



For Lease

Dundas Kipling Centre
5343 / 5353 Dundas Street West





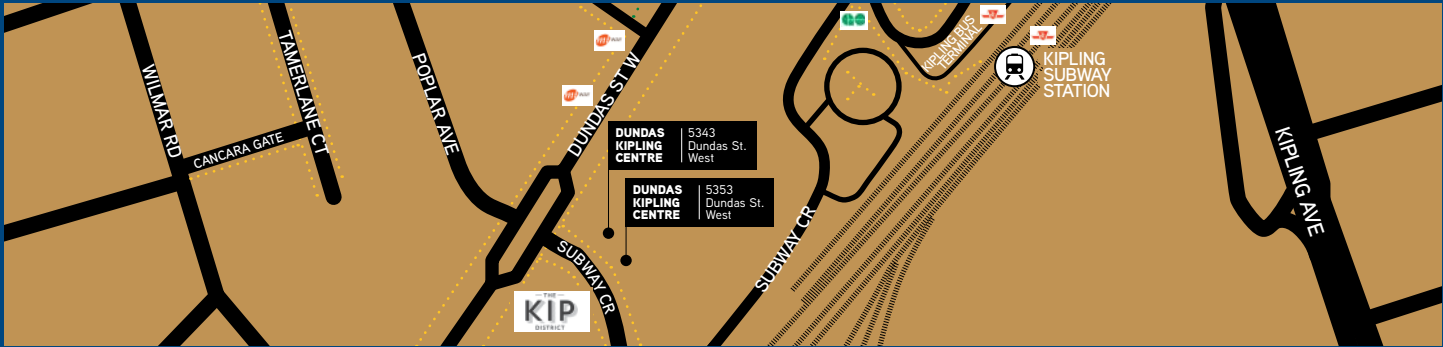
Located at Dundas Street West and Kipling Avenue, Dundas Kipling Centre (DKC) is a two tower 224,860 SF office complex offering full floor opportunities as well as smaller suite availabilities.


DKC has unrivaled access to transit with the Kipling TTC subway, GO Train and Bus, Metrolinx UP Express, and Mississauga Transit just steps away from the building. The site is the future home of a 14-Bay Metrolinx Hub, making it fully accessible and maximizing its transportation potential. For visitors and occupants who prefer to drive, the Gardiner Expressway, Highway 427 and the Queen Elizabeth Way are less than five minutes away.








A capital plan project will see upgrades to the main lobby, common corridors and washrooms. DKC features a wealth of amenities within walking distance.



