hullmark

RADIATOR

OFFICE SPACE FOR LEASE
340 - 370 DUFFERIN

CUSHMAN & WAKEFIELD

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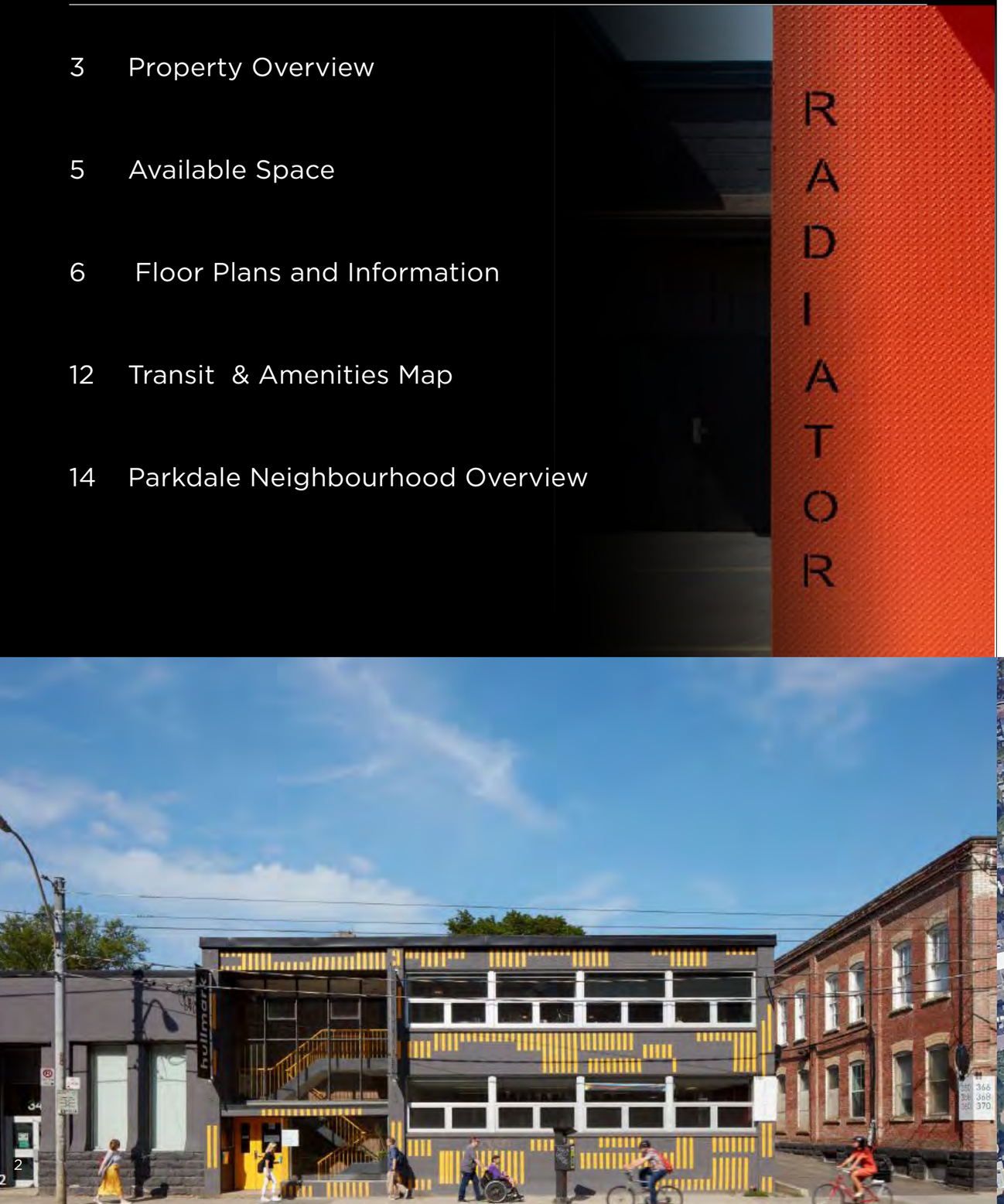
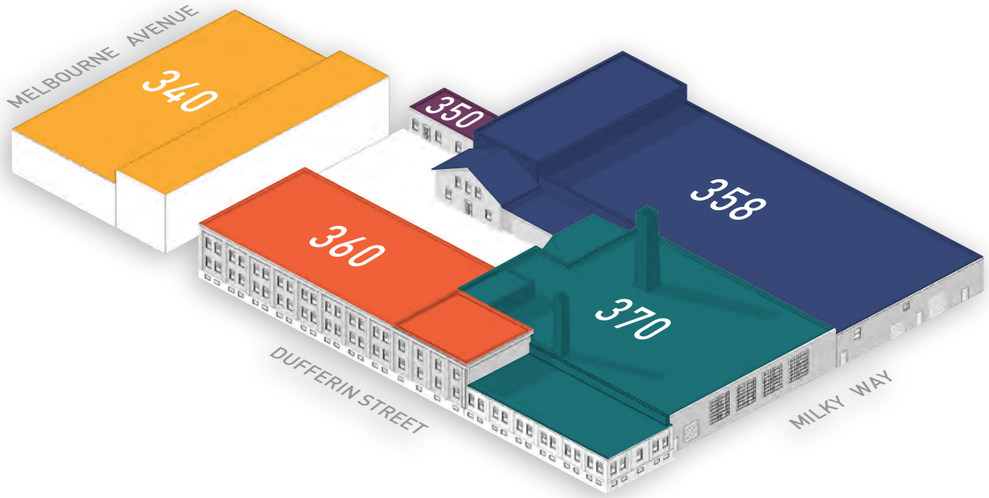


