



**FORAGER**

*Fifty-two  
Scarsdale Road*

SOUTHWELLPLACE.COM



STEPS TO YORK MILLS ROAD

# Southwell

P L A C E

Your Milestone Investment

*Fifty-two  
Scarsdale Road*

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In a prestigious Toronto enclave, abundant in green space and amenities, awaits a generational opportunity to own best-in-class commercial premises designed to meet the exacting specifications of great businesses. Outperformance begins here.

**Southwell**  
P L A C E

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*Your Milestone Investment*

Southwell Place



Welcome

YOUR MILESTONE INVESTMENT IS WAITING FOR YOU AT THE CROSSROADS OF COMMERCE AND COMMUNITY WELCOME TO SOUTHWELL PLACE

Located at 52 Scarsdale Road in the well-established York Mills area, Southwell Place is surrounded by a flourishing populace in a neighbourhood replete with first class amenities.

This commercial condominium development presents users and investors the unique opportunity to own commercial space in an area with high demand and limited availability. Enshrine your business in a state-of-the-art development in the heart of the city, within a community of peers.



DESIGNED FOR COMFORT AND WELLBEING



TOUCHLESS PASSAGE



AIR PURITY/ DEDICATED HVAC



ABUNDANT NATURAL LIGHT

BUILT FOR SPACE AND COST OPTIMIZATION



EFFICIENT LAYOUTS



MINIMAL COMMON AREA

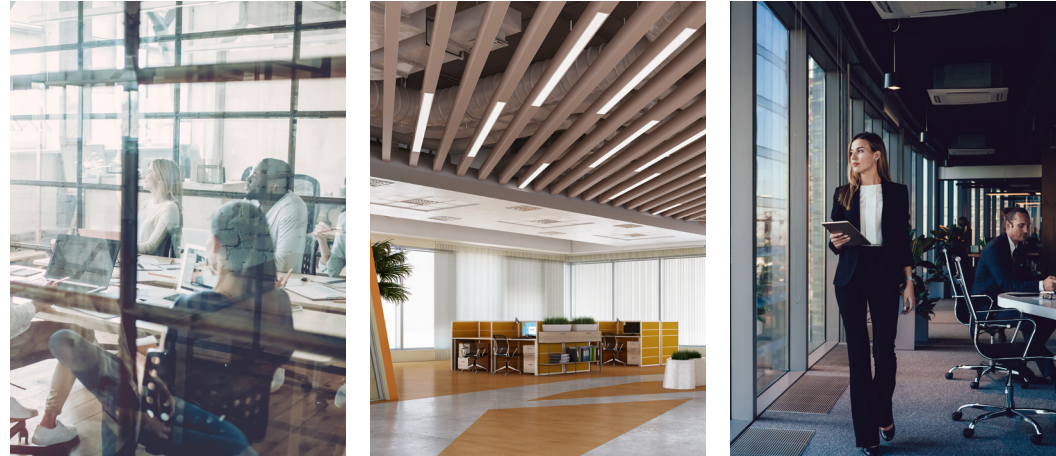


STATE-OF-THE-ART BUILDING SYSTEMS



Architect's concept - UNIT 207

# Investment Highlights



Forager Real Estate Partners, in partnership with Colliers International, welcomes business owners to Southwell Place, an institutional quality flex-commercial development coming soon to **52 Scarsdale Road, York Mills.**

Take advantage of the attractive financing and turn-key packages available with this generational opportunity to own your commercial space.



## ATTRACTIVE FINANCING AND TURN-KEY PACKAGES



### SECURE YOUR COMPANY'S FUTURE IN A PRIME LOCATION

- Strategic commercial node
- Minutes to 401 and DVP
- Unparalleled area amenities
- Affluent customer base



### IN A BEST-IN-CLASS BUILDING

- Prestigious business address
- Architecturally distinct
- Eye to every detail
- Contemporary finishes



