



CUSHMAN & WAKEFIELD
Capital Markets



QUEEN & DUFFERIN

Fully Stabilized Single Tenant Office Investment

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FOR SALE: 11 PEEL AVENUE, TORONTO

INVESTMENT HIGHLIGHTS



Exceptional Urban Location

The Property is located just north of the intersection of Queen Street West and Dufferin in Toronto's trendy West-Queen-West neighbourhood. The area is well-connected by public transit including being approximately 200 metres from the existing 501-Queen streetcar which provides efficient east-west travel, as well as a new Smart. The neighborhood is bike-friendly, with dedicated lanes and bike-sharing stations, and has a host of amenities within walking distance. The vicinity boasts a variety of restaurants, cafes, and bars including high-end dining establishments, casual spots and numerous bars, offering a lively atmosphere for evening entertainment. West Queen West features a mix of boutique shops, designer stores, and essential services. Notable greenspaces including Trinity Bellwoods Park, Allan Lamport Stadium and Lisgar Park are also a short distance from the Property.



Bike Score: 87



Walk Score: 99



Transit Score: 92



Long-Term, Stable Cashflow

The Property is fully leased to an established tenant (Spaces) on a long-term basis. With a wait of 10.9 years, the Property offers stable cash flow to investors with contractual escalations providing revenue growth throughout the term. The Tenant is a subsidiary of International Workplace Group PLC, a world leader in co-working solutions with more than 4,000 locations globally.



High Quality Finishes

The Property has been built-out with high quality finishes throughout. High ceilings, floor-to-ceiling windows, exposed HVAC and modern design and high-end materials add to the aesthetic appeal. The premises is currently demised for a coworking use with various private and shared office spaces, conference rooms and ancillary areas such as kitchen, print/copy and storage.

