

hullmark

RADIATOR

OFFICE SPACE FOR LEASE
340 - 370 DUFFERIN STREET



**CUSHMAN &
WAKEFIELD**

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Parkdale Neighbourhood Overview

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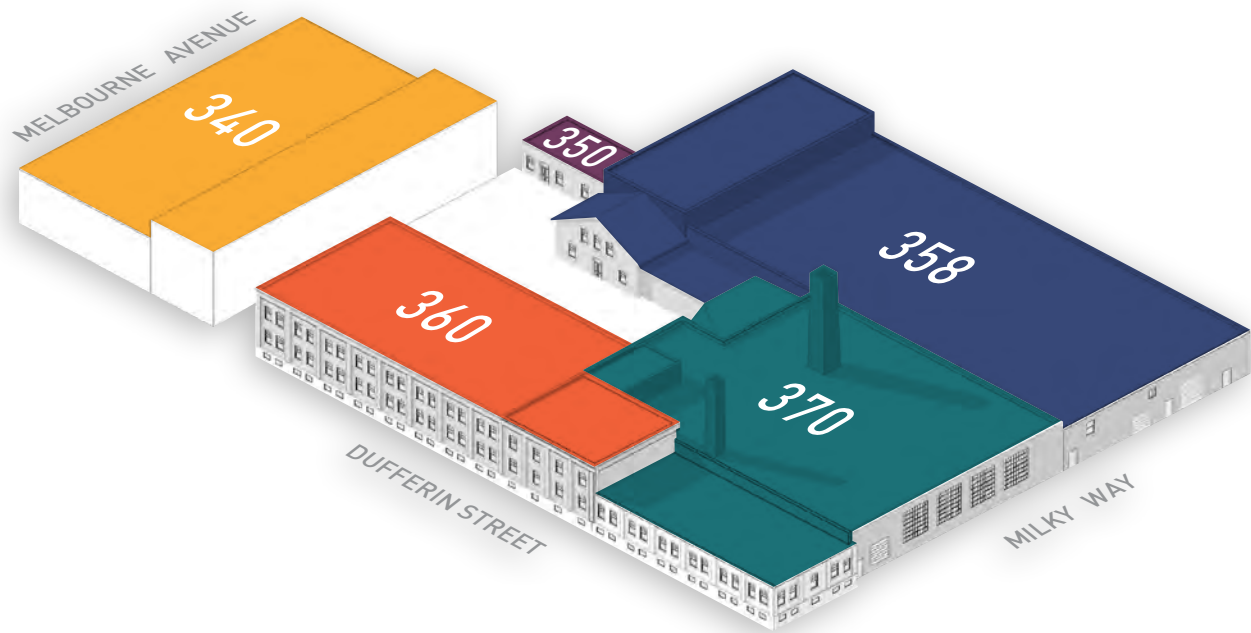
PROPERTY OVERVIEW

KEY HIGHLIGHTS

- Creative and flexible leasing opportunities, including office, studio, retail and light-industrial spaces.
- Radiator and the Parkdale neighbourhood have 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.
- Institutionally managed and recently renovated complex with upgraded tenant common areas and spacious courtyard patio.
- Lower gross occupancy costs relative to similar options in Downtown West & Liberty Village, with additional rents estimated at \$14.50 PSF for 2024 (excluding in-suite janitorial).
- Current existing complex amenities include yoga studio, physiotherapy clinic, and more within the vibrant Parkdale area.



PROPERTY OVERVIEW



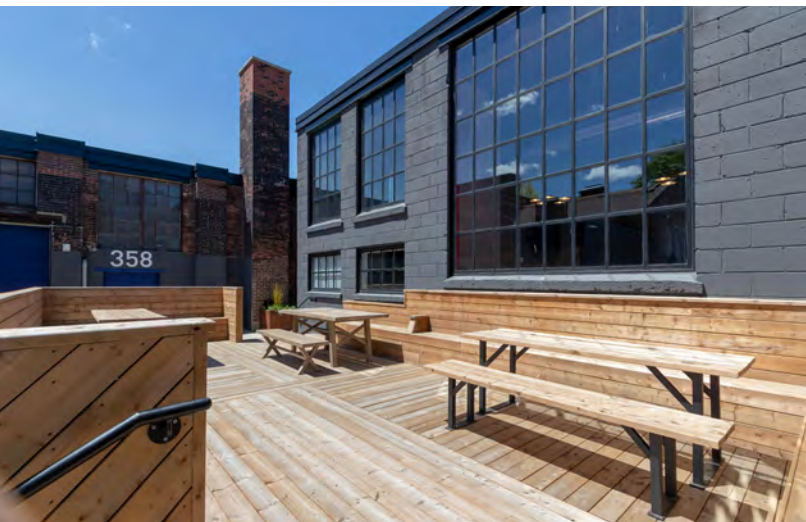
Address: 340 - 370 Dufferin Street

Building Size: 93,016 SF

Parking Spaces: 30

Clear Heights: 9-20'

