

**REDEVELOPMENT
PROJECT
UNDERWAY**

Creative Brick and Beam Office

**1655
DUPONT
STREET**

**New on-site
retailers**

OFFICE

RETAIL

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*Broker

CBRE

HIGHLIGHTS



Located in the heart of the Junction Triangle

Walking distance to the Bloor-Danforth line, and UP Express

Building refresh to activate the retail and rail path



- Asking Rent** \$38.00 semi-gross + in-suite janitorial
- Available** Q4 2018 - Q1 2019
- Comments**
 - Windows, common areas, washrooms and elevators being upgraded
 - Space will be delivered in base building condition, ready for tenants' customization
 - Bicycle parking available
 - Rogers telecommunication service on-site
 - Potential for exterior signage fronting on Dupont Street

AVAILABILITIES

Ground Floor	1,578 sq. ft.	Q4 2018
	2,274 sq. ft.	Q4 2018
	1,761 sq. ft.	Q4 2018
Second Floor	6,172 sq. ft.	Q1 2019
Third Floor	6,172 sq. ft.	Q1 2019
Fourth Floor	6,172 sq. ft.	Q1 2019

ADDITIONAL STUDIO UNITS AVAILABLE



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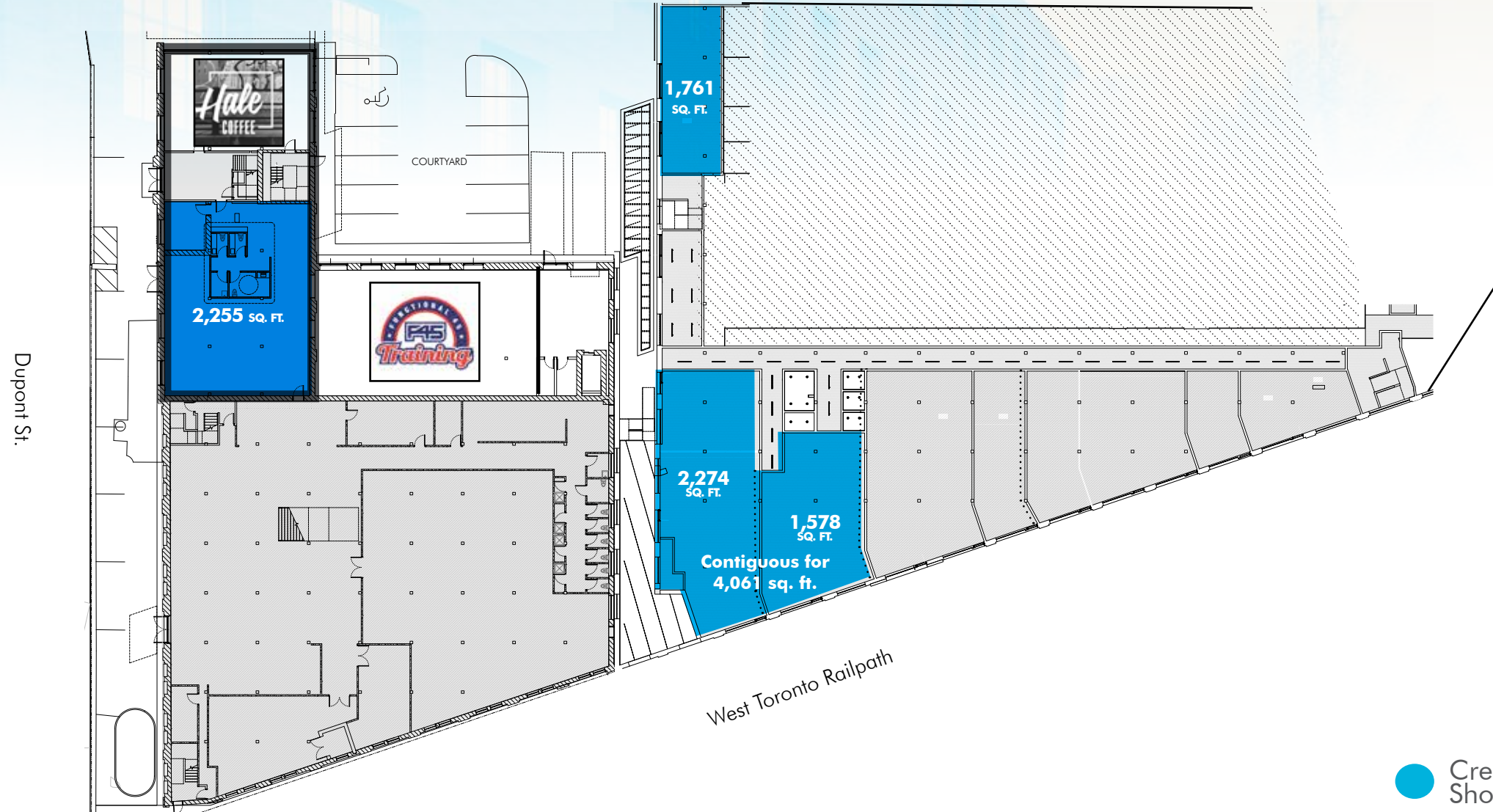
*Broker

