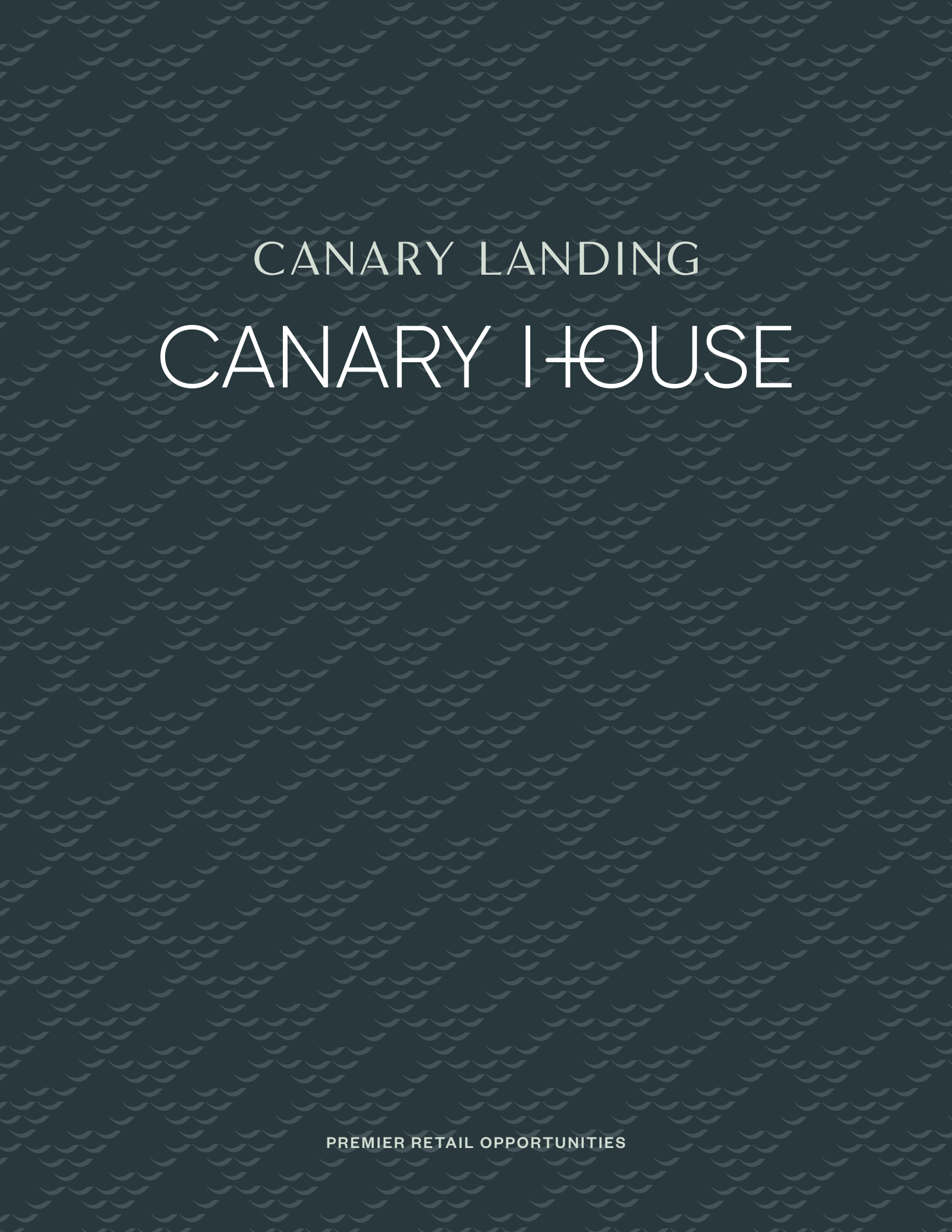




CANARY LANDING CANARY HOUSE

PREMIER RETAIL OPPORTUNITIES



ABOUT THE BUILDING



Your New Space on Front & Cherry

Your future home at Front and Cherry Street will be located at the base of Canary House Condominiums – a sophisticated new address where natural elements are complemented by contemporary design. Canary House Retail will be connected to 206 new condominiums suites, 238 rental residences and a 45,000 sq.ft., 4-storey health and wellness medical centre commanding over 30,000 visitors per year, making this an ideal location for your new business.

