



CUSHMAN &
WAKEFIELD



THE BRIXTON

424 DUFFERIN STREET | @ QUEEN & DUFFERIN

Up to 65,261 SF
of Contiguous Space Available

NOW OFFERING

FLEXIBLE SOLUTIONS WITH TURNKEY OPTIONS
AVAILABLE, DEMISABLE FLOORS, AND SHORT TERM

HIGHLIGHTS & DETAILS

- Total of 65,261 SF of space over five floors in Building C
- 16,434 SF floorplates on levels 3-5 with option to finish with exposed ceilings and polished concrete floors
- Separate dedicated office lobby with two elevators
- Queen streetcar and bus a 2 minute walk from the building
- 50 parking stalls dedicated to the office building with potential for additional parking if required (parking ratio of 1:1,300 SF leased)
- Secure indoor bike parking for office tenants
- Opportunity for dedicated residential rental suites within the development
- 10 minute walk to Liberty Village, Toronto's new tech hub

ASKING NET RENT: Negotiable

ADDITIONAL RENT: \$19.48 PSF (est. 2023 including in-suite hydro and janitorial)

AVAILABLE:

UNIT	CONDITION	SIZE	TIMING
100	Base-Building*	5,039 SF	Immediate
200	Base-Building*	10,920 SF	Immediate
301	Model Suite	5,519 SF	October 2023
302	Model Suite	4,666 SF	6 months
303	Model Suite	3,720 SF	6 months
304	Model Suite	2,680 SF	October 2023
400	Base-Building*	16,434 SF	Immediate
500	Base-Building*	16,434 SF	Immediate

***Base-Building floors can be fully turnkeyed by the Landlord**

(Up to 65,261 SF contiguous)