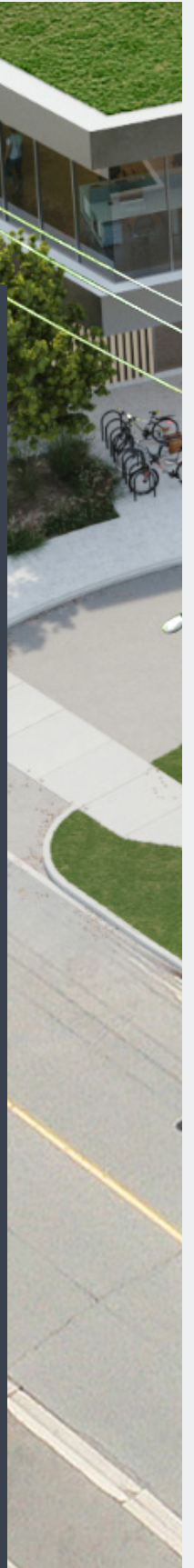
### DESIGNED FOR WELLNESS

- Natural light
- Touchless passage
- Air purity
- Direct access to greenspace



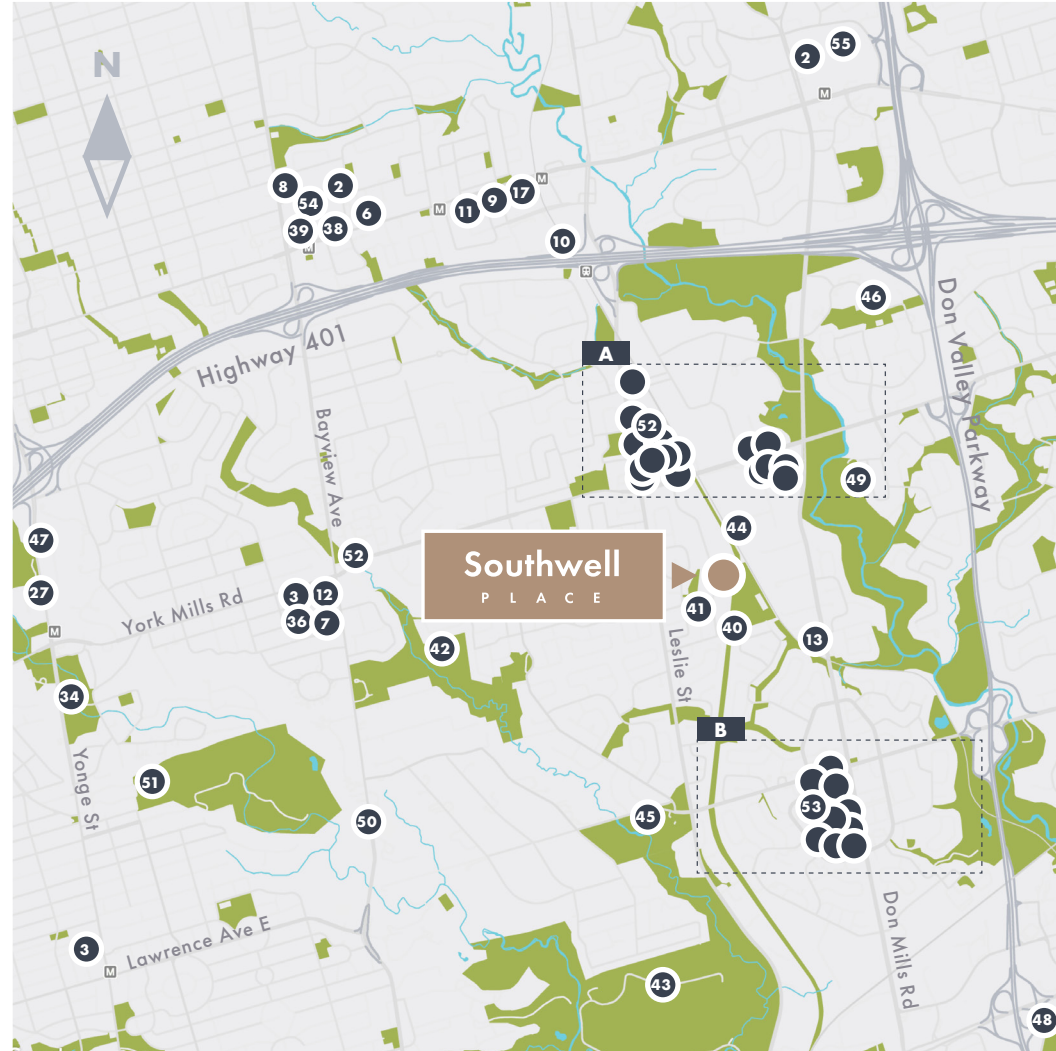
### THAT UNLOCKS THE BENEFITS OF OWNERSHIP

