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CONDOMINIUMS

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In the Heart  
of the East Core

DUNDAS + JARVIS

 CENTRECOURT

 CENTRESTONE

# Canada: True North Strong



## CANADA'S POPULATION



**1M**  
new immigrants will enter  
Canada over the next 3 years

**no. 1**  
in the world for  
quality of life

**5<sup>TH</sup>**  
best country to  
raise children

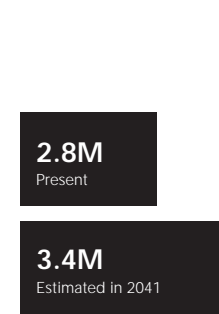
**2<sup>ND</sup>**  
best country  
in the world

**5<sup>TH</sup>**  
best country  
for business

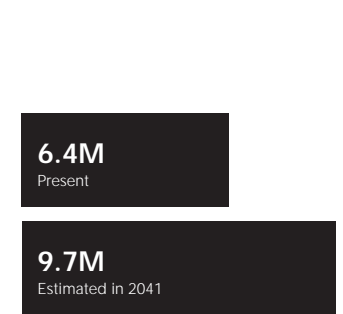
**400,000**  
international students  
are currently enrolled in  
Canadian universities

# Toronto: The Engine of Canada

## TORONTO'S POPULATION



## GTA'S POPULATION



In North America,  
Toronto is the

**2<sup>ND</sup>**  
largest financial  
centre

**3<sup>RD</sup>**  
largest tech  
sector

**4<sup>TH</sup>**  
largest city

In the world,  
Toronto is the

**8<sup>TH</sup>**  
most livable city

**13<sup>TH</sup>**  
best city for  
students

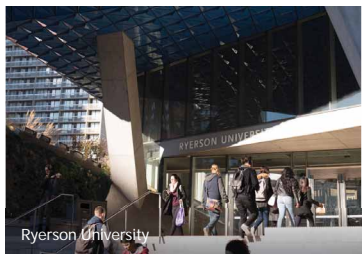
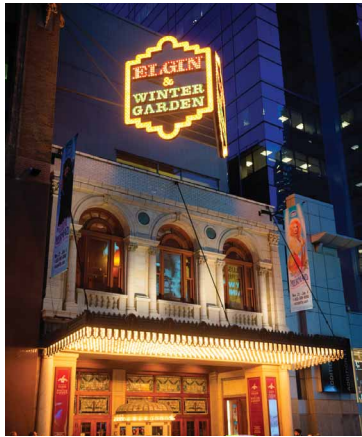
There are **1,500,000**  
people employed in  
Toronto and **500,000**  
in the downtown  
core alone.

In 2017, **28,900** new  
tech jobs were created in  
Toronto — more than the  
San Francisco Bay area,  
Seattle and Washington,  
D.C., combined.

# Steps from Yonge and Dundas Square



Nathan Phillips Square



Ryerson University



Dundas Square



**100,000+**  
people cross Yonge and Dundas Square daily

Welcome to PRIME Condominiums. Conveniently located in the heart of downtown, steps from Yonge and Dundas Square, PRIME's location is its bestselling feature. Toronto's financial core, universities and even its world-renowned Discovery District are all minutes from PRIME's front door. PRIME's proximity to the city's most vibrant economic and social districts will be a big draw for professionals, students and the growing tech community.

**PRIME is minutes from Toronto's most iconic and dynamic intersection.**

Source: TOCore Planning Study




**2016**  
Yonge and Dundas population = **250,000**

**2041**  
Yonge and Dundas population = **475,000**  
47% increase in residents in the PRIME neighbourhood

# From the East Core, the World is a Short Walk or Bike Ride Away

PRIME's unbeatable location means everything important is truly minutes away. Whether it's Yonge and Dundas Square or Ryerson University, the Discovery District, the hub of Toronto's tech sector or major hospitals, all are a short walk or quick bike ride away.

This is one of the best-connected condos in the city.