Heritage Retail

FLOORS IN TOTAL	3
GROUND FLOOR RETAIL	5,143 SF
2 ND FLOOR RETAIL/OFFICE	6,936 SF
3 RD FLOOR RETAIL/OFFICE	7,433 SF
CEILING HEIGHT	10'5" - 14'5"

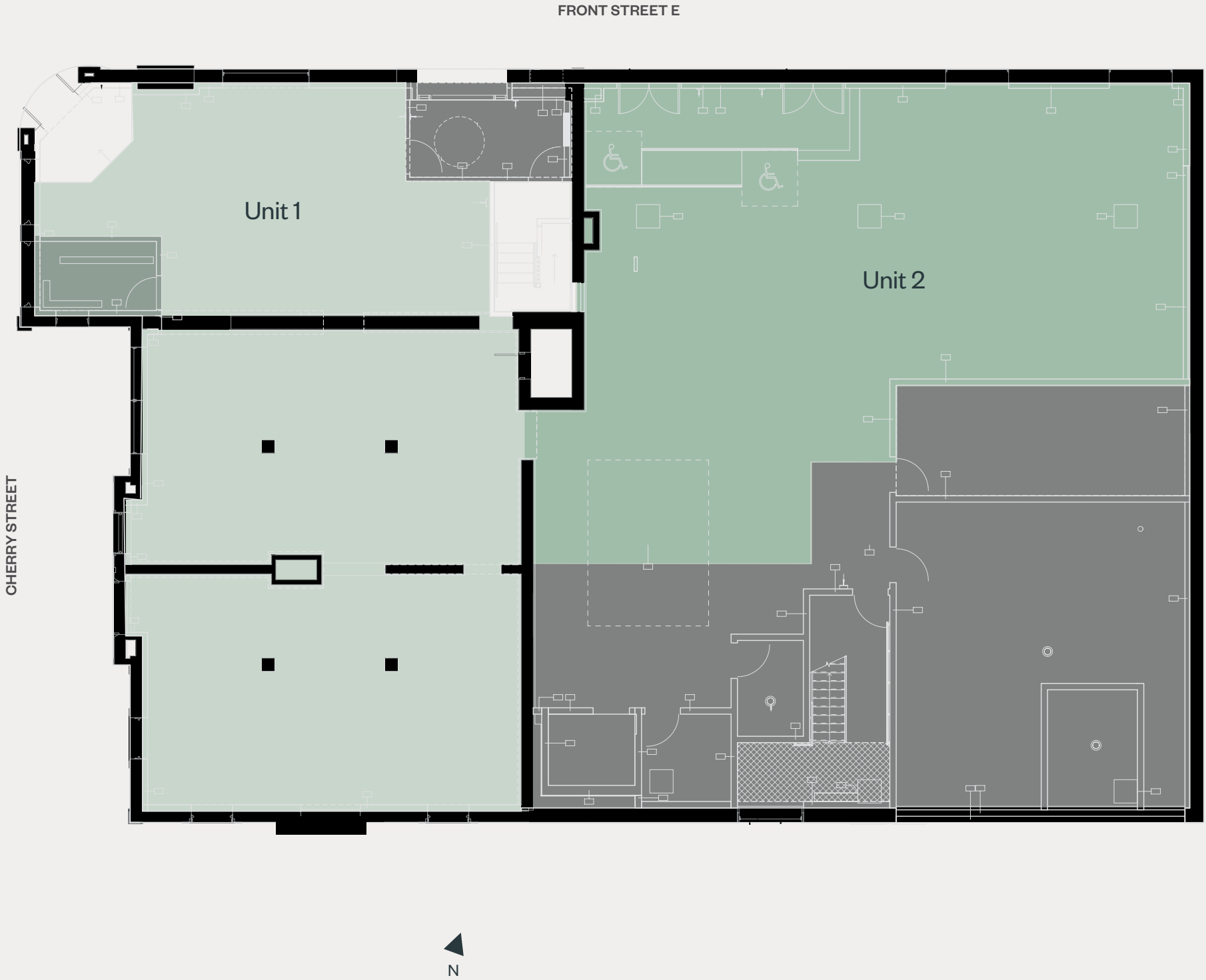
Condominium Retail

TOTAL RETAIL	~3,600 SF
CEILING HEIGHT	14'5" - 22'
ADDITIONAL RENT	\$23.24

Leasing Opportunities

Heritage Retail & Office 2nd Floor

UNIT 1 AREA
2,771 SF
UNIT 2 AREA
2,373 SF
TOTAL AREA
5,144 SF
CEILING HEIGHT
10'5"