Gross Rent: \$35.00 / SF with \$1.00 / SF annual escalations



Communal Tenant Patio



Mural by @rafaelsliks_



340
SUITE 201 - 2,091 SF

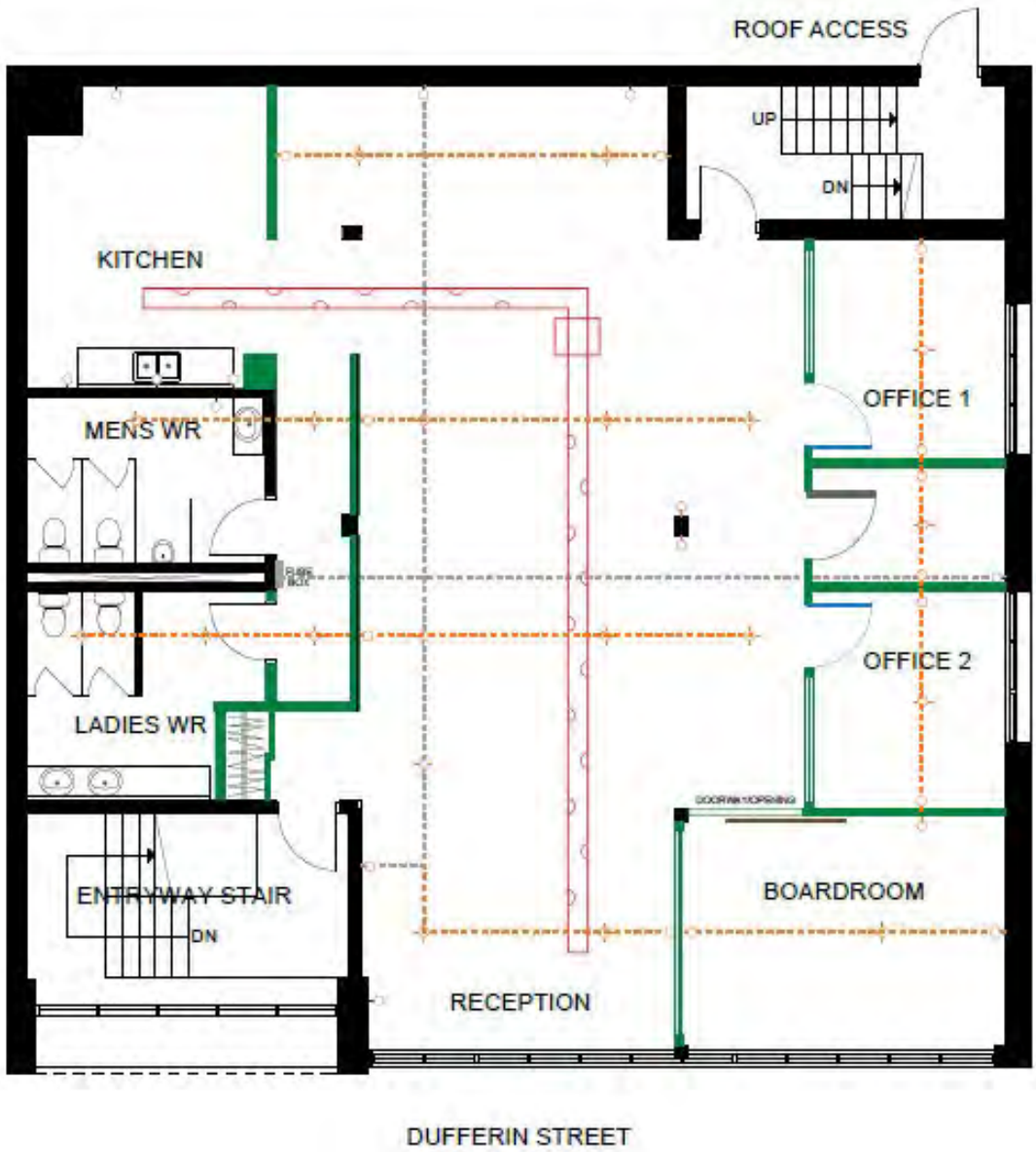
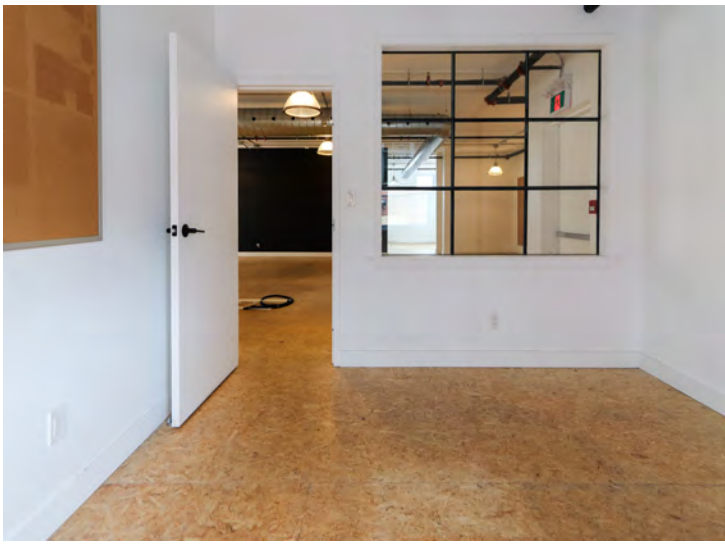
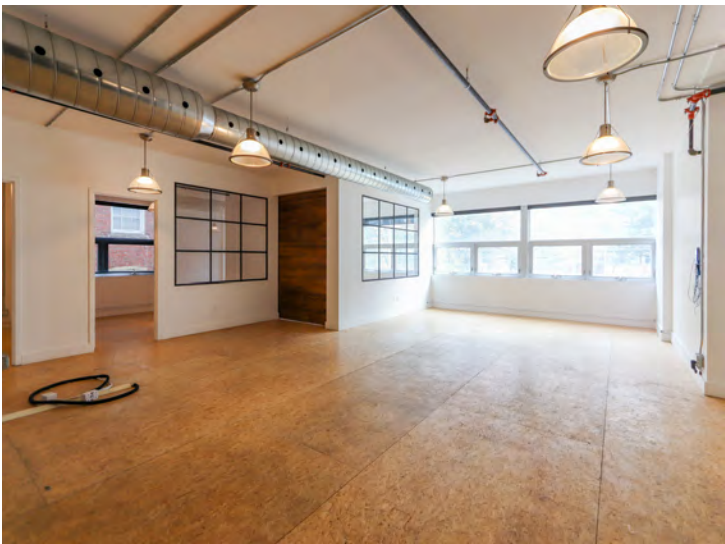
350
LEASED

