

West Don Lands

Front & Cherry

Premier Office and Retail Opportunities

dream 

KILMER GROUP

TRICON
RESIDENTIAL

CBRE



About the building—

Your new space on Front & Cherry

This exciting new retail opportunity is located at Front and Cherry will be ideally located at the gateway to the Canary District, a 35-acre, LEED Gold master-planned community. Adjacent to Canary House Condominiums and the Indigenous Hub which will be home to rental residences, medical, education and childcare facilities.

Total commercial *~33,600 SF*

Total retail *32,810 SF*

Total residential *855 units*

Parking spaces *102 stalls*

Ceiling height *21 – 24 FT*

Estimated delivery date *Q2 2025*



Building features—

Designed for high performance



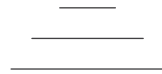
Tenant health and wellness

- Enhanced, high-powered HVAC design, to ensure cleaner and fresher air
- UV air purification and MERV 16 filters
- Secure bicycle parking and spa inspired shower facilities
- Access to natural light with 11' floor to ceiling windows



Green space

- Steps from the 18-acre Corktown Commons park



Raised floor system

- Underfloor air delivery system and tenant-controlled diffusers
- Providing Tenants a customizable and easily adaptable layout
- Conceals cabling and electrical wiring



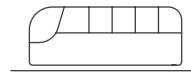
Sustainability

- LEED Gold certification
- WELL Core and Shell Certifications



Smart building technology and optimization

- Touchless entry and destination dispatch elevators
- Real-time energy metering and smart enabled indoor air quality sensors
- Mobile enabled entry and integration to building management app



Public transit

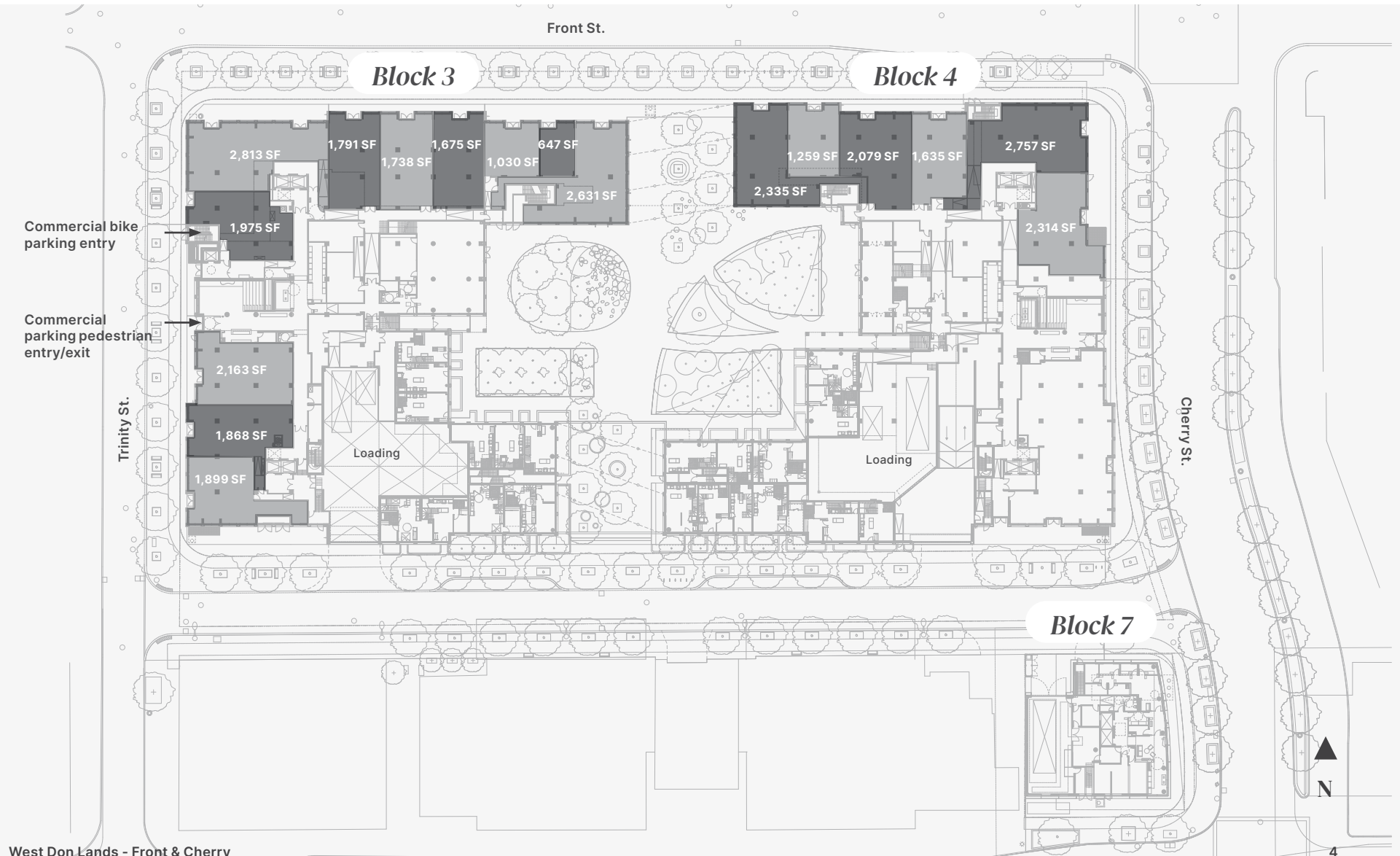
- Directly adjacent to the Cherry Street Loop TTC stop