BOMA 2010 measurement





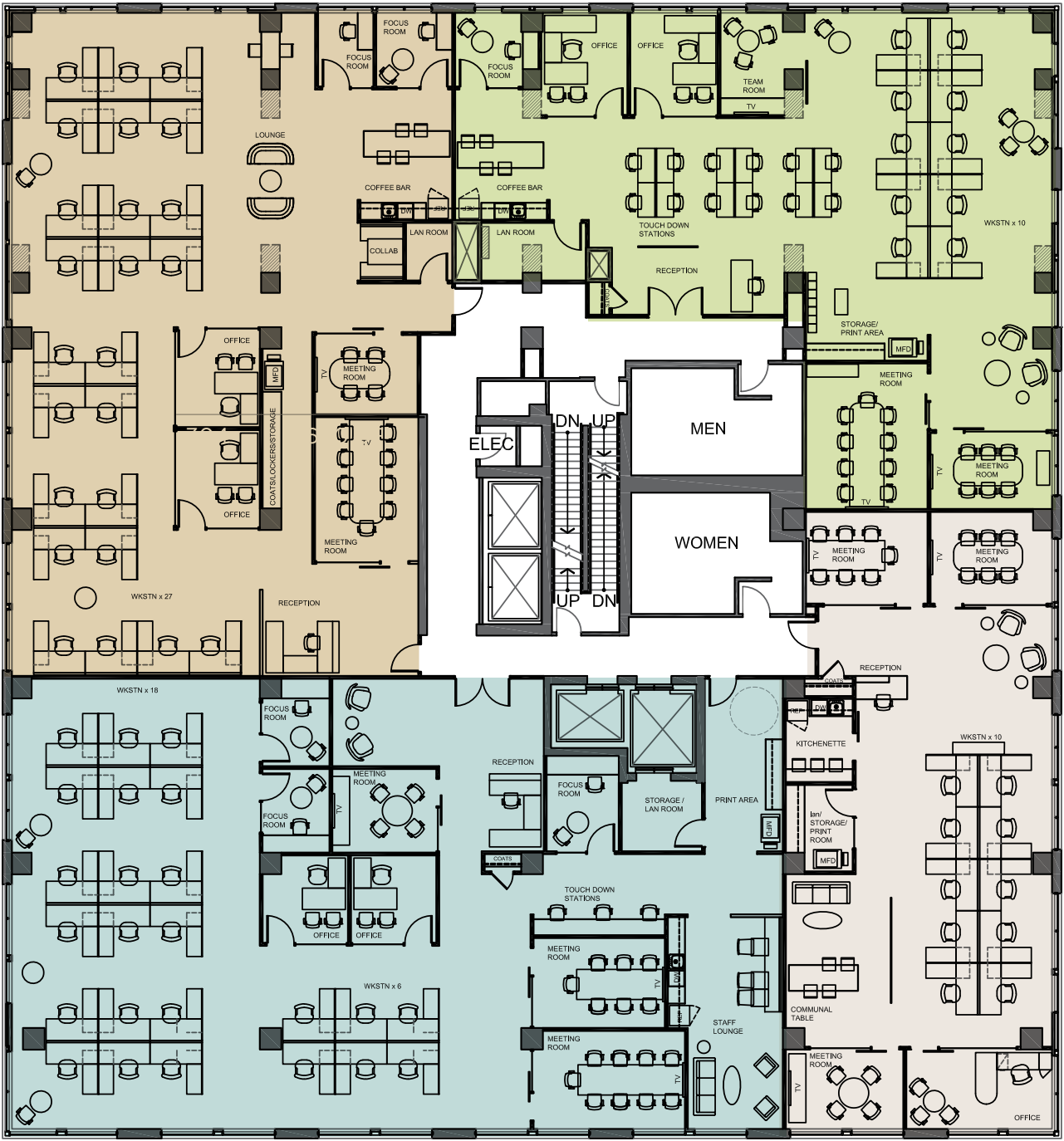
MODEL SUITES



UNIT 302 4,666 SF



UNIT 303 3,720 SF

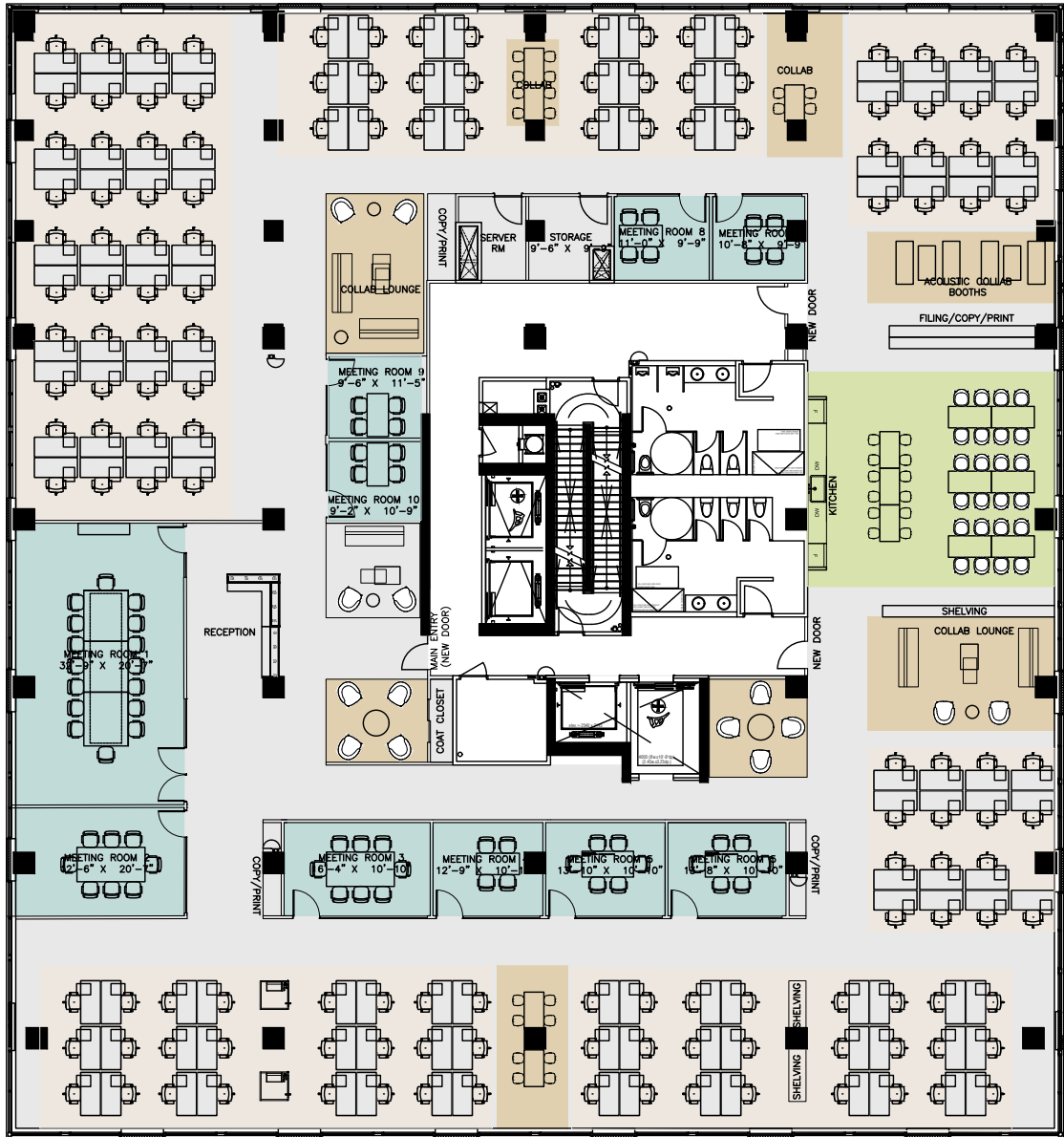


UNIT 301 5,519 SF



UNIT 304 2,680 SF

SAMPLE TURNKEY FLOORPLAN



Turnkey floorplan for illustrative purposes only. We will customize the