		
WALK SCORE <b>96</b>	BIKE SCORE <b>100</b>	TRANSIT SCORE <b>100</b>

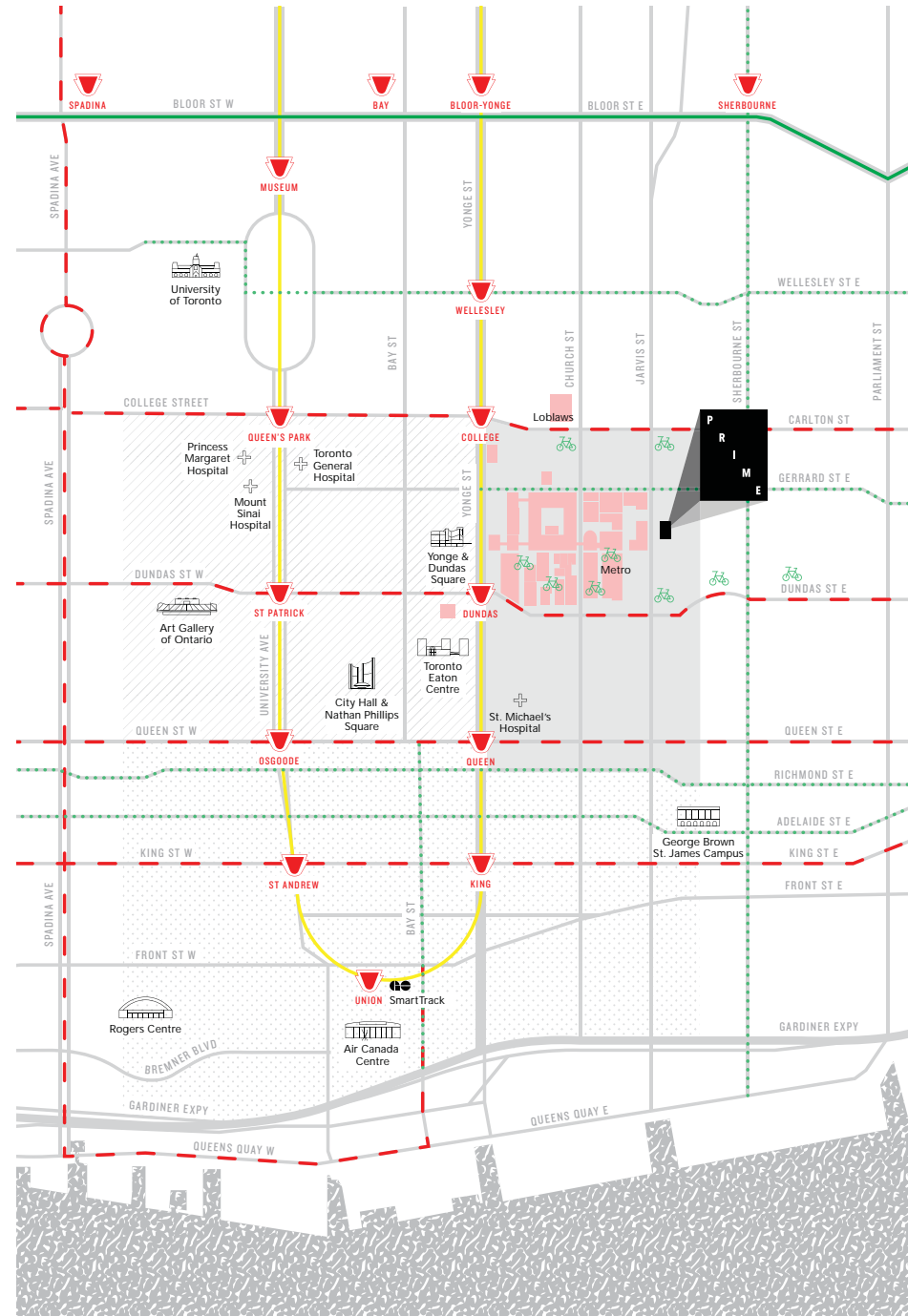
## GO ANYWHERE IN MINUTES

Location	Walking*	Cycling*
Ryerson University	<1	<1
Metro Supermarket	5	1
Loblaws	8	3
College TTC Station	10	4
Dundas TTC Station	10	4
Eaton Centre	10	4
Yonge & Dundas Sq.	10	4
St. Michael's Hospital	12	5
George Brown	14	6
City Hall	15	7
University Health Network	15	6
University of Toronto	25	10

