

21  
RANDOLPH

TENANT NAME

MUELLER

DATAVAIL

21 RANDOLPH  
AVENUE

Newly Built Model Suites  
Office in the Junction







# 21 RANDOLPH AVENUE

**21 Randolph Avenue** is located in the heart of the Junction Triangle neighborhood, just steps to new restaurants and amenities in the area. 21 Randolph offers a tenant high end, efficient, hard loft, character space with close proximity to major transit hubs for car, public transit, and cycling. It is less than a 20 metre walk from the front door to the new UP Express platform, one stop to Union Station or two stops to Pearson Airport. 21 Randolph is currently 100 meters to Dundas West Subway Station and Metrolinx is also planning a new entrance located steps from the main door that will have direct underground access to the subway station. The building also has 63 underground parking spots available to ensure commuting to the building is an ease no matter what mode of transportation.





## PROPERTY HIGHLIGHTS

- Extremely close walking distance to UP Express (at the door step) and Bloor Street West GO station
- Close proximity to the Junction Triangle food amenities
- Convenient underground parking

---

### NET RATE

Contact Listing Agents

### ADDITIONAL RENT

\$11.69 PSF (2025 est.)  
(inclusive of utilities, exclusive of janitorial)

### OCCUPANCY

**Immediately**

### AVAILABLE SPACE

**Suite 100:** 5,854 SF  
Can be demised as follows:  
Suite 100A: 2,413 SF  
Suite 100B: 3,303 SF





# SUITE 100

## HIGHLIGHTS

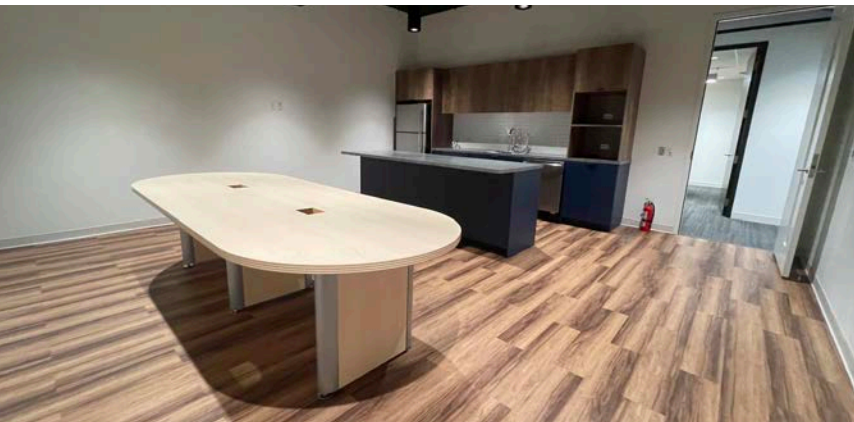
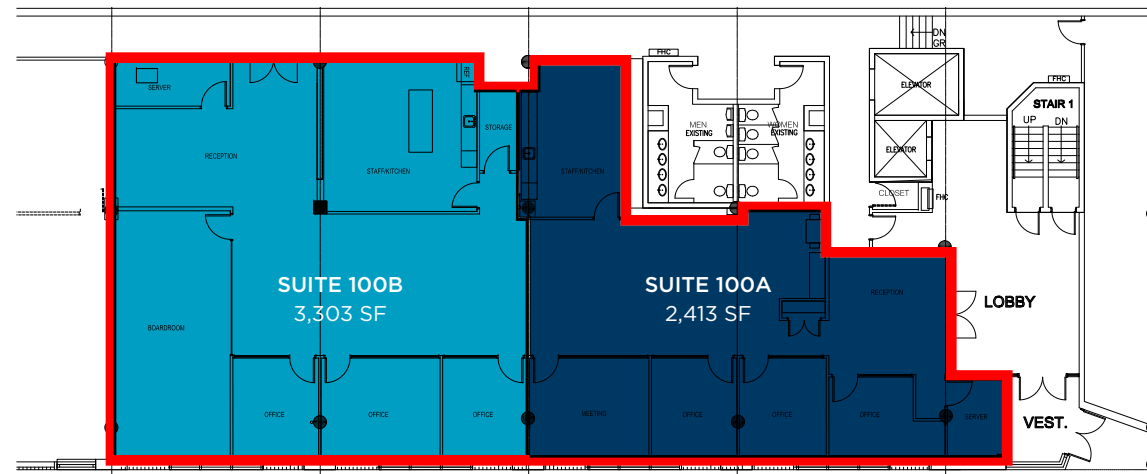
- 5 meeting rooms, big boardroom, upgraded kitchen/lunch room, 6 offices and open space