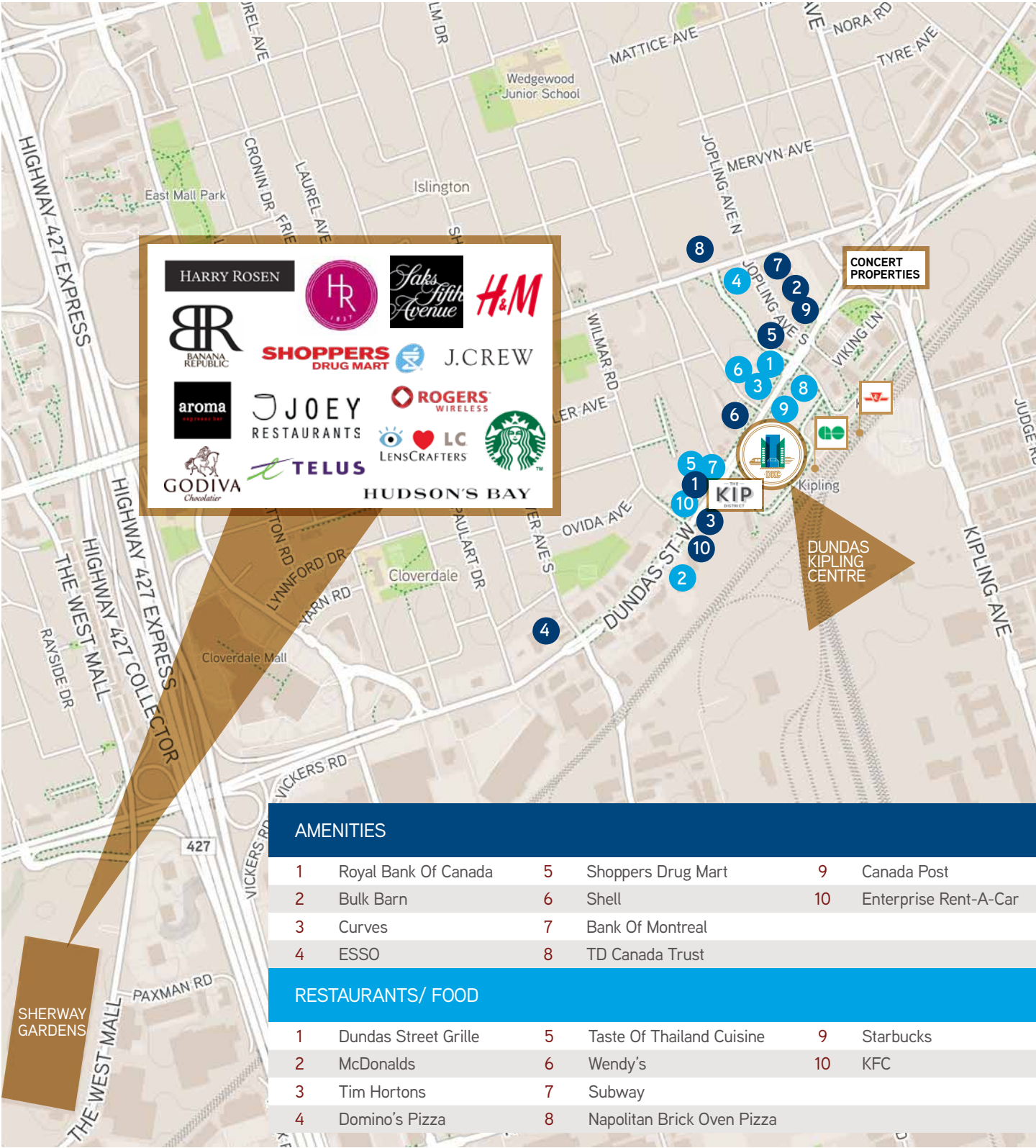
Welcome TO THE NEIGHBOURHOOD



 **5 MIN WALK to**

	 KIPLING TTC BUS TERMINAL
	 MISSISSAUGA BUS STOP
	 KIPLING TTC SUBWAY STATION
	 KIPLING GO TRAIN & BUS TERMINAL
 FUTURE 14-BAY METROLINX TRANSIT HUB	

Area AMENITY MAP



AMENITIES

1

Royal Bank Of Canada

2

Bulk Barn

3

Curves

4

ESSO

5

Shoppers Drug Mart

6

Shell