358
SUITE 202 - 683 SF
SUITE 203 & 204 - 1,646 SF

360
SUITE 105 - 844 SF
SUITE 201 - 2,108 SF
SUITE 203 - 2,744 SF (Sublease)
SUITE 204 - 1,808 SF

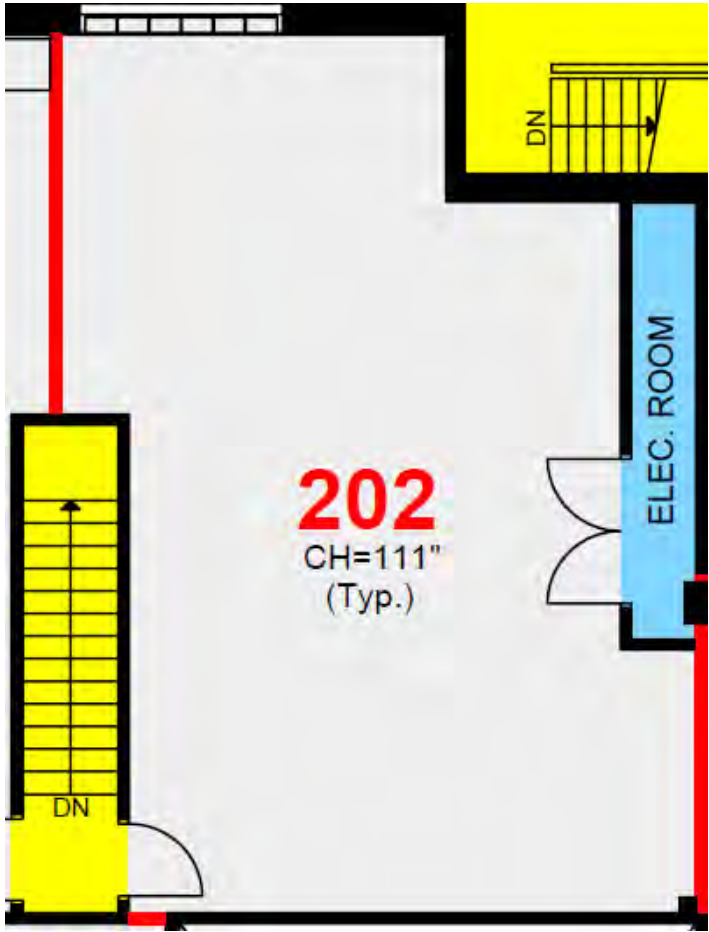
370
LEASED

Gross Rent:
\$35.00 / SF with \$1.00 / SF
annual escalations



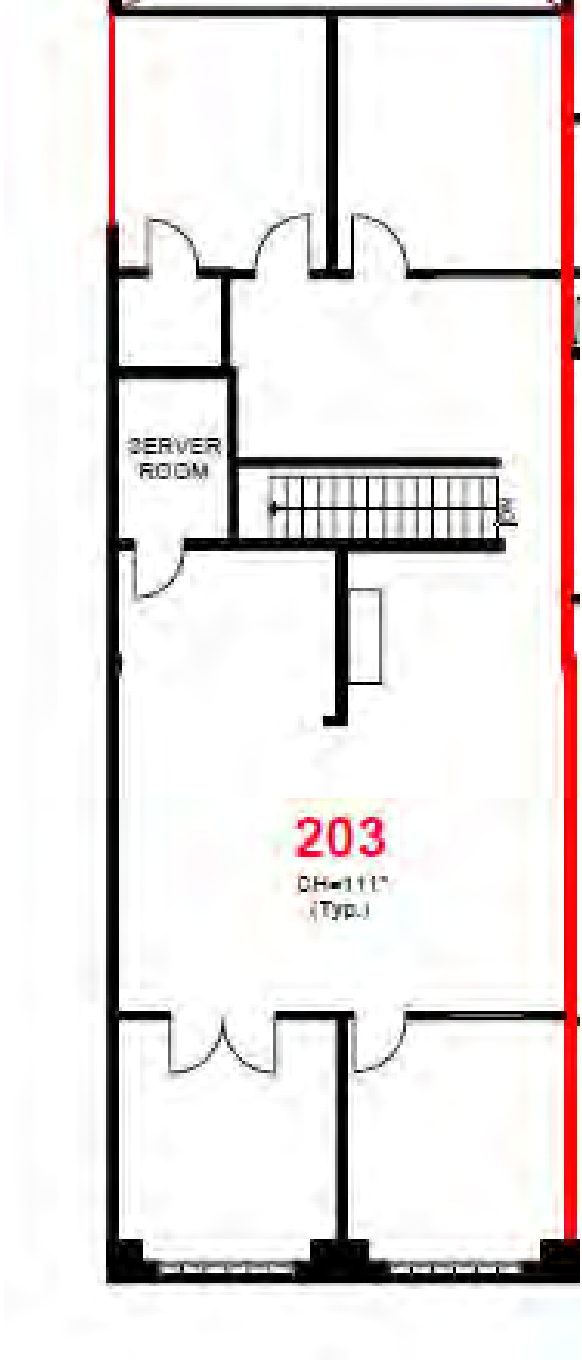
- o Bright second floor walk up space
- o Built out with 2 offices, space for up to 12 workstations, storage space, boardroom, reception, lounge area, kitchenette, and in-suite washrooms
- o Available April 2026
- o Lease Terms from 1-5 years

[Click Here to View Photos](#)