Leasing Opportunities

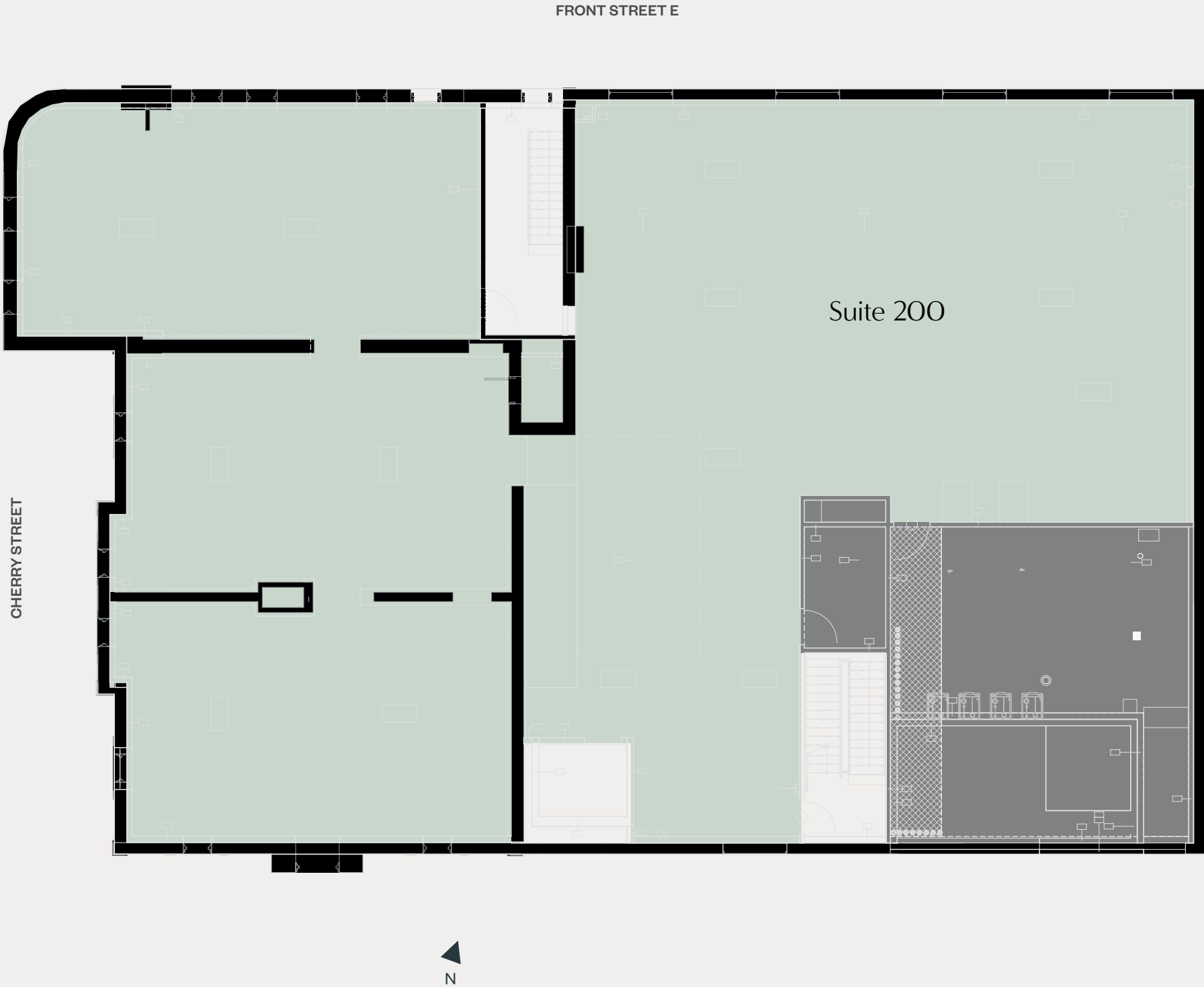
Heritage Retail & Office 2nd Floor

SUITE 200 AREA

6,936 SF

CEILING HEIGHT

10'5"



Retail

Leasing Opportunities

Heritage Retail & Office 3rd Floor

SUITE 300 AREA