Front & Cherry -

Leasing opportunities

Units configured to suit



Connected & convenient—

Join Toronto's most dynamic community

Minutes from the downtown core, and surrounded by notable neighbourhoods including Distillery District, Canary District, Riverside, and the rapidly gentrifying Regent Park, West Don Lands is surrounded by a wealth of key amenities.

Commuters are served by the convenience of the Cherry Street streetcar. The active and outdoorsy take advantage of Corktown Common park, Distillery District, Lawren Harris Square, Underpass Park, Percy Park, the Cooper Koo YMCA, amongst others. Foodies flock to the staples in the neighborhood like Pure Spirits Oyster House and Grill, El Catrin and Cluny Bistro and Boulangerie.



Cluny Bistro
THE DISTILLERY DISTRICT



El Catrin
THE DISTILLERY DISTRICT



Dark Horse
CANARY DISTRICT



Souk Tabule
CANARY DISTRICT

The area—

Amenities

DINING

- 1 El Catrin Destileria
- 2 Souk Tabule
- 3 Pure Spirits Oyster House + Grill
- 4 Impact Kitchen
- 5 Prohibition Gastrohouse
- 6 Mangia & Bevi
- 7 Lady Marmalade
- 8 La Carnita
- 9 SukhoThai
- 10 Gusto 501
- 11 Terroni Sud Forno
Produzione e Spaccio
- 12 Figs Breakfast Lunch
- 13 Dark Horse Espresso Bar
- 14 Balzac's Distillery District
- 15 Brick Street Bakery
- 16 Blackbird Baking Co. Riverside
- 17 The Cannonball
- 18 Odin Coffee Roasters
- 19 Tandem Coffee
- 20 Morning Glory Cafe
- 21 Bonjour Brioche
- 22 Greg's Ice Cream

GROCERIES & SPIRITS

- 1 No Frills
- 2 FreshCo
- 3 Marcheleo's Marketplace
- 4 Wine Rack
- 5 LCBO
- 6 The Beer Store

ENTERTAINMENT

- 1 Brickworks Ciderhouse
- 2 Hi Lo
- 3 The Aviary
- 4 The Beer Hall
- 5 Banknote Bar Corktown
- 6 The Comrade
- 7 Workplace One
- 8 1871' Berkeley Church Event Venue
- 9 Sidewalk Labs / 307
- 10 East Harbour
- 11 Distillery District
- 12 East Bayfront

