

hullmark

RADIATOR

**FOR LEASE
340 – 376 DUFFERIN STREET**



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BUILDING SUMMARY

About Radiator

Radiator is now the go-to rental location in Parkdale for contemporary tenants with a mature, yet fun, attitude and aesthetic.

Each building address is represented by a distinct colour, allowing the visitor to navigate with ease. Resting spaces are integrated within the corridors, and assist with wayfinding. Radiator incorporates local art creating the potential for landmark opportunities

Common spaces are conceptualized to feature social hangouts, greenery, and branded mailboxes.

Corridors feature touch points with charge rail stations, and community message boards to bring together Radiator tenants.

Radiator has a dignified, academic identity that is expressed consistently in branding and throughout its built environments.

Radiator is centered by the new common outdoor patio located between 358, 360 & 376 Dufferin Street. Tenants are free to use the outdoor patio in co-operation with other Tenants and have the option to schedule private and public events, socials, meetings, etc.

CREATIVE SPACE

Salient Details

Address: 340-376 Dufferin Street

Building Size: 93,016 SF

Parking Spaces: 30

Clear Heights: 9-20'

KEY HIGHLIGHTS

- Opportunity to lease space in Radiator (340-350-358-360-376 Dufferin Street) which features a variety of creative and flexible leasing opportunities, including office, studio, retail and light-industrial space.
- Radiator and the Parkdale neighbourhood has become a destination of choice for residents and visitors alike, continuing to attract artists, innovators, and young professionals who are attracted to the art, culture and amenities in the area.

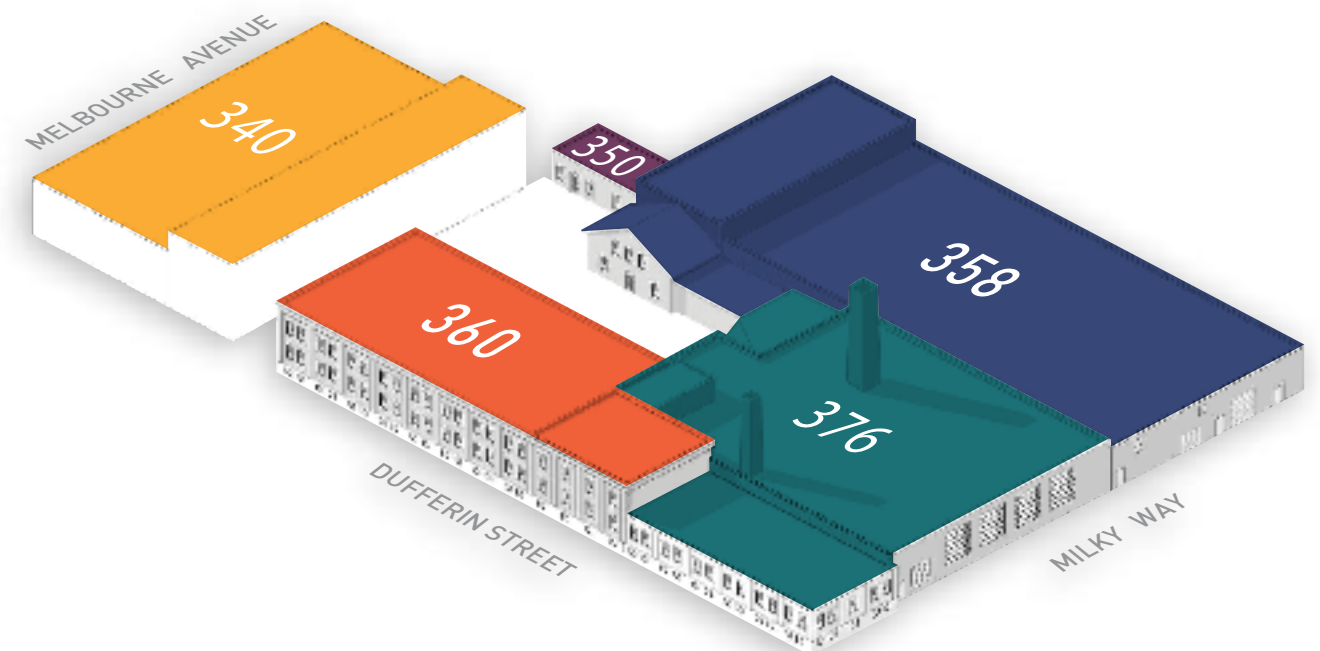
Offering

Office Net Rent: \$30.00 PSF with escalations

Additional Rent: \$13.00 PSF (est. 2020)

