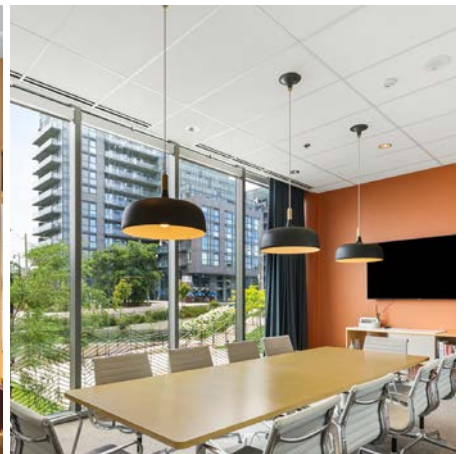
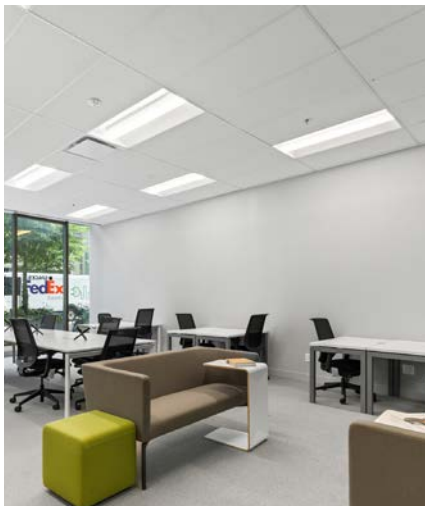




PRICE: \$7,500,000

QUEEN & DUFFERIN

Institutional Quality. Boutique Scale. 18,104 SF Premium Office User Opportunity

/////

For Sale: 11 Peel Avenue, Toronto

Offering at a Glance

Positioned at the vibrant intersection of Queen & Dufferin, 11 Peel Avenue represents a premier 18,104 SF office user opportunity in Toronto's creative West End. The asset benefits from significant capital investment in interior improvements and is fully retrofitted for a modern day office user. The asset can be acquired on a vacant basis (subject to a 90-day notice period), offering a turnkey solution for an owner-occupier seeking a flagship headquarters.

Offered at \$7,500,000, this asset is located steps from world-class amenities and transit. The Vendor is seeking a clean transaction and will prioritize non-conditional offers. Please execute the Confidentiality Agreement for access to the Virtual Data Room.



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 are and Lisgar Park are also a short distance from the Property.



Bike Score: 87



Walk Score: 99



Transit Score: 92



User-Ready
High-end coworking office finishes in place; vacant possession available with 90 days’ notice.



Office Ownership Opportunity
The Property has been recently retrofitted with high end finished and is available for a user to purchase and own their space. Offering high visibility with substantial natural light, high ceilings, numerous entrance points and high visibility the Property is a unique asset for an end user to own and control their space.



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. Ability to easily convert into a stand alone office asset with minor modifications.



Property Details

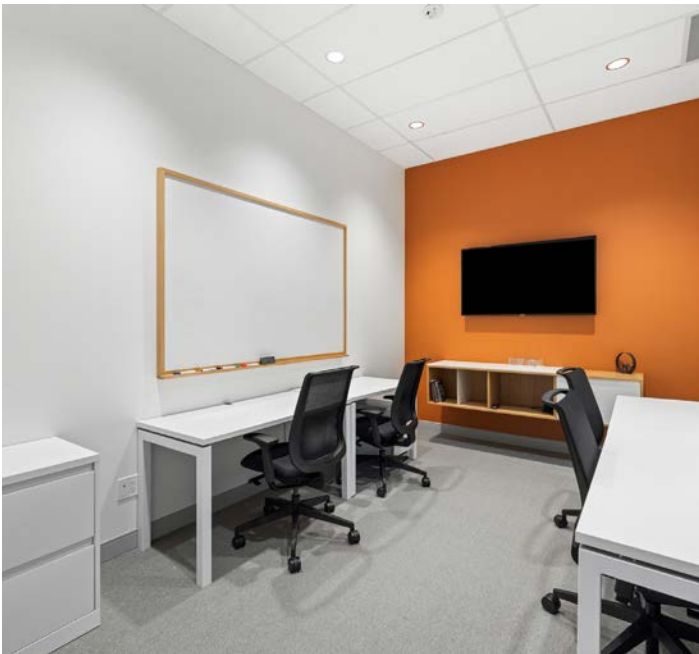
Address	11 Peel Avenue, Toronto
Exposure	Dufferin Street
Number of Units	2
Building Area	Ground Floor: 12,726 sf Lower Level A: 5,378 sf Total: 18,104 sf
Year Built	2016
Occupancy	Vacant within 90 Days
Additional Rent	\$12.52 psf (2026)
Parking	Ability to Purchase 3 Underground Parking Units
Asking Price	\$7,500,000