CBRE Limited, Real Estate Brokerage
145 King Street West, Suite 1100
Toronto, ON M5H 1J8

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AVAILABILITIES



- Creative Office/ Showroom Space
- Retail

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AVAILABILITIES

CREATIVE OFFICE

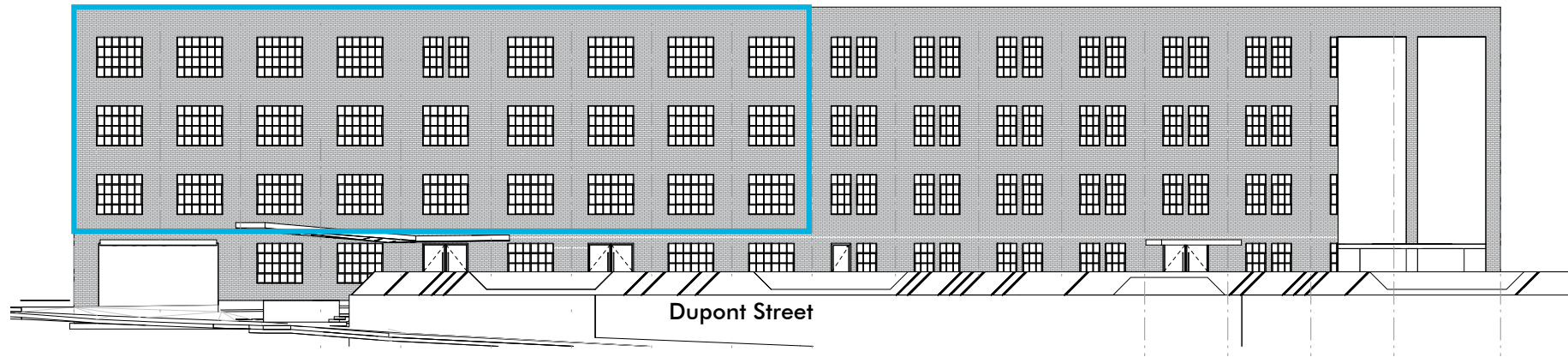
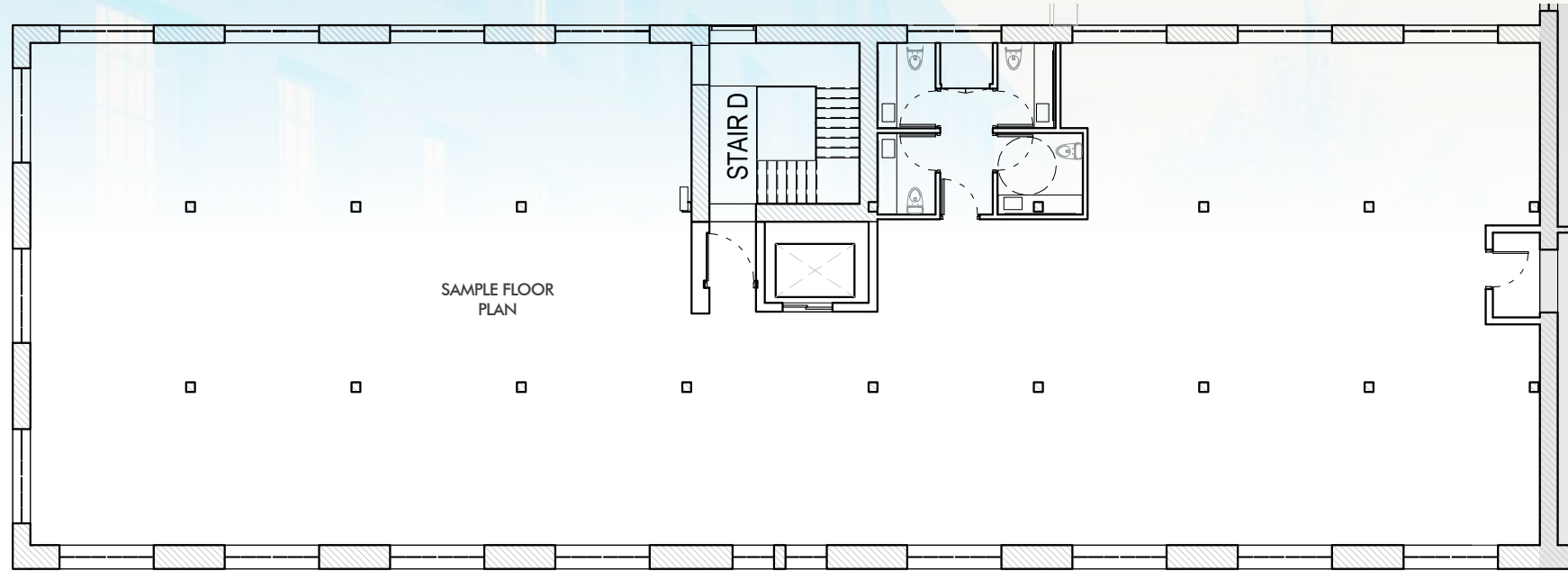
Floors 2 – 4
Available Q1 2019