- Security of accommodation
- Achieve exact workplace specifications
- Investment appreciation

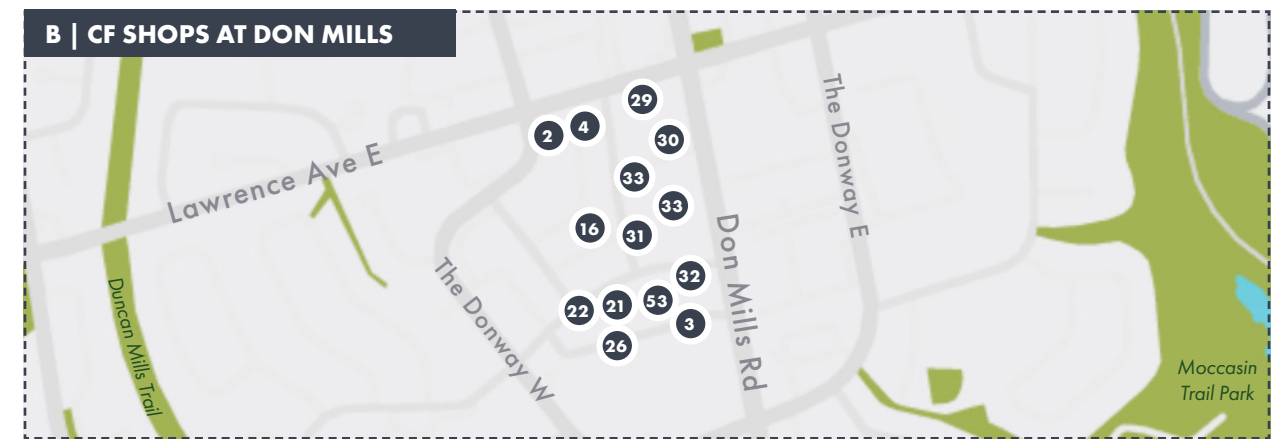
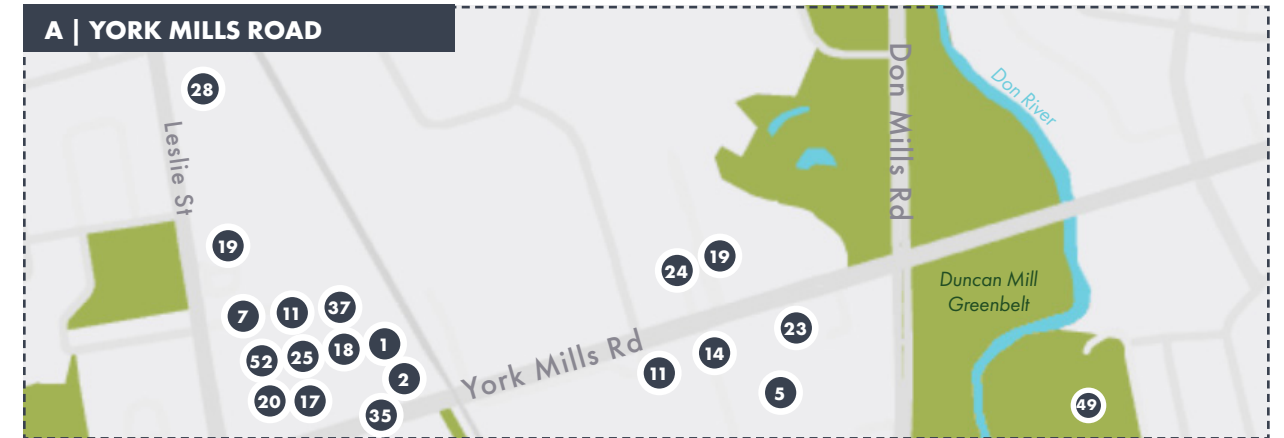


The Neighbourhood

Companies target York Mills for its affluent population base, abundant labour pool, best-in-class amenities, and access to key highway and transit infrastructure.