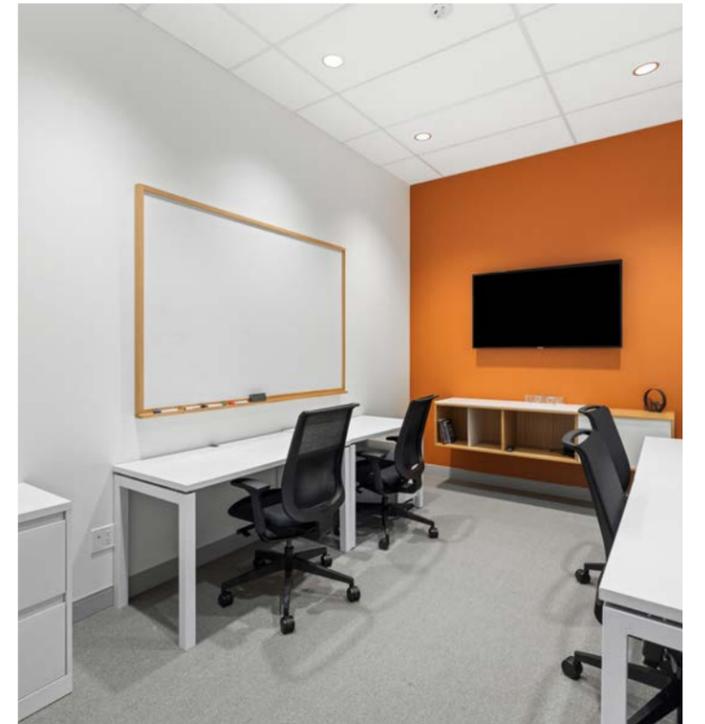
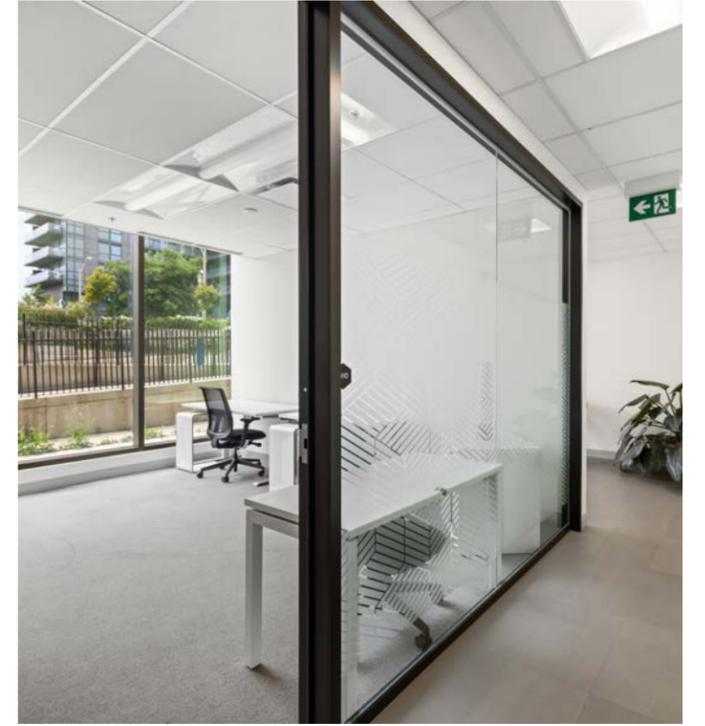
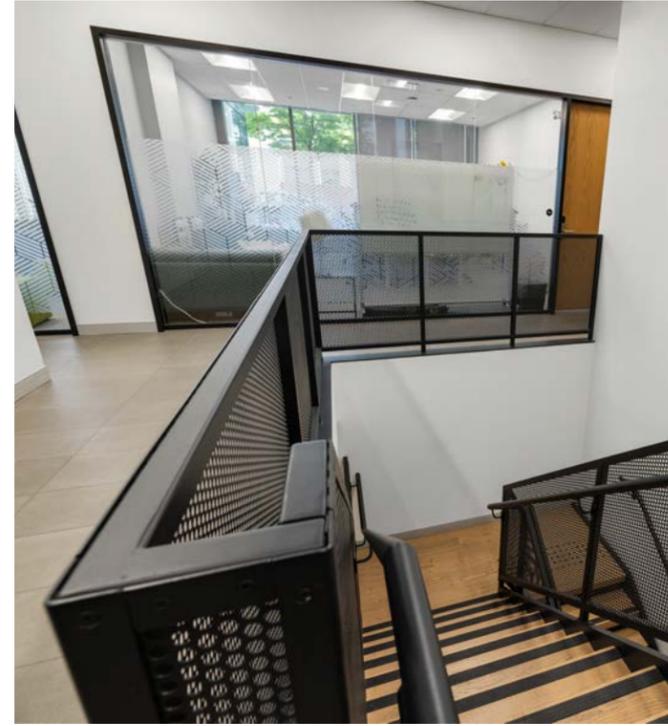


PROPERTY DETAILS

Address	11 Peel Avenue, Toronto
Exposure	Dufferin Street
Number of Units	2
Building Area	Ground Floor: 12,726 sf Lower Level A: 5,378 sf Total: 18,104 sf
Year Built	2016
Occupancy	100%
In-place Net Rent	\$30.80 psf + contractual escalations
Year 1 NOI (2025)	\$572,690
Lease Term	June 2020 to May 2035
WALT	10.9 Years

