



***Unique Commercial Real Estate in Toronto For  
End User Professionals & Investors.***

***No Foreign Buyer Tax, Deposits and Mortgages Comparable to Residential***



### **RARE COMMERCIAL REAL ESTATE OPPORTUNITY**

- \*Comprised of retail space on lower levels & professional offices on the upper levels
- \*Contemporary and distinguished design – spacious units exude atmosphere of professionalism
- \*High demand for commercial real estate + strategic location at new Finch West subway & LRT station
- \*York University with 55,000 students enrolled per year is around the corner
- \*Future retail, businesses and institutions coming to the area
- \*New jobs coming & by 2020, 19,000+ people are expected to move to the York West area
- \*New Finch West station LRT to increase growth in both the commercial and retail as employers acquire space close to transit --- Largest light rail transit expansion in the history of Toronto
- \*\$8.4 billion dollar infrastructure investment, \$1.2 billion of this invested in the new Finch West station \*Once complete, will cut transit time in half along this important York West corridor

\*Occupancy July 2018, Commercial Financing Opportunities \*



**Medical Office**



**Legal Office**



**SUSTAINABILITY/EFFICIENCY**

- \*Environmentally sound structure, built to Toronto Green Standard Tier 2 qualifications.
- \*High-reflecting materials, energy efficient controls and low impact mechanical fixtures is essential way to reflect the lush landscaping surrounding
- \*Built to serve the long-term needs of its tenants and patrons for future generations to come
- \*Open and sun-lit concourse dedicated to restaurant and retail tenants
- \*Street-level entrances to all commercial units provide commercial frontage on busy Finch Ave.W. \*7000+ square foot open-air green roof accessible from Floor 3