DAILY NEEDS		BREAKFAST/COFFEE/LUNCH	
1. Longo's	6. Pusateri's	11. Starbucks	16. Aroma
2. LCBO	7. Shoppers Drug Mart	12. Second Cup	17. McDonalds
3. Metro	8. Loblaws	13. Baretto Café	18. What A Bagel
4. McEwan	9. Canadian Tire	14. Cora	19. Tim Hortons
5. Galleria Supermarket	10. Ikea North York	15. Starbucks Reserve	20. Booster Juice



DINING			
21. Joey Don Mills	26. Bier Markt	31. The Good Son	36. Babel
22. Taylors Landing	27. Auberge du Pommier	32. South Street Burger	37. St. Louis Bar & Grill
23. Five Guys	28. The Keg Steakhouse + Bar	33. Chipotle Mexican Grill	38. Parcheggio
24. Burger's Priest	29. Fabbrica	34. Miller Tavern	39. Oliver & Bonacini Café Grill
25. Via Cibo	30. Paramount	35. Swiss Chalet	

RECREATION		MEMBERS ONLY	
40. Bond Park	43. Sunnybrook Park	46. Graydon Hall Park	49. Donalda Club
41. Southwell Park	44. Leaside Spur Trail	47. Don Valley Golf Course	50. Granite Club
42. Windfields Park	45. Edwards Gardens	48. Flemingdon Golf Course	51. Rosedale Golf Club

SHOPPING			
52. York Mills Gardens	53. CF Shops at Don Mills	54. Bayview Village	55. CF Fairview Mall



The Property



**Southwell Place** encompasses over 40,000 square feet of premium accommodation in a state-of-the-art, two-storey flex configuration that redefines the place of business as we know it.

GROUND LEVEL

- 10-foot window wall / 13.5-foot ceiling height
- Private entry units combinable up to 18,000 square feet
- Optional roll-up/overhead loading doors
- Optional in-suite washrooms

SECOND LEVEL

- 10-foot window wall / 13.5-foot ceiling height
- Combinable up to 23,000 square feet
- Optional skylights
- Access via skylit common staircase, elevator or possible internal staircase
- Common washrooms (incl. universal) and optional in-suite washrooms

EXTERIOR

- Building clad in window wall and two-tone aluminum composite paneling with hardwood accents
- 8-foot cantilevered overhang on north and south elevations; hardwood inset soffit with track LED path lighting
- Optional mounted, backlit signage to building specifications

INTERIOR

- Units delivered in "warm shell" condition
- Connectivity, electrical, HVAC and plumbing roughed-in to central demarcation points ready for distribution
- Demising walls taped and sanded, ready for owner's finishes
- Concrete floors leveled, ready for owners' finishes
- ESFR sprinklers throughout
- High efficiency LED lighting

INNOVATION AND TECHNOLOGY

- Touchless unit access and passage to second floor units
- Unit-specific HVAC systems with available air purification upgrades
- Fibre on site for gigabit internet access

PARKING AND LOADING

- Double-entry driveways with optional podium signage
- 75 surface parking spaces including 15 spaces equipped with electric vehicle supply equipment (EVSE)
- Covered bicycle parking
- Significant on-street parking
- 2 covered, Type 'C' loading spaces at building rear