(Excluding in-suite janitorial)

- Recently renovated complex with upgraded tenant common areas and courtyard
- Lower gross occupancy costs relative to similar options in Downtown West & Liberty Village, with additional rents estimated at \$13.00 PSF for 2020.
- Complex is anchored by quickly growing tenants Uberflip and Setter. Existing complex amenities include yoga studio and physiotherapy



EXTERIOR PHOTOS



INTERIOR PHOTOS

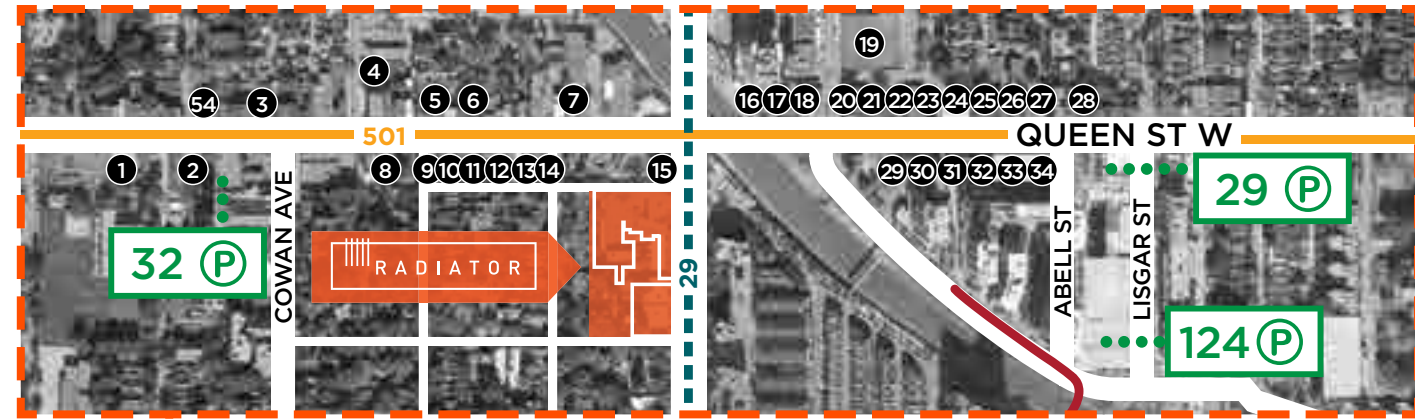


PARKDALE OVERVIEW

Parkdale Village has experienced transition many times since its incorporation in 1889. Most recently the neighbourhood has seen an influx of artists and young professionals who have been attracted to the art, culture and amenities in the area. The diversity and creativity of the area has led to a thriving neighbourhood and destination of choice for its estimated 50,000 residents and visitors alike. Parkdale has come full circle as business owners and residents work together to revive this neighbourhood through numerous community initiatives. Hullmark is passionate about the ongoing transformation of Parkdale and is committed to making the Radiator a business, social and creative hub for the neighbourhood.



