



THE BRIXTON

390 DUFFERIN STREET | @ QUEEN & DUFFERIN



T H E B R I X T O N

The Brixton is a new development designed for a new kind of urban retailer by offering an exciting opportunity to become part of the trendy West Queen West neighbourhood. Situated in one of the fastest evolving areas in Toronto, West Queen West is a flourishing hub of arts, culture, and business.

Located just north of Queen Street at 390 Dufferin Street. The development will incorporate 63,000 square feet of office space, 7,500 square feet of retail, as well as 400 luxury apartment units over three separate towers referred to as A, B and C (towers A and B host the retail component). The retail will be integrated with the lobby of the residential building and therefore will provide more accessibility for the residents, making the retail more attractive.

TOWER A

TOWER B

TOWER C





WELCOME TO WEST QUEEN WEST

West Queen West was named by Vogue as one of the coolest streets in the world. Unique restaurants, retail boutiques and the largest concentration of art galleries in Toronto make West Queen West a vibrant, dynamic neighbourhood. The arrival of custom retailers, designers and artists has altered the face of the neighbourhood over the last decade. This funky, but welcoming area hums with culture and creativity and features an inspiring mix of original fashions, antiques and kitsch. The area is also home to beautiful Trinity-Bellwoods Park along with many other attractions and landmarks.



TECHNOLOGY INCUBATION CENTRE

As Toronto continues to grow as a technology hub, the need for space that fosters the growth in early stage start-ups is critical. The developer has partnered with the City of Toronto, to create a 15,000 square foot Technology Incubation Centre that is being run by MaRS, George Brown College and ReMAP and will occupy the entire first and second floors of Building C. As companies become more advanced and innovation continues to accelerate, established companies are looking outside their organization for innovative ideas and new ways to solve challenges. Increasingly, they are looking to startups for inspiration. This Technology Incubation Centre will focus on advanced technology and show traditional manufacturing how to disrupt traditional design, prototyping and manufacturing processes by harnessing innovative technologies including The Internet of Things, Cloud Technology, Advanced Robotics, Energy Storage, 3D Printing and Advanced Materials.

WHAT IS IN THE AREA



- | | |
|-----------------------------|-------------------------|
| 1. McDonalds | 31. Rexall |
| 2. Quiznos | 32. Bar Fancy |
| 3. Burger King | 33. Apt 200 |
| 4. Subway | 34. Cafe Neon |
| 5. Shoeless Joes | 35. Starbucks |
| 6. School | 36. Shoppers Drug Mart |
| 7. Allan A. Lamport Stadium | 37. Frankie's Diner |
| 8. Booster Juice | 38. Fred Perry |
| 9. Fat Bastard Burrito | 39. Fresh on Crawford |
| 10. Smokes Pouterie | 40. Pho Tien Thanh |
| 11. West Elm | 41. I Miss You Vintage |
| 12. Metro | 42. Bang Bang Ice Cream |
| 13. Williams Landing | 43. Bellwoods Brewery |
| 14. Local Liberty Village | 44. OMG Baked Goodness |
| 15. LCBO | 45. The Lockhart |
| 16. Coffee Time | 46. The Federal |
| 17. Dollarama | 47. The Loveless Cafe |
| 18. Miss Thing's | 48. Kitten & The Bear |
| 19. Doomie's | 49. Rexall |
| 20. Grand Electric | 50. MEZU |
| 21. Cadillac Lounge | 51. The Dock Ellis |
| 22. Starbucks | 52. Unboxed Market |
| 23. Gladstone Hotel | 53. KFC |
| 24. Brooklyn Bar | 54. Veghead |
| 25. Float Toronto | 55. The Garrison |
| 26. Convenience | 56. Get Well |
| 27. Death & Taxes | 57. Pizzeria Libretto |
| 28. The Drake Hotel | 58. The Lakeview |
| 29. Pizza Pizza | 59. ARMED Jewelry |
| 30. The Burger's Priest | |