layout and design to suit your individual requirements.

Square Feet	16,434
Workstations	143
Square Feet Per Person	115
Enclosed Meeting Rooms	10
Open Collaboration Areas	16
Kitchen/Kitchenette	2
Reception	1

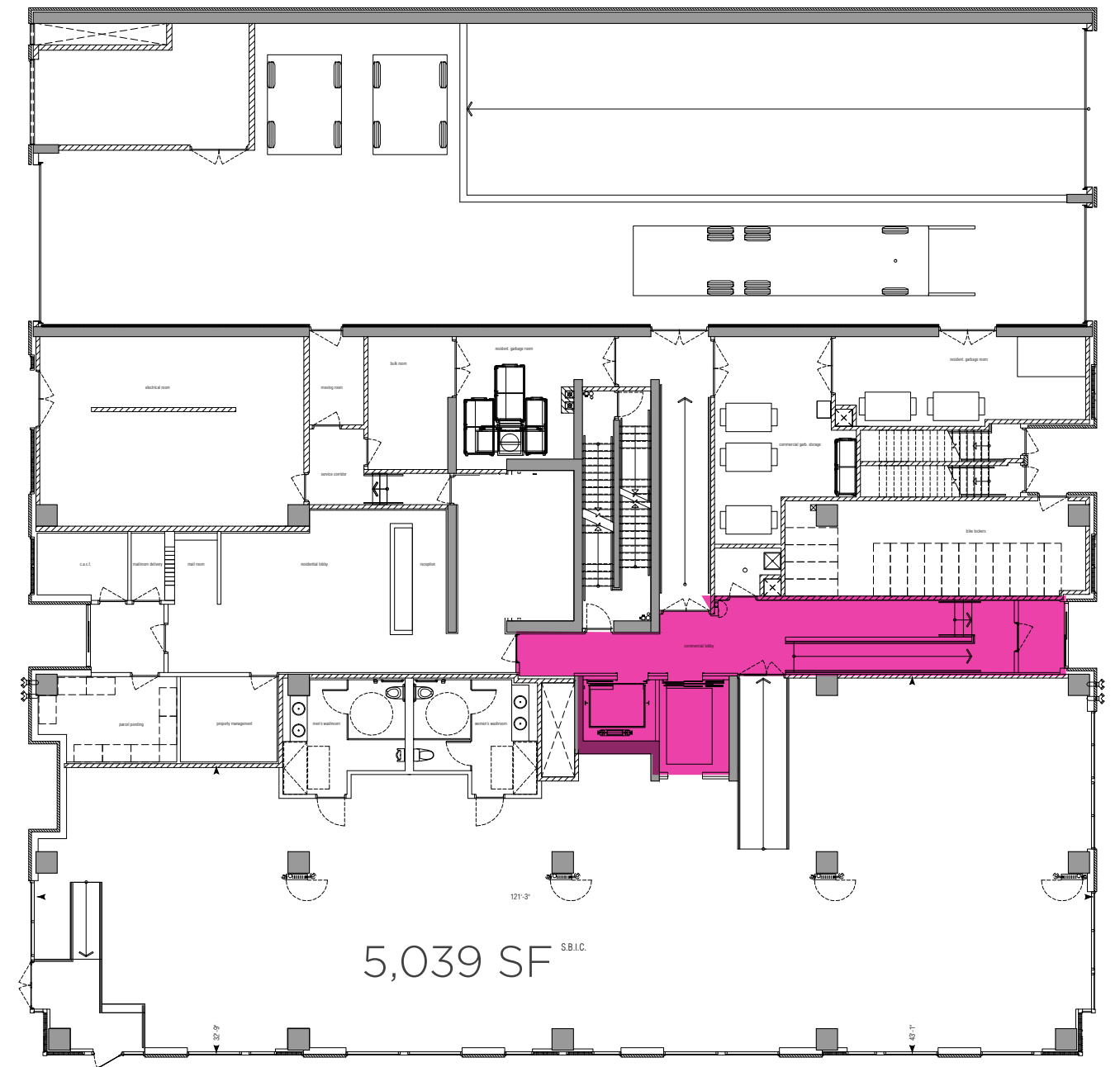
- MEETING
- OPEN COLLAB.
- CAFE
- WORKSTATIONS
- OFFICE





