21 DUNDAS SQUARE

FOR LEASE

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The Building

Originally built in the early 1930's standing 10 storeys high at its completion, 21 Dundas has recently been refurbished to create a delicate balance of the building's historic heritage of the past, while adding modern improvements for future tenants. The newly renovated 21 & 19 Dundas Square brings together the best of the old and new. As a nod to it's past, it boasts restored original window frames, restored exterior cladding, an old-fashioned mail chute, and fully recreated brass doors and crown moulding in the lobby. A modern touch is added with all new window panes, gutted and upgraded interiors, and new building systems. Currently in base building condition with polished concrete floors, exposed concrete ceilings, new unisex and accessible washrooms and roughed-in plumbing.

HIGH-RISE
(OFFICE)

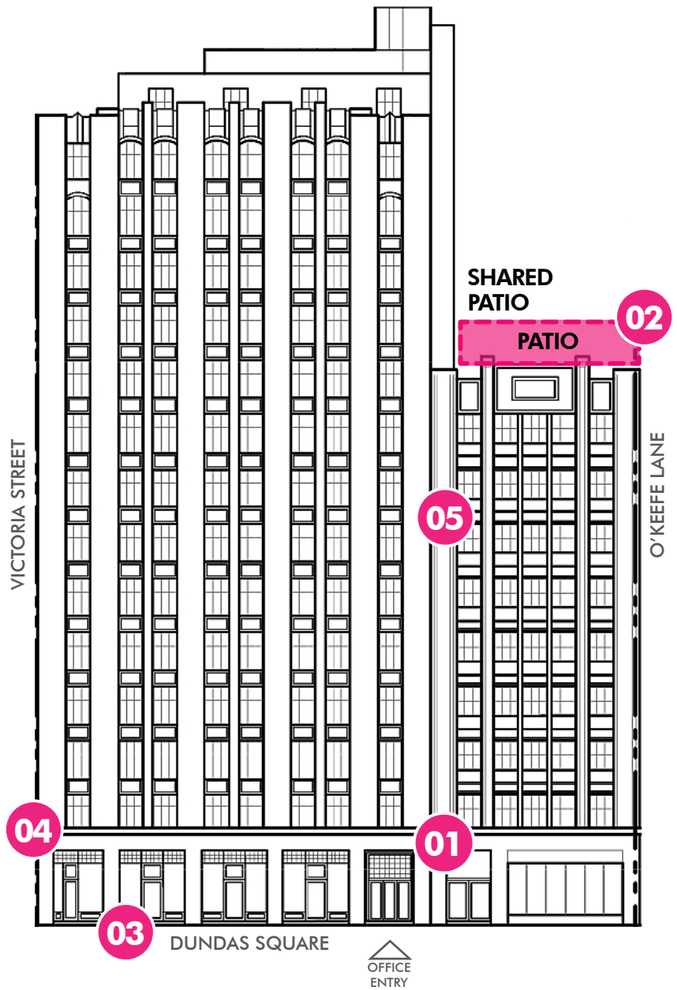
15th Floor	4,247 sq. ft	Q4 2021	
14th Floor	4,329 sq. ft	Q4 2021	
~~12th Floor~~	~~4,328 sq. ft~~	~~90 Days~~	**LEASED**
~~11th Floor~~	~~4,324 sq. ft~~	~~90 Days~~	**LEASED**
~~10th Floor~~	~~4,895 sq. ft~~	~~90 Days~~	**LEASED**

LOW-RISE
(OFFICE)

9th Floor	6,470 sq. ft.	Q4 2021
8th Floor	6,466 sq. ft.	Q4 2021
7th Floor	6,396 sq. ft.	Q4 2021
6th Floor	6,335 sq. ft.	Q4 2021
5th Floor	6,357 sq. ft.	Q4 2021
4th Floor	6,331 sq. ft.	Q4 2021
3rd Floor	6,294 sq. ft.	Q4 2021
2nd Floor	6,245 sq. ft.	Q4 2021

RETAIL
OPPORTUNITY

Ground	5,277 sq. ft.	Q4 2021



NET RENT
Call agents to discuss

ADDITIONAL RENT (2021 ESTIMATE)
$24.50 per sq. ft. + hydro & janitorial

COMMISSION
$1.00 per sq. ft. per annum to selling agent

"an elegant solution to blend Toronto's historic past with modern amenities"

01 RECREATED BRASS DOORS
The brass double doors and entryway were recreated from the original doors that were installed in 1935.