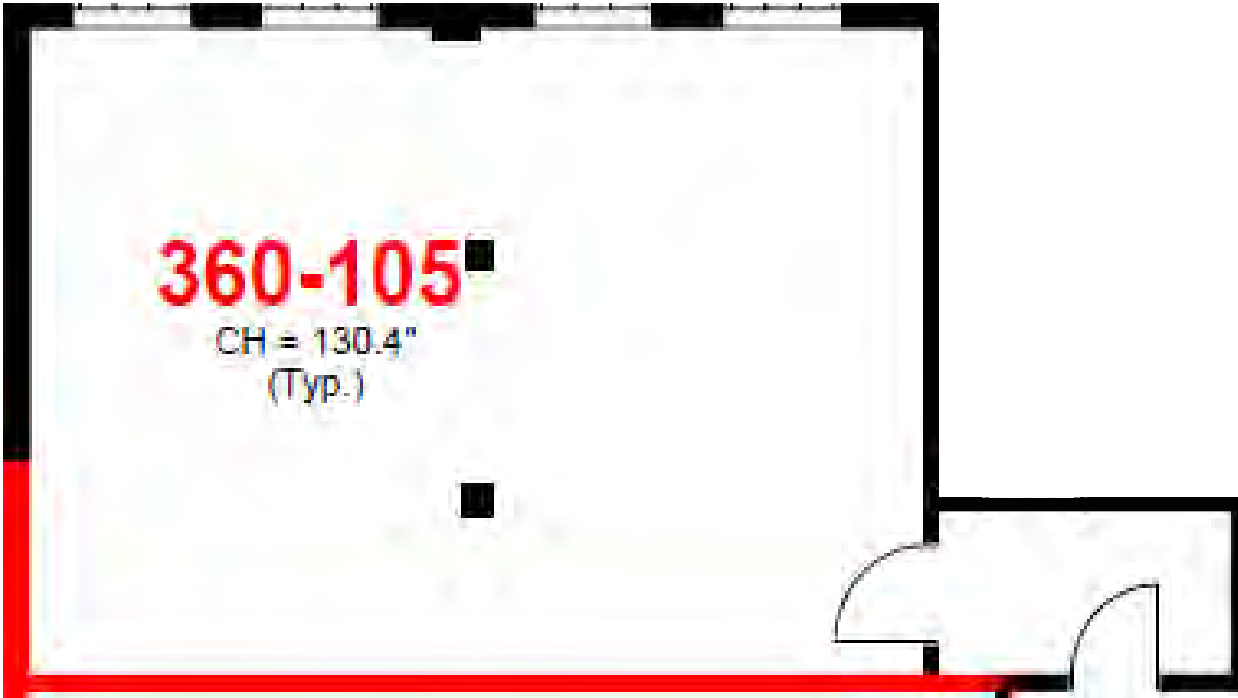
- o Open area ground floor space
- o Available Immediately
- o Lease Terms from 1-5 Years

[Click Here to View Photos](#)



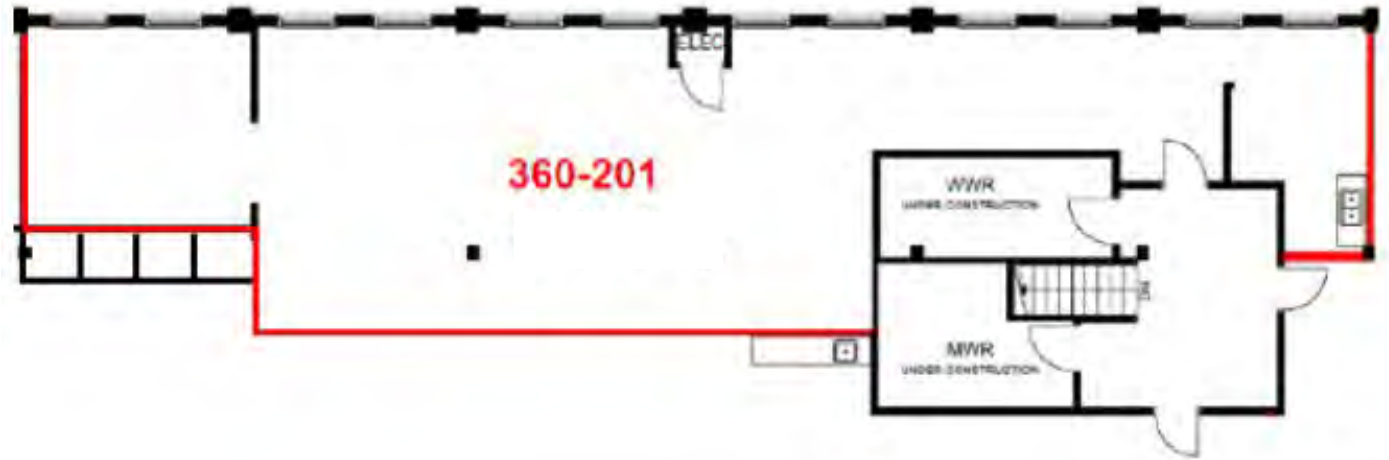
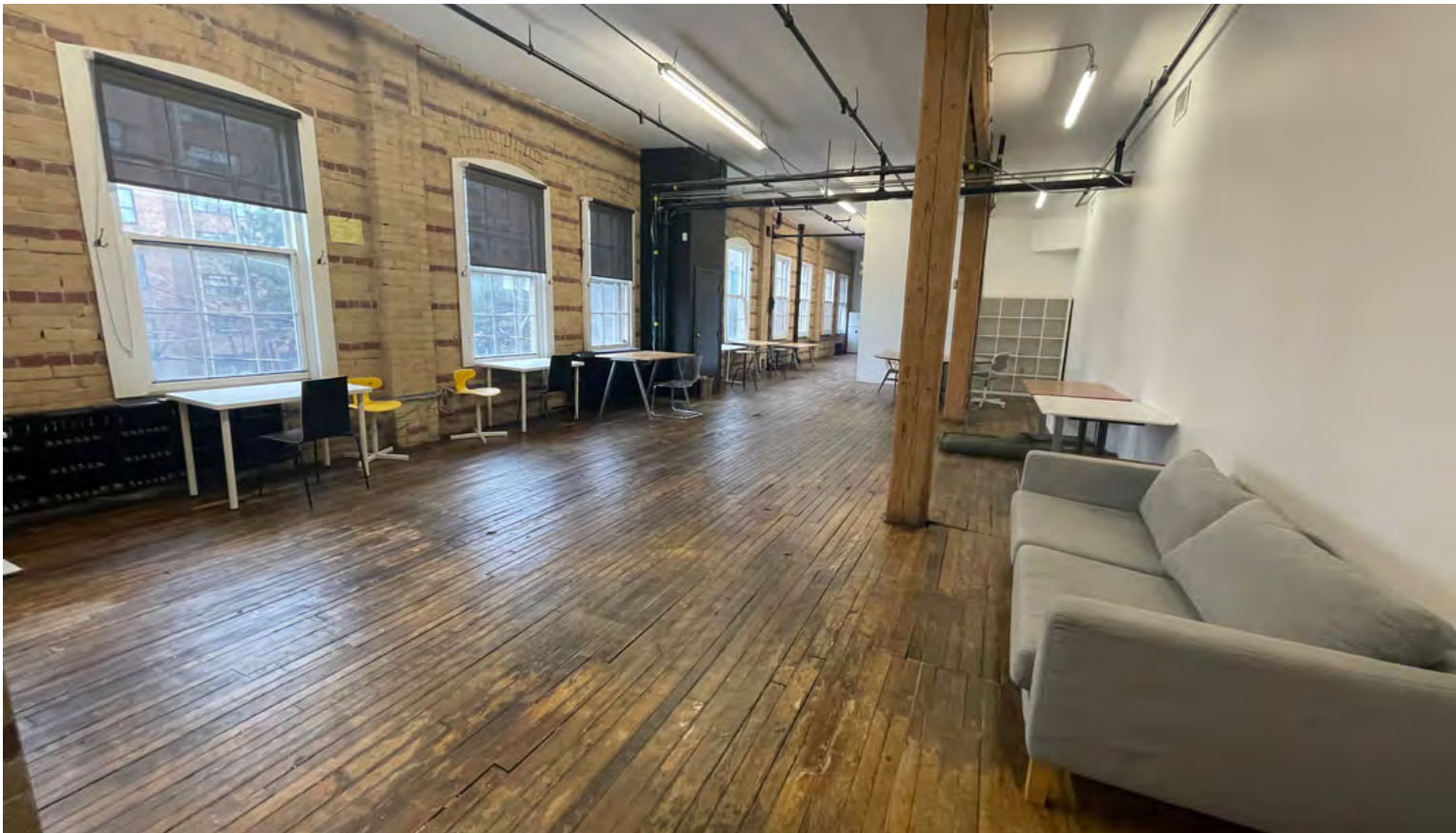
- o Second floor walk up space
- o Built out with four enclosed offices/meeting rooms, kitchenette, server room and open workspace.
- o Skylights and exterior windows throughout
- o Available Immediately
- o Lease Terms from 1-5 Years