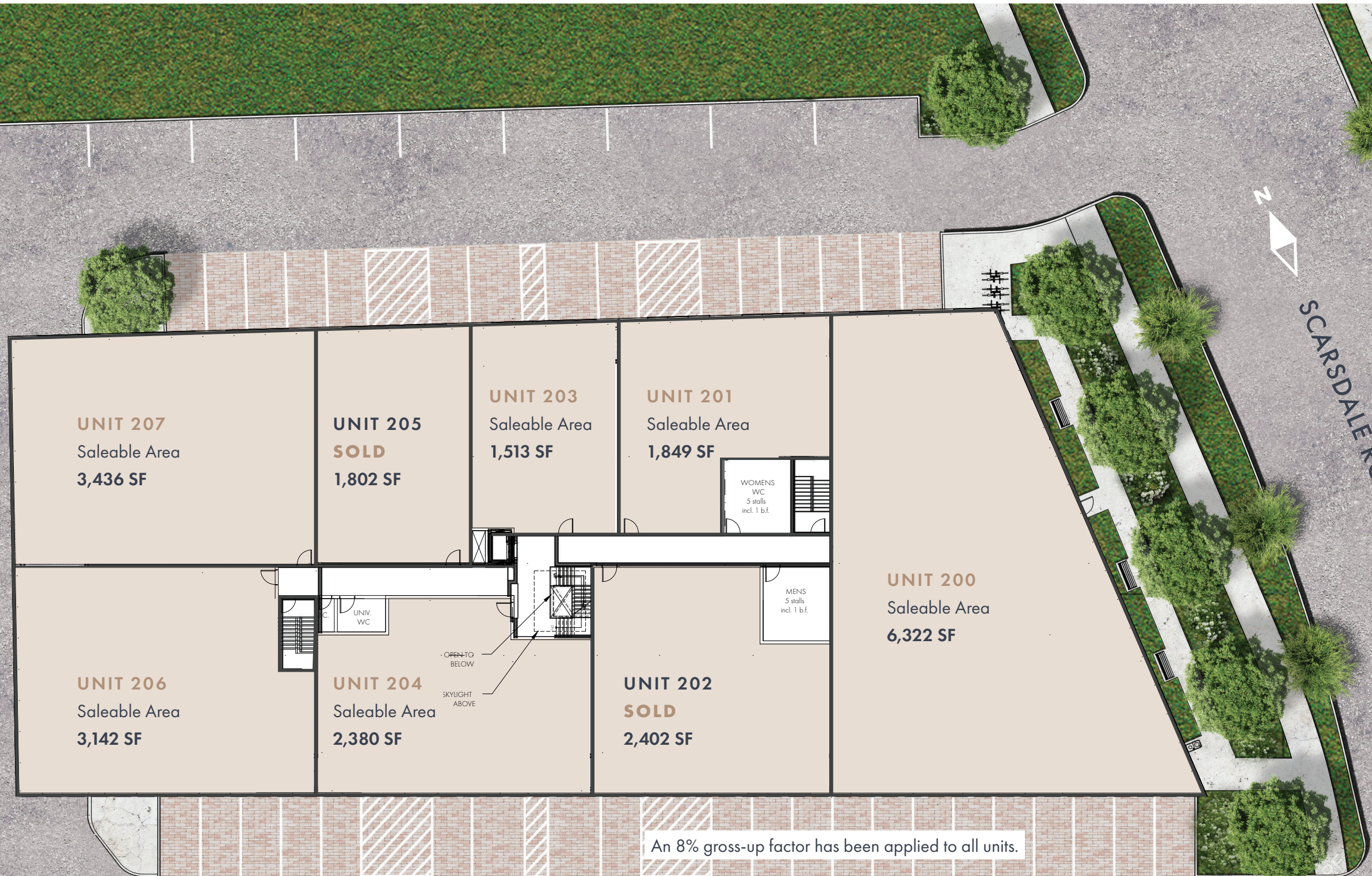
FLOOR PLAN: GROUND FLOOR



An 8% gross-up factor has been applied to all units.

The developer reserves the right to make minor revisions to interior wall locations and exterior window system. All materials and drawings are approximate. Information is subject to change without notice. Actual square footage may vary from the stated floorplan. E. & O. E.

FLOOR PLAN: SECOND FLOOR



An 8% gross-up factor has been applied to all units.

The developer reserves the right to make minor revisions to interior wall locations and exterior window system. All materials and drawings are approximate. Information is subject to change without notice. Actual square footage may vary from the stated floorplan. E. & O. E.

