



# THE BRIXTON

390 DUFFERIN STREET | @ QUEEN & DUFFERIN





# T H E B R I X T O N

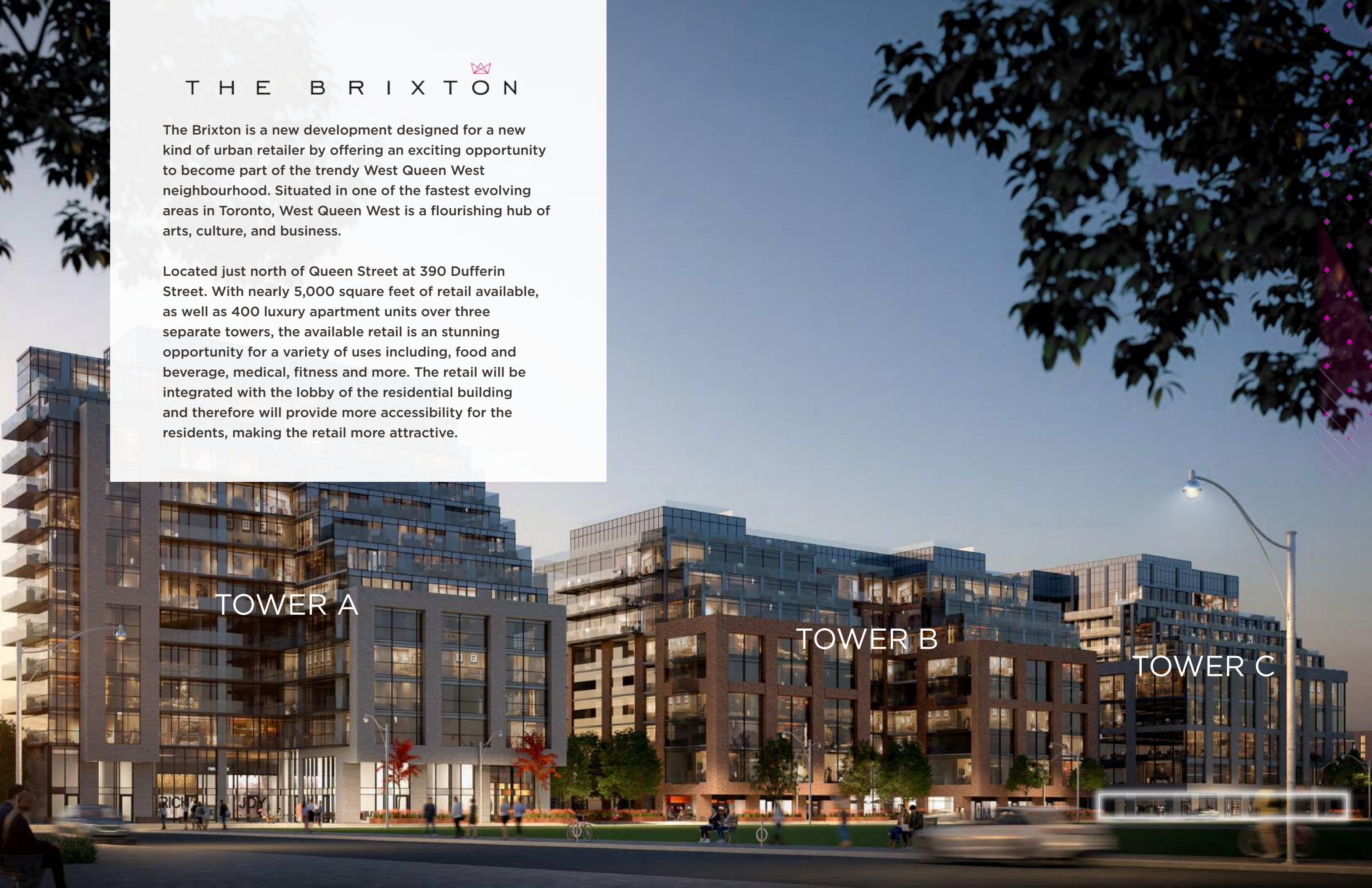
The Brixton is a new development designed for a new kind of urban retailer by offering an exciting opportunity to become part of the trendy West Queen West neighbourhood. Situated in one of the fastest evolving areas in Toronto, West Queen West is a flourishing hub of arts, culture, and business.