PROPERTY OVERVIEW

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

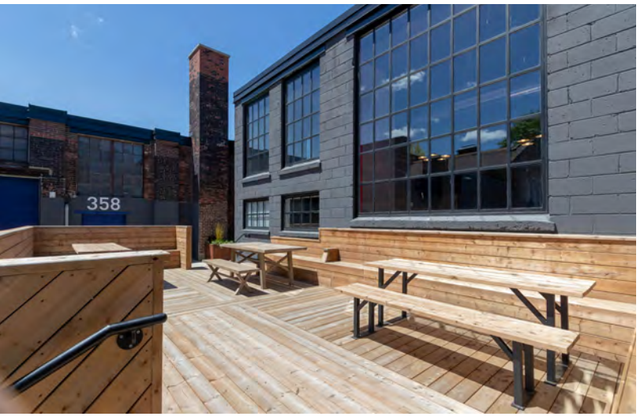
Building Size: 93,016 SF

Parking Spaces: 30

Clear Heights: 9-20'

Net Rent: Contact Listing Agents to Discuss

Additional Rent: $14.50 PSF (est. 2024)
(Excluding in-suite janitorial)



Communal Tenant Patio

Mural by @rafaelsliks_

340
LEASED

350
LEASED

358
SUITE 109 - 1,501 SF
SUITE 203&204 - 1,646 SF
SUITE 301 - 2,753 SF

360
SUITE 104 - 463 SF
SUITE 201 - 2,108 SF

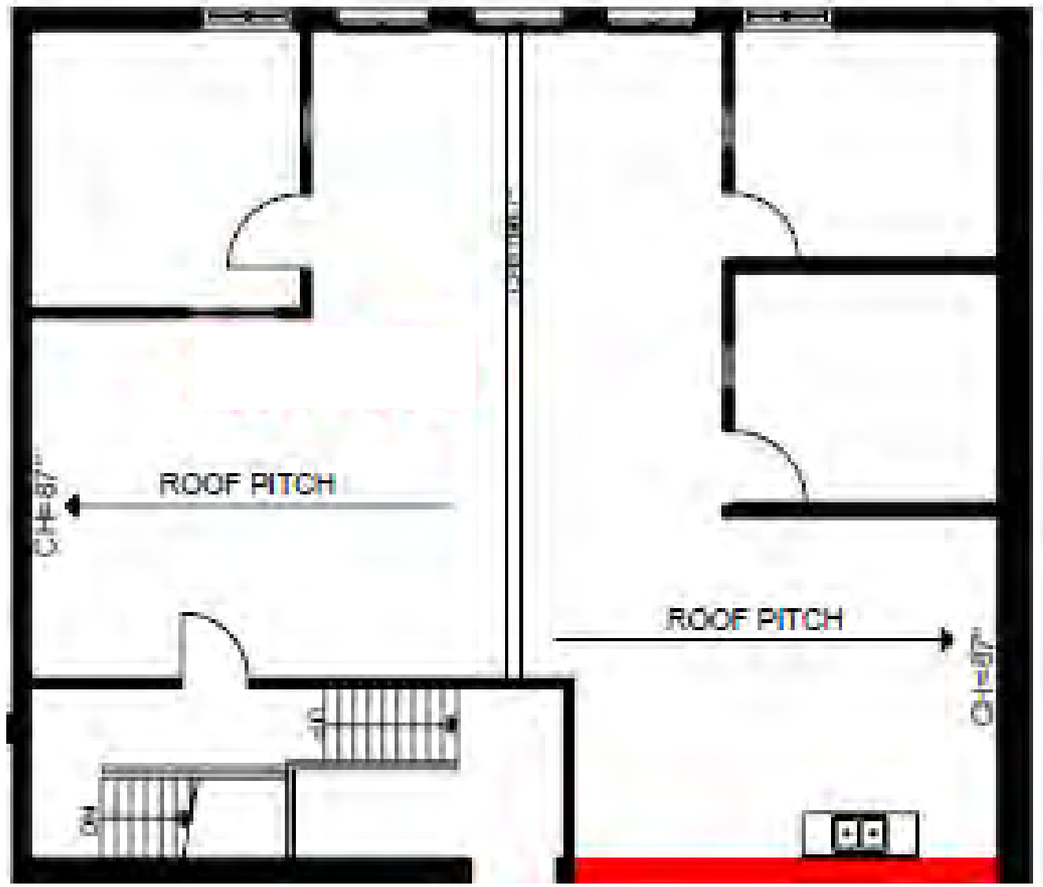
370
LEASED

