

21
RANDOLPH

TENANT NAME

MUELLER

DATAVAIL

21 RANDOLPH
AVENUE

Newly Built Model Suites
Office in the Junction





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DATAVAIL

21 RANDOLPH AVENUE

21 Randolph Avenue is located in the heart of the Junction Triangle neighborhood, just steps to new restaurants and amenities in the area. 21 Randolph offers a tenant high end, efficient, hard loft, character space with close proximity to major transit hubs for car, public transit, and cycling. It is less than a 20 metre walk from the front door to the new UP Express platform, one stop to Union Station or two stops to Pearson Airport. 21 Randolph is currently 100 meters to Dundas West Subway Station and Metrolinx is also planning a new entrance located steps from the main door that will have direct underground access to the subway station. The building also has 63 underground parking spots available to ensure commuting to the building is an ease no matter what mode of transportation.



PROPERTY HIGHLIGHTS

- Extremely close walking distance to UP Express (at the door step) and Bloor Street West GO station
- Close proximity to the Junction Triangle food amenities
- Convenient underground parking
- Exterior signage opportunity available for the Tenant of suite 401

NET RATE

Contact Listing Agents

ADDITIONAL RENT

\$11.54 PSF (2024 est.)
(inclusive of utilities, exclusive of janitorial)

OCCUPANCY

Immediately

AVAILABLE SPACE

Suite 100: 5,854 SF
Can be demised as follows:
Suite 100A: 2,413 SF
Suite 100B: 3,303 SF

Suite 202: 3,044 SF (Sublease)



SUITE 100

HIGHLIGHTS

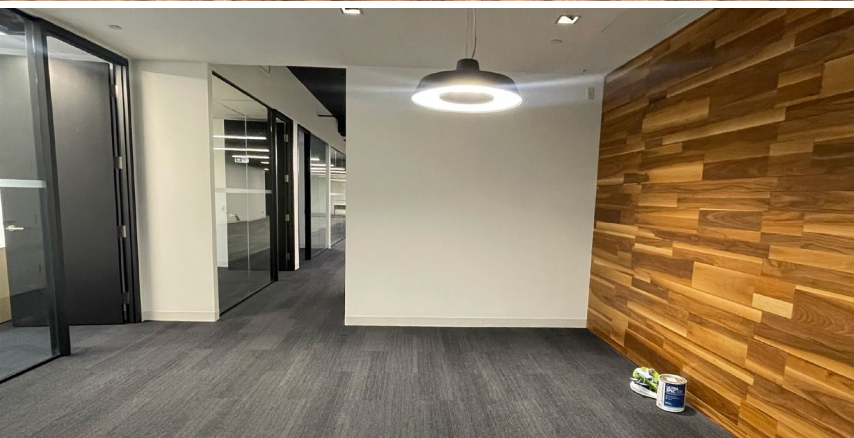
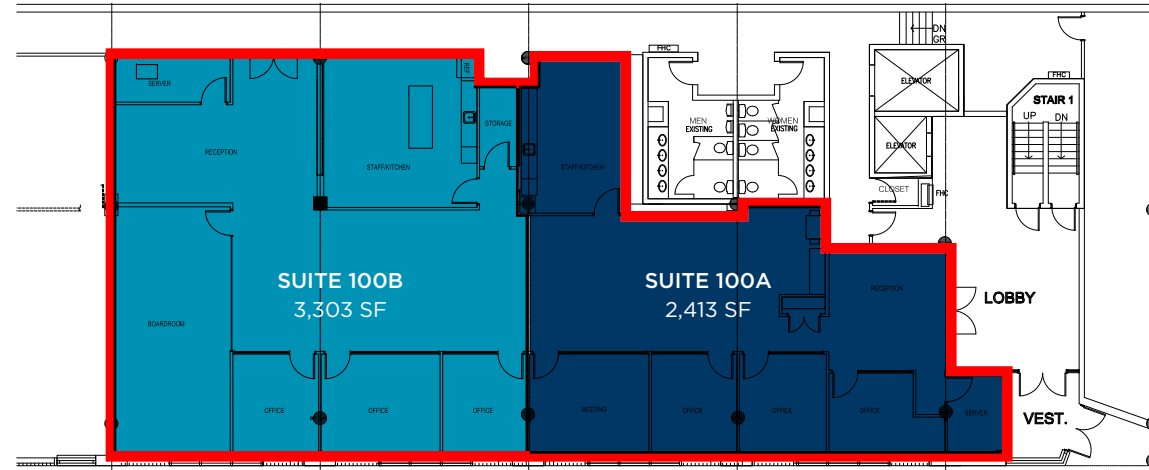
- 5 meeting rooms, big boardroom, upgraded kitchen/lunch room, 6 offices and open space

