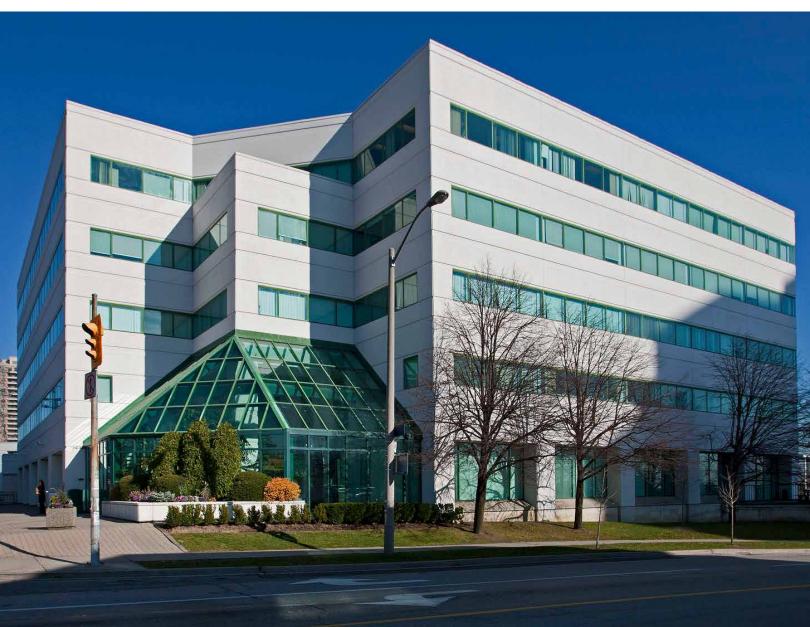


### For Lease

**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.

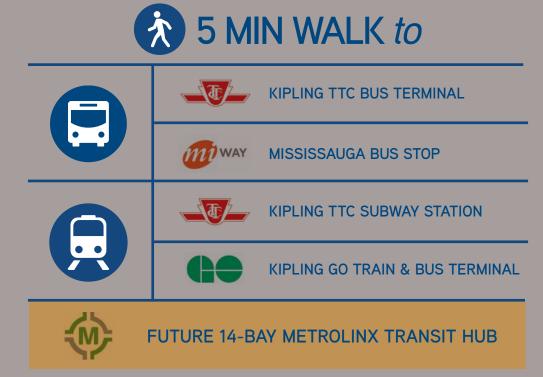
2 | DUNDAS KIPLING CENTRE | 3

### Welcome TO THE NEIGHBOURHOOD









### Area AMENITY MAP

### MATTICE AVE Wedgewood HIGHWAY 427 EXPRESS MERVYN AVE CONCERT PROPERTIES HARRY ROSEN SHOPPERS J.CREW TO BY RESTAURANTS WIRELES ROGERS TELUS LENSCRAFTERS GODIVA HIGHWAY 427 EXPRES HIGHWAY 42T COLLE **HUDSON'S BAY AMENITIES** Royal Bank Of Canada Shoppers Drug Mart Canada Post 5 Bulk Barn Shell 10 Enterprise Rent-A-Car Curves Bank Of Montreal ESS0 TD Canada Trust PAXMAN RD RESTAURANTS/ FOOD WEST MALL **Dundas Street Grille** Taste Of Thailand Cuisine 9 Starbucks McDonalds 10 KFC Tim Hortons Subway Domino's Pizza Napolitan Brick Oven Pizza

### TRANSIT



Name

Kipling South Rocket

Highway 27 Rocket
Airport Rocket

Bloor-Danforth



Route	Name	Rou
Number		Nui
30	Lambton	188
44	Kipling south	191
45	Kipling	192
49	Bloor West	300
111	East Mall	
12	West Mall	
123	Shorncliffe	



Route	Name
Number	
3	Bloor (East)
20	Rathburn
26	Burnhamthorpe
35	Eglinton
57	Courtney Park
70	Keaton
71	Sheridan-Subway