2nd Floor ¹	6,172 sq. ft.
3rd Floor	6,172 sq. ft.
4th Floor	6,172 sq. ft.

Max
Contiguous² 18,516 sq. ft.

¹ Potentially Divisible

² If additional sq. ft. is of interest, please call listing team



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AVAILABILITIES

EXISTING COURTYARD STUDIOS

3rd Floor
Quick Occupancy

Asking Rent \$35.50
semi-gross +
in-suite janitorial



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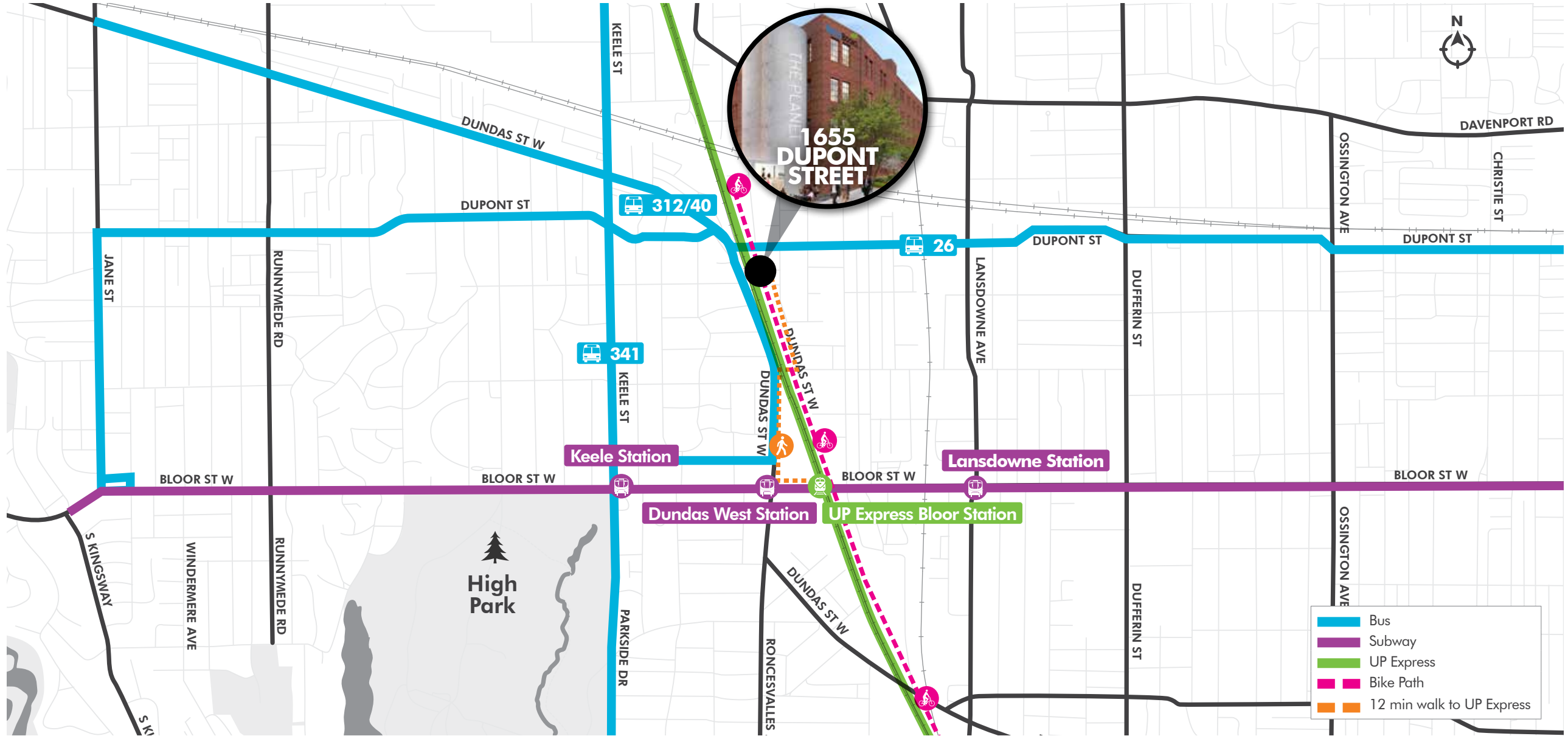
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TRANSIT MAP