Net Rent:
Please Call Listing Agents to Discuss

Additional Rent:
$14.50 PSF (est. 2024)
(Excluding in-suite janitorial)

Additional Availabilities coming in Q2 2024

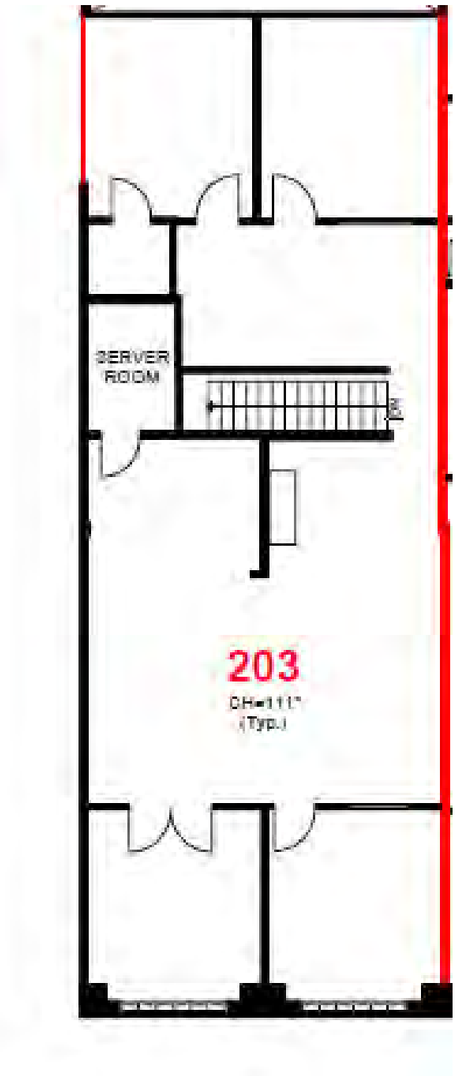
358 DUFFERIN STREET | SUITE 109 - 1,501 SF



- Bright second floor walk up, brick and beam space
- Recently renovated with high-quality leasehold improvements
- Built out with large kitchen and lounge area, three enclosed offices/ meeting rooms and large open workspace area
- Available Immediately
- Lease Terms from 1-5 Years