Located just north of Queen Street at 390 Dufferin Street. With nearly 5,000 square feet of retail available, as well as 400 luxury apartment units over three separate towers, the available retail is an stunning opportunity for a variety of uses including, food and beverage, medical, fitness and more. The retail will be integrated with the lobby of the residential building and therefore will provide more accessibility for the residents, making the retail more attractive.

TOWER A

TOWER B

TOWER C







## WELCOME TO WEST QUEEN WEST

West Queen West was named by Vogue as one of the coolest streets in the world. Unique restaurants, retail boutiques and the largest concentration of art galleries in Toronto make West Queen West a vibrant, dynamic neighbourhood. The arrival of custom retailers, designers and artists has altered the face of the neighbourhood over the last decade. This funky, but welcoming area hums with culture and creativity and features an inspiring mix of original fashions, antiques and kitsch. The area is also home to beautiful Trinity-Bellwoods Park along with many other attractions and landmarks.







# WHAT IS IN THE AREA

1. Pet Valu
2. Subway
3. School
4. Allan A. Lamport Stadium
5. Booster Juice
6. Fat Bastard Burrito
7. West Elm
8. Metro
9. NODO
10. Local Liberty Village
11. LCBO
12. Dollarama
13. Grand Electric
14. Starbucks
15. Gladstone Hotel
16. Float Toronto
17. Death & Taxes
18. The Drake Hotel
19. Pizza Pizza
20. The Burger's Priest
21. Rexall
22. Apt 200
23. Cafe Neon
24. Starbucks
25. Shoppers Drug Mart
26. Frankie's Diner
27. Fresh on Crawford
28. Pho Tien Thanh
29. I Miss You Vintage
30. Bang Bang Ice Cream
31. Bellwods Brewery
32. The Federal
33. The Loveless Cafe
34. Kitten & The Bear
35. Rexall
36. The Dock Ellis
37. Unboxed Market
38. KFC
39. Veghed
40. The Garrison
41. Get Well
42. Pizzeria Libretto
43. The Lakeview
44. ARMED Jewelry



# HIGHLIGHTS

- 4,557 square feet of prime retail space with ~60 feet of frontage onto Dufferin Street
- Existing retail co-tenancies include: G Mercato, Dr. Khaled Dentistry, 1MR One More Round
- 68 underground visitor parking spaces in Tower C
- Steps from Queen Street West at the TTC Streetcar
- Patio potential, subject to City approval

## SPACE DETAILS

AVAILABILITY:	Immediately
TERM:	5 - 10 Years
ASKING NET RENT:	\$30.00 per square foot
ADDITIONAL RENT:	\$15.00 per square foot (est. 2025)
AVAILABLE:	TOWER C UNIT 1: 4,557 SF