HEALTH & WELLNESS

- 1 Shop Task Skates
- 2 Hastings Barber Shop
- 3 HealthShield Pharmacy
- 4 Body Blitz Spa East
- 5 Broadview Hotel
- 6 Cooper Koo YMCA
- 7 Fuel Training Club King East
- 8 Extension Method
- 9 Gears

- — — — — Future Ontario Line
- — — — — Streetcar/buss Lines



90
Walk score

96
Transit score

100
Bike score



A new opportunity—

In the heart of Toronto's rapidly growing Downtown East



Financial District

Distillery District

Front & Cherry

Canary District

View looking West

West Don Lands - Front & Cherry

The demographics—

A vibrant community on the rise

The people – 1 km radius



21,969

Population



11,916

Households



77.8%

Labour force participation

Index: 122



\$101,297

Avg. Household Income

Index: 83



~56%

Of population between ages 20-44



52.4%

Education University Degree

Index: 148

Located steps from the Distillery District at Mill and Cherry Street, Front & Cherry are commercial and retail opportunities with contemporary style and historic charm that will fit seamlessly into the quickly growing surrounding community.

They are joined by a growing list of residential developments that have brought over 6,100 new residential units within a 500M radius.



Transit-

Effortlessly connected

The West Don Lands is quickly becoming one of Toronto's best-connected neighbourhoods, with multiple new transit lines connecting in the Downtown East.

- The future Ontario Relief Line and introduction of Corktown Station
- Future GO Line will unite West Don Lands to the downtown core and the larger GTA in minutes
- Connected to the future East Harbour Transit Hub

All of these exciting new transit additions will be steps from West Don Lands allowing residents to truly live connected.

LRT

- 1 - Queens Quay LRT - existing
- 2 - QQ/King/Cherry LRT - future
- 3 - Cherry Street LRT - existing
- 4 - King Street 504 LRT - future

