

25 Dalhousie St & 30 Mutual St

Toronto, ON



ELM & LEDBURY
BY FITZROVIA





25 DALHOUSIE STREET & 30 MUTUAL STREET

The Opportunity

25 Dalhousie Street and 30 Mutual Street is a luxury two-tower multi-family development located on the north side of Queen Street East fronting onto Dalhousie Street and Mutual Street. The developments will feature over 500 residential units and offer a wide mix of retail units totaling 9,714 SF of premium retail space. The development is part of a four-tower masterplan, infusing the neighborhood with additional retail, commercial office space, purpose-built rentals, and market condominiums. Over half of the development is dedicated to the public realm with the addition of two communal outdoor spaces and retail featuring animated, brick-lined pedestrian walkways that weave throughout the site – fostering a sense of community with a cohesive campus.

Echoing the existing character and architecture of Queen Street, the towers feature a consistent material palette with lively frontages to strengthen their connection to the neighbourhood. Designed by award-winning architectural firms, Hariri Pontarini Architects and Turner Fleischer Architects Inc., the development will provide a suitable transition between the densely built downtown core to the west and the low-rise residential neighbourhoods to the east.

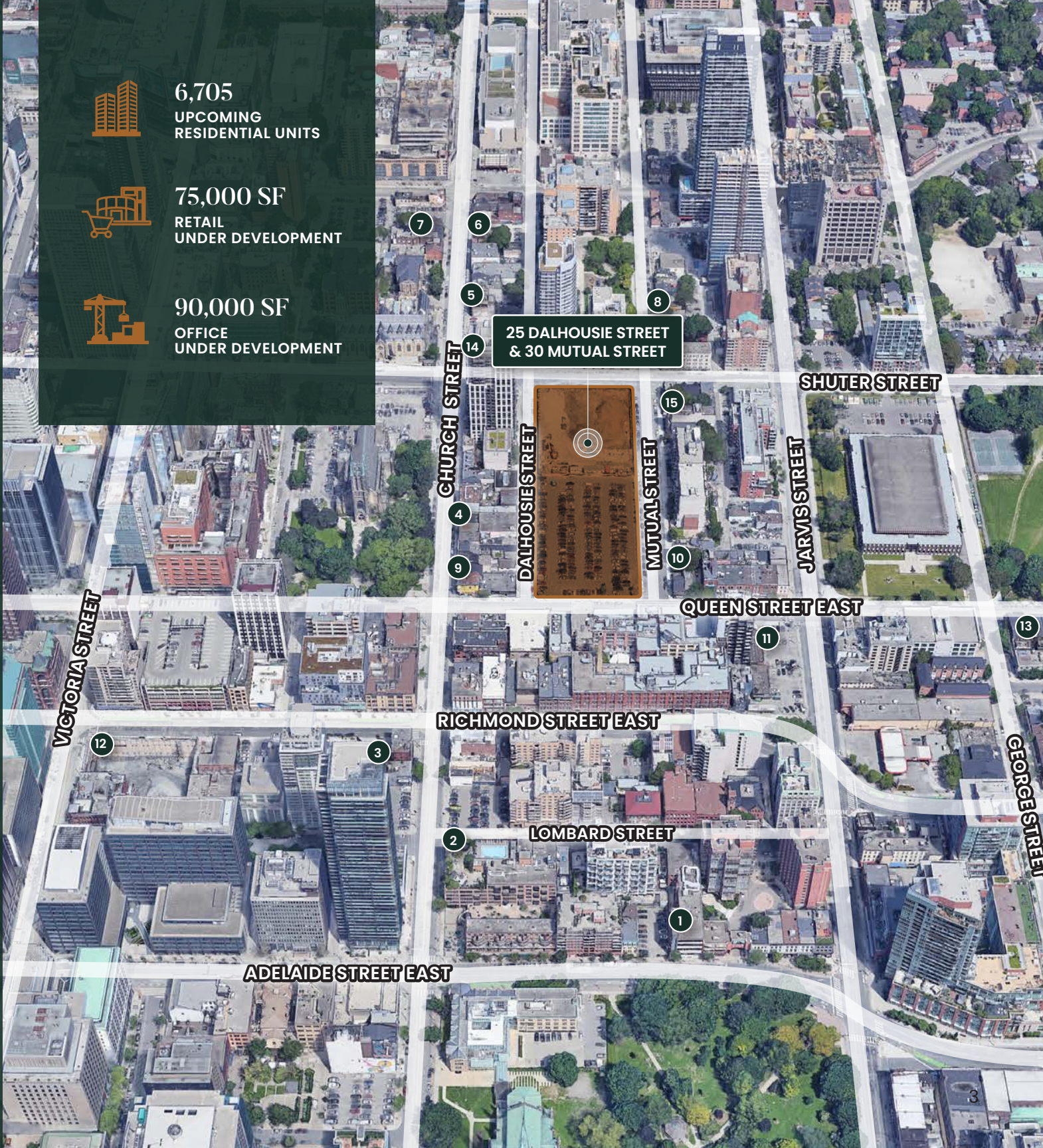
Downtown East

Downtown East is one of Toronto’s fastest growing nodes, with approximately 6,700 residential units and 90,000 SF of office space set for completion over the next 3 years within 500 metres of the development. Situated in Historic Queen East, tenants and visitors of the property have convenient access to the area’s wide range of boutiques and restaurants. Downtown East is a node where old and new co-exist, where heritage buildings stand alongside modern condominiums and businesses. The neighbourhood is serviced by the 501 Queen Streetcar and is a short walking distance to Queen Subway Station, the Toronto Eaton Centre and the Financial Core.

