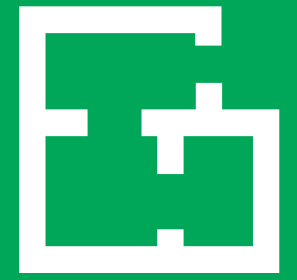


175 Commerce Valley

175 Commerce
Valley Drive W
Markham, ON

Situated in a park-like
setting and offering a first-
class environment for your
most discerning clients.



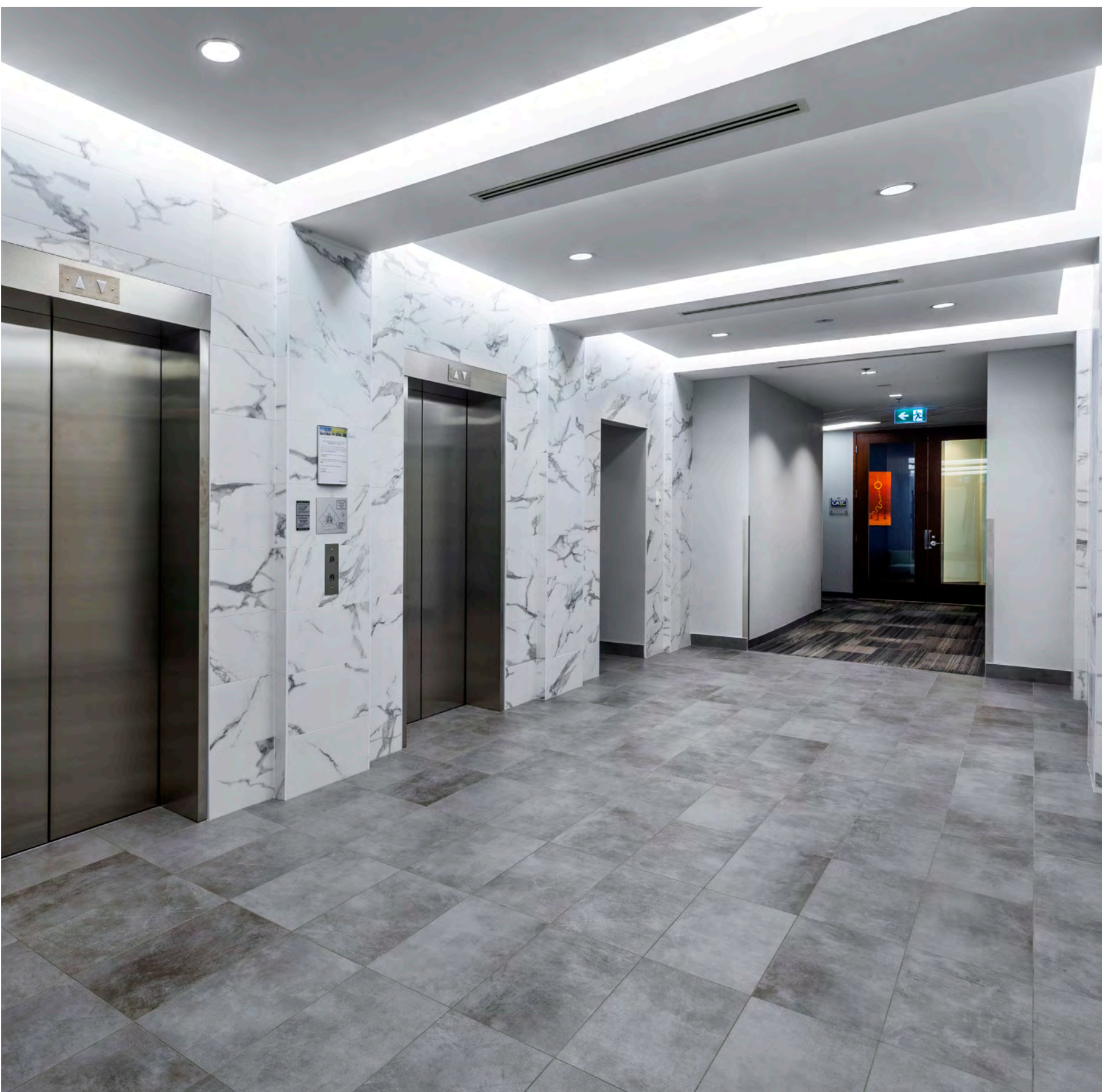
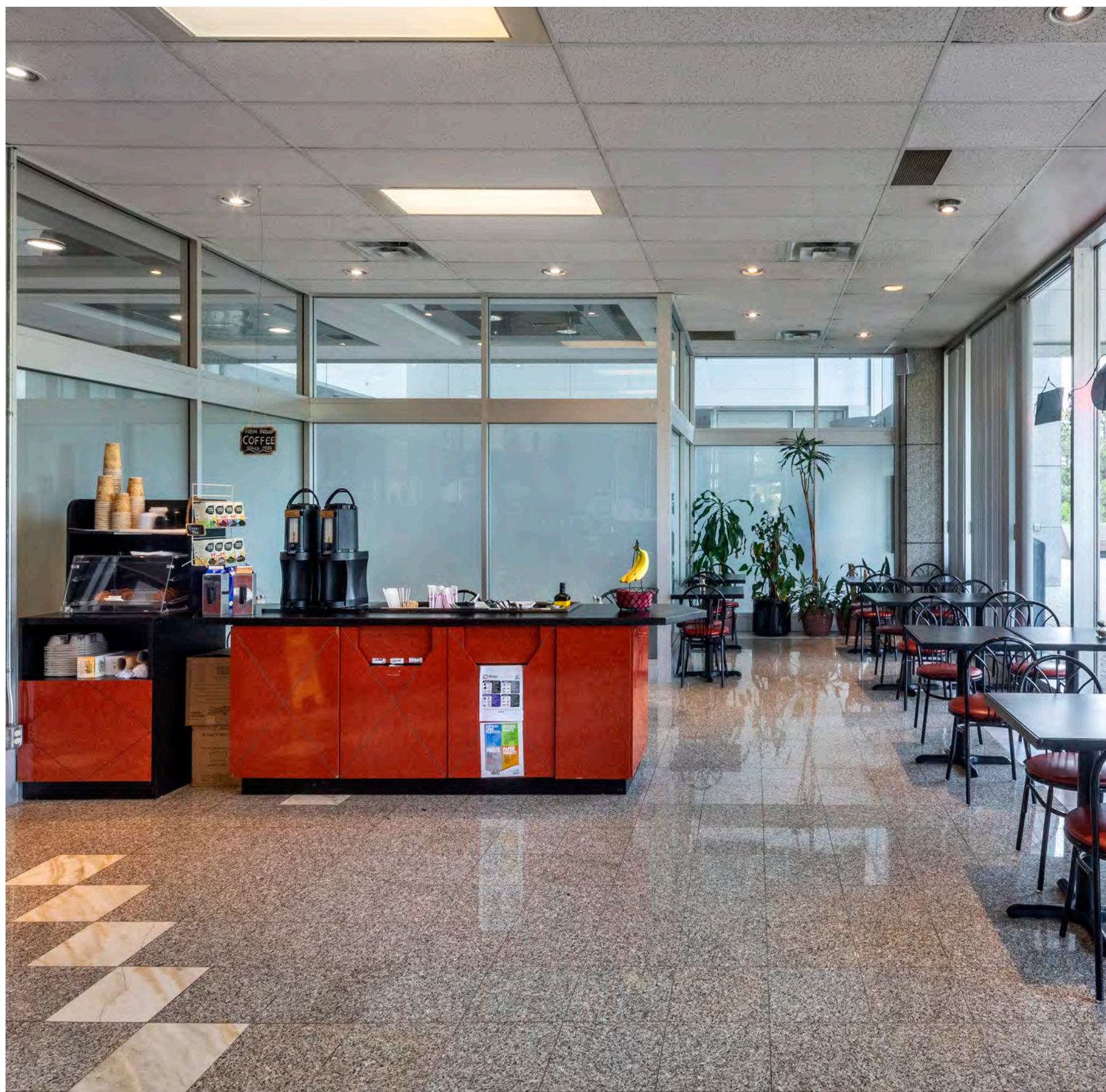
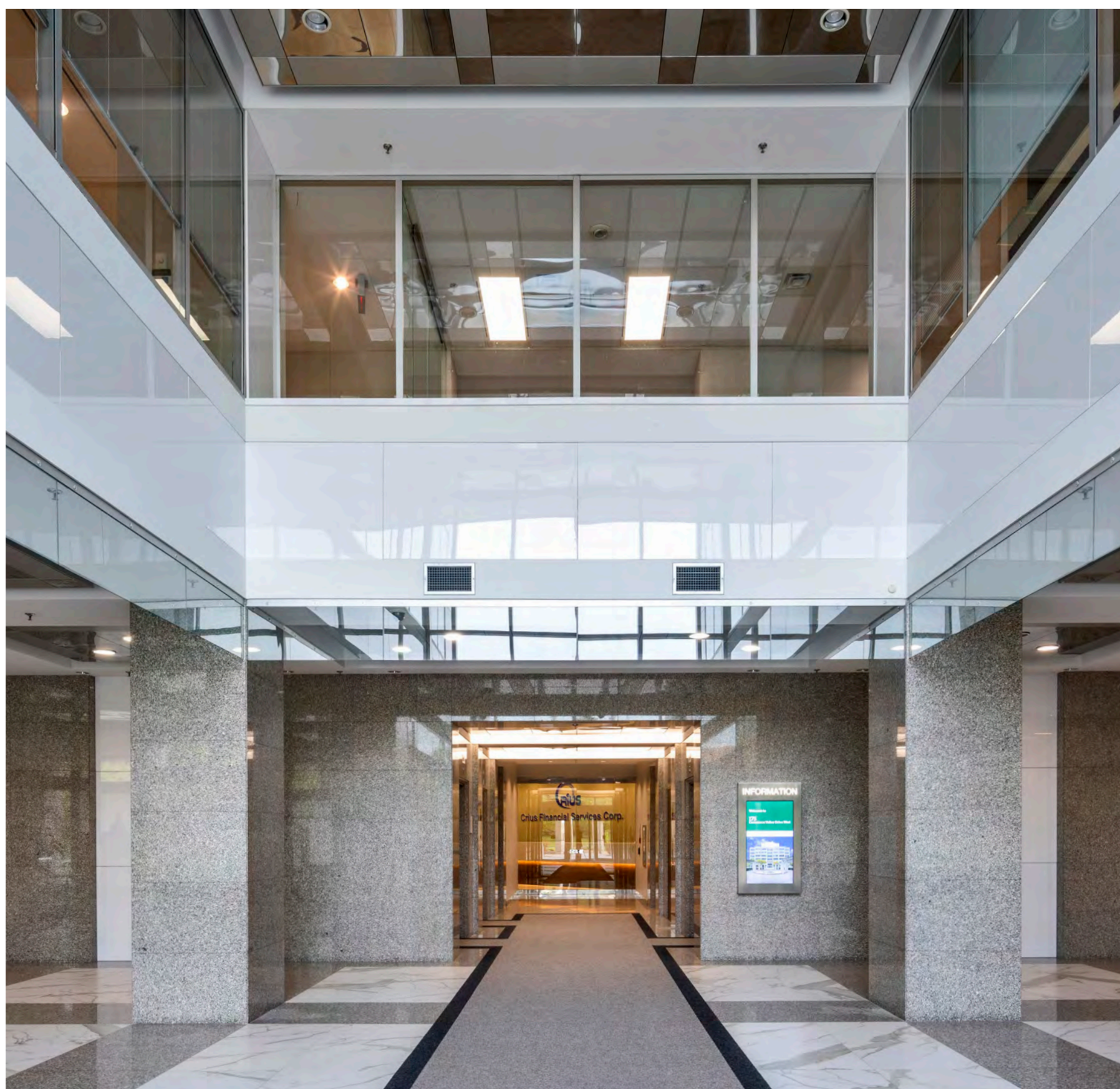