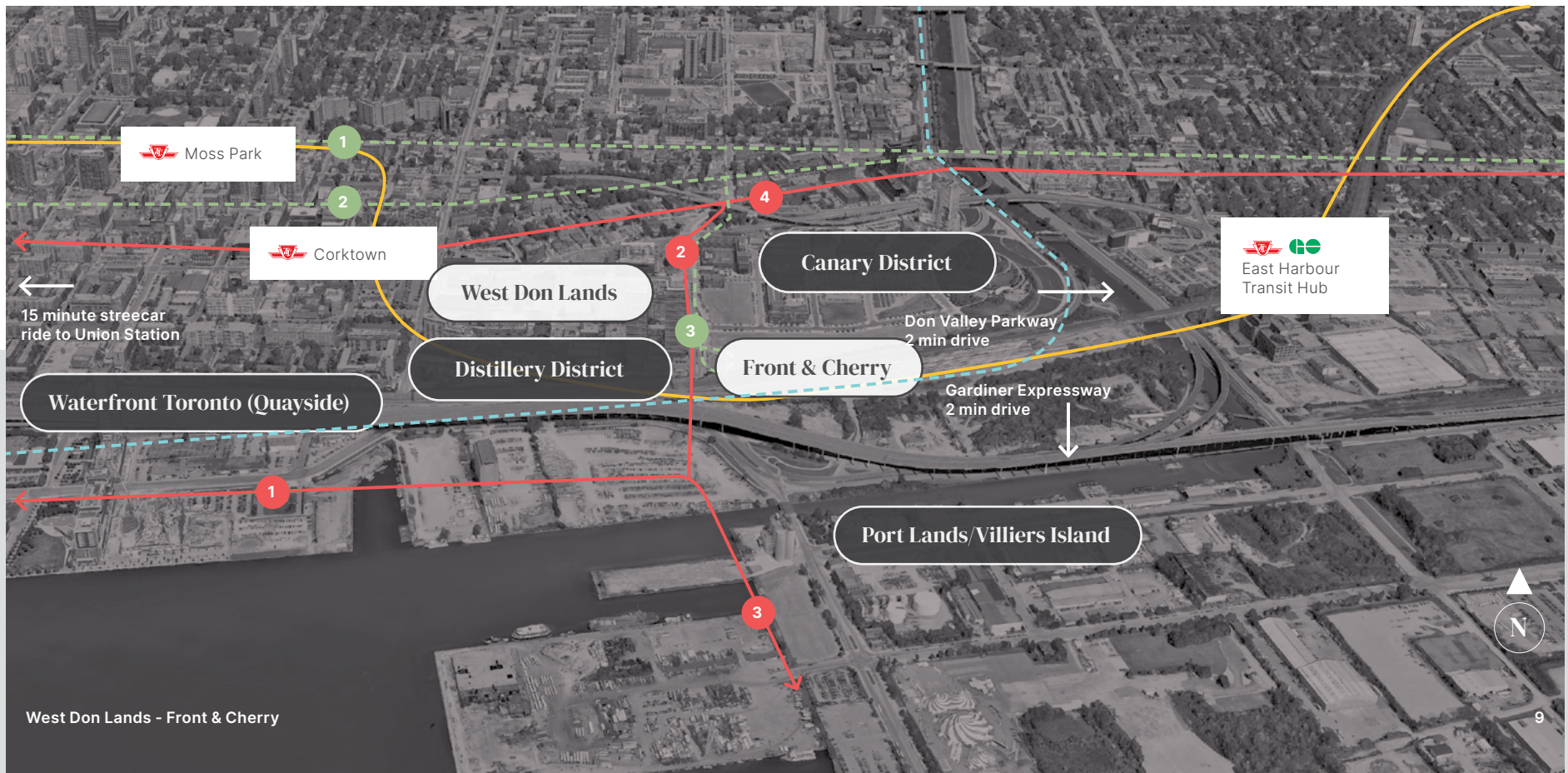
Subway

- Ontario Subway Line - future

Streetcar

- 1 - Queen Street
- 2 - King Street
- 3 - Cherry Street Loop Intermodal Hub

Bike path



Our property management team–

The Dream experience

dream 

Here at Dream, we are committed to your workplace environment. We understand the importance of having a full-service team supporting you and your business. It is our goal to ensure that the building is comfortable, safe, clean and an overall first-class office experience.

Online service requests

From service requests to setting comfortable building temperatures, our advanced online response service allows tenants to submit and monitor their requests in real time.

Live property updates

Our Tenant Experience Dream+ App connects teams with their building communities by sharing notifications, events, exclusive discounts and special neighbourhood programming.

Online payments

Our custom DreamConnect payment solution enables instant online payments and bank transfers quickly and securely.

Fast and accountable service

Our highly experienced Property Management Teams are there to rapidly respond to your problem or concern. We tackle issues head on and ensure accountability and responsibility remain at the heart of the Dream client experience.

Onboarding made easy

Dream Property Management Teams will be on-hand to guide you through every step of the onboarding process and will help plan, customize and coordinate your move ensuring that your space is running smoothly the day you step in the door.

A strong sense of community

From al fresco summer yoga sessions, to complimentary movie tickets and tenant lunch deals, we work hard to enhance the lives of everyone who works in a managed Dream property, making people feel like a valued part of a wider community, not just an employee in an office.



About us –

A team built on success

KILMER GROUP

Kilmer Group is a multi-generational Canadian company that invests in real estate, infrastructure, and sports and entertainment. In development, Kilmer’s focus is on unique public-private partnerships, mid-rise urban infill projects and master-planned communities that enable a complete transformation of waterfront lands and brownfields in both Ontario and Quebec.

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TRICON RESIDENTIAL

Tricon Residential is a vertically-integrated real estate company primarily focused on rental housing throughout North America. Tricon has approximately \$10.5 billion of assets under management and owns and operates a growing portfolio of over 31,000 single-family rental homes and multi-family rental apartments. Since its inception in 1988, Tricon has invested in real estate and development projects valued at over \$32 billion, including over 75 rental apartment and condo development projects.