Just south of the development is the St. Lawrence Market neighbourhood. Home to the famous St. Lawrence Market Complex, the neighborhood features historic architecture, exciting theatre, quaint shops, charming restaurants, and unique landmarks. Also south of the property is the King East Design District, which includes numerous furniture design stores and strives to lead Canada in contemporary design, art, and culture.

Upcoming Area Developments – Completion within 24–36 Months

	STREET #	STREET NAME	DEVELOPER(S)	STOREYS	# OF UNITS
1	110	Adelaide Street East	SvN – Architect	42	287
2	89	Church Street	Minto Communities	46	418
3	114-120	Church Street	Madison Group	45	497
4	139	Church Street	Pemberton Group	49	479
5	193	Church Street	Parallax Investment Corporation	39	484
6	215	Church Street	Pemberton Group	52	602
7	244	Church Street	Centrecourt Developments	54	679
8	59	Mutual Street	Dream	32	253
9	60	Queen Street East	Bazis	57	447
10	90	Queen Street East	Parallax Investment Corporation	34	369
11	133	Queen Street East	Cortel Group	39	440
12	25	Richmond Street East	Great Gulf	46	680
13	231	Richmond Street East	Alterra	39	516
14	60	Shuter Street	Menkes Developments	29	320
15	79-85	Shuter Street	Hyde Park Homes	32	234
TOTAL					6,705



Neighbourhood Map



97

WALK SCORE



100

TRANSIT SCORE



98

BIKE SCORE

WALKING TIMES

Queen Subway Station	4 minutes
The PATH	4 minutes
St. Michael's Hospital	2 minutes
Eaton Centre	5 minutes
Financial Core	7 minutes
St. Lawrence Market	9 minutes
Ryerson University	9 minutes
George Brown College	6 minutes
City Hall	6 minutes
Osgoode Hall	11 minutes

TRANSIT TIMES BY PUBLIC TRANSIT

Union Station	10 minutes
University of Toronto	17 minutes
Toronto General Hospital	17 minutes
Queens Park	22 minutes

