

FOR SALE

Geary Factory Lofts

**Own Your
Workspace**

**300
Geary Avenue**

Lennard:

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Ready for
**Occupancy &
Purchaser Fit Out**

Work it Like You Own it

Welcome to Geary Factory Lofts, a big, bold project that welcomes entrepreneurs – genuine community building at its grassiest roots. Four floors of 40 post-industrial office condo lofts, raw by intent, yours to finish, are for sale on Geary Avenue – an eclectic community rooted in entrepreneurial spirit for over a century.

In the heart of this unique neighbourhood at Dufferin and Dupont, you can nurture your own creativity among your peers – boutique ad and media agencies, film and video production, photographers, tech companies, interior designers, architects – in an individually-curated workspace that you own.

Purchase a shell unit and design it your way, making the most of the natural light and air flow from windows that open and private balcony space. The building's industrial vibe and open-concept stairway access to all four floors ignite a feeling that here is where you can do your best work.



Amenities



**Outdoor courtyard
area**



**Massive operable
windows**



Bicycle parking



**Gym & Shower
Facilities**



Smart parcel room



**Event Space &
Meeting Room**

Building Specifications

<i>Plumbing</i>	Roughed in plumbing with capped connections to pre-determined location for bathroom(s) and kitchen
<i>HVAC</i>	Heating/cooling will be supplied by a centralized air-cooled variable refrigerant flow (VRF) system. Buyer shall be responsible for distribution within the unit
<i>Power</i>	Each suite shall be equipped with a 100A 120/208V 3-Phase 4-Wire surface mounted panel. Buyer shall be responsible for distribution within the unit
<i>Sprinklers</i>	Each unit will have sprinklers based on an open plan layout
<i>Walls</i>	Drywall, taped, sanded, and primed walls. Demising walls within the unit not included
<i>Floors</i>	Unfinished concrete floor
<i>Internet</i>	High speed internet will be available within the building
<i>Condo Fees</i>	\$4.80 per square foot
<i>Utilities</i>	Paid directly by Unit Owner



