

FIFTY-NINE

HAYDEN STREET, TORONTO, ON

OFFICE
INVESTMENT/
OWNER-USER
OPPORTUNITY

Investment Summary



THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services Inc. ("JLL" and/or the "Advisor") is pleased to offer for sale a 100% condominium ownership interest in the 6th floor of 59 Hayden Street, Toronto, ON (the "Property", or "59 Hayden"), a newly built Class 'A' office condominium building located steps from the Yonge & Bloor intersection.

Offering 13,089 sf of leasable space with the opportunity to expand through the acquisition of additional floor(s), the Property provides easy connectivity to the GTA via public transit through the Yonge & Bloor subway station. The strategic location also provides immediate access to high-end amenities including many flagship retailers, hotels, banks, and an abundance of high-end restaurants.

The Property provides prospective users or investors with an attractive opportunity to capitalize on a Class 'A' office asset situated within one of the most highly sought-after urban submarkets in Toronto, while also offering the potential to expand into additional space.

PROPERTY SUMMARY

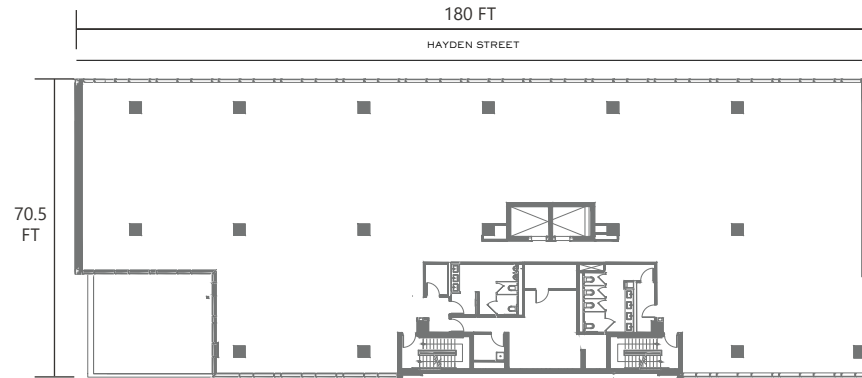
YEAR BUILT
2018

6TH FLOOR AREA
13,089 SF

CEILING HEIGHT
10'10"-11'2" Floor to Ceiling

LEED
Targeting Silver Status

DEVELOPER
Cresford Developments



Best-in-Class Boutique Office Offering

59 Hayden was built in 2018 by Cresford Developments, a leading Toronto real estate developer well-known for prioritizing luxury and quality of design throughout all of their projects. The Property features a high-quality floor to ceiling insulated glazing system, radiant heated flooring and is expected to achieve LEED Silver Certification. While office rental growth continues, the Property offer a unique opportunity for an investor or owner-user to capitalize on long term asset appreciation.



Investor or Owner-User Expansion Potential Opportunity

Comprised of 13,089 sf Class 'A' office space, the Property provides a purchaser with unparalleled convenience and flexibility through its design-forward spaces which maximize efficiency. In addition, prospective purchasers also have the opportunity to expand through the acquisition of additional floor(s), while current low-occupancy market conditions provide leasing stability until greater space requirements are met.



Strategic Location Supported by Abundance of Amenities and Transit Connectivity

Located one block south of the Yonge and Bloor intersection, 59 Hayden benefits from prime positioning within Downtown Toronto and is just steps from the City's premier destination for upscale retailers, restaurants, and hotels. It also offers near immediate access to the Yonge and Bloor subway station whereby owners, tenants, and visitors can easily connect to public transit, Via Rail, and Toronto Pearson International Airport.



High Demand Asset Reinforced by Strong Office Market Sentiment

Home to an unrivaled economy, workforce and quality of life, Toronto is a thriving 24-hour metropolis, boasting one of the largest and most diverse economies in North America. Home to nearly 3.0 million people, Toronto is Canada's most populous city and the fourth largest urban area on the continent. As Canada's most important job center, Downtown Toronto has recently attracted companies from around the globe, including Amazon, Microsoft, Citibank, and Tim Hortons' global headquarters.

Recent demand for employers to attract talent that prefers to live and work in Downtown Toronto has created an unprecedented pipeline of a new tenant demand. Emanating from banking, technology, and legal sectors, demand growth has resulted in extremely tight market conditions, making the City the top major office market in Canada. Shrinking vacancies have led to significant office rent growth in Downtown Toronto. Today's average Class 'A' office asking rental rate in Downtown Toronto is \$32.33 psf net, while total vacancy for Class 'A' office space is historically extremely low at 2.4%.



Surrounded by New Density and High-End Residential Development

The Yorkville neighbourhood is currently undergoing a significant transformation due to new residential intensification and redevelopment activities. While new flagship retailers, restaurants, and mixed-use developments will continue to transform the area throughout the next decade, the Property is surrounded by eight new active development projects comprised of 3,631 residential units with another 7,000 units in the development pipeline. The Property stands to benefit significantly from the influx of these developments and revitalization activities, as new residents, employers/employees, and visitors continue to flock to this transforming node.

FREE AND CLEAR

The Property is free and clear of existing financing, enabling a prospective purchaser to take advantage of historically low interest rates and maximize leveraged returns on the investment.

OFFERING PROCESS

Jones Lang LaSalle Real Estate Services Inc. (the "Advisor") has been exclusively retained by the Vendor to seek proposals to acquire a 100% condominium-titled interest in the Property on an as-is, where-is basis, free and clear of debt. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property.

All inquiries regarding the Property should be directed to:

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