RESTAURANTS

- 1

Ardo
- 2

B Espresso Bar
- 3

Cactus Club
- 4

Carbon Bar
- 5

George Restaurant
- 6

Gyu-Kaku Japanese BBQ
- 7

George Street Diner
- 8

Ki
- 9

La Bettola di Terroni
- 10

Nami
- 11

Pearl Diver
- 12

Planta Burger
- 13

Richmond Station
- 14

Sud Forno
- 15

Terroni
- 16

The Chase

ENTERTAINMENT

- 1

Art Gallery of Ontario
- 2

Ed Mirvish Theatre
- 3

Elgin Winter garden Theatre
- 4

Four Seasons Centre for the Performing Arts
- 5

Massey Hall
- 6

Meridian Hall
- 7

Nathan Phillips Square
- 8

Toronto City Hall

HEALTH & WELLNESS

- 1

Bahn Thai Spa
- 2

Equinox
- 3

F45 Training
- 4

Goodlife Fitness
- 5

Sweetgrass Spa
- 6

The Ten Spot

SHOPPING

- 1

Design Within Reach
- 2

Hudson's Bay Company
- 3

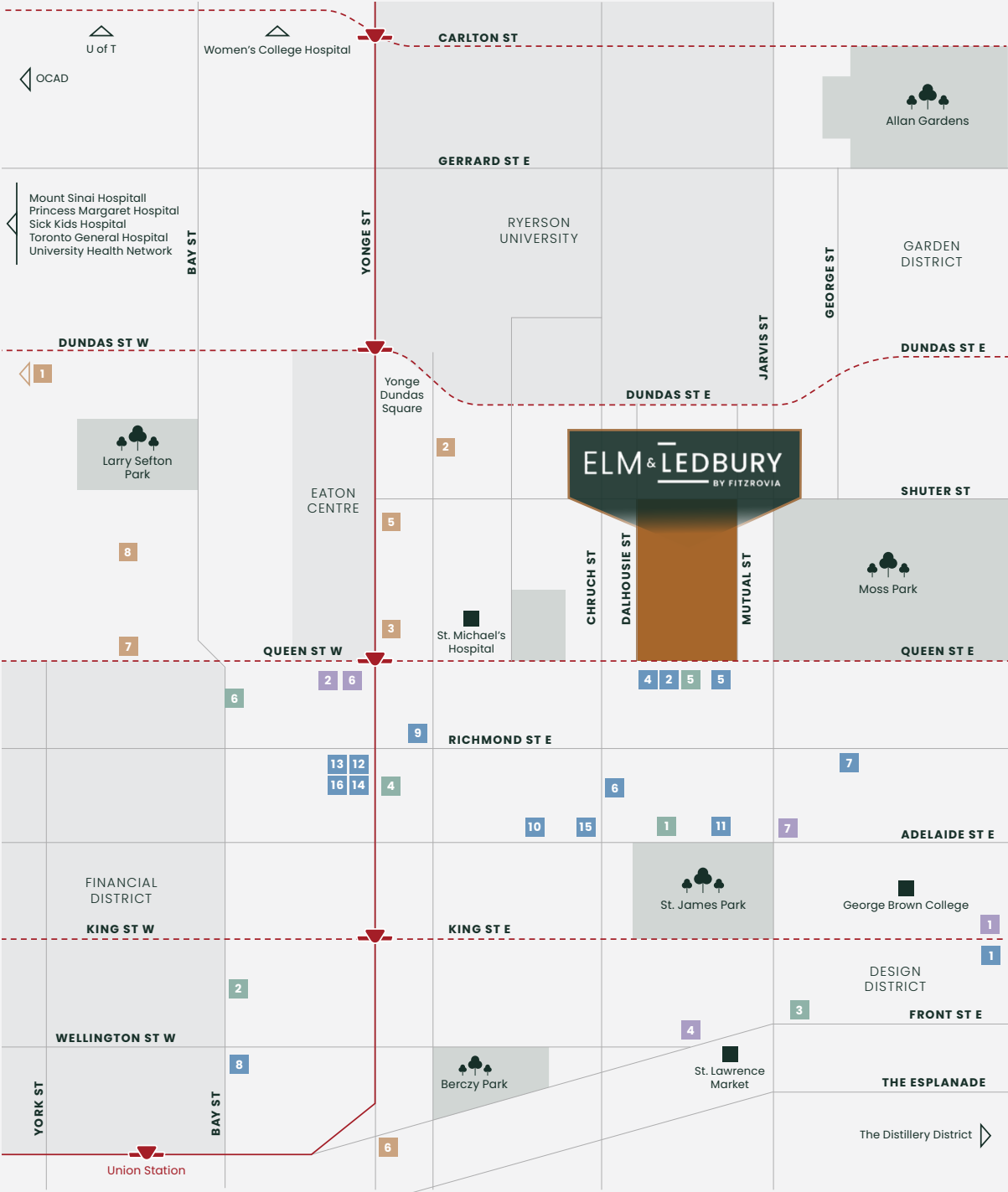
Loblaws
- 4

Metro
- 5

Nordstrom
- 6

Saks Fifth Avenue
- 7

BoConcept





Retail Overview

25 Dalhousie Street BUILDING C

Unit 1:	1,437 SF
Unit 2:	700 SF
Unit 3:	806 SF

30 Mutual Street BUILDING B

Unit 1:	2,738 SF
Unit 2:	1,539 SF
Unit 3:	890 SF

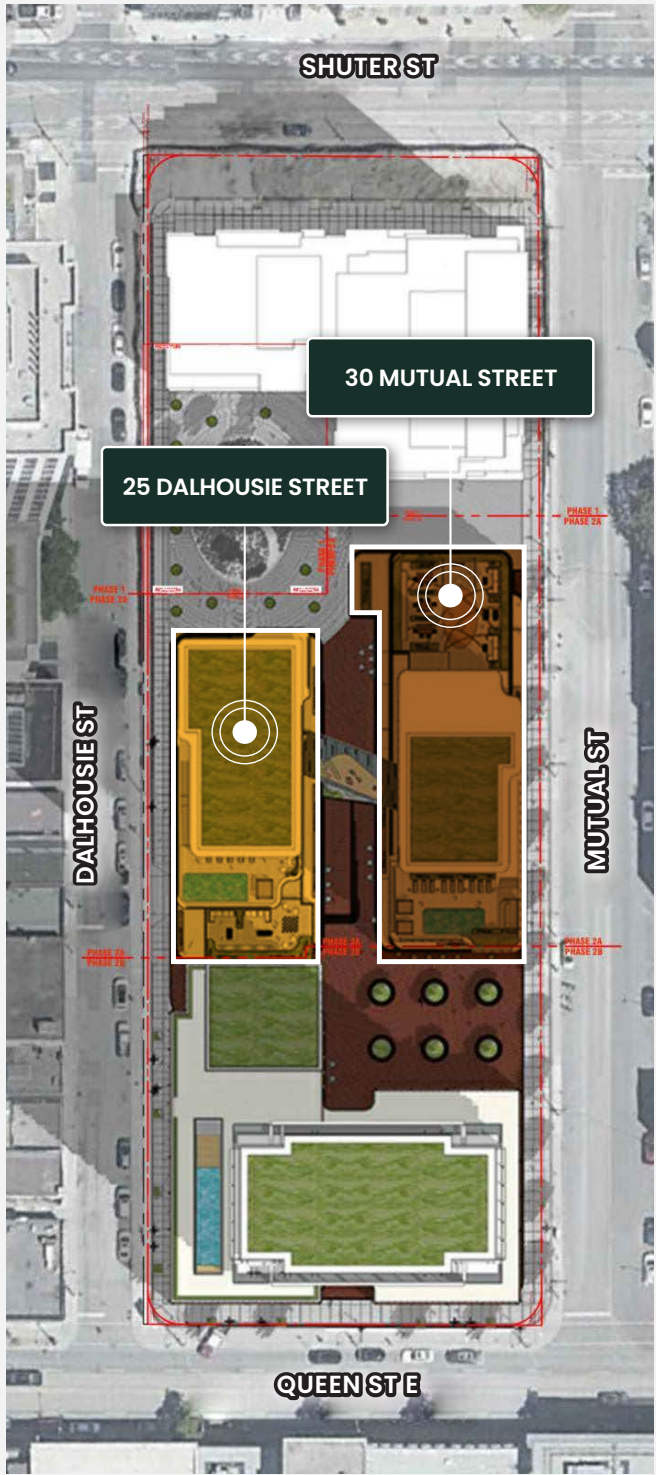
Term:	10 years
Occupancy:	Q1 2024
Net Rent:	Negotiable
Additional Rent:	\$20.00 (Est. at Occupancy)
Ceiling Heights:	11 – 17 FT