7

Bank Of Montreal

8

TD Canada Trust

9

Canada Post

10

Enterprise Rent-A-Car

RESTAURANTS/ FOOD

1

Dundas Street Grille

2

McDonalds

3

Tim Hortons

4

Domino's Pizza

5

Taste Of Thailand Cuisine

6

Wendy's

7

Subway

8

Napolitan Brick Oven Pizza

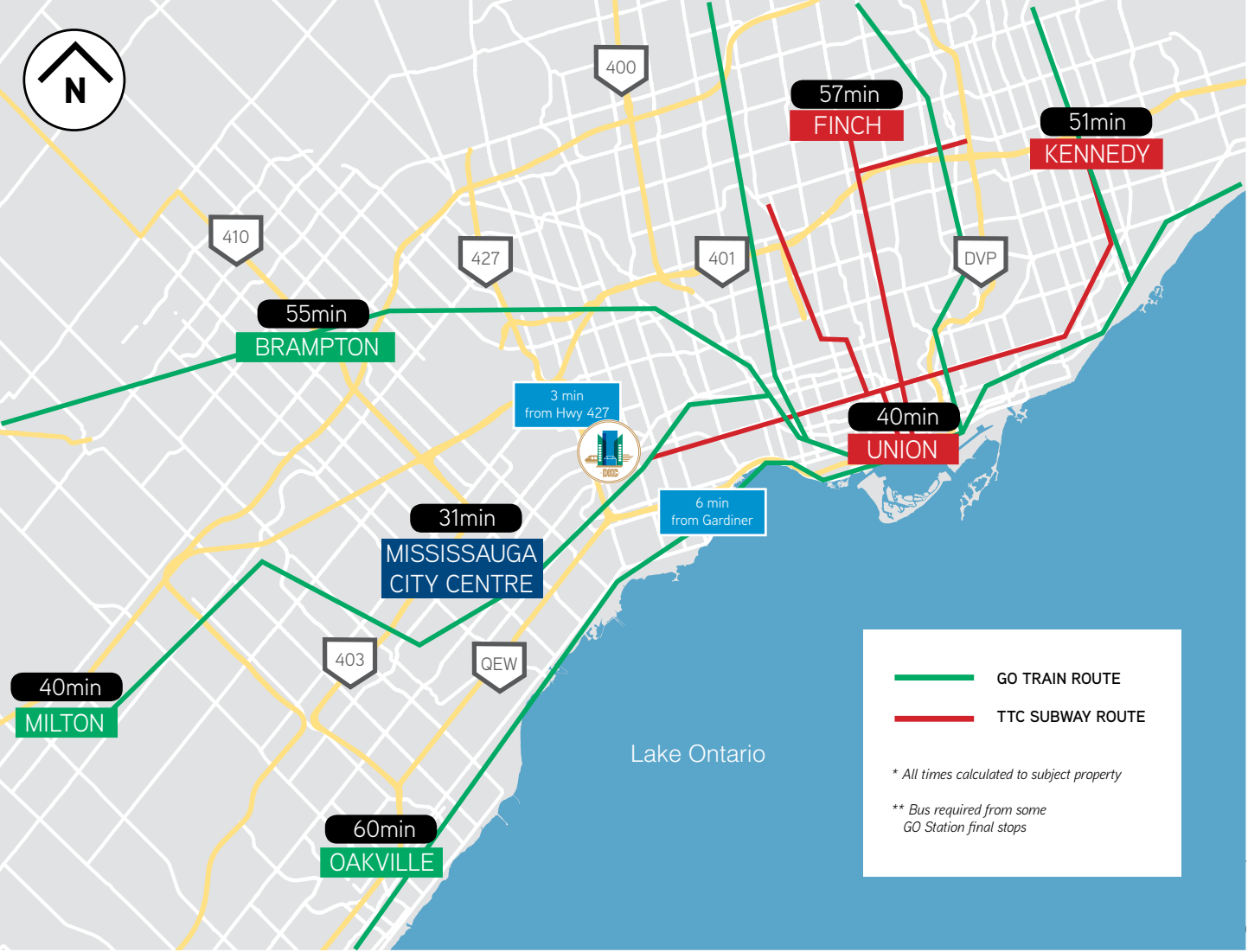
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Starbucks