For office leasing opportunities

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Urban Retail Team

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CANARY LANDING

Block 8

4,000 SF of premier retail space

dream  KILMER GROUP  **TRICON**
RESIDENTIAL **CBRE**



About the building—

Your new space at Block 8

This exciting new retail opportunity located at Mill and Cherry will be ideally located beside Canary District, a 35-acre, LEED Gold master-planned community, next to the Indigenous Hub which will be home to residential, medical, educational and childcare facilities, and the Distillery Historic District, a world-class 18-acre pedestrian-only destination.

Total retail ***4,000 SF***

Total residential ***855 units***

Parking spaces ***46 stalls***

Ceiling height ***19-20 FT***

Estimated delivery date ***Q1 2023***



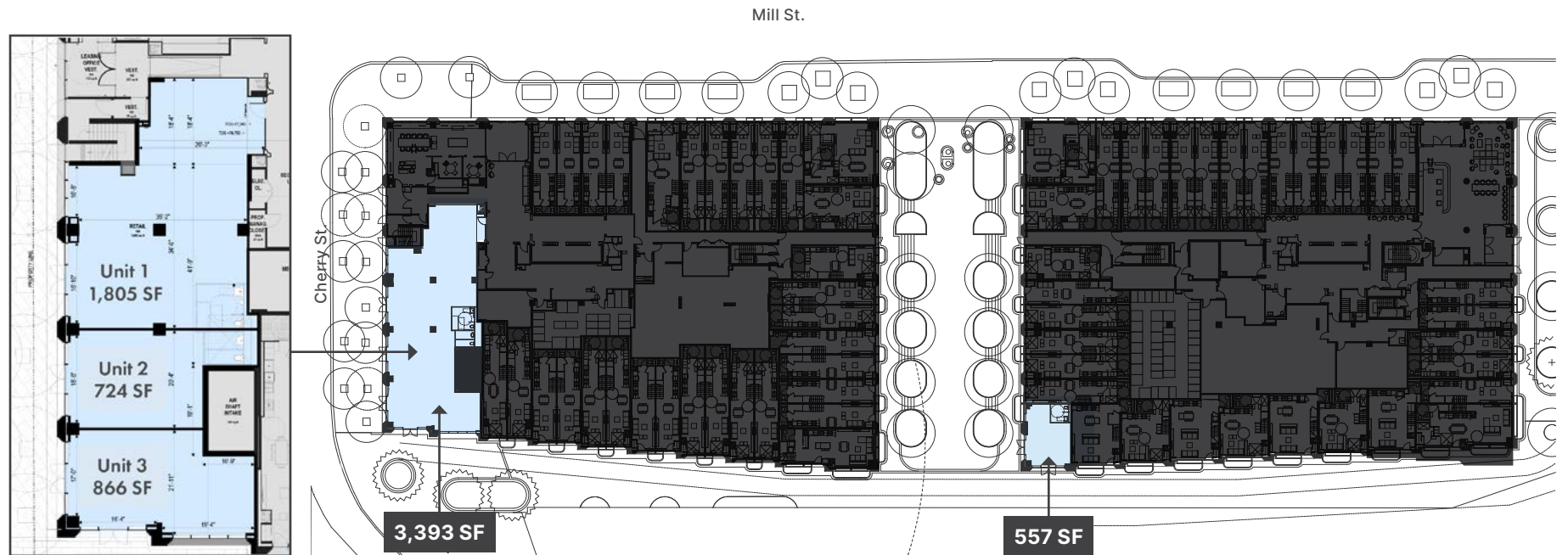
View looking east from Distillery District.



View of retail façade fronting
Cherry Street at Mill Street.

