



**MORNINGSIDE**  
BUSINESS CENTRE



## PRICING TABLE

### Building 1 - 2560 Morningside Avenue

Unit	Unit Footprint SF	Walk-Up 2nd Floor SF	Total SF	Price PSF*	Dock & Grade Loading	Parking
12	4,745	2,154	6,899	\$550 PSF	0 D, 1 G	7 Stalls
11	5,275	1,608	6,883	\$540 PSF	0 D, 1 G	7 Stalls
10	6,770	1,608	8,378	\$535 PSF	0 D, 1 G	9 Stalls
9				Sold		
8				Sold		
7				Sold		
6				Sold		
5				Sold		
3				Sold		
2				Sold		
1				Sold		

### Building 2 - 2450 Morningside Avenue

Unit	Unit Footprint SF	Walk-Up 2nd Floor SF	Total SF	Price PSF*	Dock & Grade Loading	Parking
15				Sold		
13	9,542	1,757	11,299	\$525 PSF	2 D, 1 G	12 Stalls
12				Sold		
11				Sold		
10				Sold		
9				Sold		
8				Sold		
7				Sold		
6				Sold		
5				Sold		
3				Sold		
2				Sold		
1				Sold		

\* Prices subject to change without notice

## PRICING TABLE

### Building 3 - 2340 Morningside Avenue

Unit	Unit Footprint SF	Walk-Up 2nd Floor SF	Total SF	Price PSF*	Dock & Grade Loading	Parking
9	8,893	1,825	10,718	-	2 D, 1 G	11 Stalls
8	9,191	1,804	10,995	-	2 D, 1 G	10 Stalls
7	9,191	1,804	10,995	-	2 D, 1 G	11 Stalls
6	9,191	1,804	10,995	-	2 D, 1 G	10 Stalls
5	9,191	1,804	10,995	-	2 D, 1 G	10 Stalls
3	9,191	1,804	10,995	-	2 D, 1 G	10 Stalls
2	9,191	1,804	10,995	-	2 D, 1 G	11 Stalls
1	9,474	1,854	11,328	-	2 D, 1 G	11 Stalls

\* Prices subject to change without notice







**OWNING YOUR COMPANY'S REAL ESTATE PROVIDES FLEXIBLE EXIT STRATEGIES FOR BUSINESS OWNERS.**

- 1**  
Selling your business and retaining an income producing real estate asset.
- 2**  
Selling your facility and leasing back the facility for a substantial cash infusion.
- 3**  
Selling both your business and the facility together.

*Controlling your real estate will allow you to grow your business with confidence. Take advantage of one of the top industrial markets in North America by building equity. By purchasing a brand new facility, you minimize your business's exposure to large capital repairs / replacements for the first 15 years of ownership.*

# MARKETING PLAN

## LEGEND

- D = Dock Loading
- G = Grade Loading
- E = Electrical Room
- M = Mechanical Room
-  = Mailbox
-  = Bus Stop
-  = PMT
-  = Monument Sign
-  = Under Contract
-  = Sold



### READY FOR OCCUPANCY

Building 1 - Q2 2023  
 Building 2 & 3 - Q3 2023



**Dan Hubert**  
 Senior Vice President, Industrial & Office  
 +1 416 756 5454  
 daniel.hubert@cushwake.com

**James Mildon**  
 Vice President, Industrial & Office  
 +1 416 756 5463  
 james.mildon@cushwake.com