7,433 SF

CEILING HEIGHT

10'5"



Leasing Opportunities

Condominium Retail Ground Floor

RETAIL 3 AREA

1,545 SF

RETAIL 4 AREA

1,820 SF

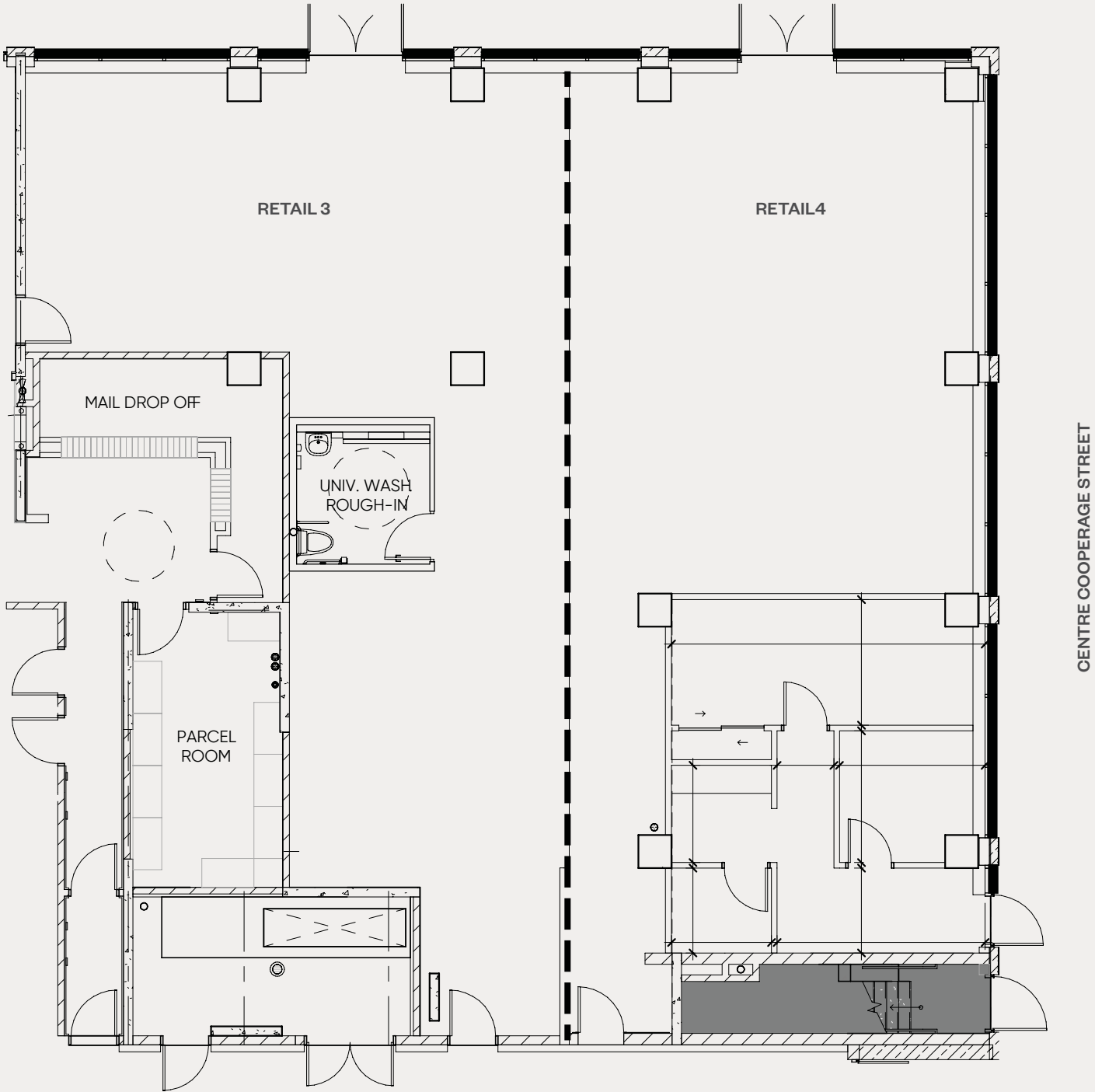
*can be combined for a total of 3,365 SF

