

FREESTANDING BUILDING FOR LEASE

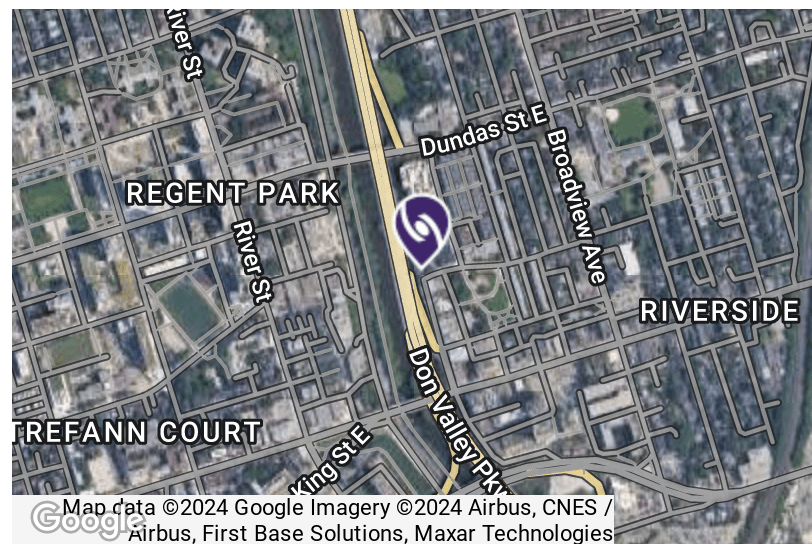


2 Matilda Street, Toronto, ON, M4M 1L9



Iconic, beautiful three-floor flex building with direct visibility from the Don Valley Parkway.

- Free-standing building with DVP exposure (approx. 90,000 vehicles/day).
- Solid Walk (87), Bicycle (99) and Transit Scores (93).
- Building consists of a basement, ground floor and second floor, all with 10 ft. ceilings, Approx. 6,000 sq. ft./floor.
- Great opportunity for a real showpiece.
- The Landlord is prepared to complete extensive leasehold improvements for the right tenant.
- Ideal for a wide range of retail/commercial/institutional/industrial uses. *Potential uses are subject to verification*



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MICHAEL J. SAPERIA
Executive Vice President | Broker
O: 416.636.8898 EXT. 229
C: 416.804.9162
msaperia@thebehargroup.com

AVI BEHAR
Chairman & Chief Executive Officer | Broker
416.636.8898 EXT. 227
abehar@thebehargroup.com



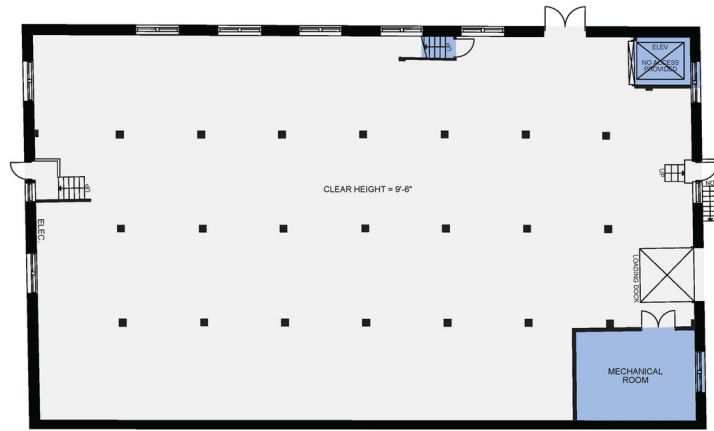
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SPACES	SPACE SIZE	LEASE RATE	ADDITIONAL RENT	AVAILABILITY
Freestanding Building	18,052 SF	\$40.00 SF/yr	Estimated at \$8.00 psf for 2024	TBA

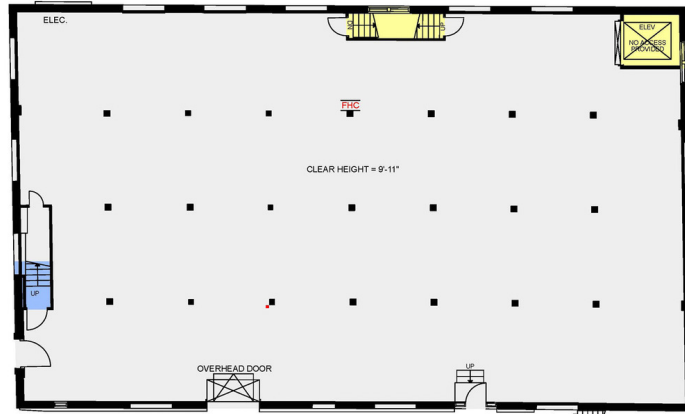
FLOORPLANS

Approx. 6,000 sq. ft./floor.