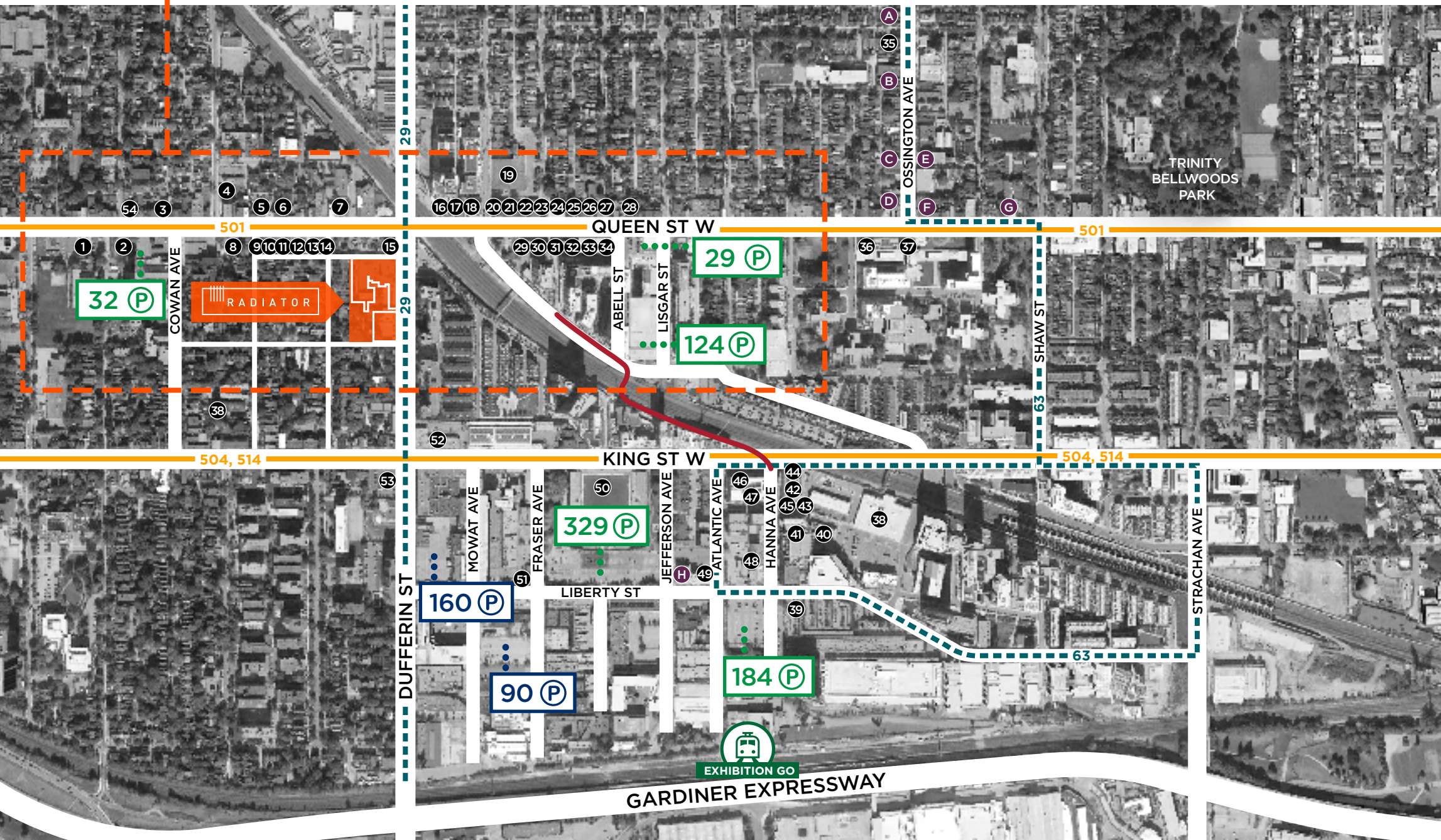
TRANSIT, PARKING & AMENITIES



LEGEND

- Radiator
- TTC streetcar line
- - - TTC bus line
- Rail tracks
- P Green P parking
- P Private parking
- Proposed King High Line

Monthly underground parking available on east side of Dufferin Street @ \$125/month + HST



HULLMARK PROPERTIES

- | | |
|-------------------------|---------------------------|
| A. 120 Ossington Ave | F. 1000 Queen St W |
| B. 96-100 Ossington Ave | G. 952 Queen St W |
| C. 38-42 Ossington Ave | H. 60-80 Atlantic Ave |
| D. 12 Ossington Ave | I. Toronto Carpet Factory |
| E. 41 Ossington Ave | |

AREA AMENITIES

- | | |
|--------------------------------|------------------------------|
| 1. LCBO | 28. Beaconsfield |
| 2. Dollarama | 29. The Drake Hotel |
| 3. The Shameful Tiki Room | 30. Appletree Medical Centre |
| 4. Electric Mud BBQ | 31. CIBC |
| 5. Grand Electric | 32. Float Toronto |
| 6. Guu Izakaya | 33. Dentistry on Queen West |
| 7. Rustic Cosmo Café | 34. Mint Dentistry |
| 8. Miss Thing's | 35. Bellwoods Brewery |
| 9. Mythology Diner | 36. TD Bank |
| 10. Stones Place | 37. Shoppers Drug Mart |
| 11. The Rhino Restaurant + Bar | 38. Metro |
| 12. PrettyUgly Bar | 39. Local Public Eatery |
| 13. Southpaw Coffee Co. | 40. TD Bank |
| 14. Alexandria Falafel | 41. EQ3 |
| 15. Plentea | 42. LCBO |
| 16. Metro | 43. Starbucks |
| 17. RBC | 44. Mildred's Temple Kitchen |
| 18. GNC | 45. Goodlife Fitness |
| 19. FreshCo | 46. West Elm |
| 20. Gladstone Hotel | 47. Barcelona Tavern |
| 21. Dandy Lion | 48. Three Brewers |
| 22. Beaver Café | 49. Liberty Commons |
| 23. Brooklynn Bar | 50. Allan Lamport Stadium |
| 24. Bolt Fresh Bar | 51. School (restaurant) |
| 25. Pizzaiolo | 52. Starbucks |
| 26. Apres Wine Bar | 53. RBC Royal Bank |
| 27. Mabel's Bakery | 54. Frances Watson |