02 SHARED PATIO WITH VIEW OF YONGE/ DUNDAS SQUARE AND TORONTO
On the 10th floor, the Landlord plans to deliver a shared patio that offers stunning views overlooking Yonge Dundas Square and 360° views of Toronto.

03 YONGE-DUNDAS SQUARE CONNECTIVITY
Located across the street from Yonge-Dundas Square, 21 Dundas Square offers expansive retail, food and beverage, grocery, schools and entertainment amenities at your doorstep.

04 ORIGINAL CROWN MOULDING

05 RESTORATION OF CLADDING & WINDOWS

Originally named "Wilton Square" in the 1930's, 21Dundas Square was designed by Benjamin Brown for Percy Hermant's company, Imperial Optical.

An important landmark in the city's rich history,19 & 21 Dundas Square were designated as heritage properties by the City of Toronto in 1990 and have since been renovated by HNR Properties with ERA Architects. As a nod to its rich past, HNR sought to recreate or preserve original elements of the buildings.

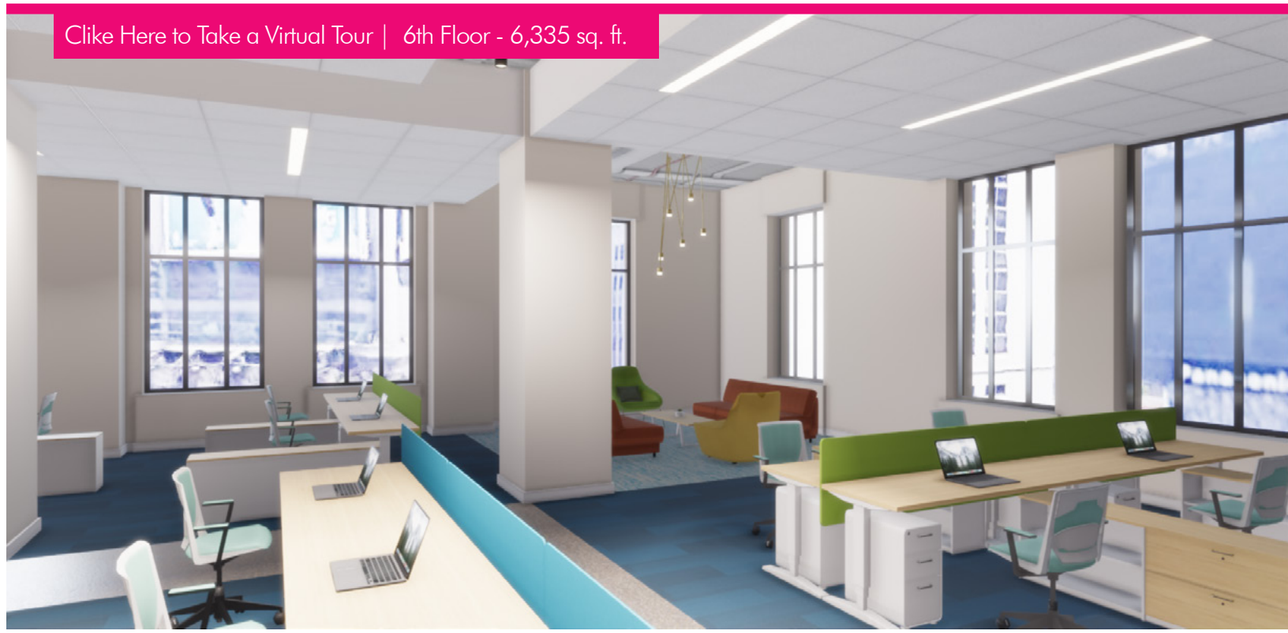
CBRE

Explore 21 Dundas

Tour 21 Dundas via Floored technology & explore sample build-outs.