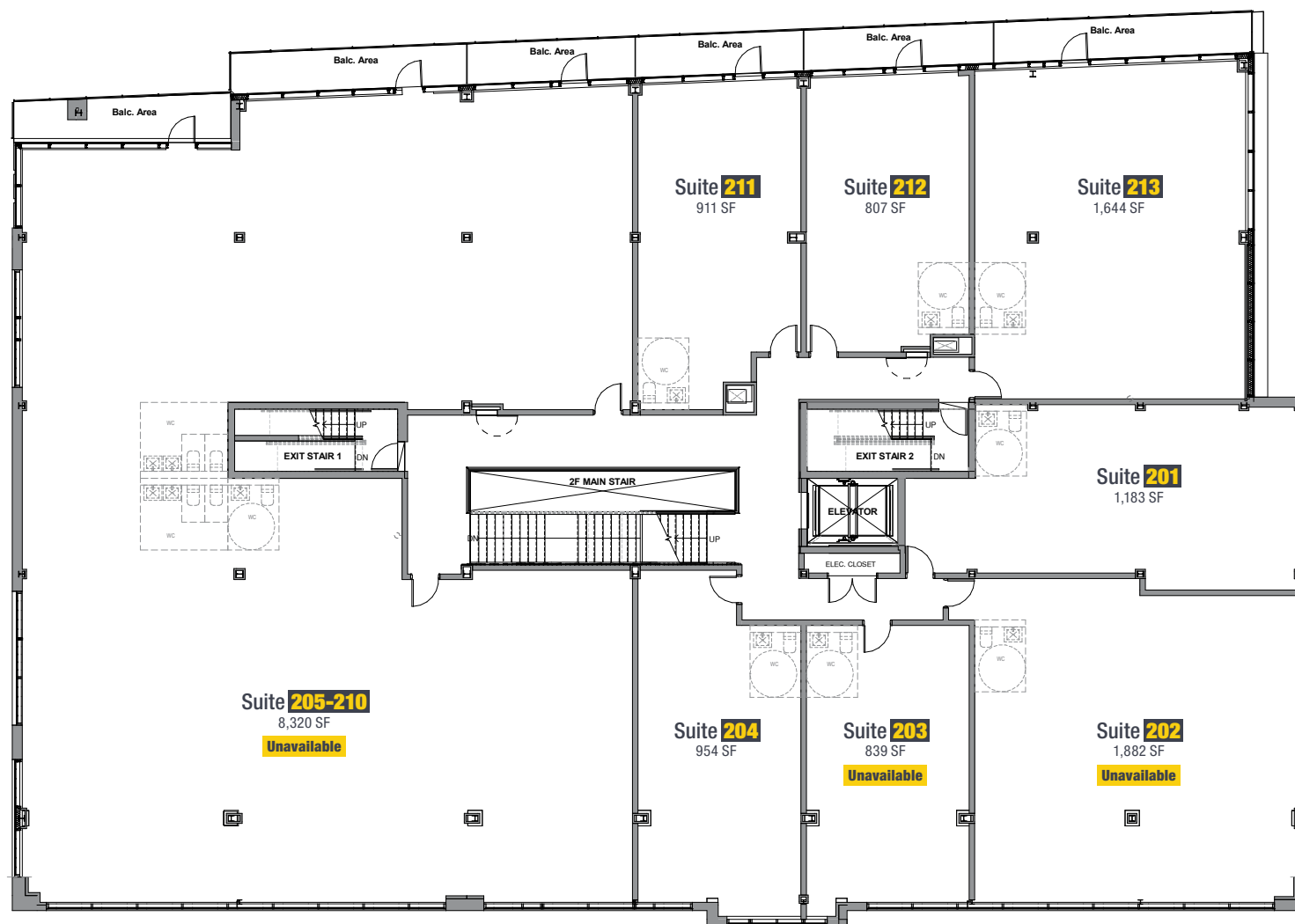
Ground Floor



*All unit sizes are gross floor area estimates which include the estimated net usable area of the unit plus an added percentage share of common areas.

