

2075

KENNEDY



THOMSON REUTERS

UNDER NEW OWNERSHIP
& MANAGEMENT

CBRE

2075 KENNEDY



MOVE-IN READY MODEL SUITES AVAILABLE



ON-SITE CAFÉ & VARIETY STORE



INSTITUTIONAL OWNERSHIP & PROPERTY MANAGEMENT



ON-SITE OPERATIONS TEAM & AFTER HOURS SECURITY PATROLS



4/1,000 SQ. FT. PARKING RATIO



QUICK ACCESS TO HIGHWAY 401



TTC AT FRONT DOOR



CLOSE PROXIMITY TO SEVERAL AMENITIES



AVAILABLE SPACE

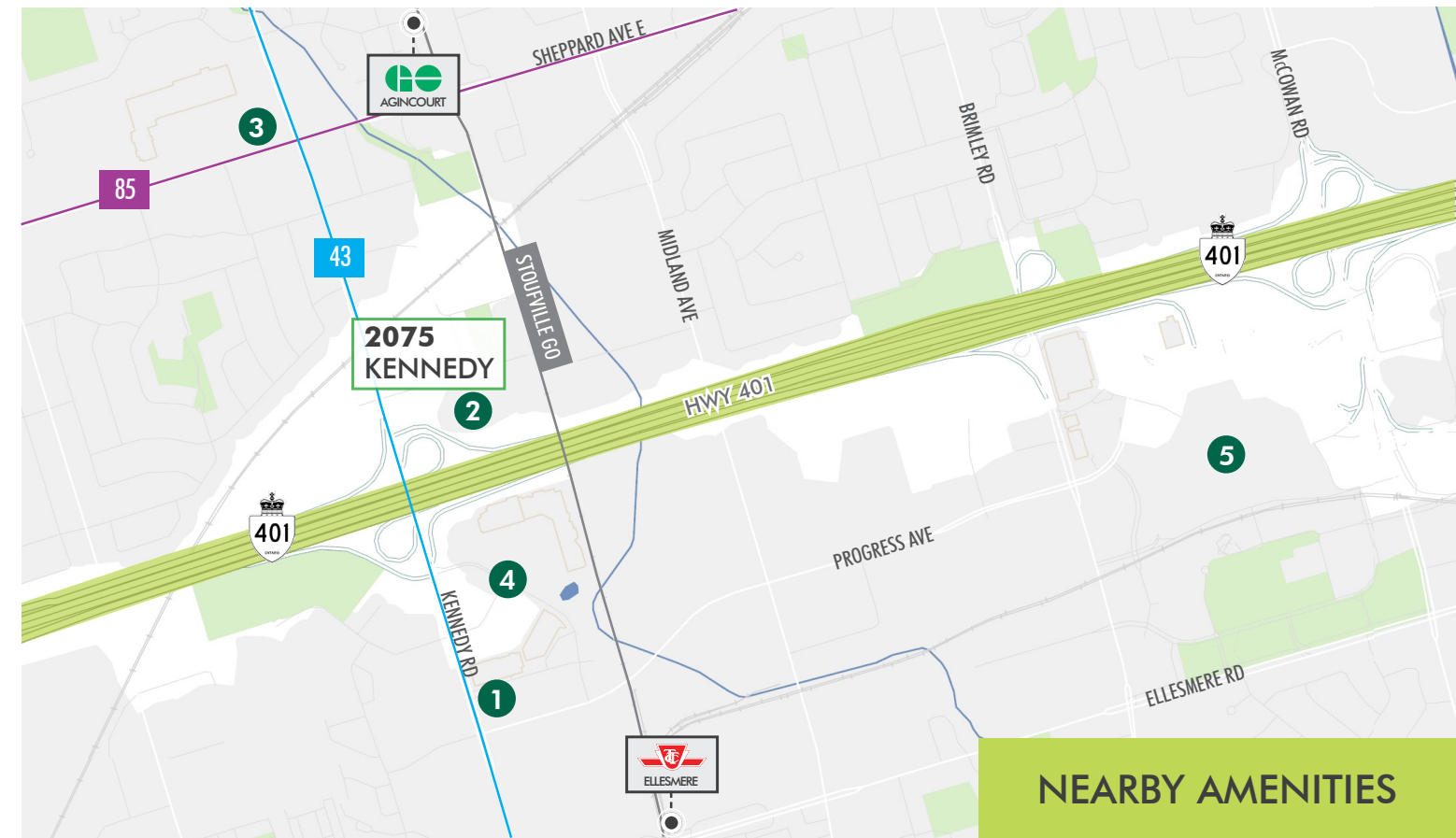
SUITE 300	17,367 SQ. FT.	— FULL FLOOR
SUITE 400	2,333 SQ. FT.	— MOVE-IN READY MODEL SUITES
SUITE 402	1,283 SQ. FT.	
SUITE 404	1,281 SQ. FT.	— LEASED
SUITE 600	8,528 SQ. FT.	
SUITE 601	1,784 SQ. FT.	
SUITE 602	7,051 SQ. FT.	
SUITE 700B	2,248 SQ. FT.	— LEASED
SUITE 701	6,338 SQ. FT.	
SUITE 1200	14,442 SQ. FT.	— LEASED
SUITE 1201	2,915 SQ. FT.	