DETAILS

NET RATE	Contact Listing Agents
ADDITIONAL RENT	\$11.54 PSF (2024 est.) (inclusive of utilities, exclusive of janitorial)
OCCUPANCY	Immediately
TERM	5 - 10 years
AVAILABLE SPACE	5,854 SF Can be demised as follows: Suite 100A: 2,413 SF Suite 100B: 3,303 SF

FLOOR PLAN

 VIRTUAL TOUR



SUITE 202 Sublease

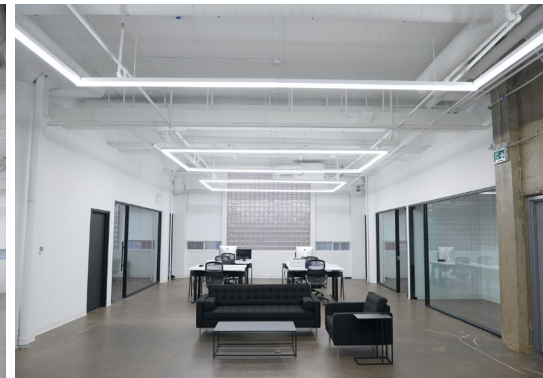
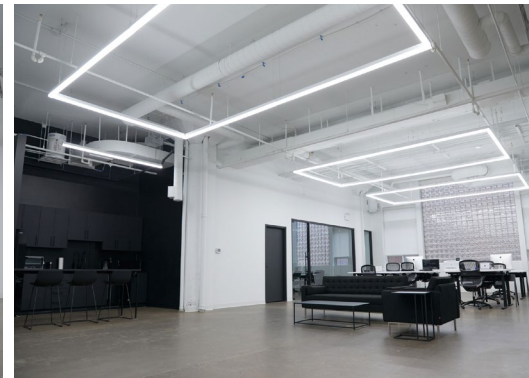
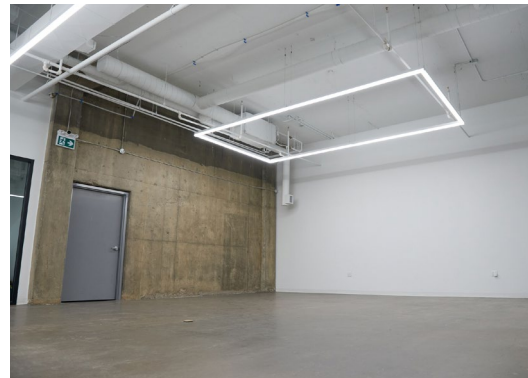