Second Floor

* Remaining second floor
suites combine for 4,316 SF



Suite 201

\$919,000

Suite 204

\$739,000

Suite 211

\$729,000

Suite 212

\$649,000

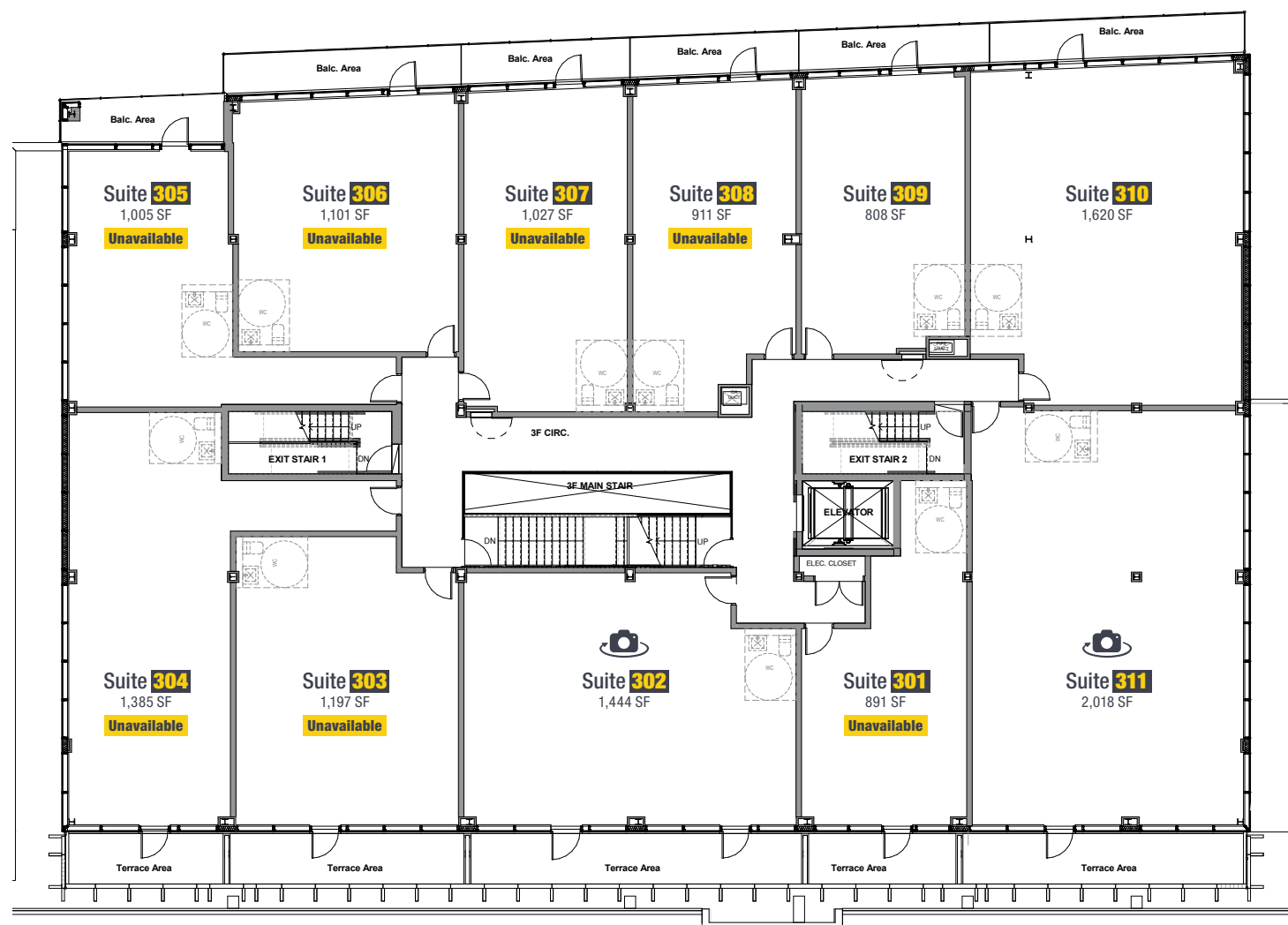
Suite 213

\$1,339,000

*All unit sizes are gross floor area estimates which include the estimated net usable area of the unit plus an added percentage share of common areas.