CURRENT AVAILABILITIES

FLOOR 01



FLOOR 02



340

LEASED

350

LEASED

358

SUITE 102

760 SF

(Immediate)

SUITE 107/108

1,500 SF

(Immediate)



SUITE 103

1,019 SF

Sublease with term to December 30, 2023

360



SUITE 102

1,365 SF

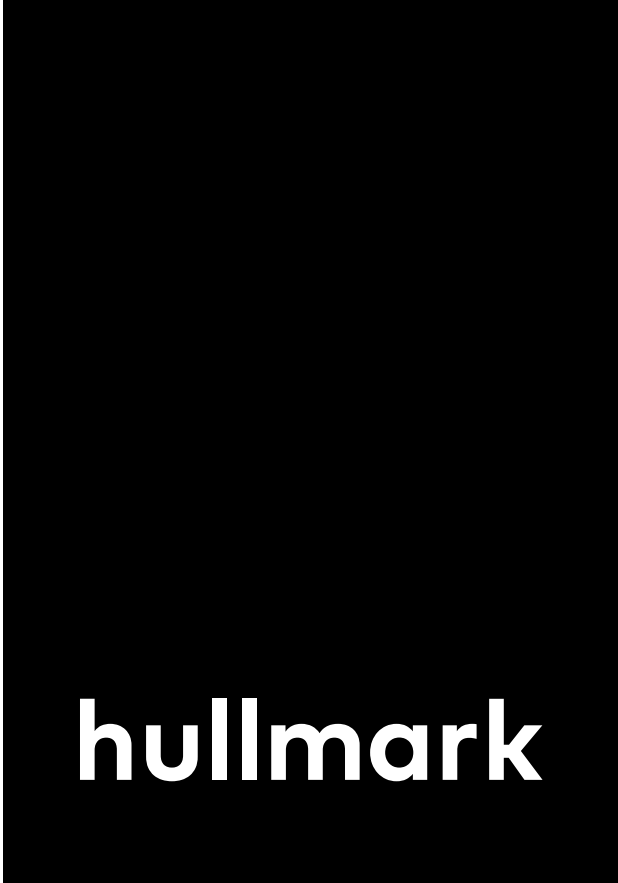
Sublease with term to April 29, 2023

376

LEASED

Net Rent: \$30.00 PSF plus escalations
 Additional Rent: \$13.00 PSF (est. 2020)
 (Excluding in-suite janitorial)

PLEASE CALL LISTING AGENT TO DISCUSS.



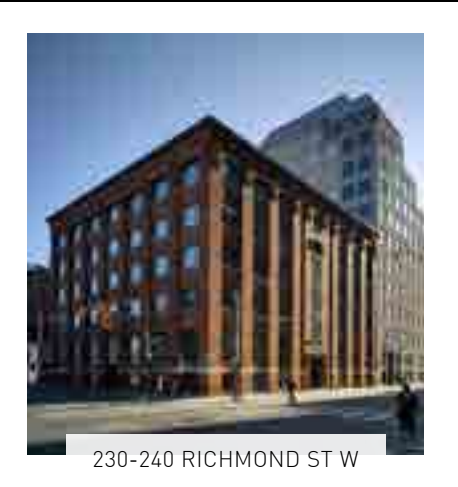
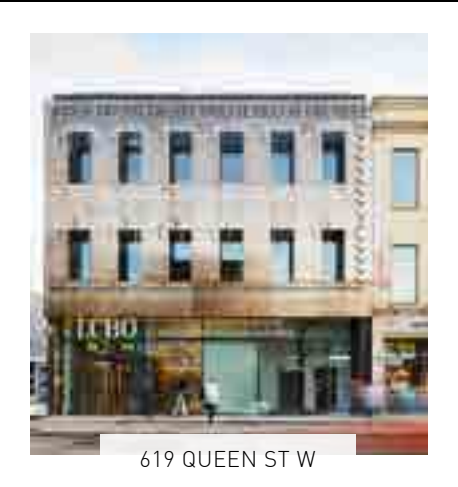
We are a real estate investment and development team that is committed to shaping a vibrant and transforming urban Toronto.

Approach

Design-led, impact-driven. The potential and power of place, fast moving and long-lasting.

Team

We are a team of pragmatic optimists— urban entrepreneurs dedicated to growing and improving our city.



hullmark

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