CEILING HEIGHT (FEET TO MEZZANINE)

14'5"

CEILING HEIGHT (FEET TO SLAB)

22'0"



Retail



CLUNY BISTRO
THE DISTILLERY DISTRICT



EL CATRIN
THE DISTILLERY DISTRICT



DARK HORSE
CANARY DISTRICT



SOUK TABULE
CANARY DISTRICT

CANARY HOUSE

Join Toronto's Most Dynamic Community

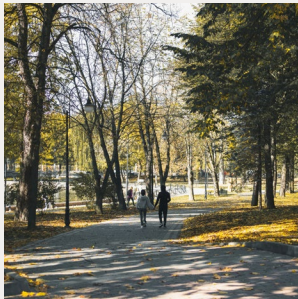
Minutes from the downtown core, and surrounded by notable neighbourhoods including Distillery District, Canary District, Riverside, and the rapidly gentrifying Regent Park, Canary Landing is surrounded by a wealth of key amenities.

Commuters are served by the convenience of the Cherry Street streetcar. The active and outdoorsy take advantage of Corktown Common park, Distillery District, Lawren Harris Square, Underpass Park, Percy Park, the Cooper Koo YMCA, amongst others. Foodies flock to the staples in the neighborhood like Pure Spirits Oyster House and Grill, El Catrin and Cluny Bistro and Boulangerie.

Amenities

RESTAURANTS

- 1 El Catrin Destileria
- 2 Souk Tabule
- 3 Pure Spirits Oyster House + Grill
- 4 Impact Kitchen
- 5 SukhoThai
- 6 Gusto 501
- 7 Terroni Sud Forno Produzione e Spaccio
- 8 Figs Breakfast Lunch
- 9 Dark Horse Espresso Bar
- 10 Balzac's Distillery District
- 11 Brick Street Bakery
- 12 Le Beau Boulangerie



WALK SCORE

93

GROCERIES & SPIRITS

- 13 No Frills
- 14 FreshCo
- 15 Wine Rack
- 16 LOBO
- 17 The Beer Store

ENTERTAINMENT

- 18 The Aviary
- 19 Workplace One
- 20 1871' Berkeley Church Event Venue
- 21 Distillery District
- 22 East Bayfront



BIKE SCORE

100

HEALTH & WELLNESS

- 23 Hastings Barber Shop
- 24 HealthShield Pharmacy
- 25 Body Blitz Spa East
- 26 Cooper Koo YMCA



TRANSIT SCORE

99

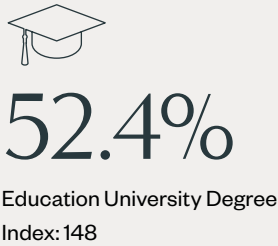
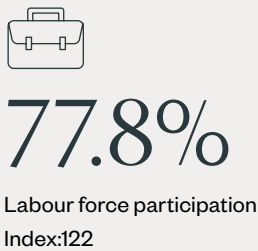




A Vibrant Community on the Rise

Located steps from the Distillery District at Mill and Cherry Street, Front & Cherry are commercial and retail opportunities with contemporary style and historic charm that will fit seamlessly into the quickly growing surrounding community. They are joined by a growing list of residential developments that have brought over 6,100 new residential units within a 500M radius.