Site plan-

Leasing opportunities



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Canary Landing - Block 8

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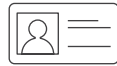
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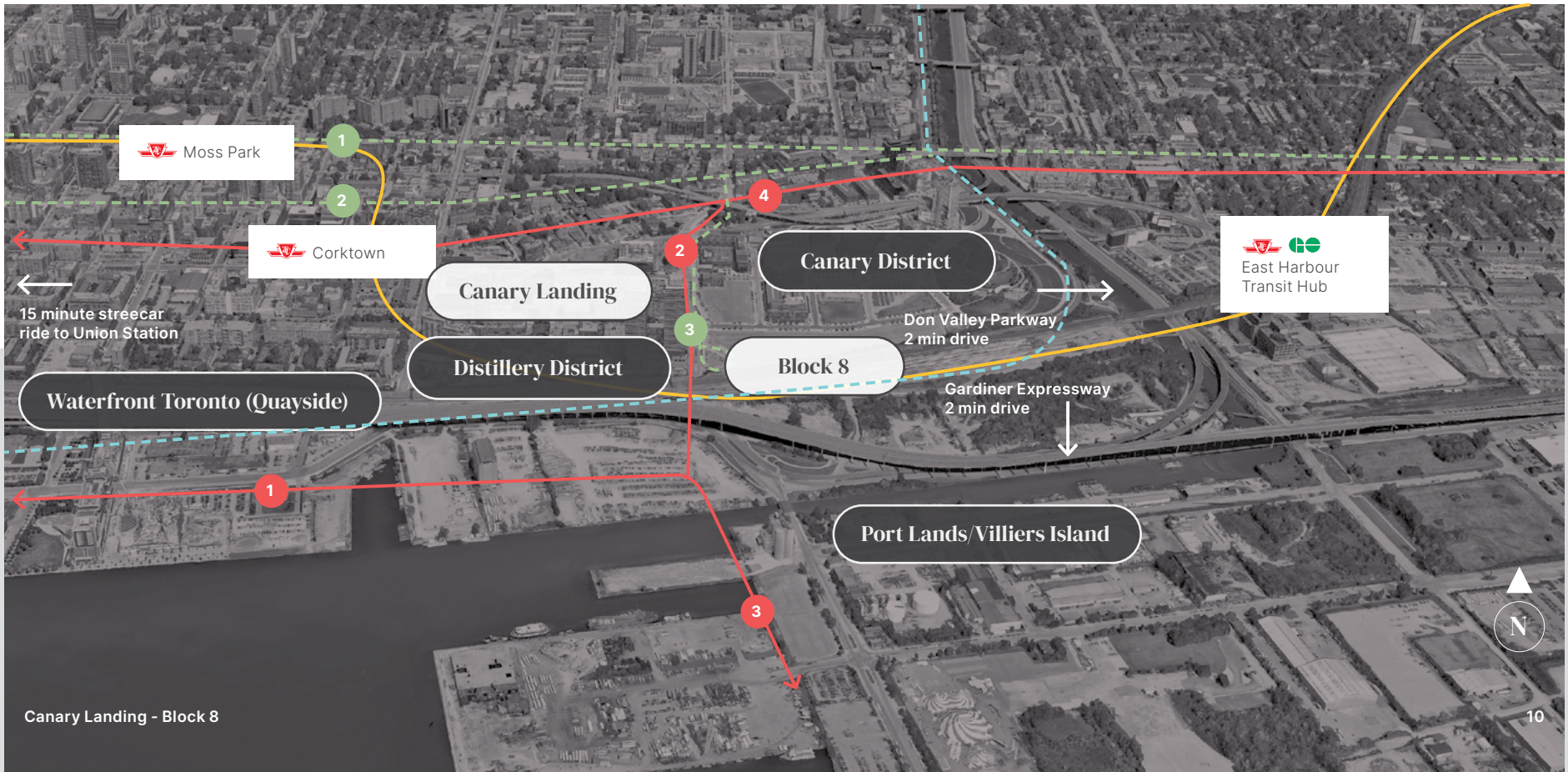
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Center: Block 20, left side: Block 8

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