Photo Gallery

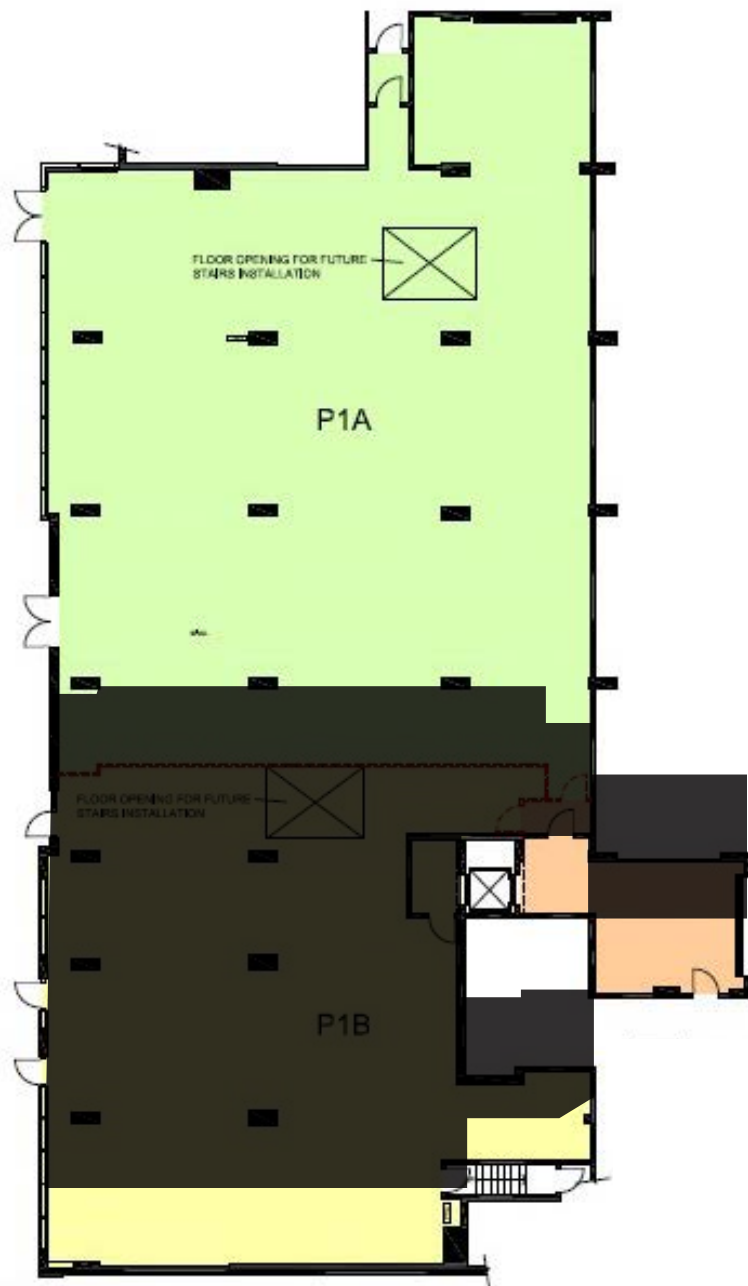


Photo Gallery

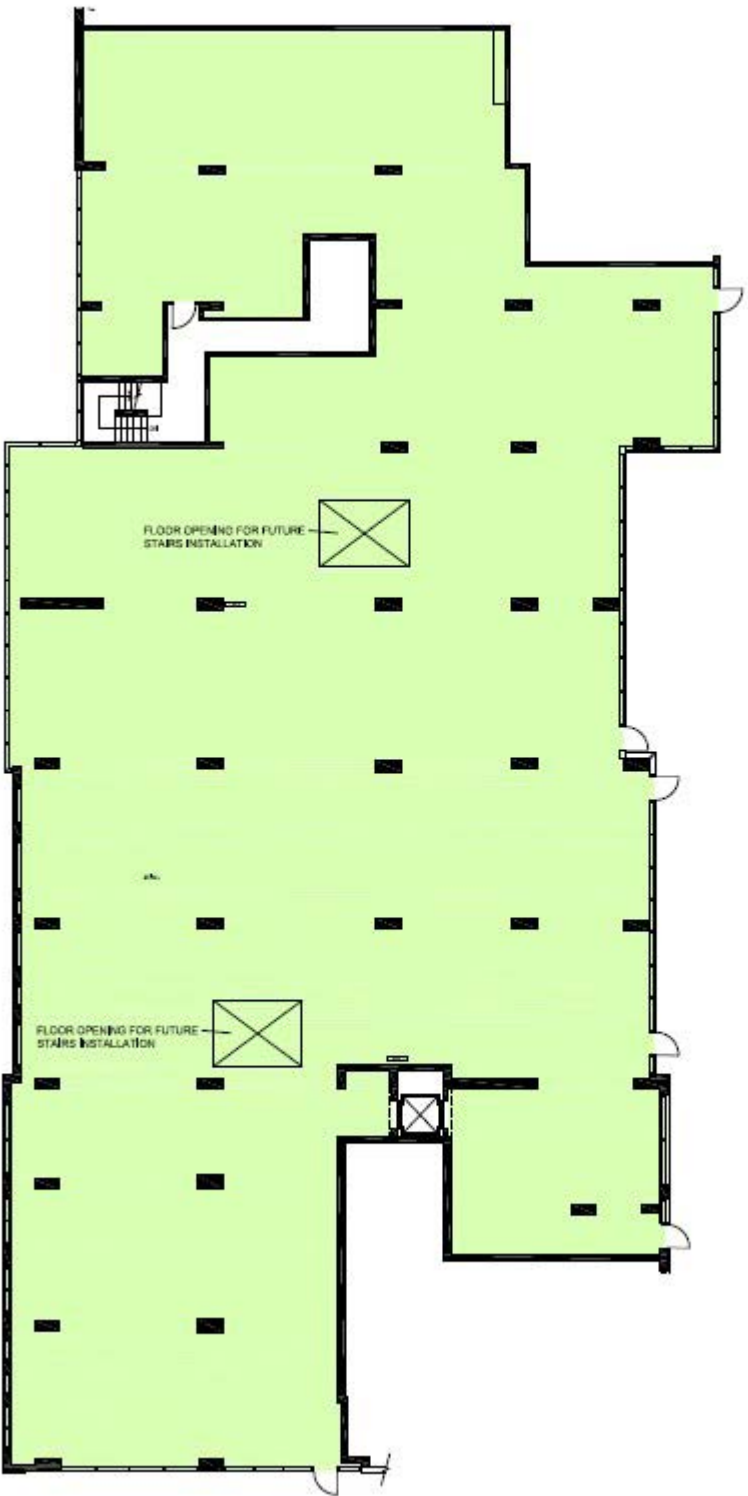


Floor Plans

Lower Level - 5,378 sf



Ground Floor - 12,726 sf



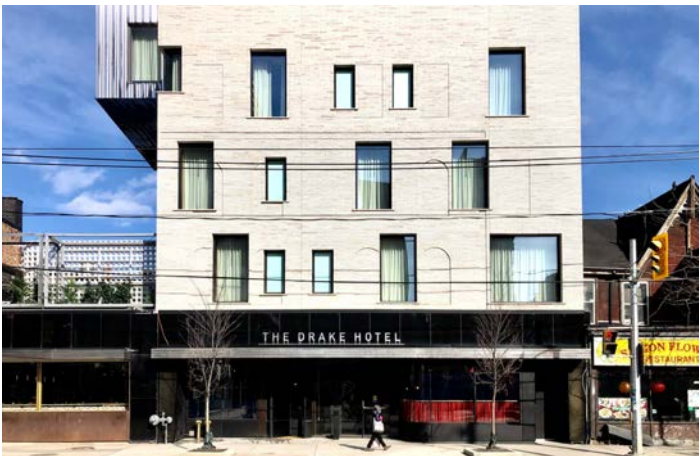
West Queen West Amenities



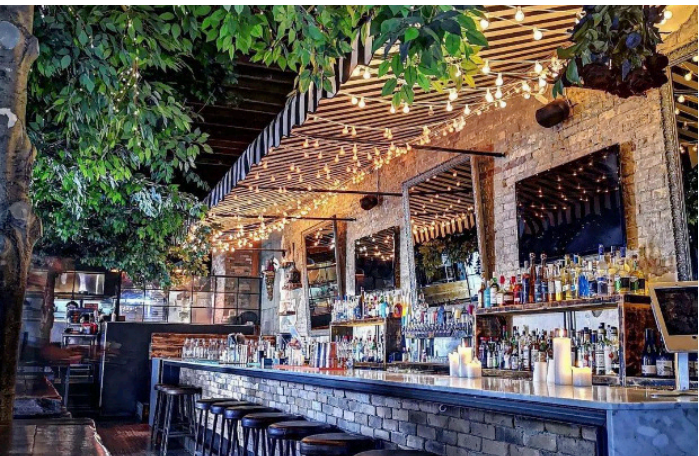
Trinity Bellwoods Park



Ossington Neighbourhood



The Drake Hotel



Bar Poet



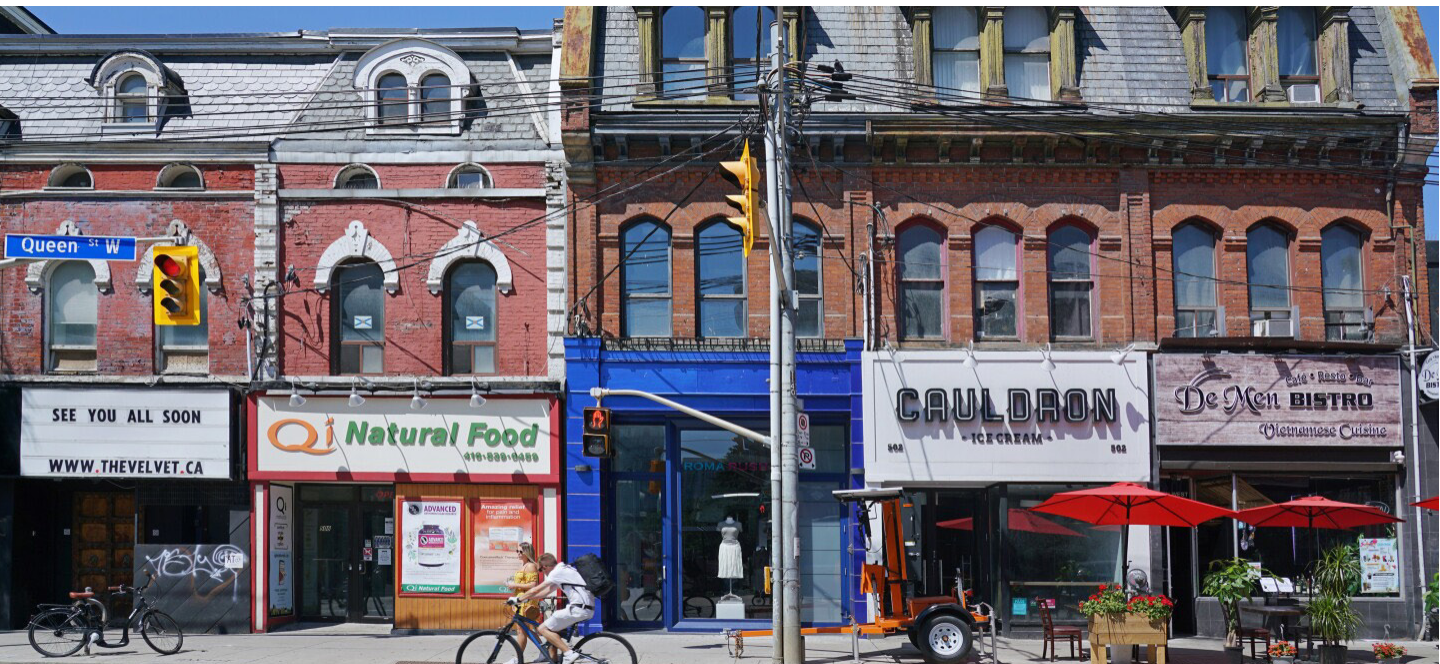