## DETAILS

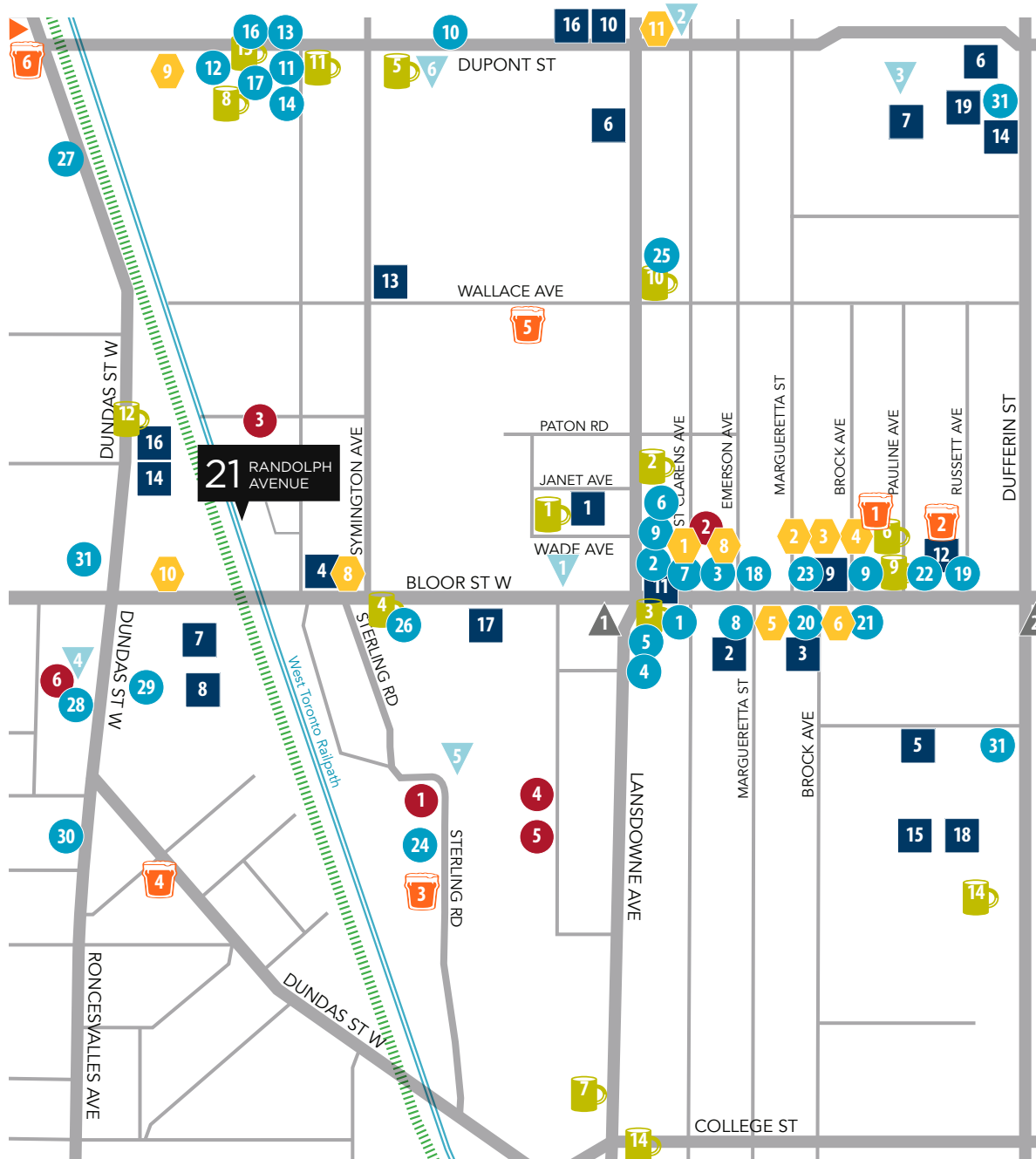
NET RATE	Contact Listing Agents
ADDITIONAL RENT	\$11.69 PSF (2025 est.) (inclusive of utilities, exclusive of janitorial)
OCCUPANCY	Immediately
TERM	3 - 10 years
AVAILABLE SPACE	5,854 SF Can be demised as follows: Suite 100A: 2,413 SF Suite 100B: 3,303 SF