12th Floor Base Building | Approximately 4,328 sq. ft.

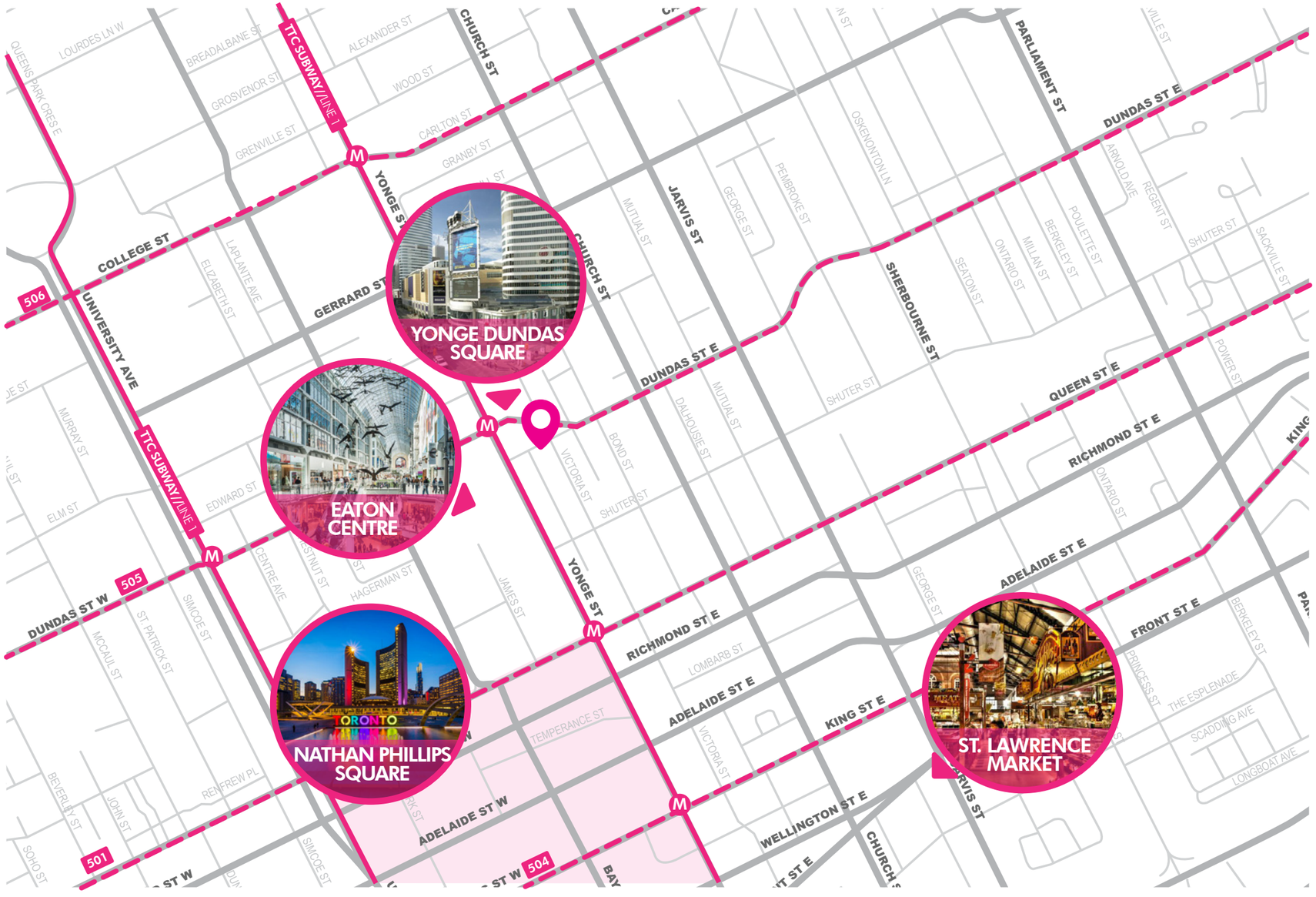
Clike Here to Take a Virtual Tour | 6th Floor - 6,335 sq. ft.