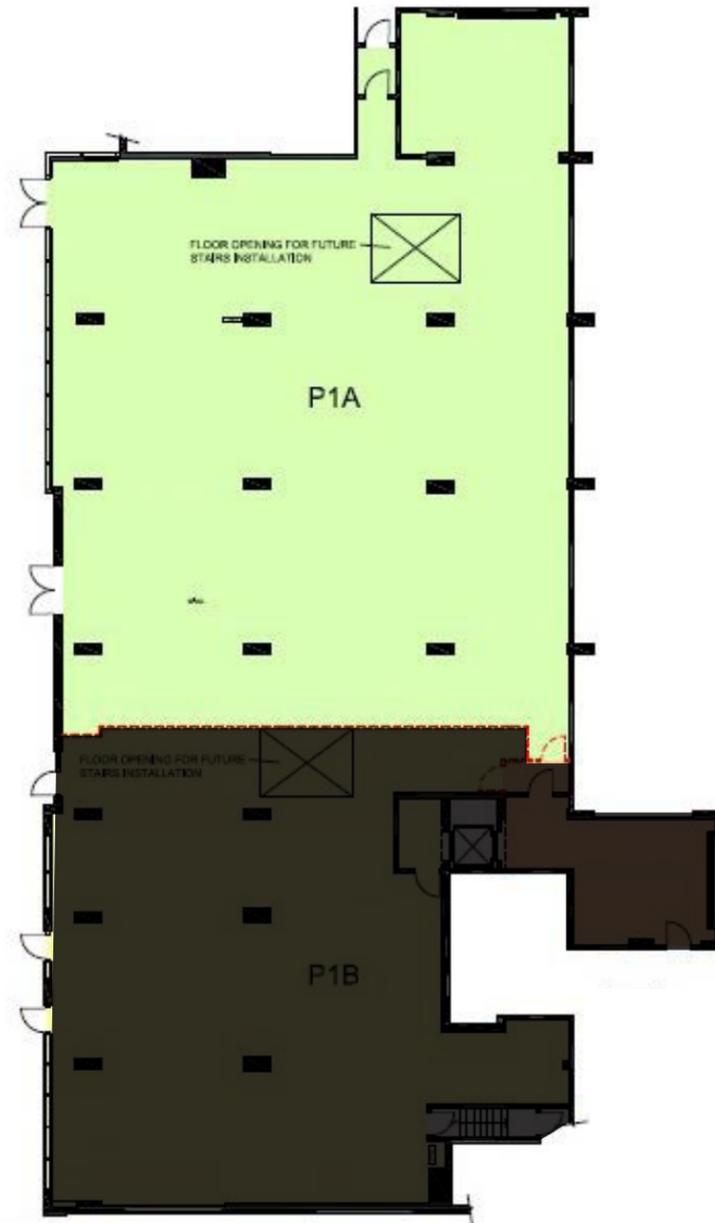


PHOTO GALLERY

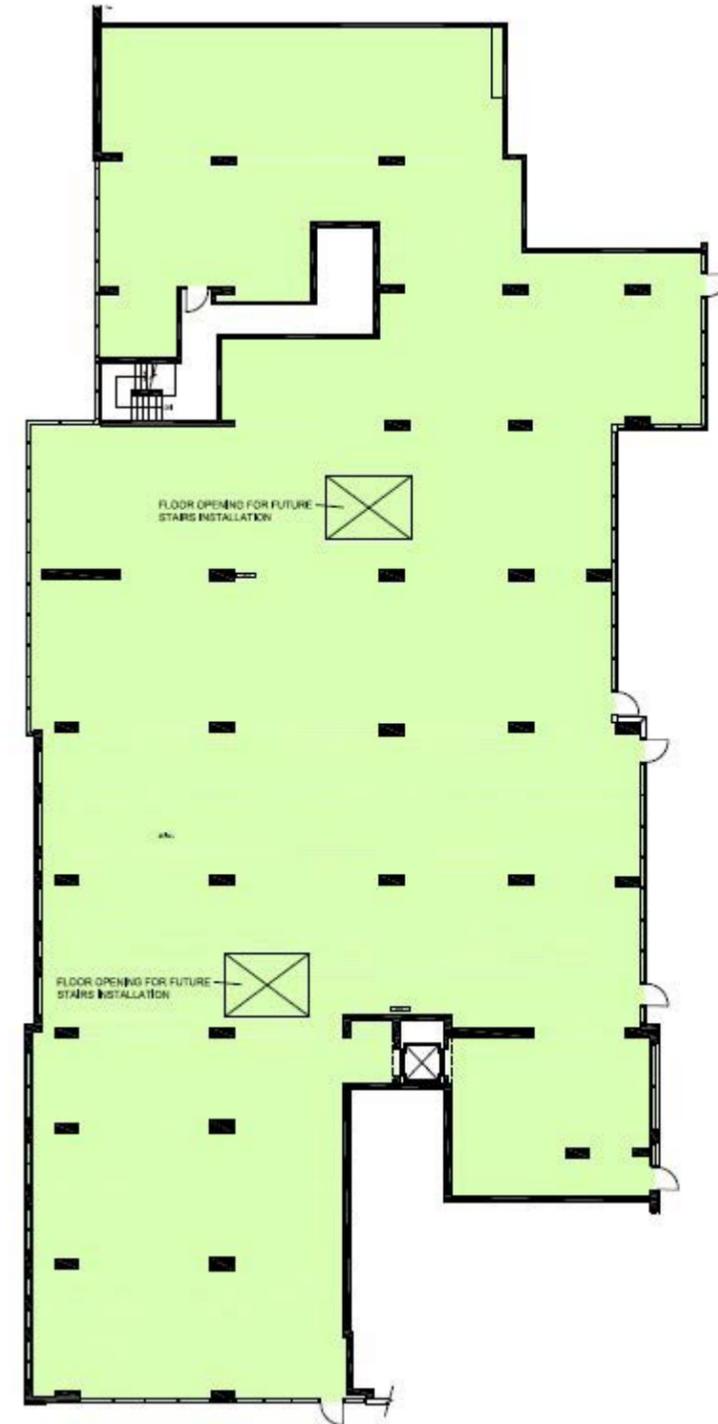


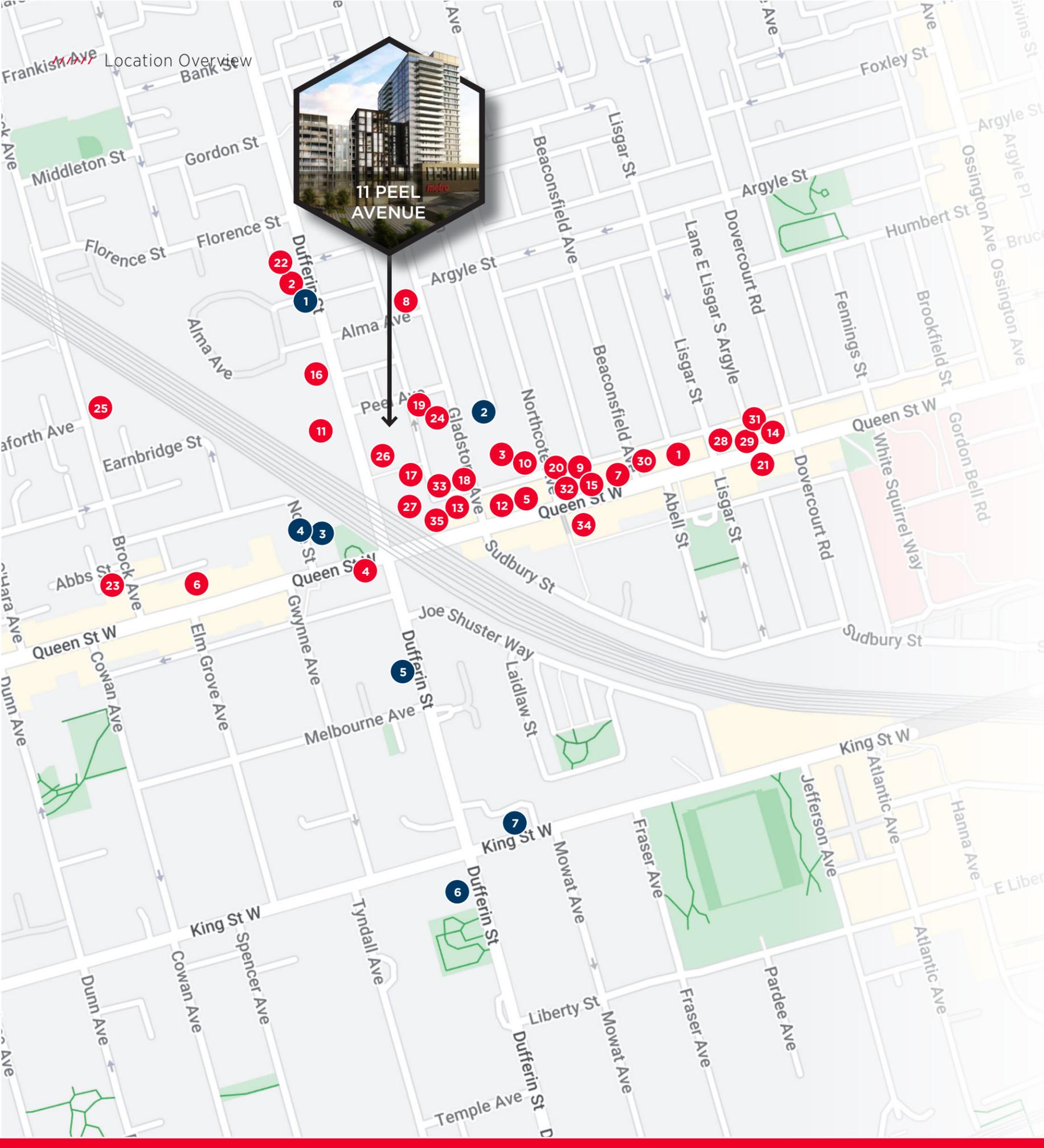
FLOOR PLAN

Lower Level - 5,378 sf



Ground Floor - 12,726 sf





Location Overview



NEIGHBOURHOOD AMENITIES

- | | |
|---|--------------------------|
| 1. Bar Prima | 18. Island Foods |
| 2. Bather | 19. Pavilion |
| 3. BMO | 20. Pizzaiolo |
| 4. Bom Dia Café & Bakery | 21. Rexall |
| 5. Boogie | 22. Rooms Coffee |
| 6. Craigs Cookies | 23. Sam James Coffee Bar |
| 7. Death & Taxes Free House | 24. Smythe |
| 8. Fix Coffee + Bikes | 25. SOMA chocolatemaker |
| 9. Florette | 26. Spaces |
| 10. FreshCo | 27. Starbucks |