10

KFC

TRANSIT

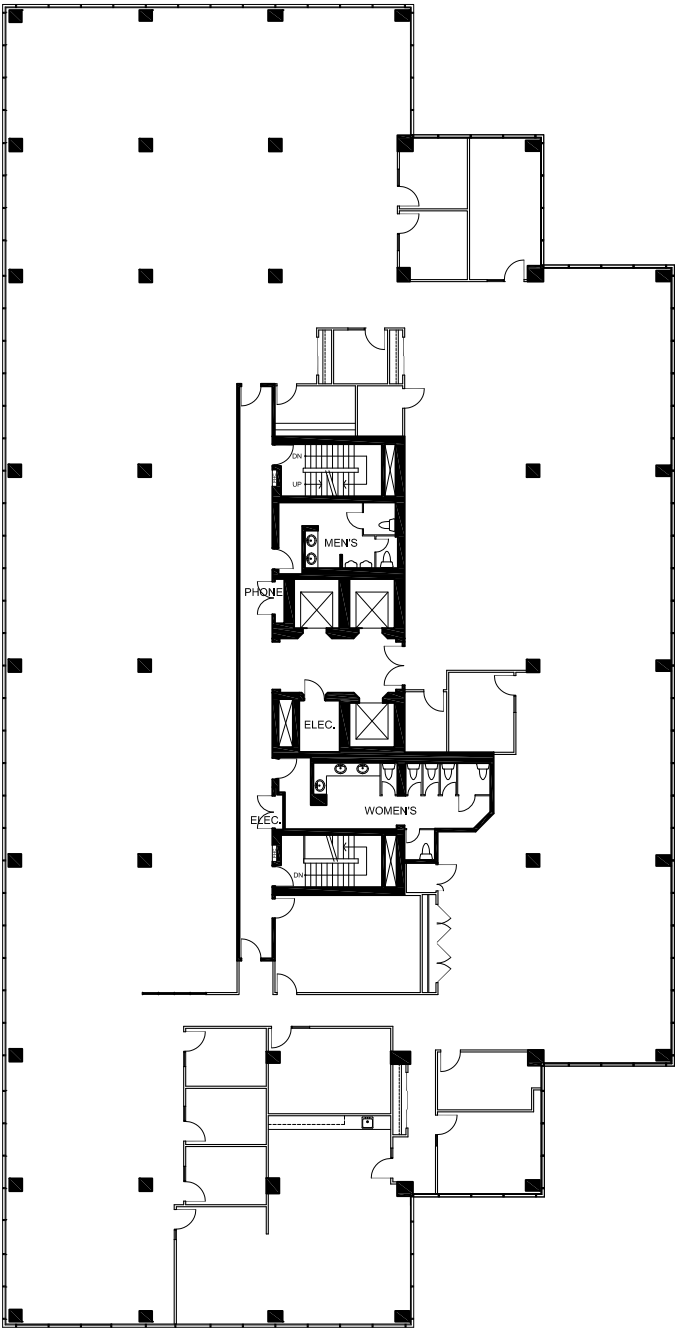


Building Specifications AND SAMPLE FLOOR PLANS

5353 DUNDAS STREET WEST



5343 DUNDAS STREET WEST



Building Specifications

AND SAMPLE FLOOR PLANS



Updated Lobbies



5343 DUNDAS STREET WEST	
Total No. Of Floors	7
Building Size	138,000 SF
Average Floor Plate	19,000 SF
Year Built	1989

5353 DUNDAS STREET WEST	
Total No. Of Floors	5
Building Size	80,000 SF
Average Floor Plate	17,000 SF
Year Built	1984

Transit at Doorstep



Java Joe's Now Open at 5353 Dundas Street West

PARKING:

Underground parking at a ratio 2.6 stalls per 1,000 SF leased

SECURITY:

The property is equipped with CCTV cameras and on-site manned security for extended hours
Security access card for after-hours access

ARCHITECTURAL / STRUCTURAL:

Ceiling heights:
Ground Floor10'
Typical Floor8'6"

ELEVATORS:

5343 Dundas St. W.	3 passenger elevators
5353 Dundas St. W.	2 passenger elevators and 1 parking elevator (modernization underway)

COMMUNICATION SYSTEM:

Fibre optics to the building, existing service providers include Bell and Rogers

MECHANICAL SYSTEM:

5343 Dundas St. W.	Approx. 30 Heat pumps per floor
5353 Dundas St. W.	Central heating/cooling with approx. 12 VAV boxes per floor – HVAC meets all ASHRAE standards

Dundas Kipling Centre

DEMOGRAPHICS*



DEMOGRAPHICS - WITHIN 5 KM	
Median Age	42.3
Population	2015 – 246,703
	2020 – 260,092
Average Household Income	2015 – \$116,284
	2020 – \$128,748
Total Households	2015 – 103,290
	2020 – 111,905



**Source: 2015 Data from Statscan. All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.*

Landlord:  **Manulife** Investment Management

Building On A Foundation OF STRENGTH



200 Bloor St. E., Toronto ON



601 Congress St., Boston MA



200 S Wacker Dr., Chicago IL



150 Slater St., Ottawa, ON



One Bay East, Hong Kong



980 Howe St., Vancouver BC

Look up. You'll see our office towers in major cities across the globe. Our team of real estate professionals is dedicated to managing millions of square feet of commercial real estate for thousands of customers each day. Customers who call our buildings home.



Global Portfolio

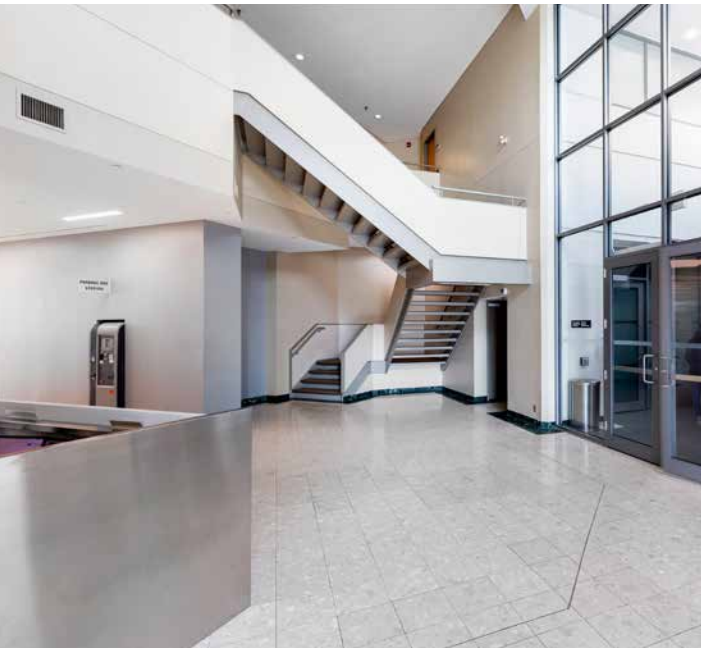
Our global portfolio includes office, industrial, retail and multi-family space. We operate as John Hancock Real Estate in the U.S. and as Manulife Real Estate in all other parts of the world. We own, manage and develop commercial real estate in major metropolitan cities shaping skylines across the globe.



Aerial View Of Dundas Kipling Neighbourhood



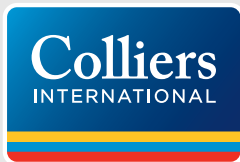
Exterior View from Dundas Street West



Lobby of 5343 Dundas Street West



Exterior Views of Outdoor Terrace



Accelerating success.

For more information on how this space can work
for you, please contact:

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