[Click Here to View Photos](#)



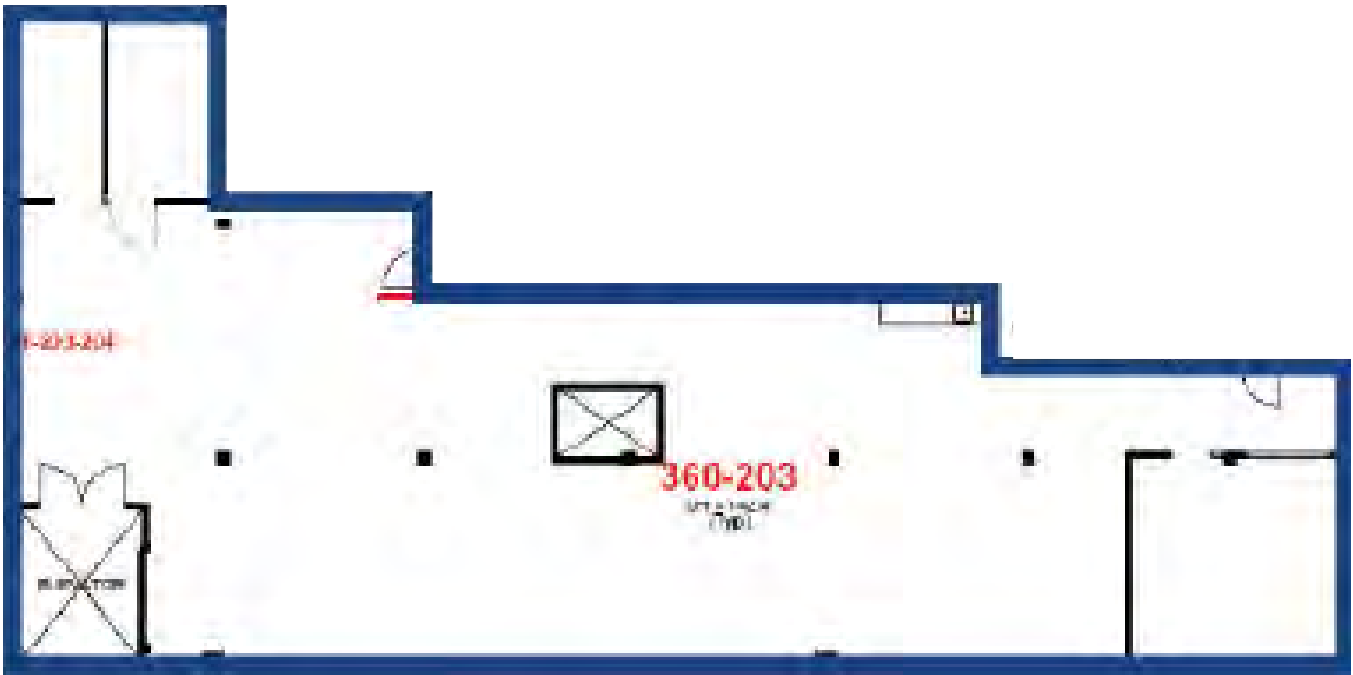
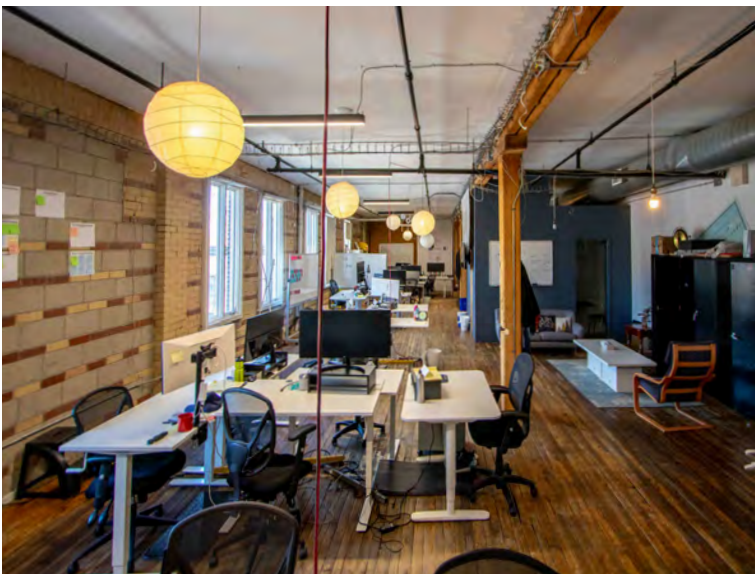
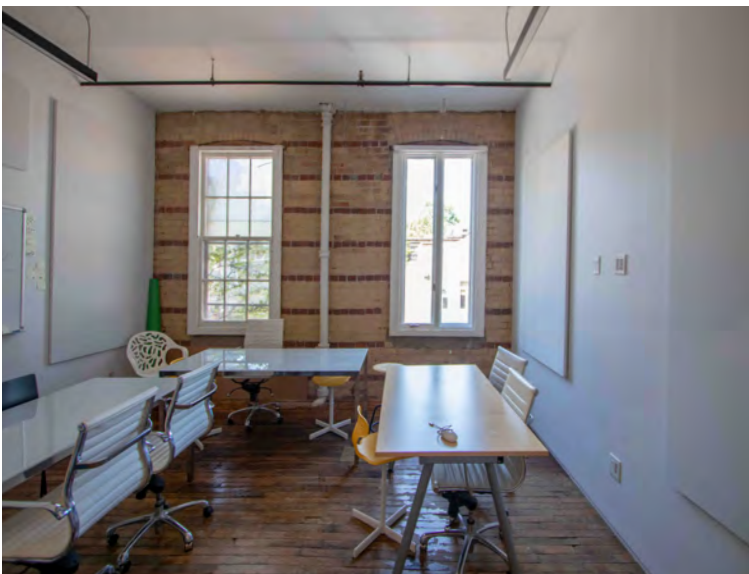
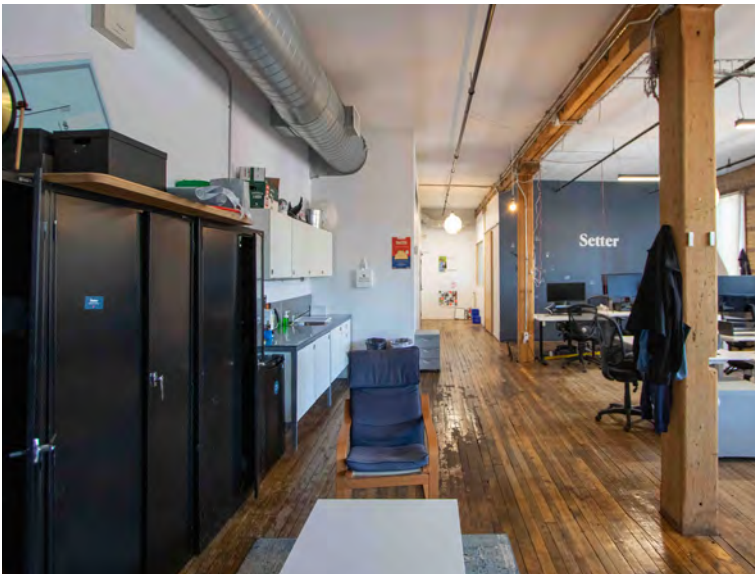
- o Bright first floor brick and beam space
- o Built out with kitchenette and open area
- o Available immediately
- o Lease Terms from 1-5 years

[Click Here to View Photos](#)



