



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

CANADA'S FIRST NET-POSITIVE ENERGY OFFICE BUILDING

200 CACHET WOODS COURT, UNIT 103

MARKHAM, ON

FOR SALE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

leetoronto.com

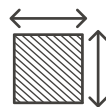


WELCOME TO 200 CACHET WOODS COURT, UNIT 103

A unique opportunity to invest in your business's sustainable future. Located in the visionary Howland Green Business Centre –Canada's first net-positive energy office building–this ground-floor commercial unit offers more than just aesthetics and convenience. Designed to generate more energy than it consumes, the complex features solar and geothermal systems, rainwater recycling, EV charging, and smart lighting throughout.

Professionally finished and extensively upgraded, the unit delivers an exceptional blend of form, function, and environmental alignment. Highlights include a custom double-panel glass entry, elegant archway foyer, and exceptionally high ceilings with exposed concrete that add architectural depth. The kitchenette offers black quartz counters and ample cabinetry, while the spa-inspired lavatory is finished in Calacatta and Statuario-style tile. Dual access from both the interior corridor and exterior entrance enhances flexibility.

Ideal for forward-thinking professionals, entrepreneurs, or ESG-aligned organizations ready to lead by example.



9000 SQ.FT



CARBON-NEUTRAL CERTIFIED

CANADA'S FIRST NET-POSITIVE ENERGY OFFICE BUILDING



NET-POSITIVE ENERGY

The building generates more energy than it uses on an annual basis.

RENEWABLE ENERGY SYSTEMS

Powered by a combination of solar panels and geothermal energy.

WATER CONSERVATION

Rainwater is captured and fully recycled on-site through an integrated system.

ADVANCED INSULATION

Constructed with enhanced insulated concrete forms (ICFs) providing approximately R35 wall insulation—well above code minimums.

HIGH-EFFICIENCY WINDOWS

Triple-glazed windows with insulation ratings up to R9.

ENERGY STORAGE

Features both lithium-ion battery storage and pneumatic systems to store excess energy.

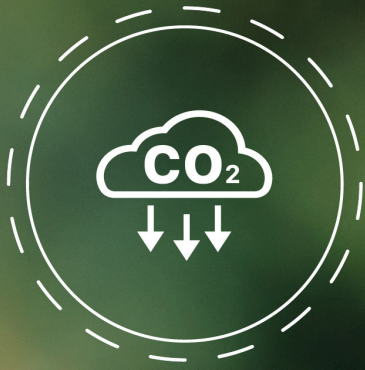
MOTION-ACTIVATED LED LIGHTING

Smart lighting systems reduce consumption while maintaining comfort and safety.

ELECTRIC VEHICLE INFRASTRUCTURE

EV charging stations are included on site to support low-emission transportation.





NET ZERO

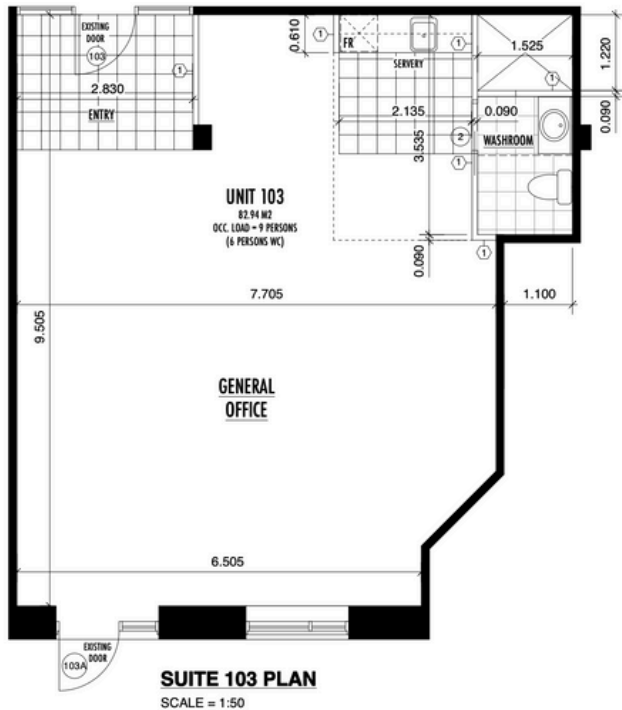
GOING BEYOND NET ZERO CREATING BUILDINGS THAT PRODUCE MORE ENERGY THEN THEY REQUIRE