Third Floor

* Suites 309-311
combine for 4,446 SF



Suite 302



\$1,149,000

Suite 309

\$649,000

Suite 310

\$1,319,000

Suite 311



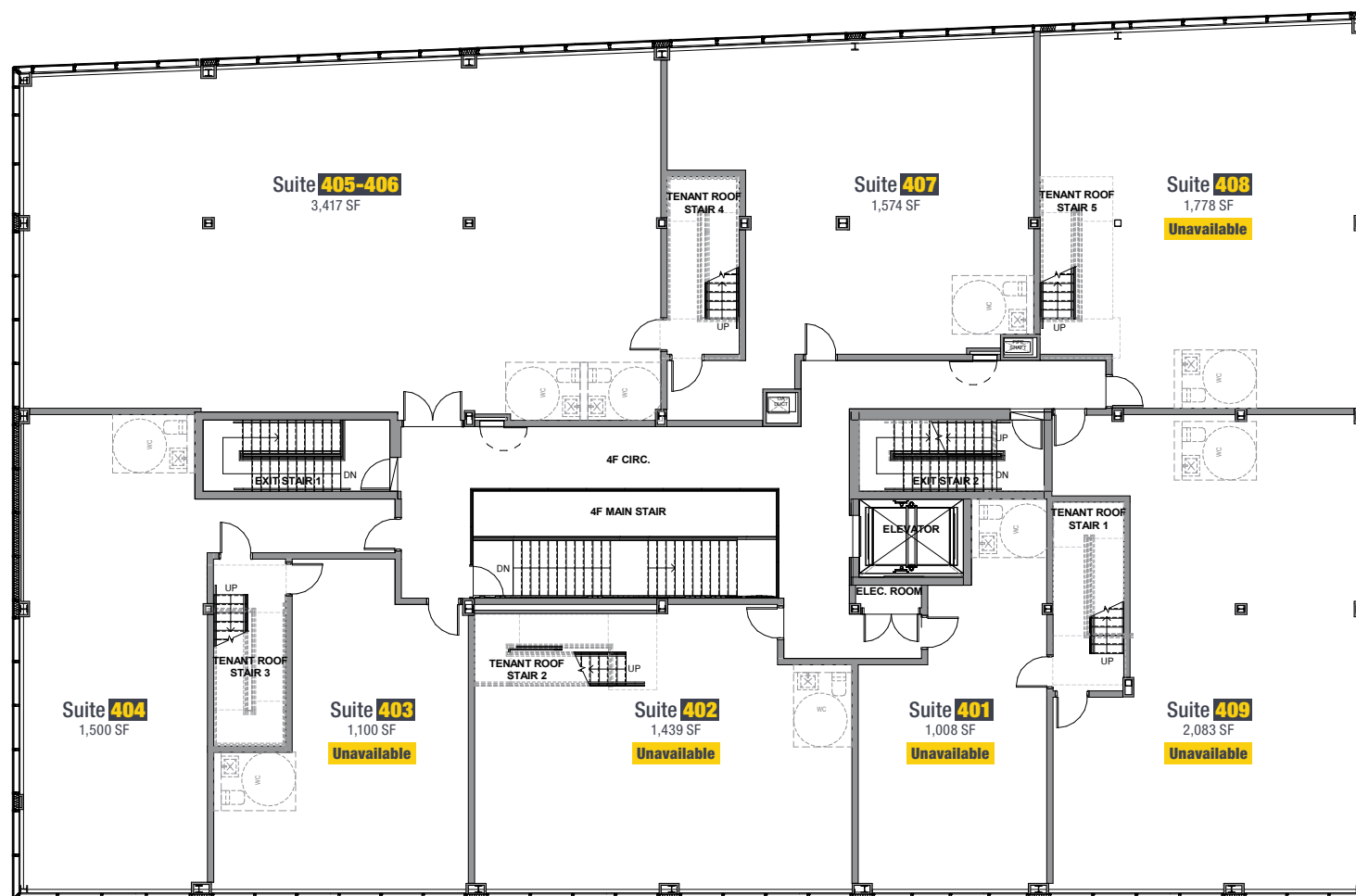
\$1,639,000

Virtual Tour Available

*All unit sizes are gross floor area estimates which include the estimated net usable area of the unit plus an added percentage share of common areas.

Fourth Floor

* All fourth floor units include a private rooftop terrace



Suite 404

\$1,449,000

Suite 405-406

\$3,249,000

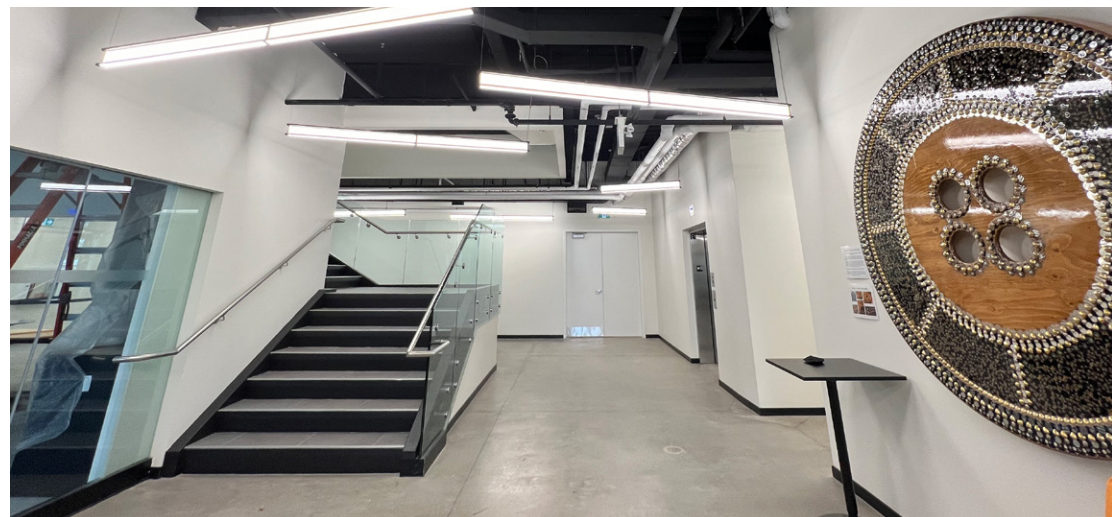
Suite 407

\$1,499,000

*All unit sizes are gross floor area estimates which include the estimated net usable area of the unit plus an added percentage share of common areas.