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TENANTS

FRESHBOOKS
cloud accounting



HARRY MORISON
LAY
ARCHITECT

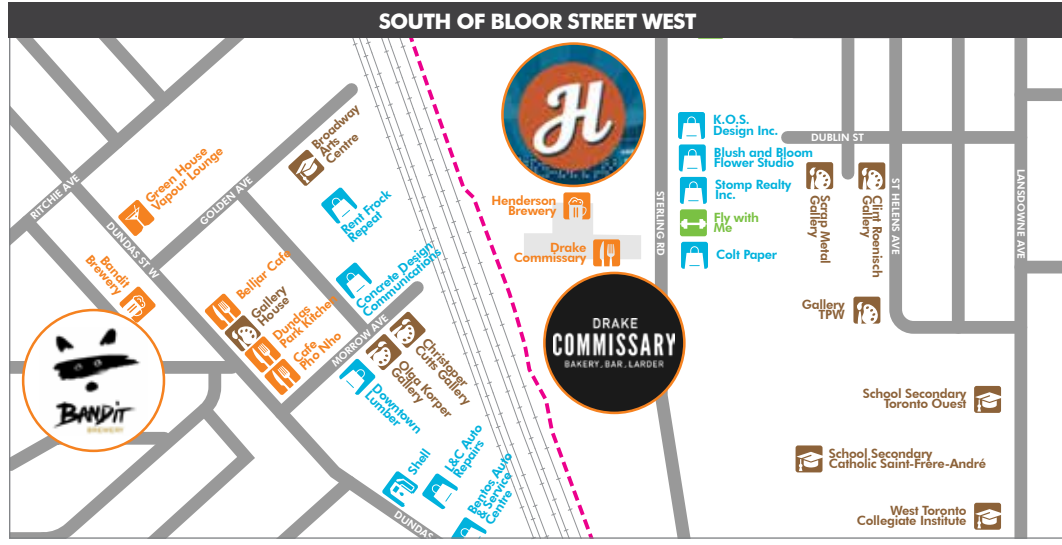
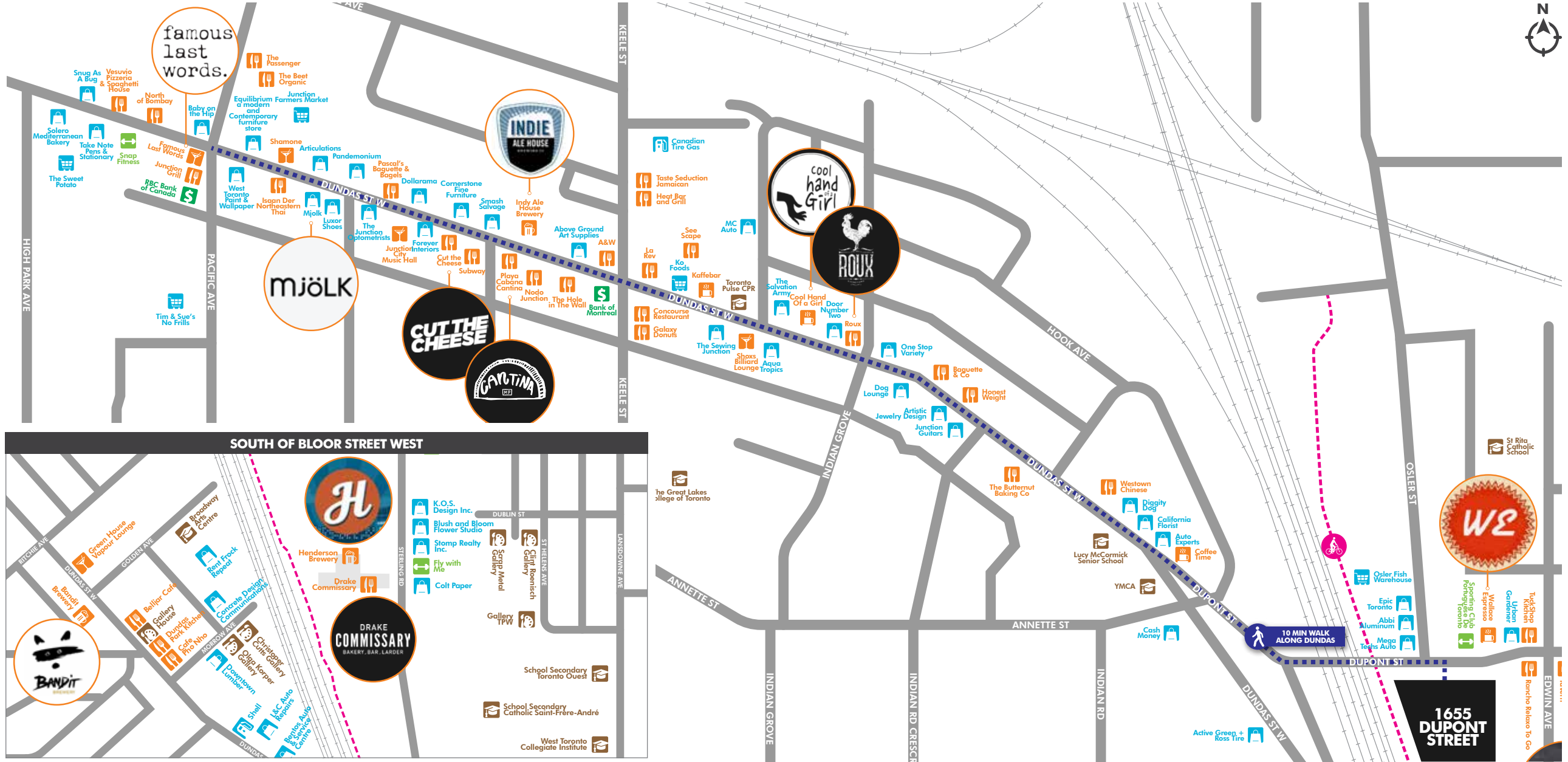