Click Here to View Photos

358 DUFFERIN STREET | SUITES 203 & 204 - 1,646 SF



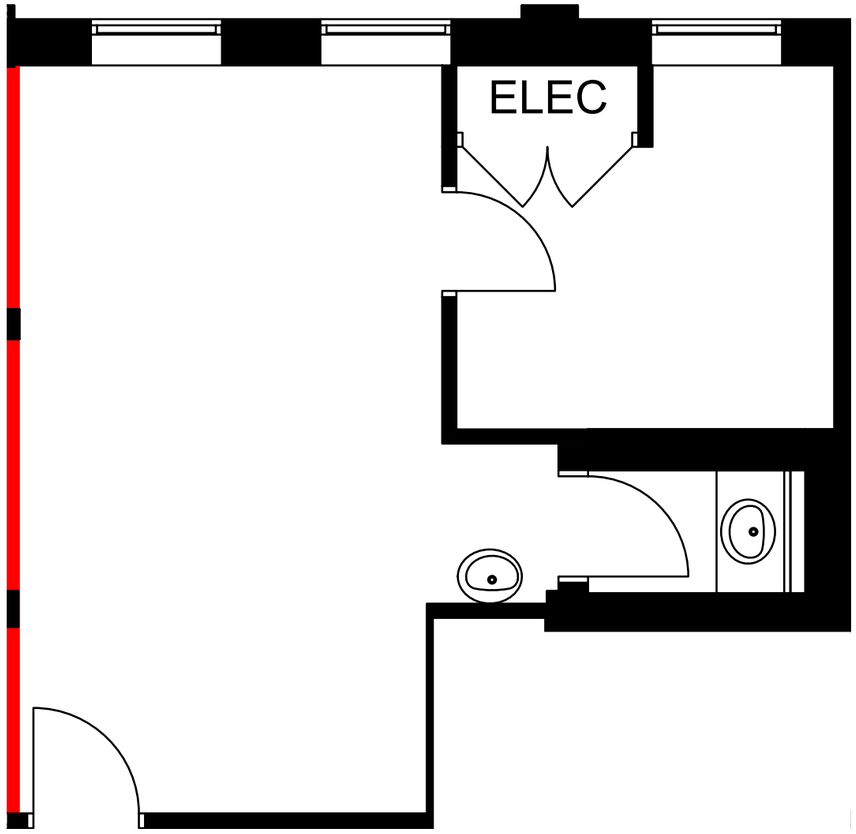
- Second floor walk up space
- Built out with four enclosed offices/meeting rooms, kitchenette, server room and open workspace.
- Skylights and exterior windows throughout
- Available Immediately
- Lease Terms from 1-5 Years