113,000
Total SF

Great *features.*

- 2 levels of covered parking plus ample surface parking, with reserved parking available
- Standard floor plate approximately 20,600 SF
- Great access to highways 404 and 407
- On-site café





In the *neighbourhood.*

Food

- F1

Jack Astors
- The Keg
- Moxie's
- Lone Star

- F2

Baton Rouge

Services

- S1

City of Richmond Hill
Municipal Offices
- S2

Premier Ballroom &
Convention Centre

Hotels

- H1

Sheraton Parkway
- H2

Hilton Garden Inn
- H3

Courtyard by Marriott
- Residence Inn
by Marriott

Banks

- B1

TD
- B3

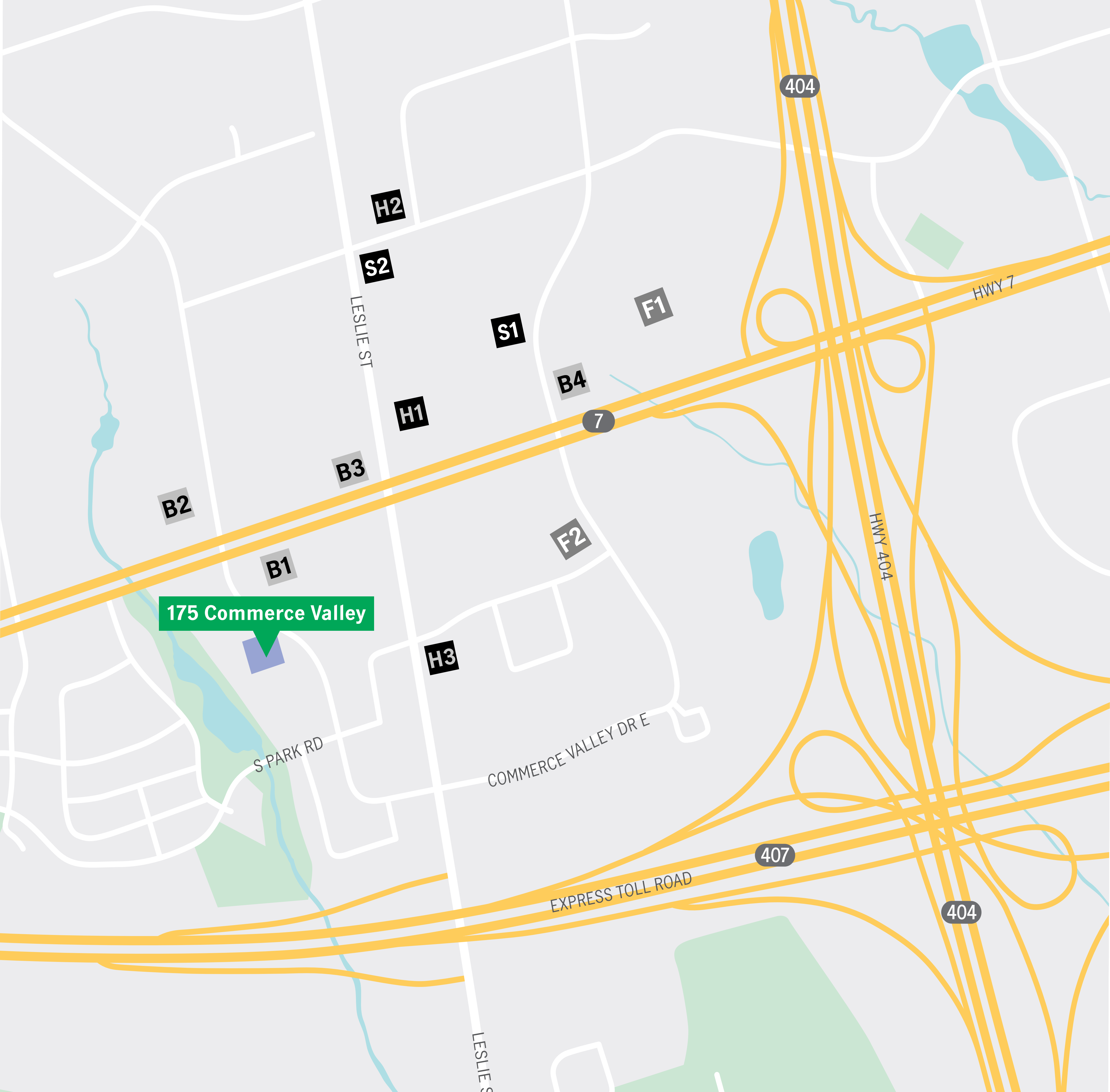
BMO
- B2

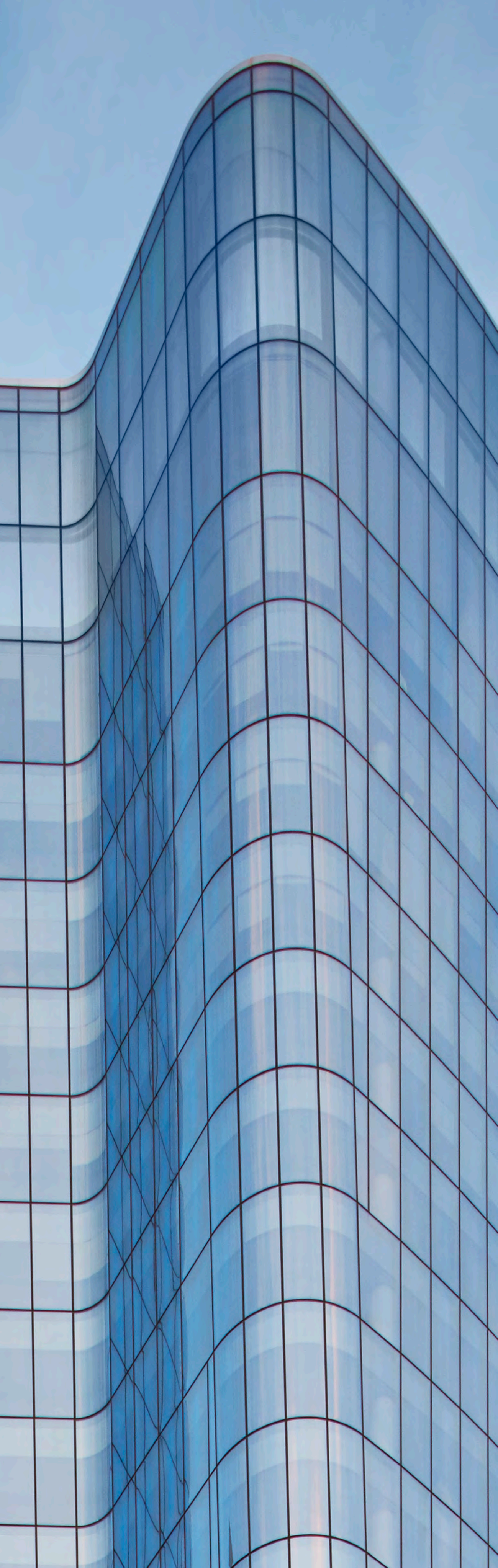
CIBC
- B4

RBC

Driving Times

Hwy 404 & 407	5 mins
Hwy 7 & 404	4 mins





Decisions made *easier*. Lives made *better*.

Our people know that what we do has the ability to change everything for our customers.

Manulife Investment Management has an experienced team of real estate professionals that are dedicated to managing over 58 million square feet of commercial real estate for thousands of customers each day. Customers that call our buildings home.

Our global portfolio includes office, industrial, retail and multi-family space. We take a long-term approach in the operation and management of our buildings, with a strong focus on customer service.

We manage and develop commercial real estate in major metropolitan cities — shaping skylines across the globe.

\$24B

Assets Under
Management

58M

Total
Square Feet

25

Cities

545

Real Estate
Professionals

362

Properties

9

Countries



In this *together*.

We believe that sustainability and social responsibility are a team effort.

That's why we take a collaborative approach to client relations—from the first property visit to the daily operations of our properties and the businesses thriving within them. We strive to engage our clients in our commitment to reducing our environmental footprint.

As part of this commitment, we've introduced sustainability initiatives across our portfolio, such as electrical vehicle charging stations and client education programs. We also work to continuously increase the number of properties in our portfolio with LEED, BOMA Best and Energy Star designations.

In 2017, we set new five-year energy, water and waste targets for our global portfolio. We believe targets encourage asset and property managers to manage sustainability as a business issue, identify cost-saving opportunities and help reduce our environmental footprint.

In 2018, we implemented a new environmental data management system to save property managers time, increase efficiency and improve data quality, so that we receive actionable information sooner.

For more information on Manulife's sustainability policies and for 2019 objectives, please visit: **manuliferealestate.com/sustainability**

Keep in *touch*.

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