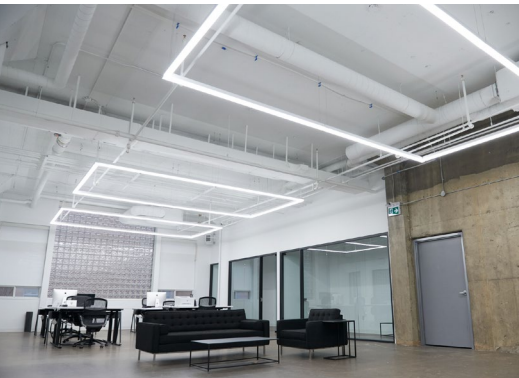
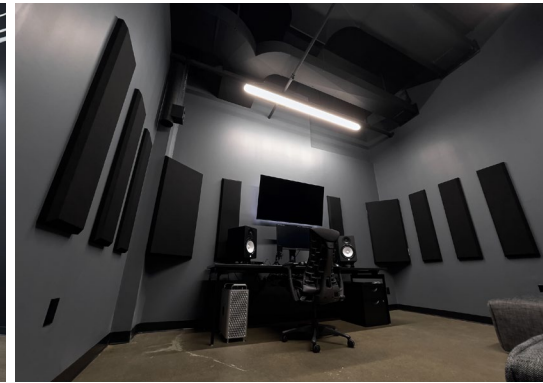
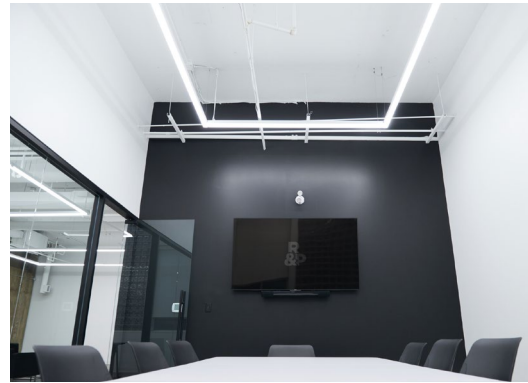
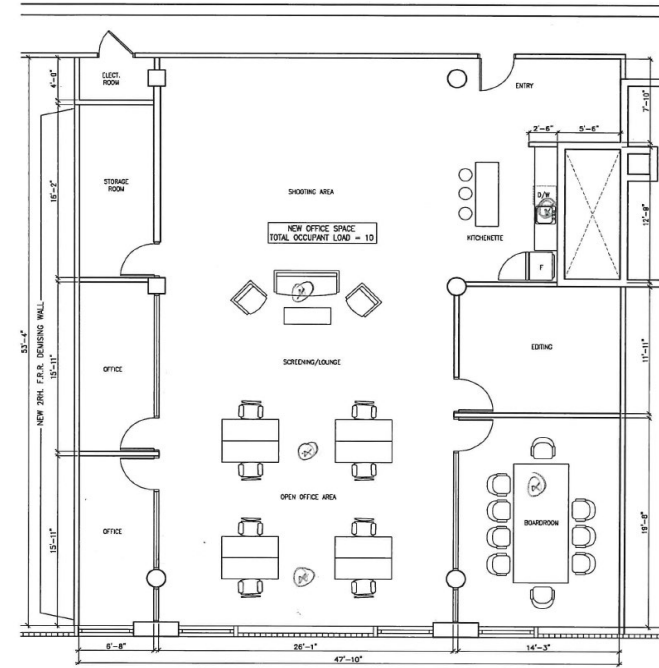
HIGHLIGHTS

- Beautiful bright concrete loft style space in the heart of the junction
- Built out with 2 offices, boardroom, meeting room editing suite, kitchenette and open area for workstations
- Fully turnkey and available with furniture