\*BOMA 2010 measurement

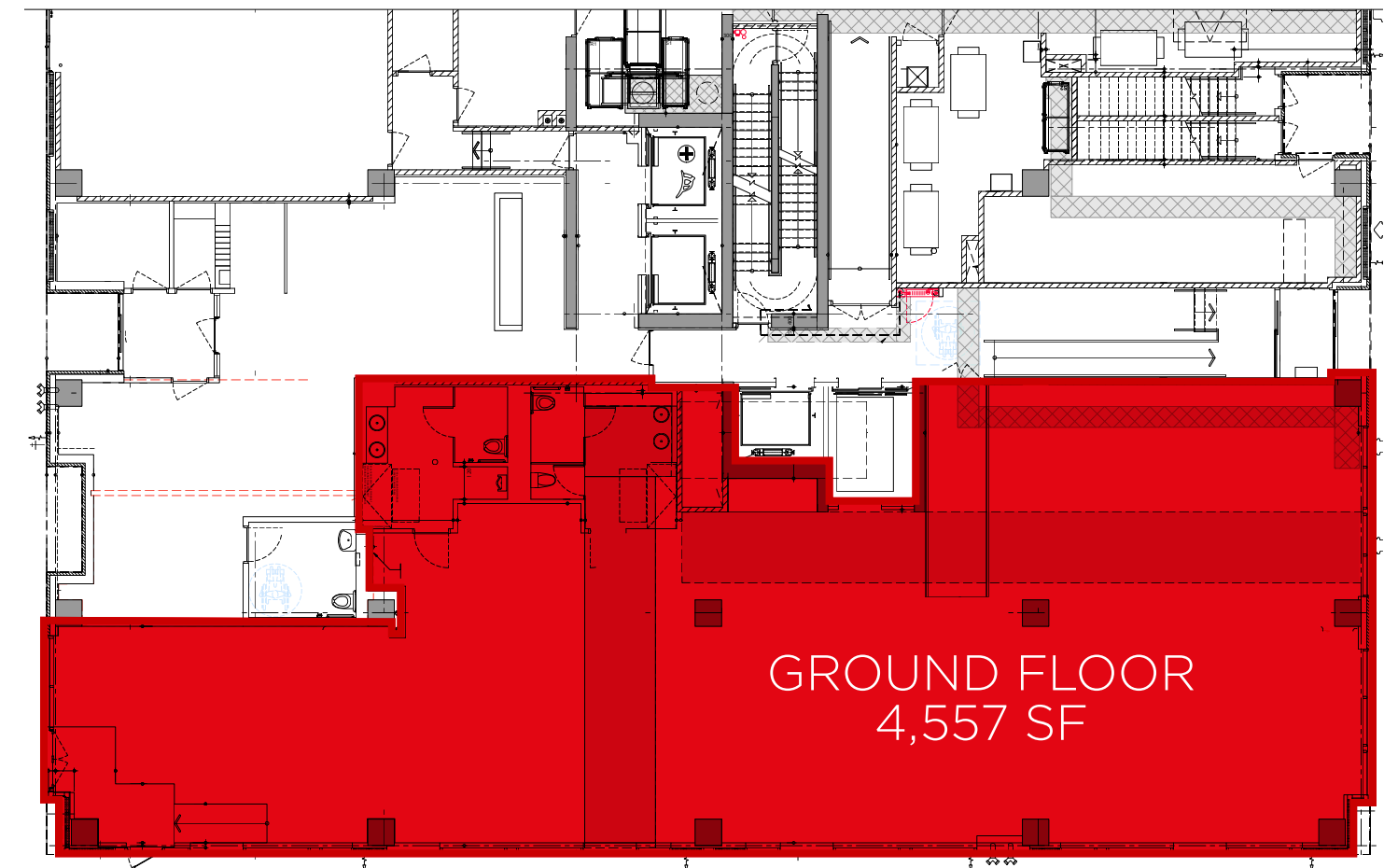






# FLOOR PLANS

GROUND FLOOR  
TOWER C  
4,557 SF

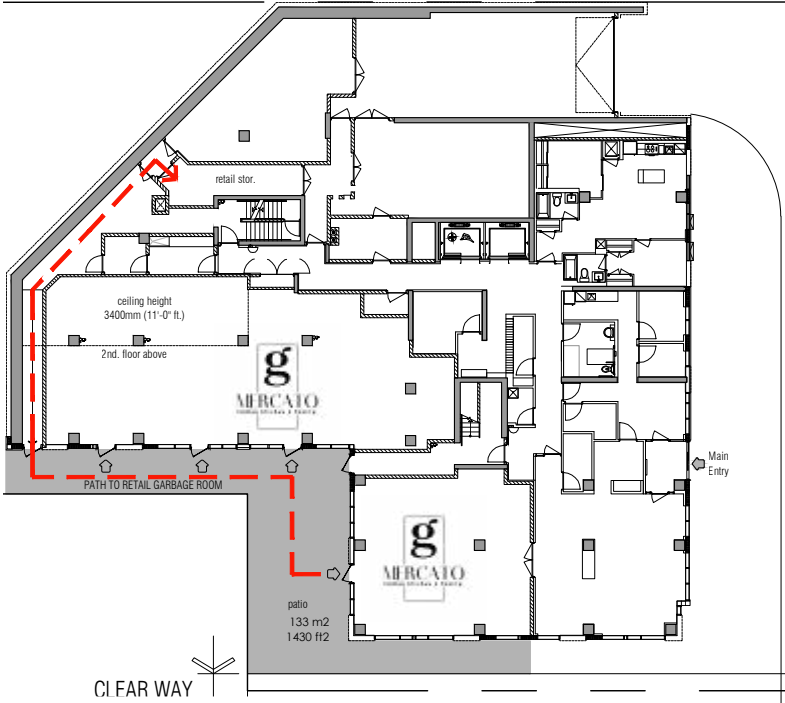




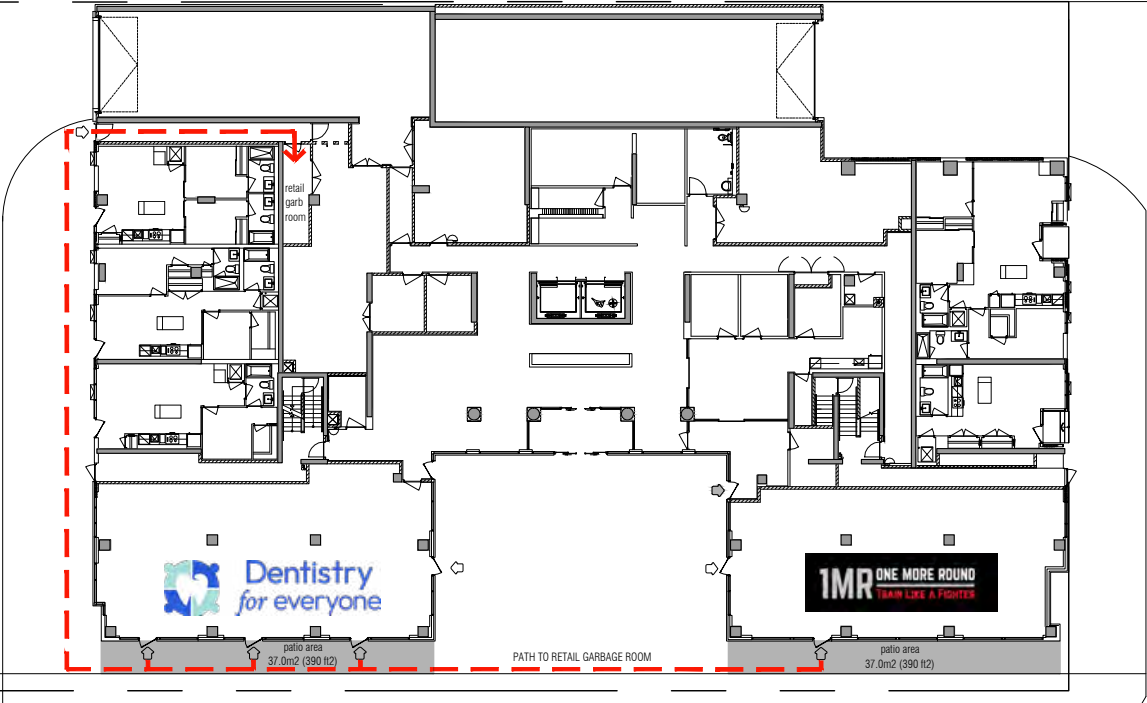