10th Floor Built-out | Approximately 4,895 sq. ft.

Clike Here to Take a Virtual Tour | 15th Floor - 4,247 sq. ft.

Amenities



"surrounded by world-class public transportation and retail amenities"

Located in the heart of Toronto, ..., 21 Dundas Sq sits on one of Toronto's most vibrant intersections. Expansive retail, food and beverage, grocery, schools and entertainment amenities are located at your doorstep.

The Toronto Eaton Centre, with access to the underground Toronto PATH network and subway stations, is just steps away, and the popular Yonge-Dundas Square is located across the street, a vibrant public open space hosting concerts, promotions and community events.

+ **WALK SCORE**
  Walk: 100; daily errands and amenities require no car
  Transit: 100; world-class public transportation
  Bike: 72; convenient for most trips

+ **UNION STATION (1.3KM)**
  walk: 17min bike: 8min
  ttc: 6min car: 4min

+ **CLOSEST STREETCAR (62M)**
  Dundas TTC Streetcar

+ **CLOSEST SUBWAY ACCESS (94M)**
  Dundas Station

+ **MAJOR ATTRACTIONS**
  Toronto Eaton Centre (58m)
  Nathan Phillips Square (550m)
  Ed Mirvish Theatre (69m)

+ **CLOSEST PATH ENTRANCE (94M)**
  Yonge-Dundas Square

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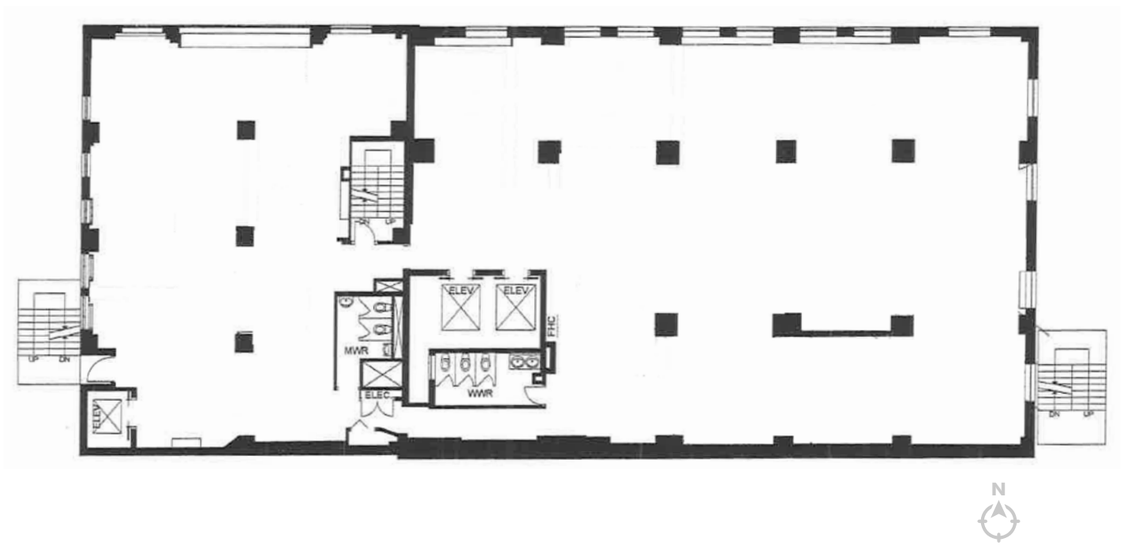
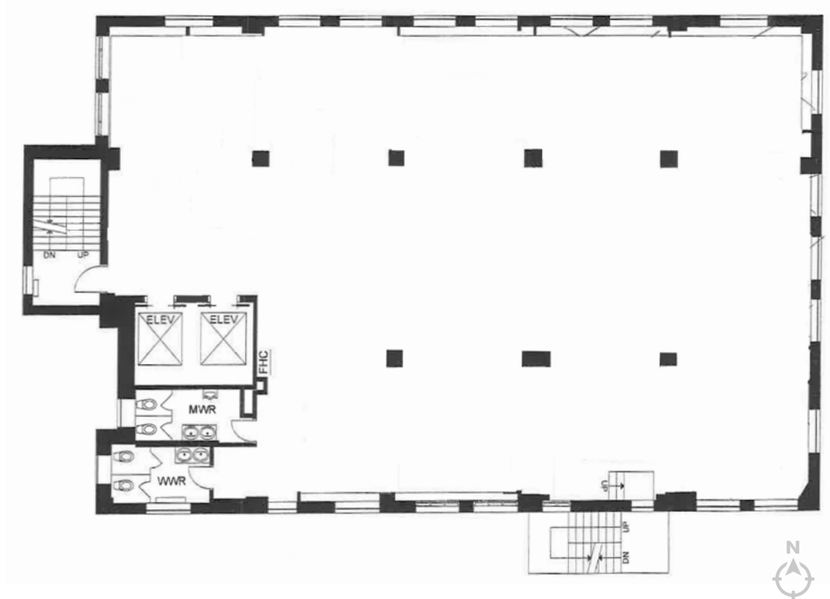
Floorplans