# Why Invest?

- Southwell Place represents a generational opportunity to secure best-in-class business accommodation in sought-after York Mills where additional significant intensification is underway
- In recent years, Scarsdale Road has emerged as a highly desirable commercial node comprising a dynamic balance of commercial and institutional uses. Little vacancy and developable land remains
- There are over 7,000 businesses located within 15 minutes' driving time of Southwell Place
- High quality flex space is scarce in York Mills and no other new construction is planned for this product class



	TOTAL POPULATION	AVR. INCOME (PER HOUSEHOLD)	TOTAL HOUSEHOLDS
0-1 KM	5,276	175,796	1,834
0-3 KM	99,725	129,535	38,199
0-5 KM	339,080	125,598	132,992

Cadillac Fairview and bclMC are capitalizing on the growth opportunity in this market with major mixed-use intensification projects planned and underway at CF Shops at Don Mills and Bayview Village.



Business owners are increasingly looking to buy their own their facility, as opposed to rent, to capitalize on several key financial and logistical advantages.



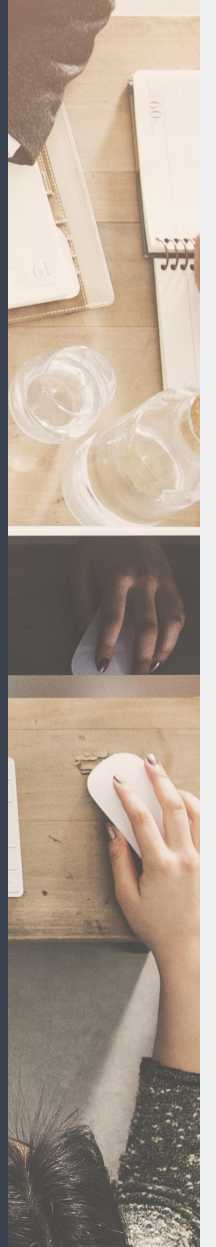
### FINANCIAL RATIONALE

- Build equity through principal paydown with potential for significant capital appreciation
- Eliminate leasing risk including rent increases and business disruption
- Take advantage of historically low borrowing rates
- Tax efficiencies via depreciation, deduction of interest and other mortgage-related expenses



### LOGISTICAL RATIONALE

- Acquire multiple units, generate rental revenue and allow for future expansion
- Situate office, manufacturing and warehousing under one roof
- Locate business at a prominent address, proximate to customer and employee base
- Ability to fit-out unit(s) to exact business specification/requirement



**FORAGER REAL ESTATE PARTNERS****foragerrep.com**

Forager uncovers, acquires and operates exceptional opportunities for investment in commercial real estate. The company's acquisition focus ranges from stable properties, backed by strong companies, to development and revitalization projects located in dynamic urban markets. Specifically, Forager seeks out assets where it sees the potential to drive long term value through its creative and operational expertise. Forager strives to be a steward of every community in which it looks to invest and thinks deeply about placemaking and how best to deliver a lasting positive impact for every customer, investor, and neighbour.

**JULIAN JACOBS ARCHITECTS****julianjacobsarchitects.com**

Founded in 1979, Julian Jacobs Architects is one of Canada's most experienced full-service Architecture/Interior Design firms. The firm is widely recognized for its creativity, and its open, authentic response to each individual project, leading to the ideal project design and to the advancement of building types and construction technologies. The firm's work is regularly published nationally and internationally. The firm has won virtually every invited competition including the Governor General's Award, Ontario Association of Architects Awards of Excellence, Award for Outstanding Contribution to the City of Toronto, Award for Best Institutional Masonry Building in the GTA, and numerous other Civic and Industry Awards.

**COLLIERS INTERNATIONAL****colliers.com**

Colliers International is a leading real estate professional services and investment management company. With operations in 68 countries, our more than 15,000 enterprising people work collaboratively to provide expert advice to maximize the value of property for real estate occupiers, owners and investors. For more than 25 years, our experienced leadership team, owning approximately 40% of our equity, has delivered compound annual investment returns of almost 20% for shareholders.



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