HIGHLIGHTS

- Located in the heart of the Queen and Dufferin arts hub, at the base of an upscale purpose built rental development featuring approx. 400 residential units
- Four great small format retail units ideal for food & beverage, boutique fitness, health & wellness, and destination retail tenancies
- Shell and core condition and patio potential for all units
- Double height ceilings for Tower A
- 68 visitor/non-residential parking spaces in Tower C
- Strong frontage and branding along Dufferin Street
- Steps from Queen Street West and the TTC
- Tower C features over 60,000 SF of office space including a 15,000 SF Business Incubator Centre Joint Venture between MaRs, George Brown, and Refined Manufacturing Accelerated Process (ReMAP)

PROPERTY DETAILS

TIMING:	Ready for tenant fixturing Q4 2020
TERM:	5 - 10 Years
ASKING NET RENT:	Contact Listing Agents
ADDITIONAL RENT:	\$20.00 PSF (est. 2020)
AVAILABLE:	TOWER A UNIT 1: 2,340 SF TOWER A UNIT 2: 1,100 SF TOWER B UNIT 1: 2,050 SF TOWER B UNIT 2: 1,868 SF

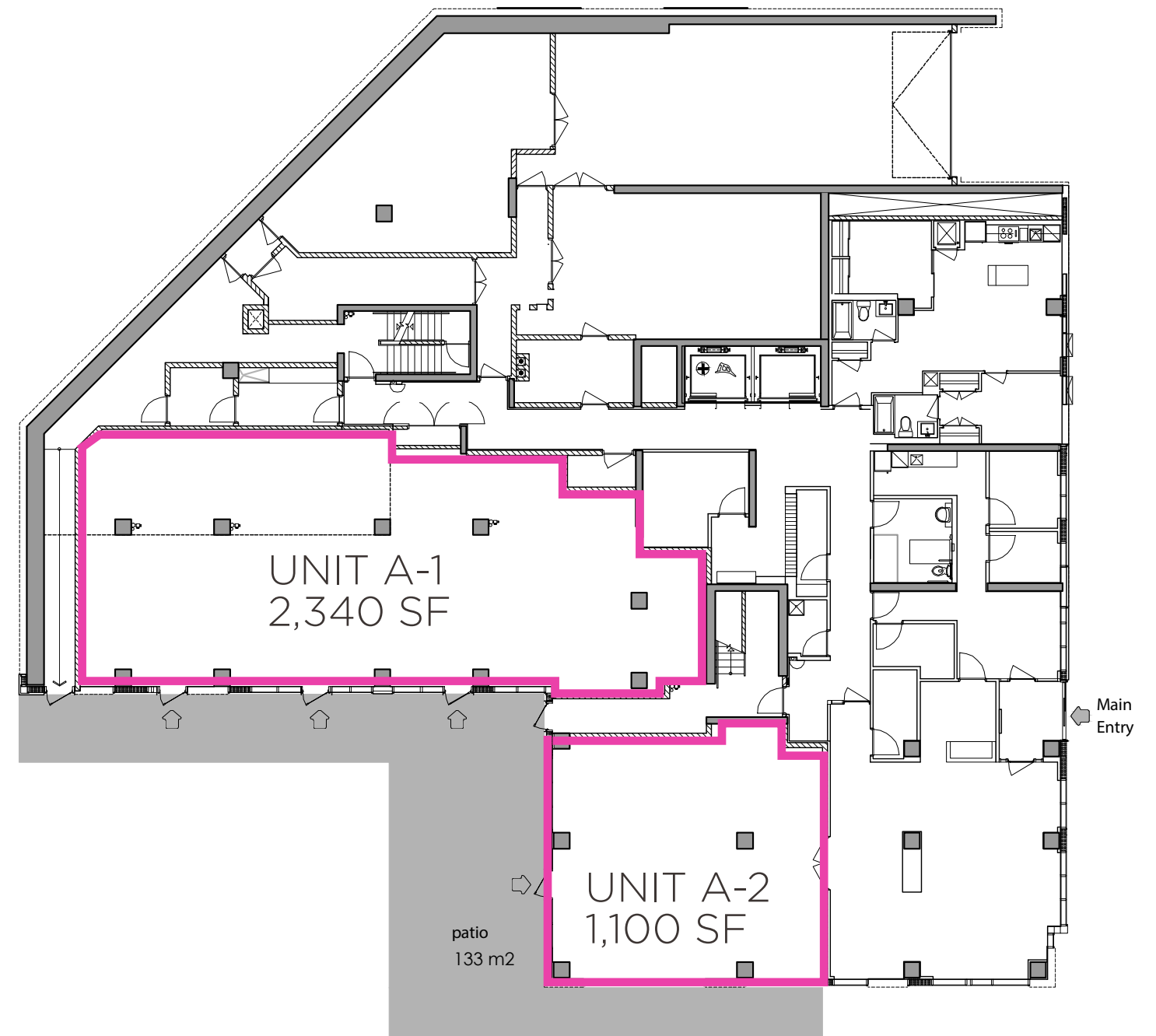
*BOMA 2010 measurement





FLOOR PLANS

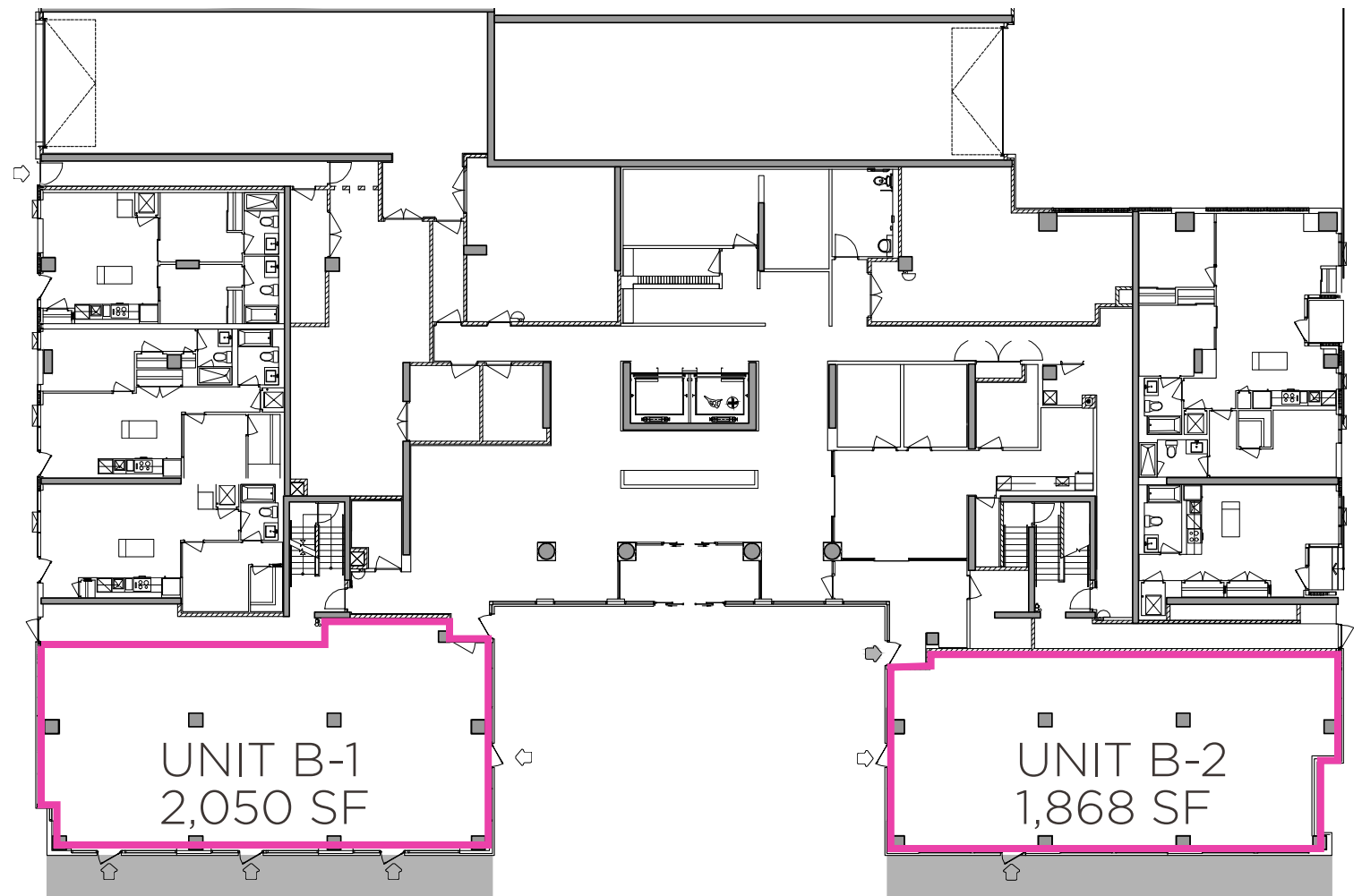
GROUND FLOOR
TOWER A



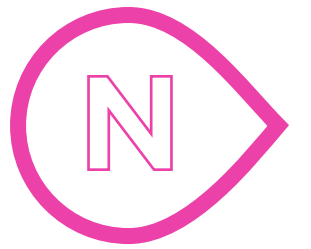


FLOOR PLANS

GROUND FLOOR
TOWER B



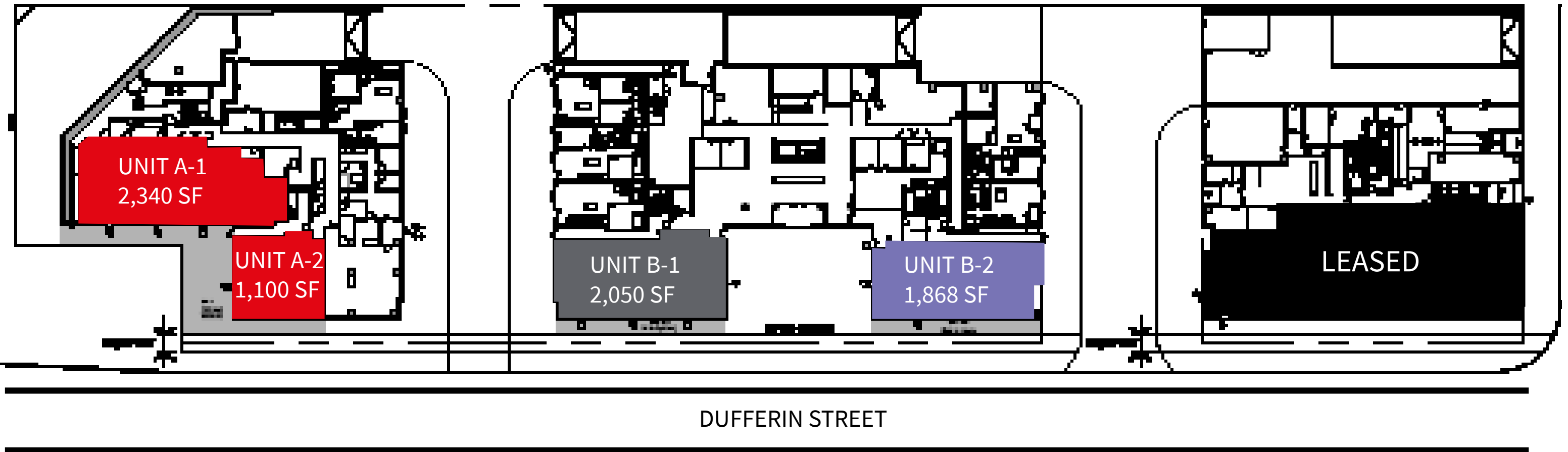
DEVELOPMENT PLAN



TOWER A
GROUND FLOOR PLAN

TOWER B
GROUND FLOOR PLAN

TOWER C
GROUND FLOOR PLAN



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**Choice
Properties**


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