Highlights

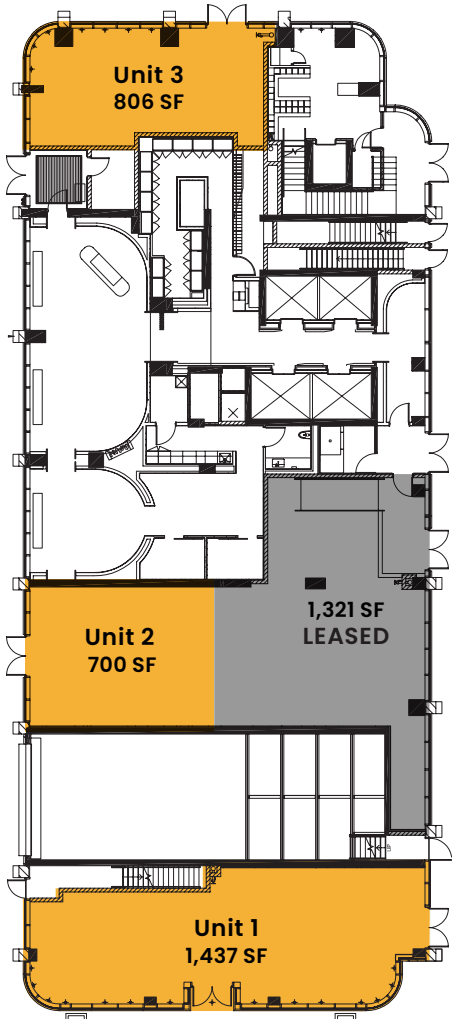
- Ideal mix of right sized retail units spanning 700 – 2,738 SF
- Fantastic frontage and exposure to both street and internal pedestrian friendly public realm
- Ample outdoor space and patio opportunity
- Units overlook the Privately Owned Public Space (POPS) which will feature high pedestrian traffic and community space
- Great ceiling heights of 16 FT+ in majority of the retail units
- 37 visitor parking spaces
- 501 Queen Streetcar at front door with quick access to Queen Subway Station and the Financial Core
- Collaborative Landlord seeking best in class concepts / amenities



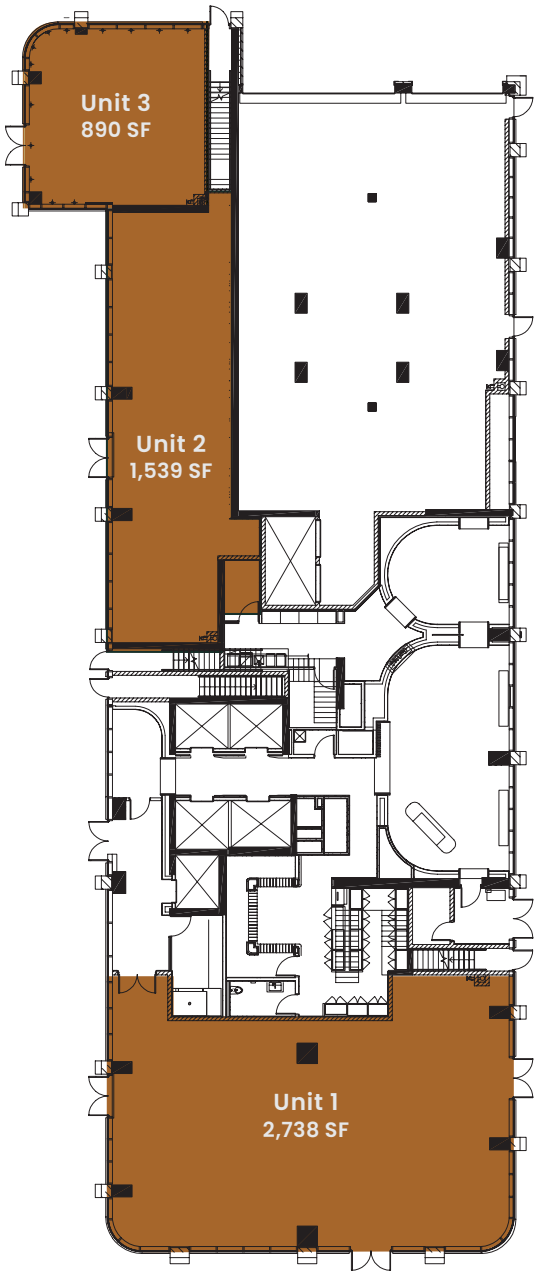
Site Plan



Floor Plan



25 DALHOUSIE STREET
BUILDING C



30 MUTUAL STREET
BUILDING B





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