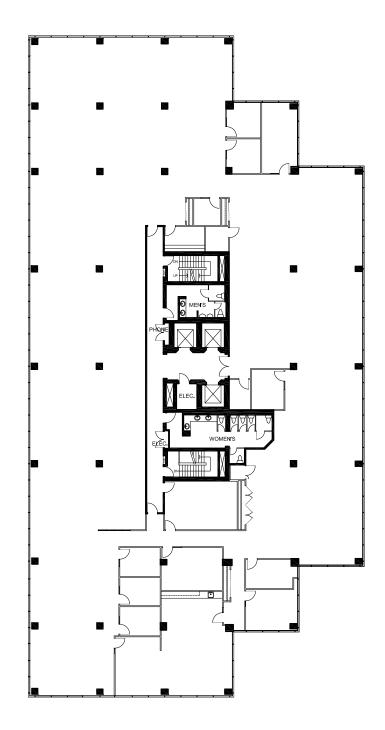
6 I DUNDAS KIPLING CENTRE 17

# **Building Specifications**AND SAMPLE FLOOR PLANS

5353 DUNDAS STREET WEST



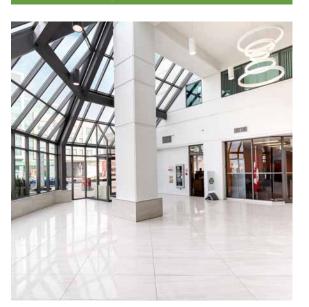
5343 DUNDAS STREET WEST



## **Building Specifications**AND SAMPLE FLOOR PLANS



### **Updated Lobbies**

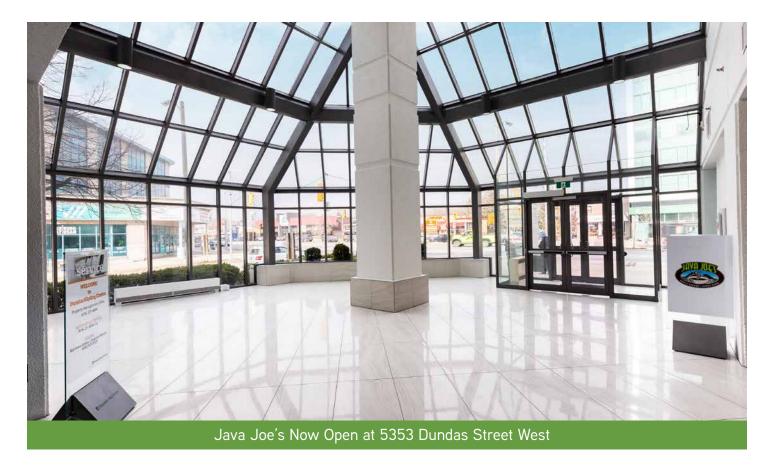


5343 DUNDAS STREET WEST				
Total No. Of Floors	7			
Building Size	138,000 SF			
Average Floor Plate	19,000 SF			
Year Built	1989			

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





### **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:

Ceilin	g heights:	
Grour	nd Floor	10′
Typica	al Floor	8'6

### **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:**

52/12 Dundas	C+	۱۸/	Annroy	20	Hoot	numne	nor	floc
5343 Dundas	οι.	VV.	Approx.	30	пеаі	purnos	per	ποι

5353 Dundas St. W. Central heating/cooling with approx. 12 VAV boxes per floor

- HVAC meets all ASHRAE standards

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# Dundas Kipling Centre DEMOGRAPHICS\*



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



<sup>\*</sup>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.









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# **Building On A Foundation**OF STRENGTH





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.









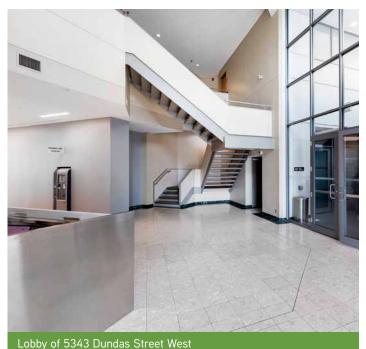


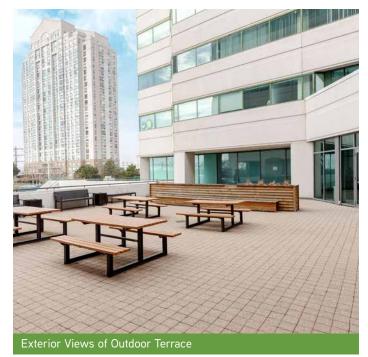
### **Global Portfolio**

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.









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Accelerating success.

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

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