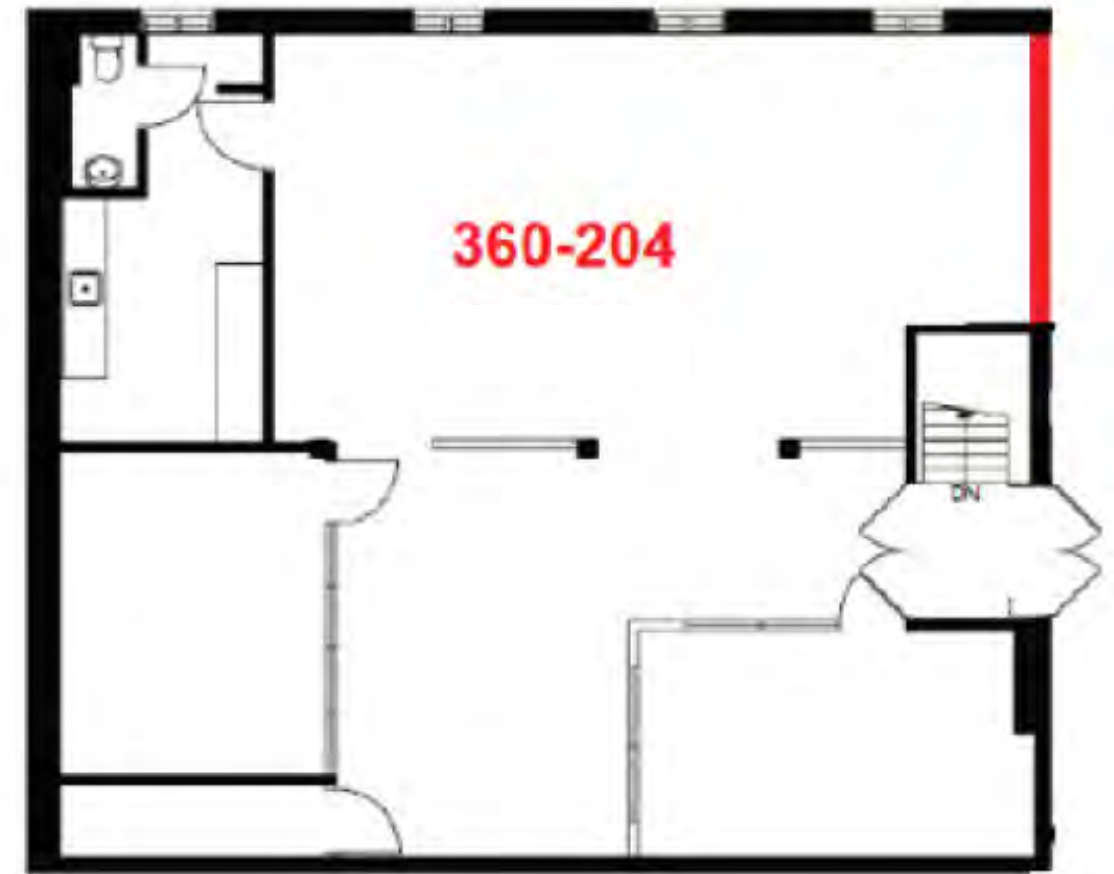
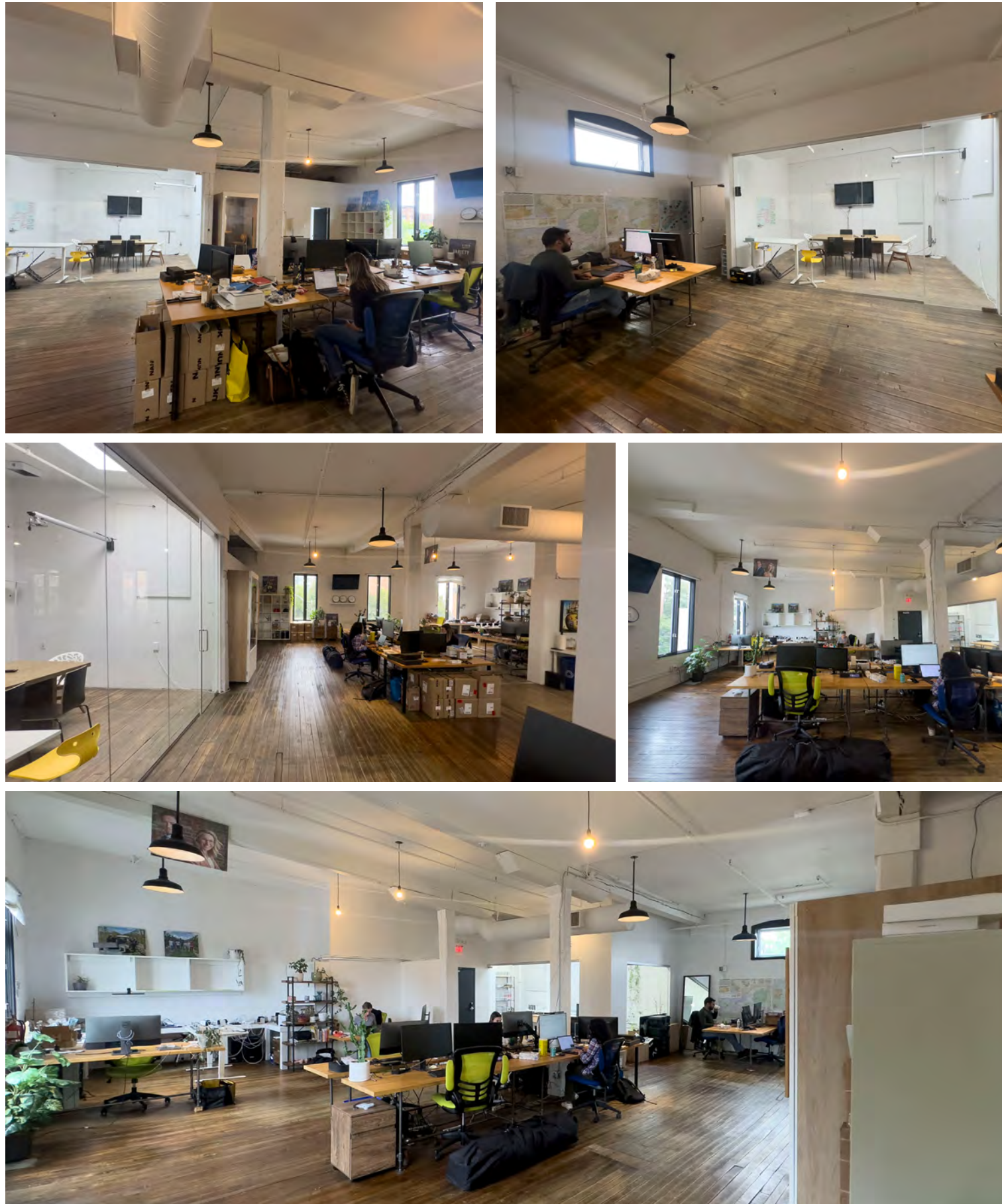
- o Bright brick and beam walk up second floor space
- o High-quality leasehold improvements, plenty of natural light
- o Built out with large kitchenette, one large enclosed private office/meeting room and large open workspace area
- o Available with 30 days' notice
- o Lease Terms from 1-5 Years

[Click Here to View Photos](#)



- o Sublease until March 31, 2028
- o Bright brick and beam walk up second floor space
- o Built out with large kitchenette, boardroom, 3 call rooms, 2 offices, and open area
- o Available immediately

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- o Bright brick and beam walk up second floor space
- o High-quality leasehold improvements, plenty of natural light
- o Built out with two large offices, kitchenette, in-suite washroom, and ample open area
- o Lease Terms from 1-5 years



RESTAURANT / COFFEE

- 1. Capital Espresso
- 2. Shameful Tiki Room
- 3. Sam James Coffee Bar-Brock
- 4. Lovebird
- 5. Rustic Cosmo Cafe
- 6. Starbucks
- 7. Le Phenix
- 8. Rhino Bar & Grill
- 9. Bom Dia Bakery
- 10. Matt's Burger Lab
- 11. Renia de Mexico
- 12. Popeye's
- 13. Wendy's
- 14. Tim Horton's
- 15. Firehouse Subs
- 16. Subway
- 17. McDonald's