FLOOR PLANS

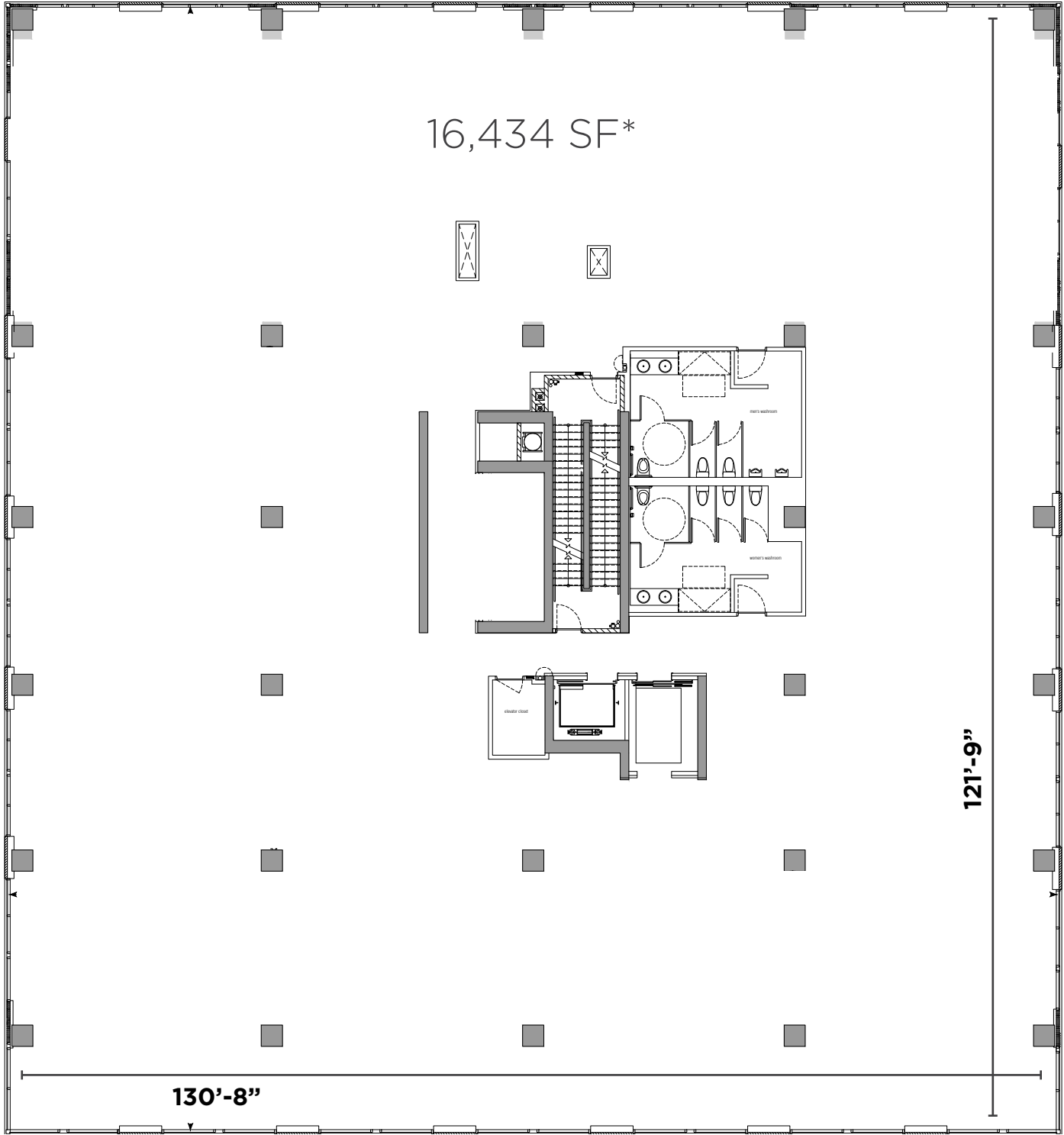
GROUND FLOOR





FLOOR PLANS

FLOORS THREE TO FIVE



* BOMA 2010

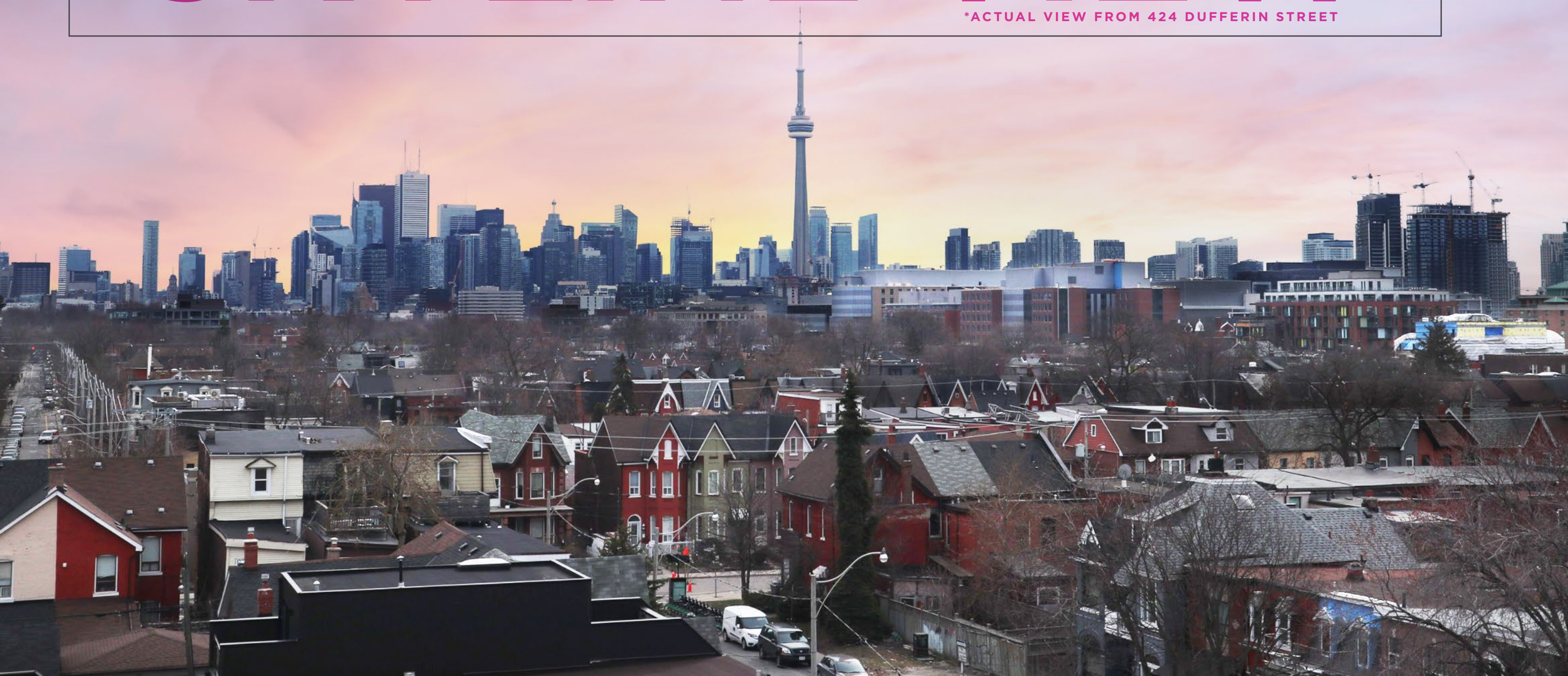
THE B R I X T O N

The Brixton is a new development designed for a new kind of urban professional. 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 424 Dufferin Street, The Brixton is an exciting opportunity to become part of the trendy West Queen West neighbourhood. The development will incorporate 63,000 square feet of office, 7,500 square feet of retail, as well as 400 luxury apartment units over three separate buildings referred to as A, B and C (Building C hosts the office component).



INCREDIBLE SKYLINE VIEW

*ACTUAL VIEW FROM 424 DUFFERIN STREET





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 as well as a number of hip cafes and bars that offer ample opportunity to enjoy the neighbourhood.



WHAT IS IN THE AREA



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

CONTACT



Cushman & Wakefield ULC, Brokerage
161 Bay Street, Suite 1500
Toronto, ON M5J 2S1

MICHAEL SCACE*

Vice Chair
416 359 2456
michael.scace@cushwake.com

ALAN RAWN*

Senior Vice President
416 359 2440
alan.rawn@cushwake.com

LAUREN LUCHINI*

Associate Vice President
416 359 2553
lauren.luchini@cushwake.com

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* Sales Representative

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