## FLOOR PLAN

 VIRTUAL TOUR



# AMENITIES



## EAT

1. The Emerson
2. Chito's Pizza
3. Kings Chef Chinese Restaurant
4. The Lansdown Cone
5. Ali Baba's Middle Eastern Cuisine
6. Mamaland Resto-Lounge
7. Caribbean Queen of Patties
8. Latin World
9. Pho Jade
10. Piri Piri Grill House
11. Koji Japanese
12. Rancho Relaxo to Go
13. Dupont BBQ Grill House
14. Thai Lime
15. Domino's Pizza
16. Love Chix
17. Mattachioni
18. South Indian Dosa Mahal Restaurant
19. Gino's Pizza/Wing Machine
20. Pizza Pizza
21. Subway
22. African Delight
23. Steaks & Chops Good Food
24. Drake Commissary
25. Hello Darling
26. Nonna's Place
27. Ravi Soups
28. Uncle Smoke Cookhouse
29. Pizza Nova
30. La Cubana
31. McDonald's

## COFFEE

1. Propeller Coffee Co.
2. Baddies
3. Coffee Time
4. Noble Coffee Co.
5. Hale Coffee Company
6. Haven Espresso Bar
7. Cafe Encontro
8. 2nd Nature Bakery & Cafe
9. Home Baking Co.
10. Wallace Espresso
11. Primetime Sports Cafe
12. The Merseyside
13. Cafe Con Leche Espresso Bar
14. Tim Hortons

## SERVICES

1. BMO Bank
2. CIBC

## DRINK

1. Penny's
2. Duffy's Tavern
3. Bar Neon
4. Grey Tiger
5. The 47
6. The 3 Speed
7. Happy Cup Bar & Restaurant
8. The Gaslight
9. Farmhouse Tavern
10. The BOND Pub
11. Boo Radley's

## BREWERIES

1. Burdock Brewery
2. The Jim - Craft Beer and Bistro
3. Henderson Brewery
4. Bandit Brewery
5. Halo Brewery
6. Indie Ale / Junction Craft Brewing

## RETAILERS

1. Tavora
2. Monkey's Paw
3. Dead Dog Records
4. Bloor Mini Mart
5. The Beer Store
6. Dollarama
7. LCBO
8. Loblaw's
9. Sweet Pete's Bike Shop
10. Food Basics
11. Hasty Market
12. Family Fruit & Flower
13. Wallace Market
14. FreshCo
15. Walmart
16. Shoppers Drug Mart
17. Value Village
18. Dufferin Mall
19. Galleria Shopping Centre

## FITNESS

1. Siam No. 1 Muay Thai Academy
2. Boulder Climbing Centre
3. Planet Fitness
4. Bloor Street Fitness
5. Auxiliary CrossFit
6. HiP KiK

