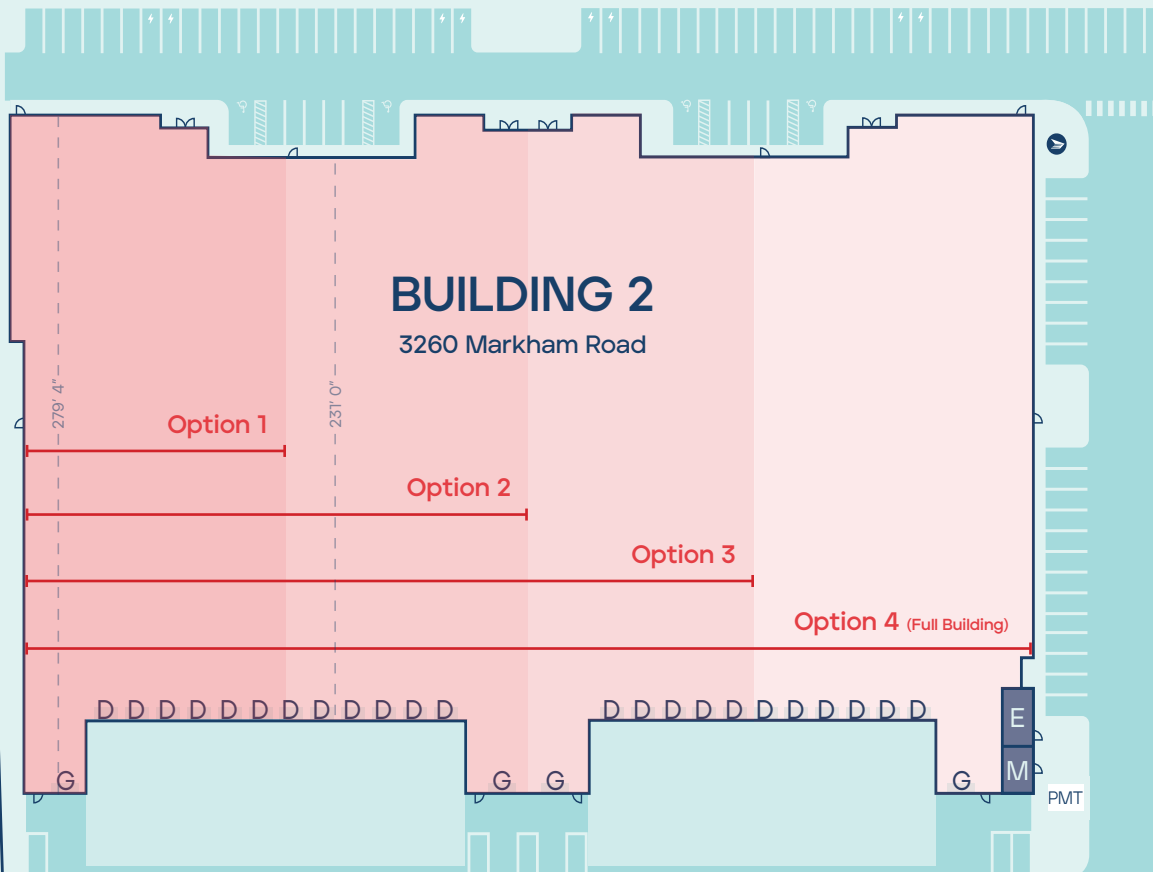
Build-Out Allowance

A 3% allowance to support office build-out and tenant customization.

TMI

\$4.15* (2026)

**New construction, taxes are an estimate only, subject to change.*



FROM ± 27,000 SF UP TO 110,000 SF

Legend

- D = Dock Loading
- G = Grade Loading
- M = Mechanical Room
- E = Electrical Room
- ⚡ = EV Conduit Ready
- PMT = Pad Mounted Transformer
- MS = Monument Sign
- = Leased

PASSMORE AVENUE



Building Features

■ CONSTRUCTION

Insulated precast concrete construction

■ SPRINKLERS

ESFR sprinkler system

■ WAREHOUSE INTERIOR

Open, efficient warehouse design with painted interior walls for greater brightness

■ CEILING HEIGHT

36' clear

■ LIGHTING

High-bay LED lighting designed for open-plan warehouse use

■ VENTILATION

Code-compliant ERV ventilation system

■ LOADING

1 grade-level door and 5–8 dock doors per unit, with hydraulic dock levellers.

Grade level loading doors: **12'x14'**
Dock loading doors: **9'x10'**

■ HEATERS

Gas-fired unit heaters with electronic ignition

■ POWER

2,000-amp main building service with 3-phase, 600/347-volt electrical service and 600 amps allocated per unit

■ FLOOR LOAD

700 lbs/SF warehouse floor load capacity

■ WASHROOM

One single-occupancy accessible washroom per unit

■ EV CHARGING

Underground conduit rough-in for future EV charger installation



 **Passworks**
Business Centre

PASSMORE AVE

MARKHAM RD



Location

Passworks Business Centre is located at the high-profile corner of Markham Road and Passmore Avenue, within the established employment district of Scarborough.



CONNECTIVITY

Ideally situated within Scarborough's established employment corridor, Passworks offers seamless connectivity to the Greater Toronto Area and beyond. With immediate access to major arterial roads and regional highways, this location supports efficient movement across the city, to surrounding municipalities, and throughout the broader GTA. Proximity to key transportation routes ensures convenient access for employees, clients, and distribution networks alike, making Passworks a highly connected and strategically positioned business destination.



AMENITIES

Surrounded by a strong amenity base, Passworks is located near restaurants, retail services, fitness centres, and everyday conveniences, supporting employee satisfaction and operational efficiency. Nearby parks and recreational facilities further enhance the area's appeal for modern industrial users.



PUBLIC TRANSPORTATION

Passworks is well connected by public transit, offering convenient commuting Options for employees and visitors. Multiple TTC bus routes operate nearby, providing reliable connections to subway stations and major employment nodes across Toronto, supporting efficient daily access and strong connectivity throughout the city.

About Beedie



EXPECT MORE FROM YOUR BEEDIE INDUSTRIAL BUILDING

Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, Beedie is Western Canada's largest private industrial developer and property manager, having completed more than 35 million square feet of new development. With an ever-expanding industrial portfolio of over 23 million square feet of leasable space across British Columbia and Alberta, along with substantial involvement in the retail and residential market sectors, Beedie's philosophy of providing proactive asset management is based on providing each of their valued clients with optimal service and support. With the integration of acquisition, development, design, construction, sales, asset management, and after-sales care under one roof, Beedie has built an all-encompassing approach to the way they are building for the future. As Beedie grows its operations across North America, they have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas, Nevada.

beedie.ca

NEWTON LEUNG*
Senior Vice President
416 791 7202
newton.leung@colliers.com

COLIN ALVES*, SIOR
Vice Chairman
416 620 2848
colin.alves@colliers.com

GRAHAM MEADER*
Vice Chairman
416 620 2841
graham.meader@colliers.com

passworksbybeedie.com

Marketed by

Colliers

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers Macaulay Nicolls Inc. *Sales Representative