Click Here to View Photos

358 DUFFERIN STREET | SUITE 301 - 2,753 SF

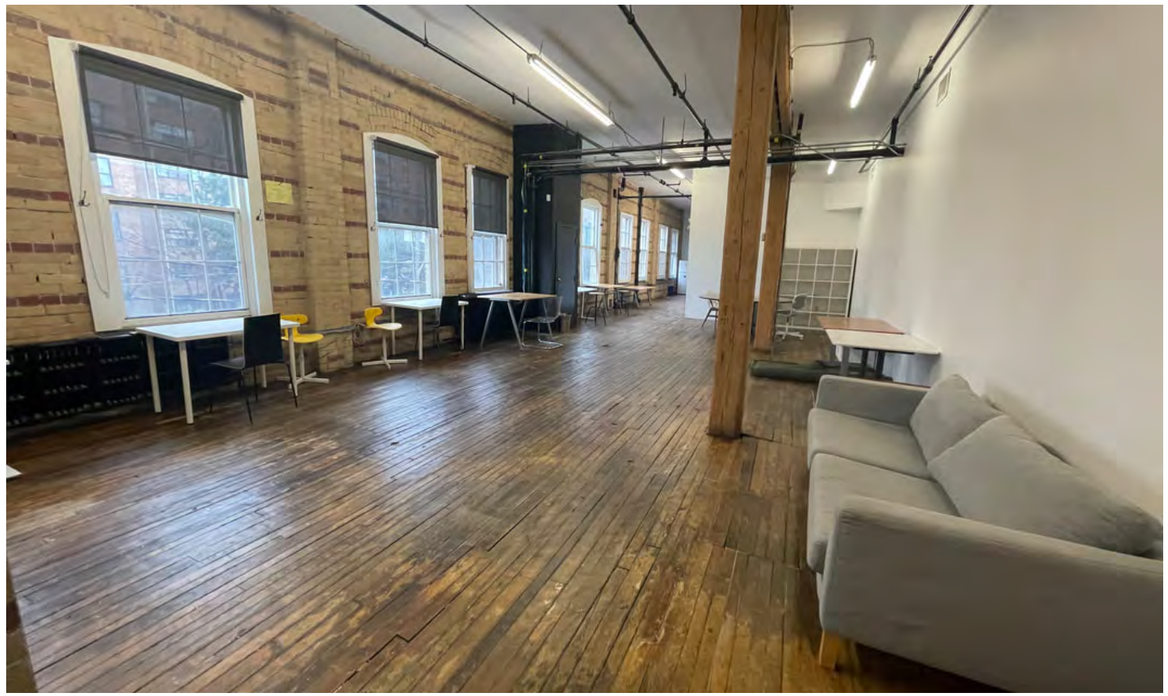
- Bright third floor walk up, brick and beam space
- Recently renovated with high-quality leasehold improvements
- Built out with in-suite washroom, kitchenette, boardroom, five enclosed private offices/meeting rooms and large open workspace area
- Available immediately
- Lease Terms from 1-5 Years

Click Here to View Photos

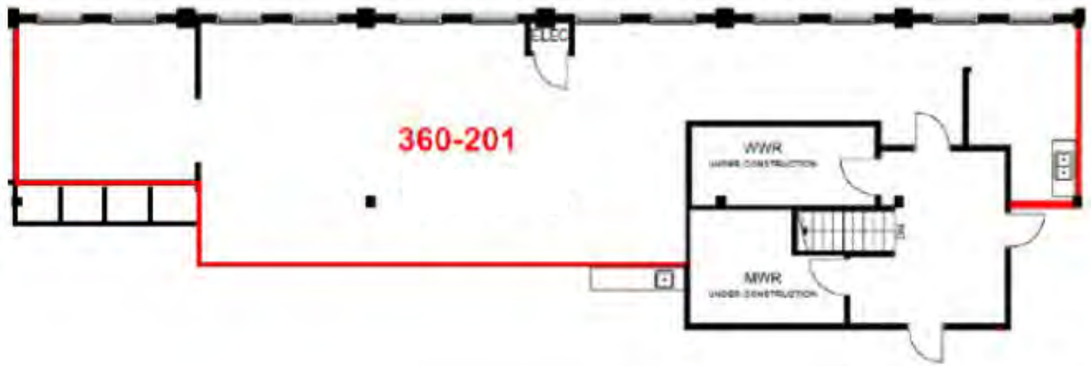


- First floor brick and beam space
- Open area built out with kitchenette and ample natural light
- Available May 1st, 2024
- Lease terms from 1-5 years

Click Here to View Photos



360 DUFFERIN STREET | SUITE 201 - 2,108 SF



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

Click Here to View Photos

340-370 DUFFERIN - AMENITIES & TRANSIT

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

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

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. BonAventure Child Care Centre
6. Liberty Village Home
7. Kids Company