PARKS / ENTERTAINMENT

- 1. McCormick Park
- 2. Parkdale Amphitheater
- 3. Dunn Ave. Parkette
- 4. Masaryk Park
- 5. Melbourne Ave. Parkette
- 6. Rita Cox Park

RETAIL

- 1. Canadian Tire
- 2. Pet Smart
- 3. Winners
- 4. Pet Value

HEALTH

- 1. Charles Family Pharmacy

GROCERY

- 1. Metro
- 2. FreshCo

FITNESS

- 1. Strong
- 2. The Boxing Loft
- 3. Embrace Yoga & Health
- 3. Good Space Yoga
- 4. F45 Parkdale
- 5. Body by Chosen
- 6. Atom Athletics
- 7. Goodlife

CHILD CARE

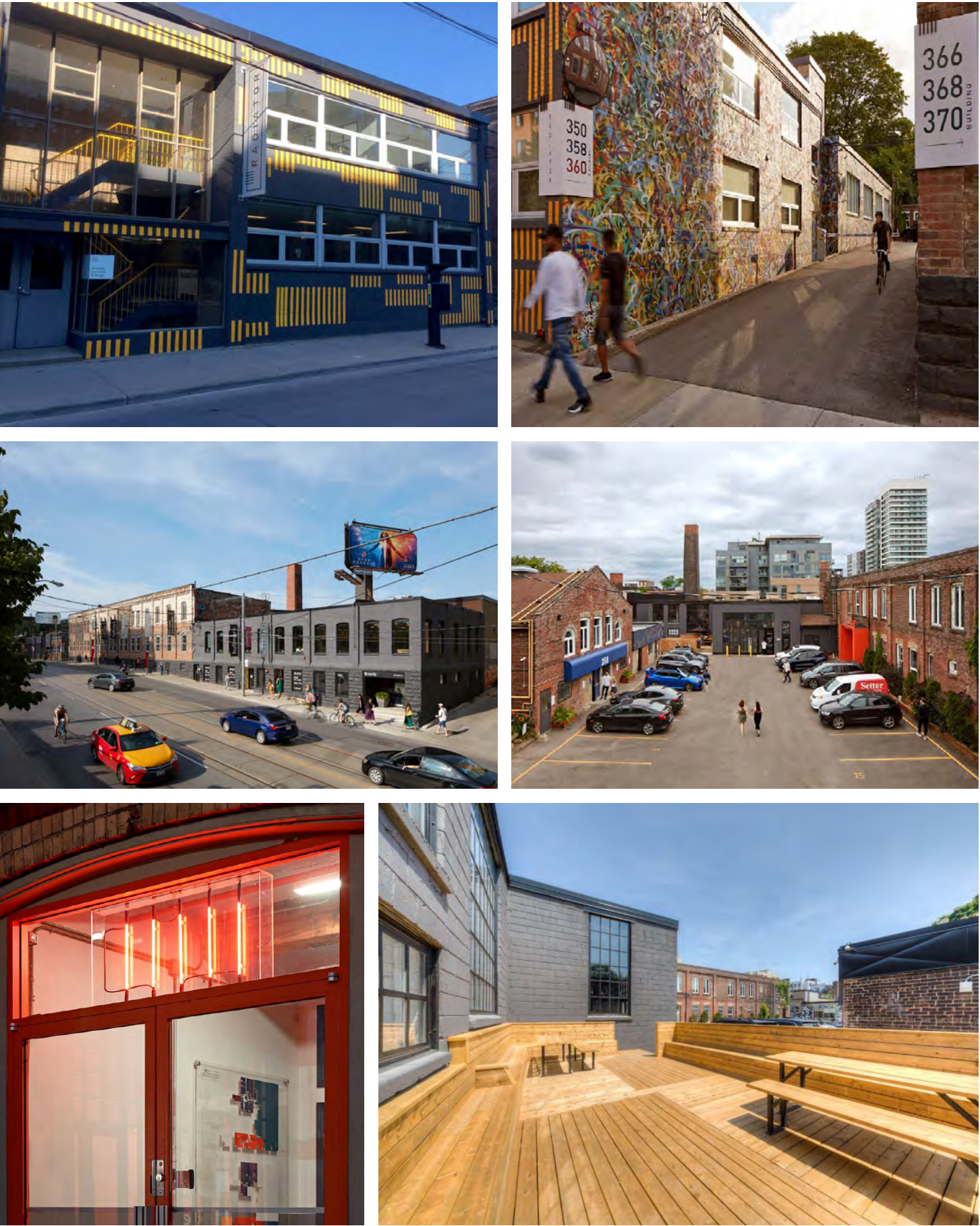
- 1. More than Child's Play
- 2. Queen Street Child Care Centre
- 3. Parkdale Early Learning Centre
- 4. Sunflower House Childcare
- 5. BonAdventure Child Care Centre
- 6. Liberty Village Home
- 7. Kids Company

HOTEL

- 1. Gladstone Hotel
- 2. The Drake Hotel

TRANSIT TIMES

DUFFERIN STATION OSGOODE STATION UNION STATION	11 mins via Dufferin Bus Line	GARDINER EXPRESSWAY 6 mins via car TRINITY BELLWOODS 6 mins via bike LIBERTY VILLAGE 4 mins via bike
	16 mins on Queen Streetcar	
	23 mins via Dufferin Bus Line to Lakeshore West GO Line	



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’s business owners and residents continue to work together to engage the 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.



HULLMARK SUMMER PARTY





619 QUEEN ST W



1000 QUEEN ST W



230-240 RICHMOND ST W



545 KING ST W



TORONTO CARPET FACTORY



772 DOVERCOURT RD



60 ATLANTIC AVE



80 ATLANTIC AVE



100 BROADVIEW AVE

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