Howland Green means building beyond the Net Zero standard into Net Positive territory. It means even more insulation, greater technology in conservation, advanced energy sharing practices resulting in even lower operating energies and lower operating costs. Howland Green is committed to producing more clean energy from Solar and Wind than ever before. Howland Green now sets the standard for others to follow. Make your next home or business choice a Howland Green one.

The goal of Howland Green is to have a positive effect on the environment by going beyond the limits of any particular site with solutions which collectively will result in a benefit at large. By broadening the solution domain to areas outside of the immediate development site, Howland Green deals with our global issue of de-carboning our world in more than one locale. The sustainability challenges are broad based affecting entire atmospheres. Accordingly, any movement to address any problem anywhere will affect and assist the common good.

200 CACHET WOODS COURT, UNIT 103

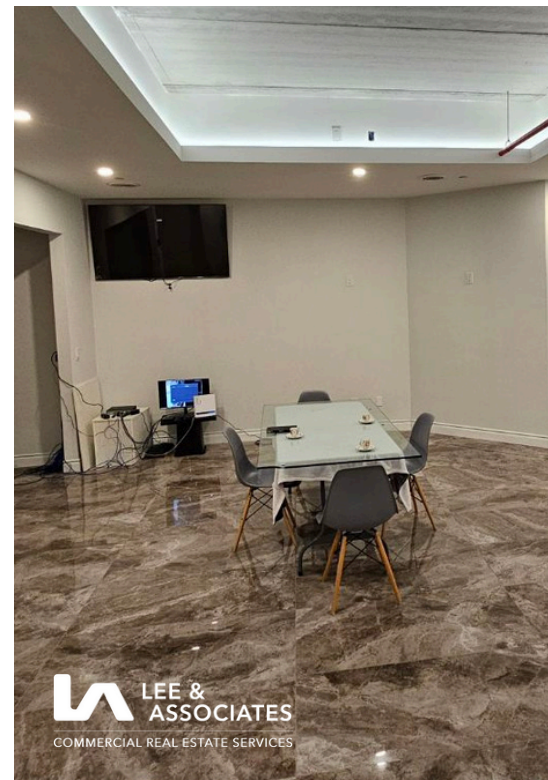
THE BUILDING

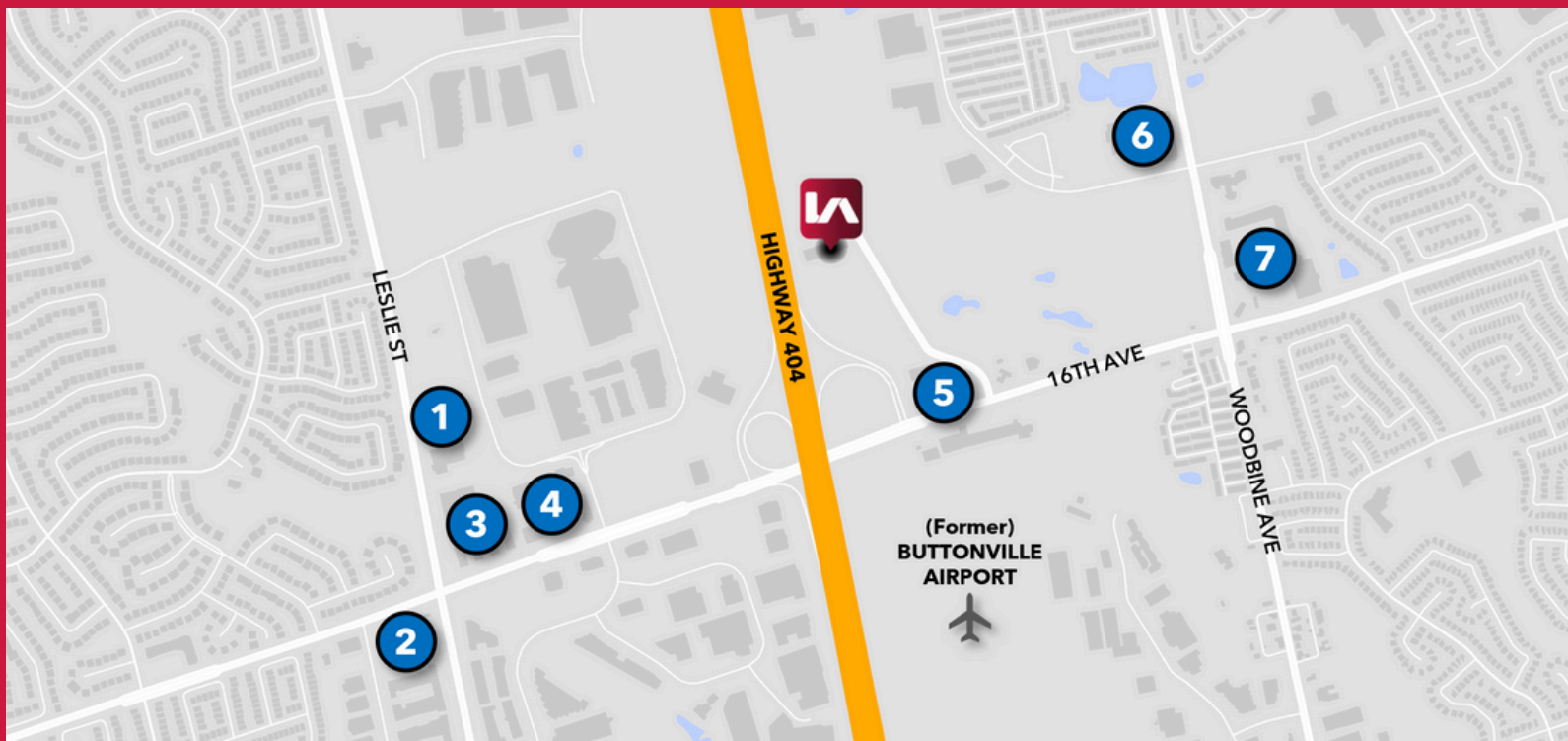


Floor Plan Pre-Reno

THE DETAILS

- Solar and geothermal systems,
- Rainwater recycling
- EV charging
- Custom double-panel glass entry
- Elegant archway foyer, and exceptionally high ceilings
- Exposed concrete that add architectural depth





200 CACHET WOODS COURT, UNIT 103

MARKHAM, ON

LOCATION

1. Richlane Mall
2. Shell Gas Station
3. 1550 Sixteenth Ave Plaza
4. Headford Place Plaza
5. Petro-Canada Gas Station & Car Wash
6. King Square Shopping Centre
7. Cachet Centre

CITY OF MARKHAM DEMOGRAPHICS



\$130,800
Average Household Income



338,500
Population



114,900
Households



111,100
University Educated



42
Median Age



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES





LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

CANADA'S FIRST NET-POSITIVE ENERGY OFFICE BUILDING

200 CACHET WOODS COURT, UNIT 103 MARKHAM, ON

FOR SALE

Trish Manning

Managing Director
Sales Representative
416.301.9255
tmanning@lee-associates.com

Will Gehring

Senior Vice President, Principal
Sales Representative
416.720.5712
wgehring@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

leetoronto.com