Floors 2 – 9



Floors 12 – 15



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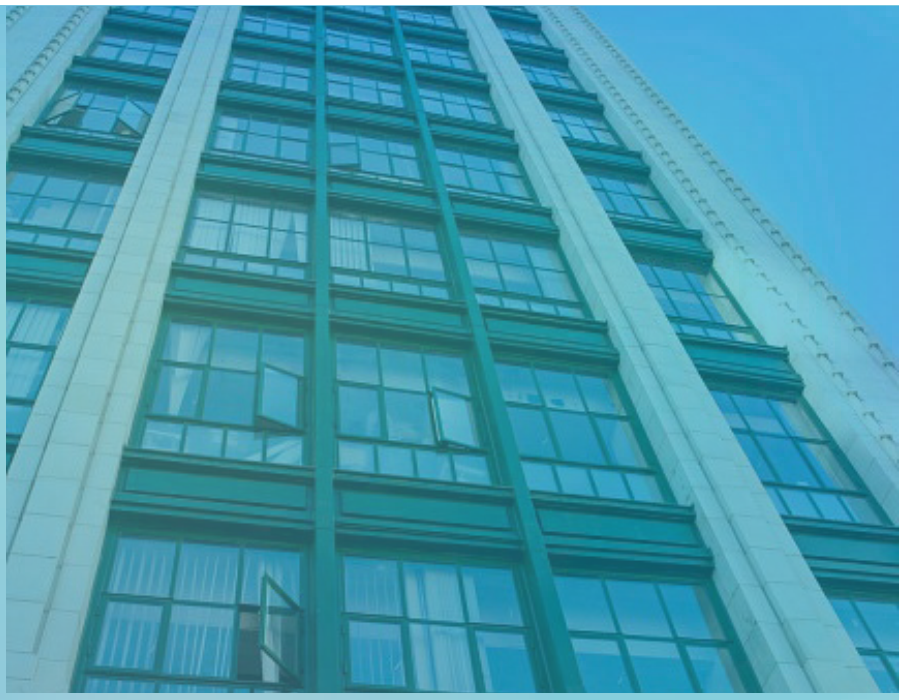
INGLOT



HNR BUILDING
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