# DEVELOPMENT PLAN



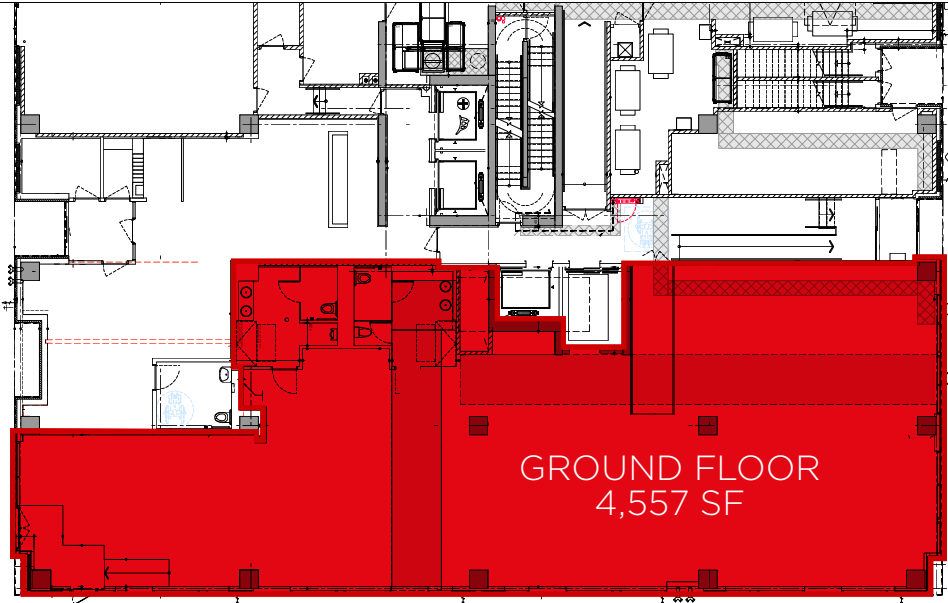
TOWER A  
GROUND FLOOR PLAN



TOWER B  
GROUND FLOOR PLAN



TOWER C  
GROUND FLOOR PLAN



ALMA AVENUE

DUFFERIN STREET



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