| 11. G Mercato Italian Kitchen and Gladstone House | 28. The Burger's Priest |
| 12. J's Steak Frites | 29. The Dog & Bear Pub |
| 13. Metro | 30. The Drake |
| 14. Motiv Pilates | 31. The Good Son |
| 15. Neon Tiger | 32. The Goods |
| 16. One More Round Boxing | 33. The Running Physio |
| 17. Paik's Bakes | 34. Tim Hortons |
| | 35. Wine Shop |

INCOMING DEVELOPMENTS

- | | |
|---------------------|--------------------|
| 1. 450 Dufferin St | 5. 340 Dufferin St |
| 2. 31 Gladstone Ave | 6. 1221 King St W |
| 3. 1266 Queen St W | 7. 1182 King St W |
| 4. 6 Noble St | |

DEMOGRAPHICS - 5KM

Population 221,057	Traffic Score 87
Daytime Population 335,602	Pedestrian Score 99
Total Households 112,428	Transit Score 92
Avg. Household Income 118,047.5	Incoming Building Units 2,007

///// Offering Process

SUBMISSION GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 11 Peel Street, Toronto, Ontario. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers should be received on the Vendor’s form and will be reviewed on an as received basis.

PRICE

The Property is offered for sale at a price of \$8,500,000.

SUBMISSIONS

Offers are to be submitted to the listing team at:

Joel Goulding & Alan Rawn

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National Capital Markets Group

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