## ART

1. Museum of Contemporary Art Toronto
2. Mercer Union, a centre for contemporary art
3. Division Gallery
4. Scrap Metal Galleries
5. Robert Kananaj Gallery
6. Hugh' Room Live



# TRANSIT



**WALK SCORE**

90



**TRANSIT SCORE**

100



**BIKE SCORE**

83

UNION EXPRESS  
& GO TRAIN

PEDESTRIAN PATH  
TO UP EXPRESS

**DUNDAS WEST STATION**

**21** RANDOLPH  
AVENUE

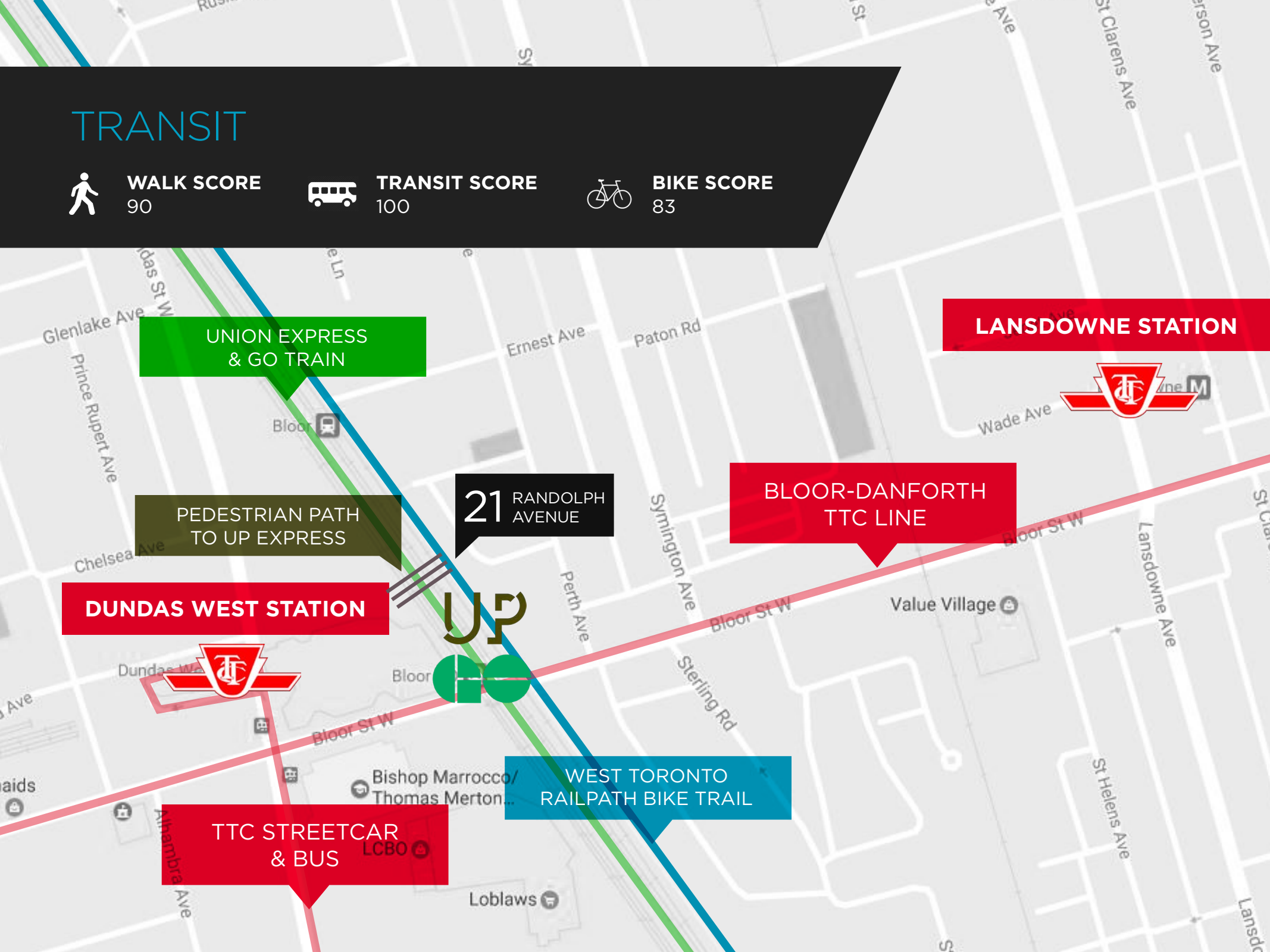


BLOOR-DANFORTH  
TTC LINE

WEST TORONTO  
RAILPATH BIKE TRAIL

TTC STREETCAR  
& BUS

**LANDSDOWNE STATION**

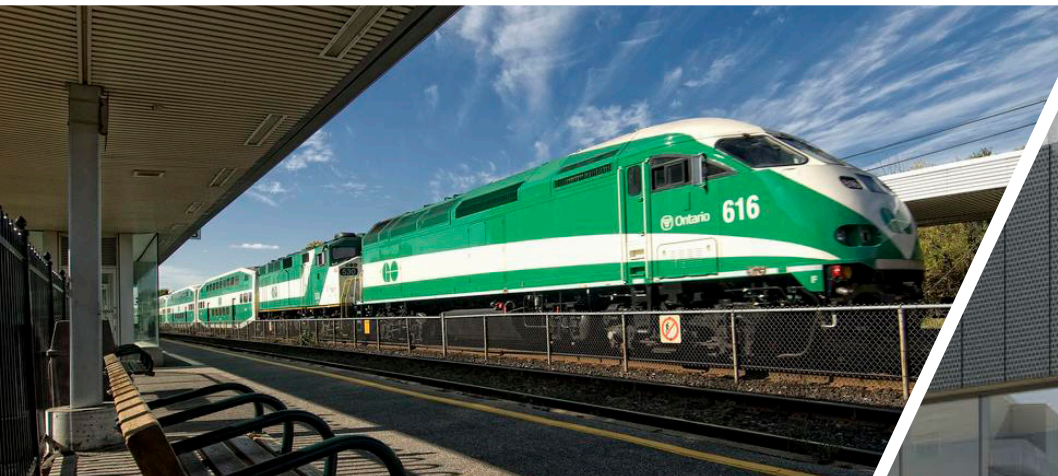






## A COMMUTER'S PARADISE

Metrolinx has recently approved a new underground tunnel that will begin at the foot of Randolph Avenue and connect directly to Dundas West Subway Station. The main entrance to the tunnel system will be 20 meters from the main entrance of 21 Randolph. Once the tunnel is completed the tenants at 21 Randolph will have direct underground access to all forms of transportation in the City of Toronto; subway, streetcar, bus, UP Express, and GO. Additionally, the building sits on the popular West Toronto Rail Path, making commuting to the building convenient using all modes of transportation.



‡NEW PROPOSED SUBWAY ENTRANCE DIRECTLY OUTSIDE 21 RANDOLPH





Cushman & Wakefield ULC, Brokerage  
161 Bay Street, Suite 1500  
Toronto, ON M5J 2S1  
cushmanwakefield.com

# CONTACT

## **MICHAEL SCACE\***

Vice Chair  
416 359 2456  
michael.scace@cushwake.com

## **ALAN RAWN\***

Senior Vice President  
416 359 2440  
alan.rawn@cushwake.com

## **LAUREN LUCHINI\***

Associate Vice President  
416 359 2553  
lauren.luchini@cushwake.com

## **BRENDAN SHEA\***

Senior Associate  
647 456 4465  
brendan.shea@cushwake.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition imposed by our principals.  
\*Sales Representative