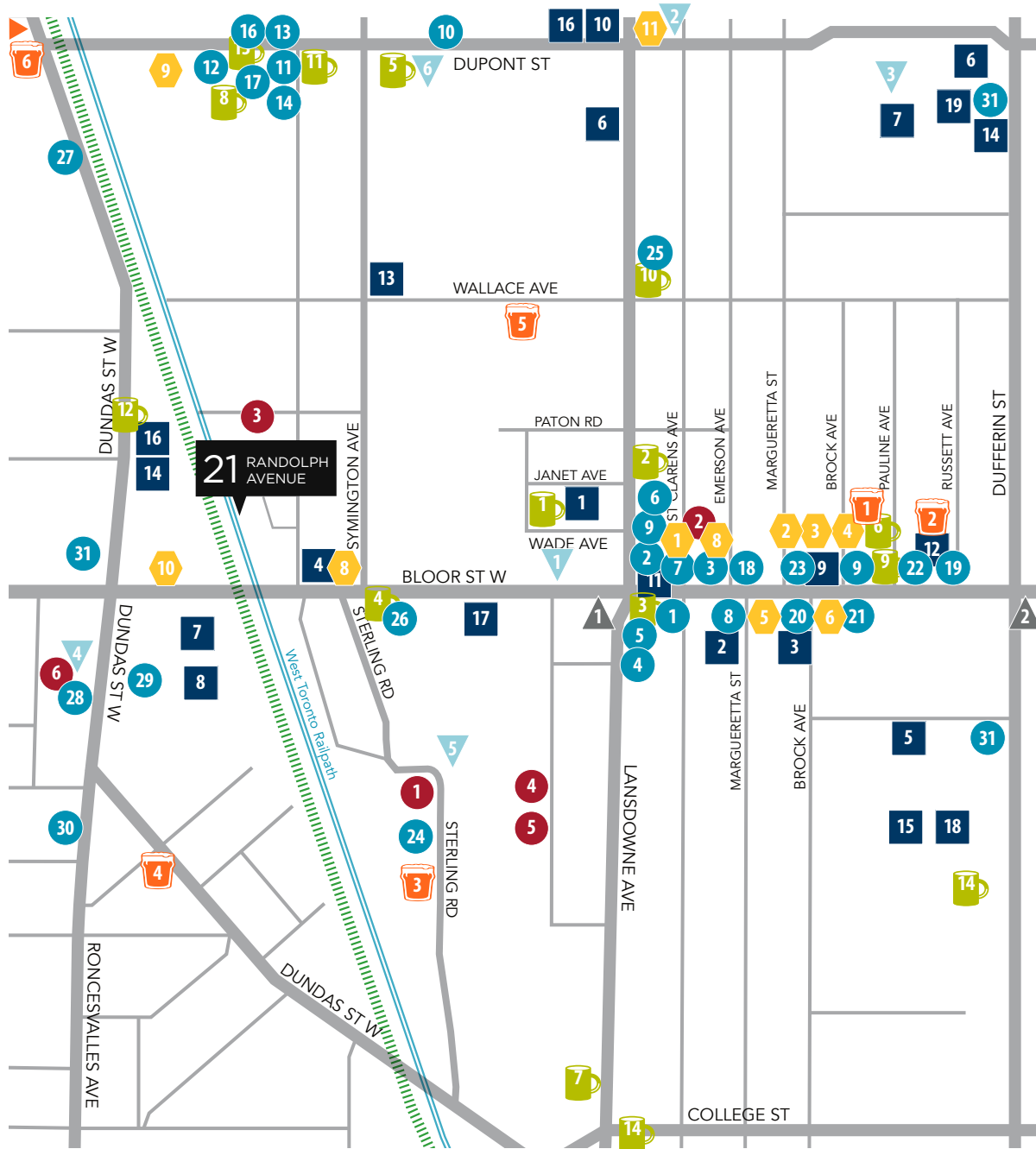
DETAILS

NET RATE	Contact Listing Agents
ADDITIONAL RENT	\$11.54 PSF (2024 est.) (inclusive of utilities, exclusive of janitorial)
OCCUPANCY	Immediately
SUBLEASE TERM	August 30, 2029
AVAILABLE SPACE	3,044 SF