KinStudios
photography

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AMENITIES – THE JUNCTION



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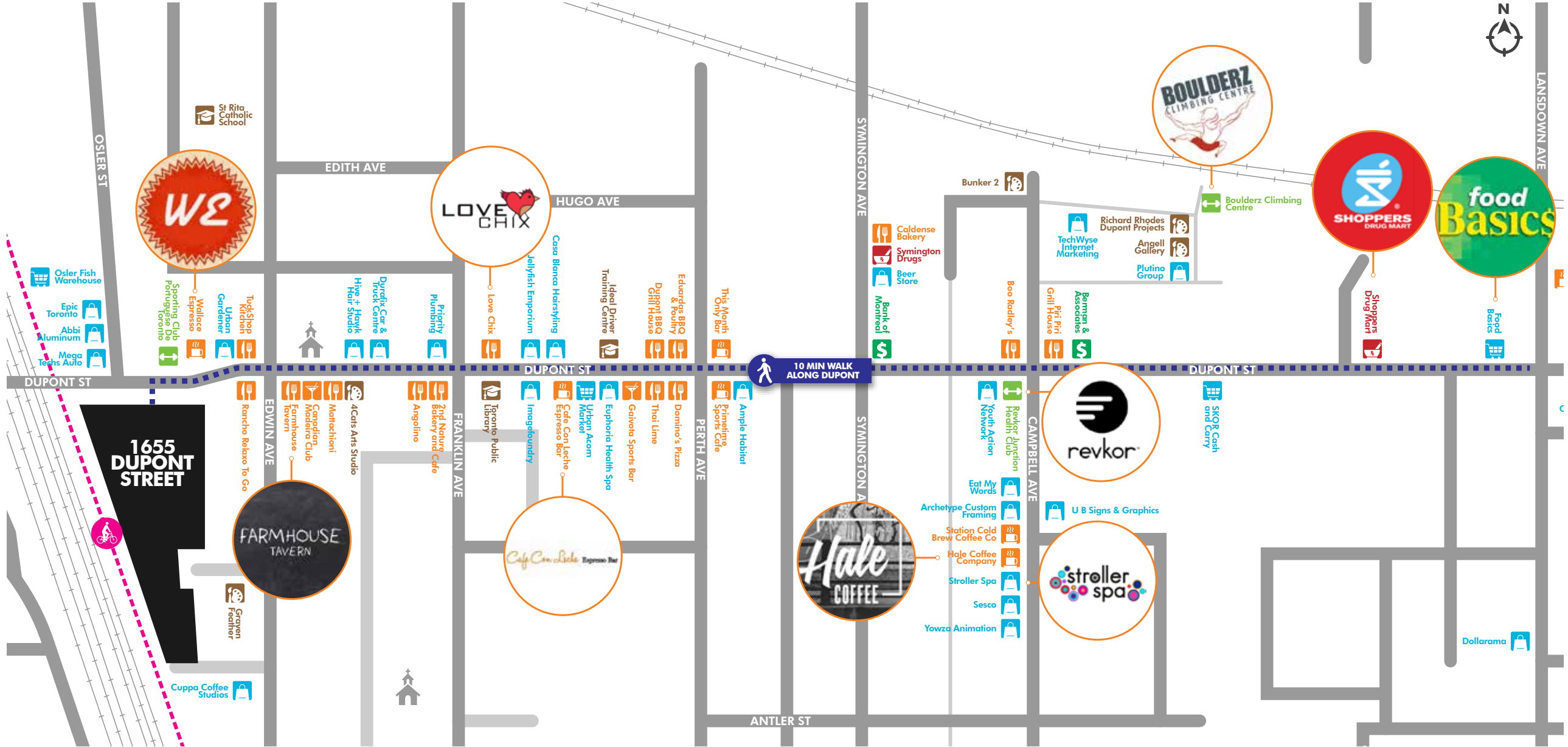
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AMENITIES – JUNCTION TRIANGLE



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