Bellwoods Brewery



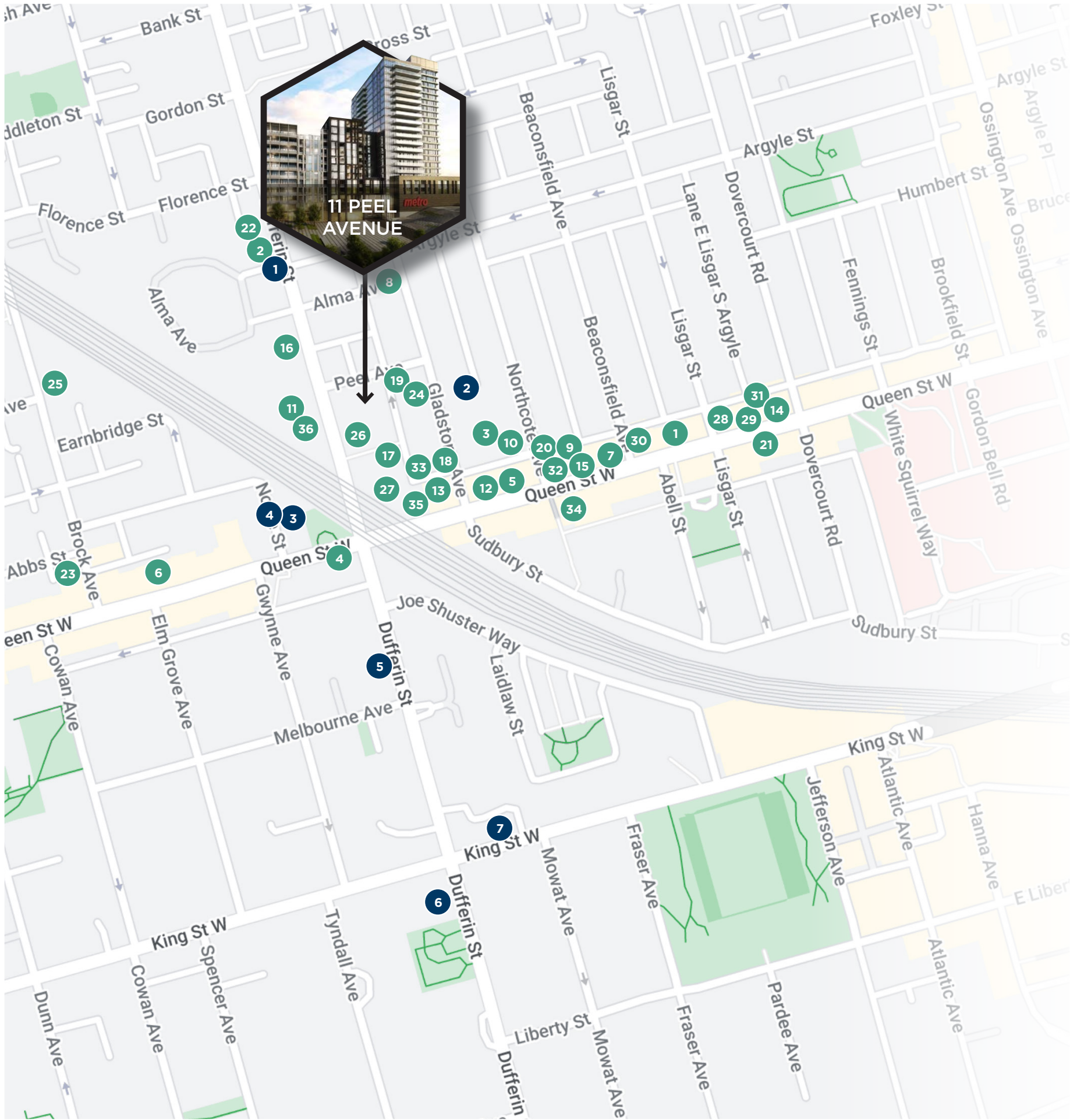
Pizzeria Badiali



Gladstone House



West Queen West Shopping



Neighbourhood Amenities

- | | |
|-------------------------------|--------------------------|
| 1. Bar Prima | 19. Pavilion |
| 2. Bather | 20. Pizzaiolo |
| 3. BMO | 21. Rexall |
| 4. Bom Dia Café & Bakery | 22. Rooms Coffee |
| 5. Boogie | 23. Sam James Coffee Bar |
| 6. Craigs Cookies | 24. Smythe |
| 7. Death & Taxes Free House | 25. SOMA chocolatemaker |
| 8. Fix Coffee + Bikes | 26. Spaces |
| 9. Florette | 27. Starbucks |
| 10. FreshCo | 28. The Burger's Priest |
| 11. G Mercato Italian Kitchen | 29. The Dog & Bear Pub |
| 12. J's Steak Frites | 30. The Drake |
| 13. Metro | 31. The Good Son |
| 14. Motiv Pilates | 32. The Goods |
| 15. Neon Tiger | 33. The Running Physio |
| 16. One More Round Boxing | 34. Tim Hortons |
| 17. Paik's Bakes | 35. Wine Shop |
| 18. Island Foods | 36. Gladstone House |

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

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 \$7,500,000.

Submissions

Offers are to be submitted to the listing team at:

Joel Goulding & Alan Rawn
Cushman & Wakefield ULC
161 Bay Street, Suite 1500
Toronto, ON L3R 8T3 | Canada



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