FLOOR PLAN



AMENITIES



- EAT
 1. The Emerson
 2. Chito's Pizza
 3. Kings Chef Chinese Restaurant
 4. The Lansdown Cone
 5. Ali Baba's Middle Eastern Cuisine
 6. Mamaland Resto-Lounge
 7. Caribbean Queen of Patties
 8. Latin World
 9. Pho Jade
 10. Piri Piri Grill House
 11. Koji Japanese
 12. Rancho Relaxo to Go
 13. Dupont BBQ Grill House
 14. Thai Lime
 15. Domino's Pizza
 16. Love Chix
 17. Mattachioni
 18. South Indian Dosa Mahal Restaurant
 19. Gino's Pizza/Wing Machine
 20. Pizza Pizza
 21. Pizza
 22. African Delight
 23. Steaks & Chops Good Food
 24. Drake Commissary
 25. Hello Darling
 26. Nonna's Place
 27. Ravi Soups
 28. Uncle Smoke Cookhouse
 29. Pizza Nova
 30. La Cubana
 31. McDonald's
- DRINK
 1. Penny's
 2. Duffy's Tavern
 3. Bar Neon
 4. Grey Tiger
 5. The 47
 6. The 3 Speed
 7. Happy Cup Bar & Restaurant
 8. The Gaslight
 9. Farmhouse Tavern
 10. The BOND Pub
 11. Boo Radley's
- ☺ BREWERIES
 1. Burdock Brewery
 2. The Jim - Craft Beer and Bistro
 3. Henderson Brewery
 4. Bandit Brewery
 5. Halo Brewery
 6. Indie Ale / Junction Craft Brewing
- RETAILERS
 1. Tavora
 2. Monkey's Paw
 3. Dead Dog Records
 4. Bloor Mini Mart
 5. The Beer Store
 6. Dollarama
 7. LCBO
 8. Loblaws
 9. Sweet Pete's Bike Shop
 10. Food Basics
 11. Hasty Market
 12. Family Fruit & Flower
 13. Wallace Market
 14. FreshCo
 15. Walmart
 16. Shoppers Drug Mart
 17. Value Village
 18. Dufferin Mall
 19. Galleria Shopping Centre
- ☺ COFFEE
 1. Propeller Coffee Co.
 2. Baddies
 3. Coffee Time
 4. Noble Coffee Co.
 5. Hale Coffee Company
 6. Haven Espresso Bar
 7. Cafe Encontro
 8. 2nd Nature Bakery & Cafe
 9. Home Baking Co.
 10. Wallace Espresso
 11. Primetime Sports Cafe
 12. The Merseyside
 13. Cafe Con Leche Espresso Bar
 14. Tim Hortons
- ▲ SERVICES
 1. BMO Bank
 2. CIBC
- ▲ FITNESS
 1. Siam No. 1 Muay Thai Academy
 2. Boulder Climbing Centre
 3. Planet Fitness
 4. Bloor Street Fitness
 5. Auxiliary CrossFit
 6. HiP KiK
- ART
 1. Museum of Contemporary Art Toronto
 2. Mercer Union, a centre for contemporary art
 3. Division Gallery
 4. Scrap Metal Galleries
 5. Robert Kananaj Gallery
 6. Hugh' Room Live