Lobby



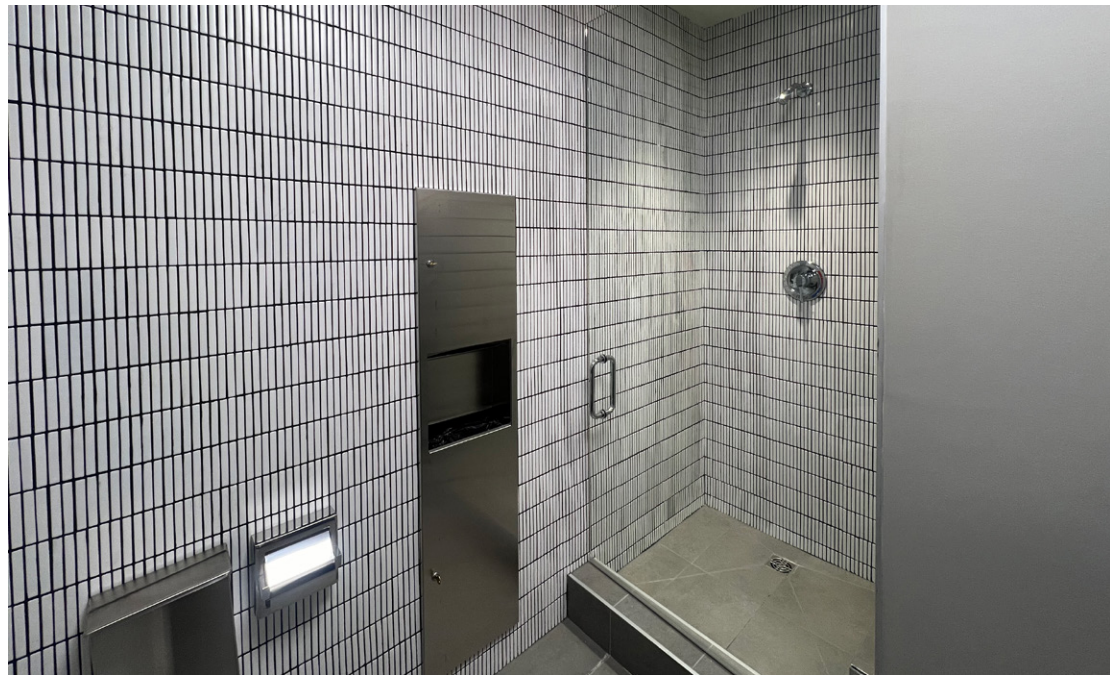


Amenity Space





Amenity Terrace & Gym





Rooftop Patio





Parking



Virtual Tour



\$1,149,000

Suite 302

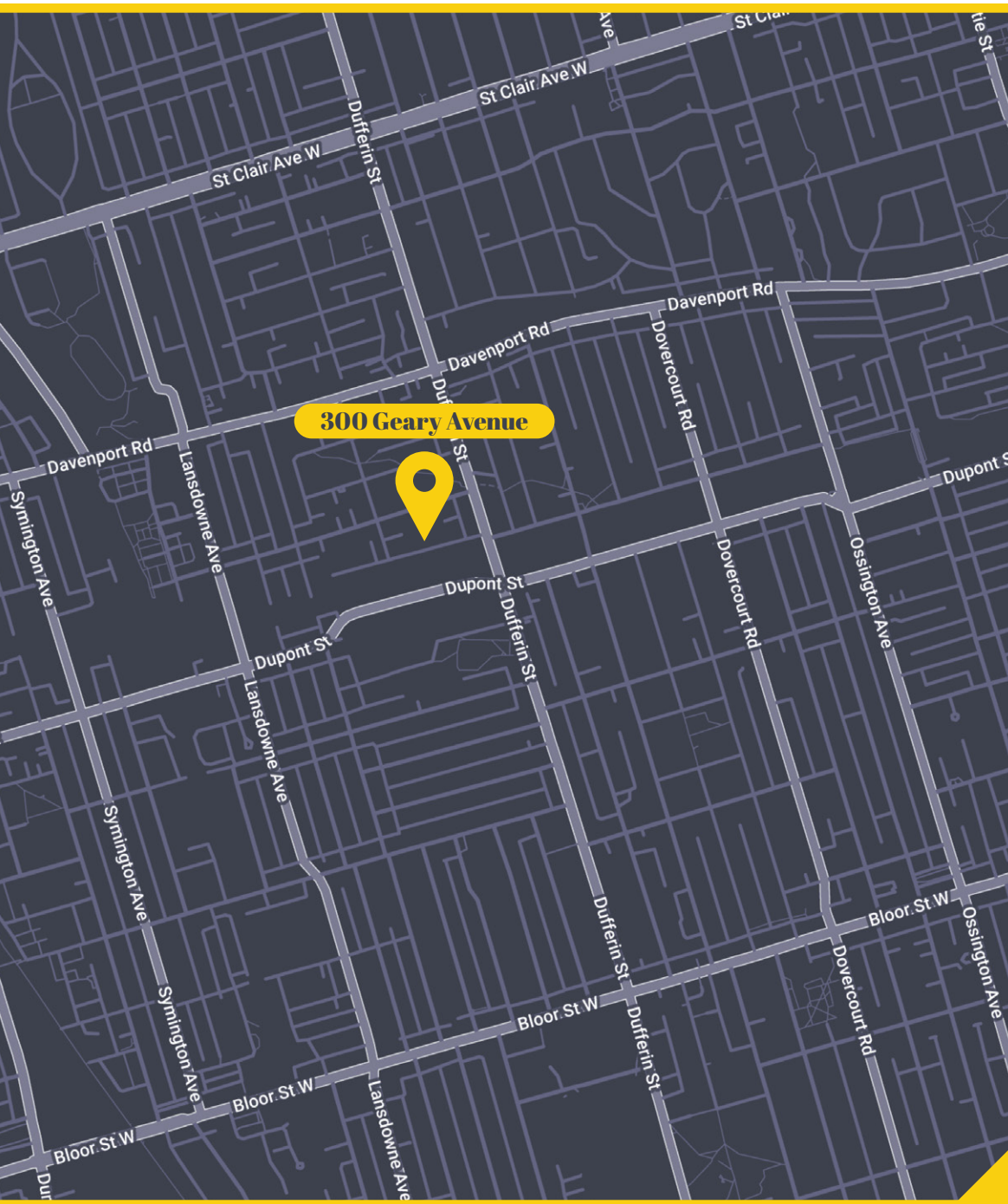


Virtual Tour



\$1,639,000

Suite 311



Be a part of the Community

With more residents coming into the area to live at the new Galleria On the Park, the neighbourhood is exploding with opportunities, and becoming a hub of convenience and personality. Be among the first to walk, run, or bike along the proposed “Green Line,” a 5 km linear park that will stretch from Lansdowne and Davenport to Spadina and Dupont as part of a provincially-funded revitalization project.

A Few of Our Favourite Places

The Geary vibe is obvious. Chic grit. Real food. Take a break at one of the many restaurants, cafes, and eateries that dot the neighbourhood.

Restaurants

- 1 North of Brooklyn Pizzeria
- 2 Famiglia Baldassarre
- 3 Nova Era Bakery
- 4 Salto Restaurant & Bar
- 5 Dark Horse Coffee
- 6 Blood Brothers Brewing
- 7 Meta Dos Leitoes
- 8 Morning Star
- 9 Balzac's Powerhouse
- 10 Sushi California
- 11 Marcello's Pizzeria
- 12 Parallel
- 13 Good Behaviour

Stores/Banks

- 14 FreshCo
- 15 The Beer Store
- 16 Shoppers Drug Mart
- 17 Food Basic
- 18 TD Canada Trust
- 19 Bank of Montreal
- 20 National Bank

Parks

- 21 Wallace Emerson Park
- 22 Chandos Park
- 23 Beaver Lightbourn

New to Owning your own commercial space?

Here's why it makes sense.

1

Build Equity

As you pay down the principal, you build equity in your condo unit. When you lease space and pay rent, you don't build any equity; the landlord builds equity in their property and not you.

2

Security of Location

Owning a condo unit for your business gives you long term stability and security of location; no one can ask you to vacate and you don't need to negotiate the right to stay.

3

Predictable Costs

The ability to lock in long term mortgage rates gives you financial certainty and removes unpredictable market rent increases.

4

Borrowing Power

As your equity in the property grows, access it as working capital to support your business growth.

New to Owning your own commercial space?

Here's why it makes sense.

5

Tax Benefits*

You may be able to write off expenses from an owned unit including depreciation, operating expenses and mortgage interest.

6

Capital Benefits*

Capital investments in your condo unit increase the value of your property, while improvements made to leased premises benefit only the landlord.

7

Long Term Benefits

Long term benefits can include your own use of the unit, an income producing rental or the future sale of an appreciated asset.

8

Flexible Exit Strategy

An owned unit offers multiple exit strategies including renting to a third party or selling the unit.

* Prospective purchasers are advised to speak with their own counsel for tax, financial and legal advice

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