THE PEOPLE - 1 KM RADIUS



Effortlessly Connected

The Canary Landing is quickly becoming one of Toronto's best-connected neighbourhoods, with multiple new transit lines connecting in the Downtown East.

- The future Ontario Relief Line and introduction of Corktown Station
- Future GO Line will unite Canary Landing to the downtown core and the larger GTA in minutes
- Connected to the future East Harbour Transit Hub

All of these exciting new transit additions will be steps from Canary Landing allowing residents to truly live connected.

- LRT

- 1 - Queens Quay LRT – existing
- 2 - QQ/King/Cherry LRT – future
- 3 - Cherry Street LRT – existing
- 4 - King Street 504 LRT – future

- SUBWAY

● STREETCAR

- 1 - Queen Street
- 2 - King Street
- 3 - Cherry Street Loop Intermodal Hub

- **BIKE PATH**



Discover Canary Landing's Natural and Built Wonders.

Canary Landing offers unrivalled access to green spaces, including the 18-acre Corktown Common park, the Lower Don River Trail and ravine system, Cherry Beach, Sugar Beach and Underpass Park, getting you closer to immersing in nature while inspiring discovery at every turn.

Closer to home, you can explore Canary Landing's animated public realm, designed by CCxA. Brick pavers and tree-lined sidewalks make for a pedestrian-friendly promenade to a new public plaza at the Distillery Loop—an active public space of extended sidewalks, shops and cafes designed for community gathering, programming and events.





Designed for People, Designed for Delight.

Canary Landing is targeting WELL and LEED Gold Certifications to prioritize residents' health and well-being, while addressing environmental impact and sustainability. Each of Canary Landing's three Houses, in their construction and day-to-day operations, will contribute to an enhanced quality of life.

Get to Know the World-class Team Behind Canary Landing.

ARCHITECTURE & INTERIORS

Canary Landing is brought to life by an acclaimed architecture and design team, including Danish firms Cobe and Henning Larsen, and Canadian firms architectsAlliance, BDP Quadrangle and DesignAgency. The Globe and Mail has recognized Maple House as “the finest apartment buildings the city has seen in a generation.”



LANDSCAPE & PUBLIC REALM

Canary Landing’s landscape and activated public realm is designed by the Montrealbased, internationally recognized practice CCxA (formerly Claude Cormier + Associés). CCxA goes far beyond the conventional realm of traditional landscape design to respond to a site’s surroundings and local heritage, creating spaces with great humanity and joyful humour.



DEVELOPMENT TEAM

Canary Landing is made possible by the expertise and partnership of Canada’s leading real estate companies: Dream, Kilmer Group and Tricon Residential, each recognized for their contributions and advancements in commercial and residential real estate across Canada and the U.S.



The Dream Experience

Here at Dream, we are committed to your workplace environment. We understand the importance of having a full-service team supporting you and your business. It is our goal to ensure that the building is comfortable, safe, clean and an overall first-class office experience.



Online Service Requests

From service requests to setting comfortable building temperatures, our advanced online response service allows tenants to submit and monitor their requests in real time.

Live Property Updates

Our Tenant Experience Dream+ App connects teams with their building communities by sharing notifications, events, exclusive discounts and special neighbourhood programming.

Online Payments

Our custom DreamConnect payment solution enables instant online payments and bank transfers quickly and securely.

Fast and Accountable Service

Our highly experienced Property Management Teams are there to rapidly respond to your problem or concern. We tackle issues head on and ensure accountability and responsibility remain at the heart of the Dream client experience.

Onboarding Made Easy

Dream Property Management Teams will be on-hand to guide you through every step of the onboarding process and will help plan, customize and coordinate your move ensuring that your space is running smoothly the day you step in the door.

A Strong Sense of Community

From al fresco summer yoga sessions, to complimentary movie tickets and tenant lunch deals, we work hard to enhance the lives of everyone who works in a managed Dream property, making people feel like a valued part of a wider community, not just an employee in an office.



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KILMER GROUP



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