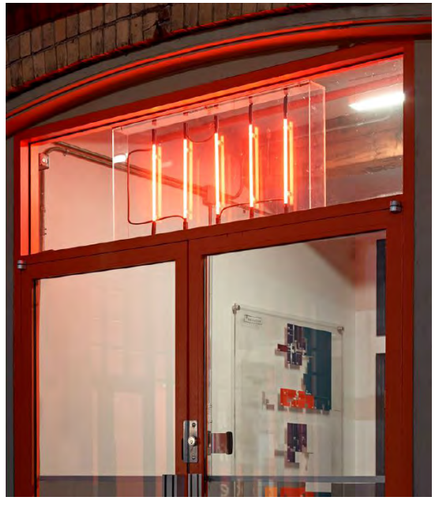
HOTEL

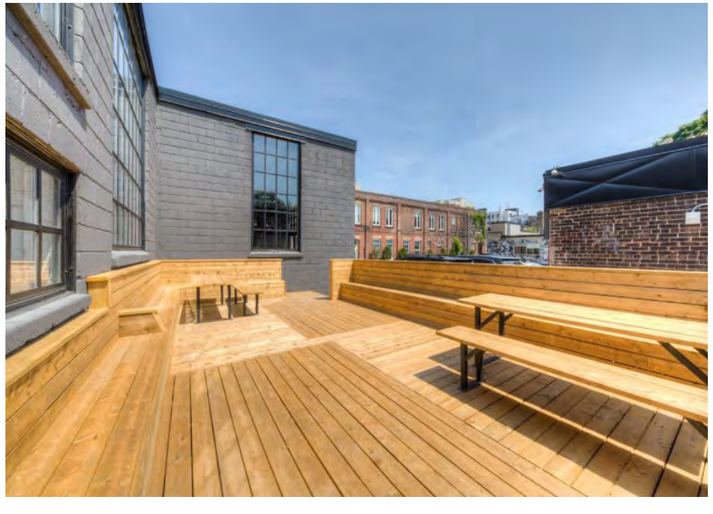
1. Gladstone Hotel
2. The Drake Hotel

TRANSIT TIMES

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

OUTDOOR ACTIVATION

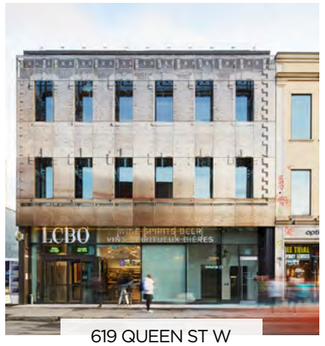




PARKDALE OVERVIEW

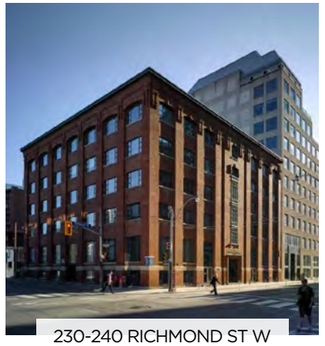
Parkdale Village has experienced transition many times since its incorporation in 1889. Most recently the neighbourhood has seen an influx of artists and young professionals who have been attracted to the art, culture and amenities in the area. The diversity and creativity of the area has led to a thriving 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

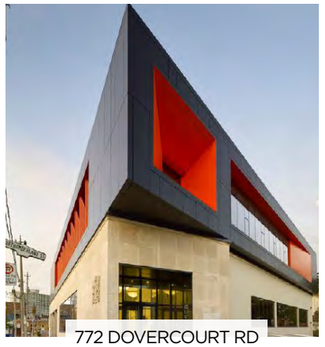
1000 QUEEN ST W



230-240 RICHMOND ST W

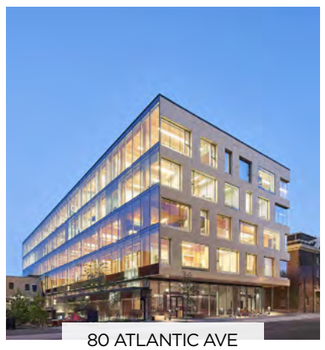
545 KING ST W

TORONTO CARPET FACTORY

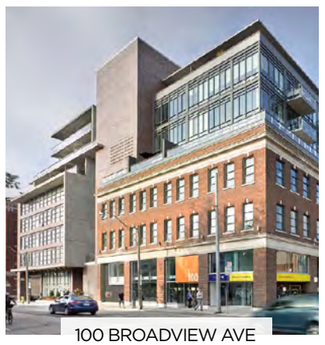


772 DOVERCOURT RD

60 ATLANTIC AVE



80 ATLANTIC AVE



100 BROADVIEW AVE

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