TRANSIT



WALK SCORE

90



TRANSIT SCORE

100



BIKE SCORE

83

UNION EXPRESS
& GO TRAIN

PEDESTRIAN PATH
TO UP EXPRESS

DUNDAS WEST STATION

21 RANDOLPH
AVENUE



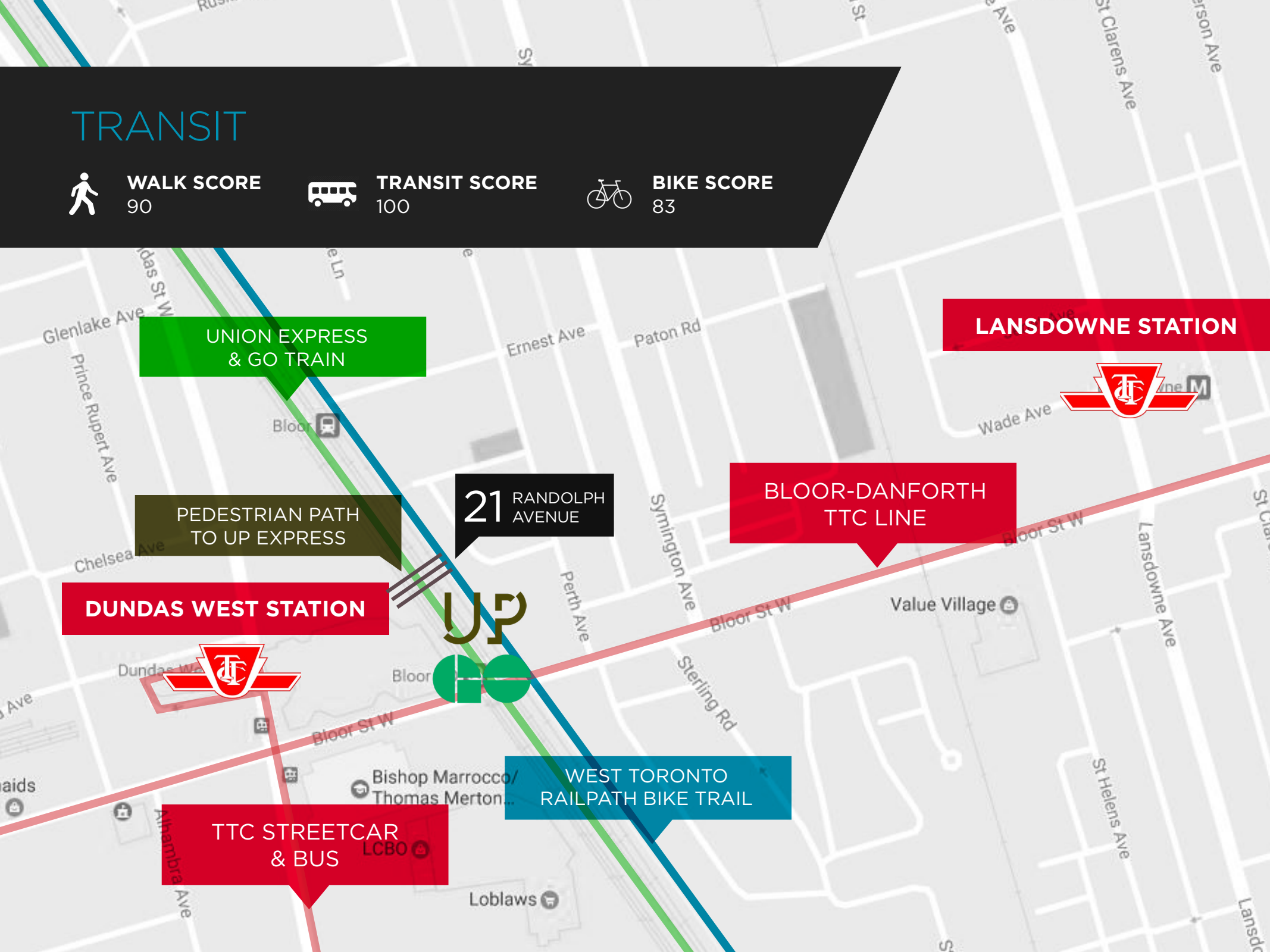
BLOOR-DANFORTH
TTC LINE

LANSDOWNE STATION



WEST TORONTO
RAILPATH BIKE TRAIL

TTC STREETCAR
& BUS





A COMMUTER'S PARADISE

Metrolinx has recently approved a new underground tunnel that will begin at the foot of Randolph Avenue and connect directly to Dundas West Subway Station. The main entrance to the tunnel system will be 20 meters from the main entrance of 21 Randolph. Once the tunnel is completed the tenants at 21 Randolph will have direct underground access to all forms of transportation in the City of Toronto; subway, streetcar, bus, UP Express, and GO. Additionally, the building sits on the popular West Toronto Rail Path, making commuting to the building convenient using all modes of transportation.





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21
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