ASKING RATE: \$13.75 PER SQ. FT.

ADDITIONAL RENT: \$15.39 PER SQ. FT. (2018)



Improvements may vary based on final design and may or may not be completed at the Landlord's sole discretion



NEARBY AMENITIES



30 Minutes

To Don Mills Subway Station

85

10 Minutes

To Agincourt GO Station

43

12 Minutes

To Ellesmere Subway Station



1 Minute

To Highway 401

5 Minutes

To Don Valley Parkway



1-2 Minutes

GAS / HOTEL / DRUG STORE

- 1 Petro-Canada
- 2 Delta Hotels by Marriott
- 3 Shopper's Drug Mart



2 Minutes

4 KENNEDY COMMONS

- Café Mirage
- Chapters (Starbucks inside)
- LA Fitness
- LCBO
- Metro
- Mr. Greek
- Mucho Burrito
- Popeyes
- Subway
- Sunset Grill
- TD Canada Trust
- The Printing House
- Tim Hortons
- Wild Wing

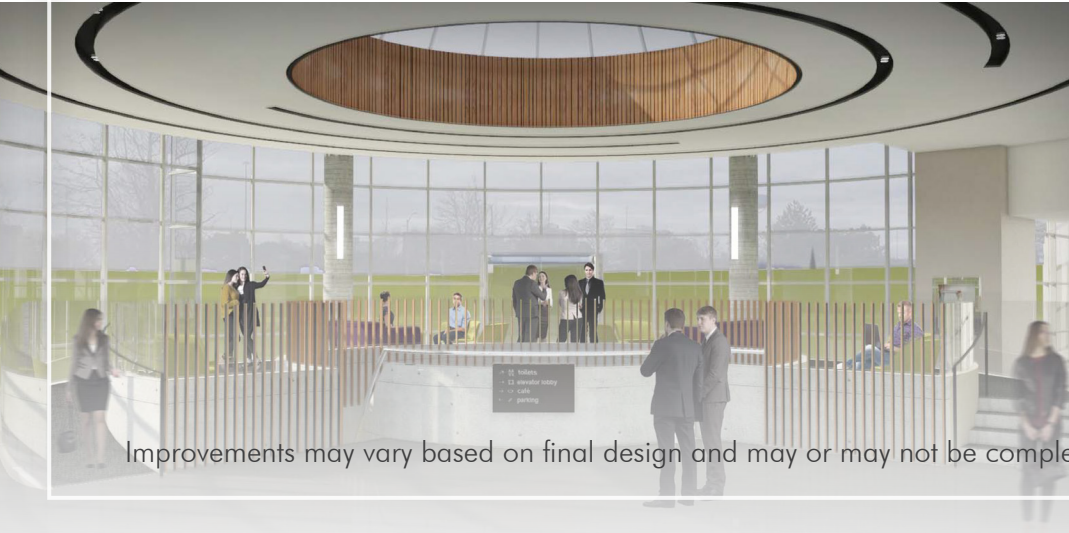


5 Minutes

5 SCARBOROUGH TOWN CENTRE

- Banking
- CIBC
- Scotiabank
- Department Stores
- Hudson's Bay
- Walmart
- Entertainment
- Cineplex Cinemas
- Food
- A&W
- Baton Rouge
- Boston Pizza
- Canyon Creek Chophouse
- Chipotle Mexican Grill
- Cultures
- Jack Astor's Bar & Grill
- Jimmy the Greek
- Kentucky Fried Chicken
- Manchu Wok
- McDonald's
- Milestone's Grill & Bar
- Moxie's Grill & Bar
- New York Fries
- Swiss Chalet
- Thai Express
- Tim Hortons

2075 KENNEDY



Improvements may vary based on final design and may or may not be completed at the Landlord's sole discretion



9
Corporate Offices
Canada-wide



500+
Employees



\$8B+
Portfolio Under
Management



380
Properties
Across Canada



\$4B
Under
Development



37M+
Square
Feet

Triovest Realty Advisors Inc. is a fully integrated commercial real estate company. We provide investment, asset management, leasing and property management services for income properties on behalf of institutional and private investors. Our approach to commercial real estate investment is to continually seek opportunities to improve and enhance properties to achieve their full potential.



FOR MORE INFORMATION, PLEASE CONTACT:

TONY GILL*
Senior Vice President
416 495 6261
tony.gill@cbre.com

RYAN PANET*
Vice President
416 495 6318
ryan.panet@cbre.com

CBRE Limited
2005 Sheppard Avenue East
Suite 800
Toronto, ON, M2J 5B4
www.cbre.ca

*Sales Representative. This disclaimer shall apply to CBRE Limited, Brokerage, and to all other divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; MapPoint, DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth