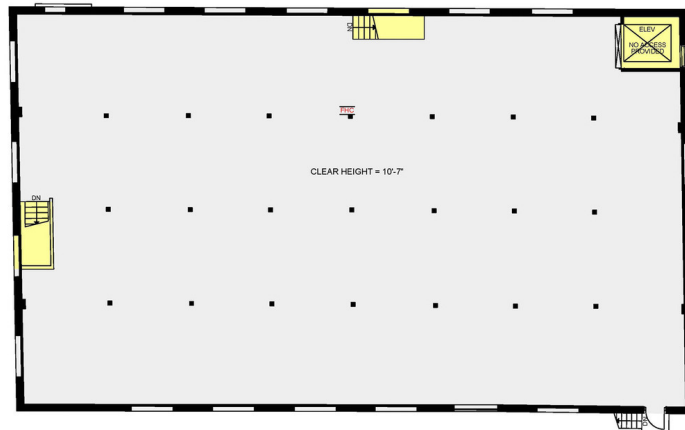
- Rentable Exclusions 1
- Rentable Exclusions 2
- Occupant Area
- Building Amenity Area
- Inter-Building Amenity Area
- Building Service Area
- Inter-Building Service Area
- Floor Service Area
- Ancillary Area



BASEMENT



FIRST FLOOR



SECOND FLOOR



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DEMOGRAPHICS	0.5 KM	1 KM	3 KM
Total Population	13,545	35,044	292,343
Daytime Population	9,837	30,890	608,008
Total Households	7,018	17,612	150,389
Average Household Income	\$114,512	\$120,485	\$119,658

Data Source: Environics Estimates 2023

Nearby Streetcar Routes

501 Queen, 503 Kingston Rd, 504 King, 505 Dundas

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ZONING DESIGNATION - PERMITTED USES

The governing site-specific zoning designation that applies to the property is I2 D3 (By-Law 438-86) - Industrial District 2.

PARKS, RECREATION, PLACES OF AMUSEMENT AND ASSEMBLY

- public park

COMMUNITY SERVICES, CULTURAL AND ARTS FACILITIES

- clinic
- community health centre
- day nursery
- fire hall
- police station

GENERAL INSTITUTIONS

- post office
- union hall

RETAIL AND SERVICE SHOPS

- branch of a bank or financial institution
- brew-on-premises establishment
- caterer's shop
- dry-cleaner's distributing station
- dry-cleaning shop
- duplicating shop
- newsstand
- personal grooming establishment
- restaurant (subject to qualification 2)
- showroom (subject to qualification 29)
- service, rental or repair shop
- tailoring shop
- take-out restaurant (subject to qualification 2)

WORKSHOPS AND STUDIOS

- artist's or photographer's studio
- communications and broadcasting establishment
- custom workshop
- data processing establishment
- designer's studio
- industrial computer service
- laboratory, class A
- performing arts studio
- publisher
- software, design and development establishment

AUTOMOBILE RELATED USES

- automobile service and repair shop (subject to qualification 4)
- automobile service station (subject to qualification 4)
- car washing establishment
- commercial parking lot (subject to qualification 3)
- motor vehicle repair shop, class A (subject to qualification 4)
- parking area
- parking garage
- parking station (subject to qualification 3)
- private commercial garage
- private garage
- sales or hire garage
- taxicab stand or station

PUBLIC

- city yard, class A
- public commercial scales
- pumping station
- waterworks

WAREHOUSING AND STORAGE

- cold storage plant
- food warehouse
- food wholesaling establishment
- open storage yard
- recycling shop
- storage warehouse (class A)
- wholesaling establishment - general

INDUSTRIAL WORKSHOPS

- bookbinder's shop
- carpenter's shop
- cleaning plant
- contractor's shop, class A
- contractor's shop, class B
- sheet metal shop
- welder's shop

SALES OUTLET

- builder's supply yard

TRANSPORTATION, DISTRIBUTION AND RELATED USES

- bread distributing depot
- courier service
- industrial catering service
- postal sorting station
- public transit
- railway station
- railway tracks
- security service and business equipment
- shipping, trans-shipping or distributing depot

MANUFACTURING AND RELATED USES

- bakery
- brewery
- ceramics factory
- electronic equipment factory
- fur goods factory
- garment factory
- manufacturing plant
- metal wares factory
- packaging plant
- pharmaceutical factory - secondary
- photographic plant
- plastic products factory
- plastic products factory- secondary
- printing plant
- soft drink bottling works
- textile factory
- vegetable food products factory
- wholesale dyeing plant
- winery
- wood products factory

MISCELLANEOUS USES

- animal hospital
- commercial school
- drive-through facility (subject to qualification 5)
- market gardening
- newspaper plant
- ornamental structure
- trade school

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THE BEHAR GROUP™

BROKERAGE & COMMERCIAL REAL ESTATE SERVICES

LANDLORD
SERVICES

TENANT
SERVICES

CAPITAL
MARKETS

ADVISORY
SERVICES

Head Office (Mailing Address)

1170 Sheppard Avenue West, Suite 24,
Toronto, ON, M3K 2A3
Tel: 416.636.8898 | Fax: 416.636.8890

Downtown Office

30 Duncan Street, Suite 201
Toronto, ON, M5V 2A3

Vancouver Office

151 West Hastings Street
Vancouver, BC V6B 1H4
Tel: 604.616.0013

The Behar Group Realty Inc., Brokerage
www.TheBeharGroup.com

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

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