\*time in minutes



## MAP LEGEND

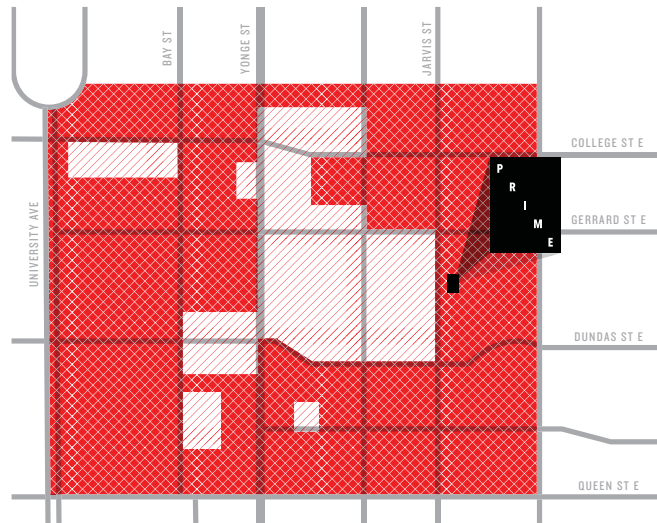
-  Streetcar Routes
-  Bicycle Lanes
-  Line 1 Yonge-University
-  Line 2 Bloor-Danforth
-  Local Bike Share Stations
-  Ryerson Campus
-  East Core
-  West Core
-  Financial District



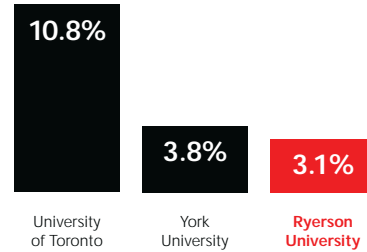
# Ryerson University

## MAP LEGEND

-  RU Yonge Street Campus
-  RU Academic Precinct



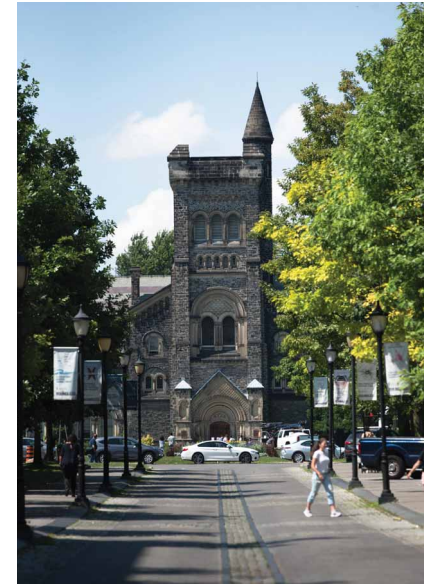
## PERCENTAGE OF STUDENTS THAT CAN LIVE ON CAMPUS



^ Source: Council of Ontario Universities, University of Toronto, York University and Ryerson University websites

**Less than a one-minute walk, PRIME is more central to Ryerson than any residence.**

Only minutes away from Ryerson University Yonge Street Campus, PRIME makes a great home base for students, faculty and alumni. At the intersection of mind and action, Ryerson University is Canada's leader in innovation and career-focused education. From the award-winning Student Learning Centre to the upcoming multi-functional Daphne Cockwell Health Sciences Complex, the university is continuously expanding the limits of its campus and most importantly, its offerings.



**U of T is home to 60,000+ students but only 6,616 beds.**

Only an eight-minute bike ride, PRIME is well situated near the world-renowned University of Toronto St. George Campus. With only 6,616 student accommodations on campus, PRIME provides an opportunity to house the brightest minds in the city.

# University of Toronto

**43,000+**  
STUDENTS

**7,000**  
INCOMING STUDENTS EVERY 5 YEARS WOULD FILL THE EQUIVALENT OF 12 PRIME BUILDINGS

**8**  
MIN WALK TO 50+ RYERSON UNIVERSITY BUILDINGS

^ \* Macleans Magazine \*\*Times Higher Education

**#1**  
RANKED UNIVERSITY IN CANADA\*




**#23**  
BEST UNIVERSITY IN THE WORLD\*\*

**60,000+**  
STUDENTS FROM 163 COUNTRIES

**17%**  
INTERNATIONAL STUDENTS

# The Financial District is your Neighbour

## MAP LEGEND

-  Financial District
-  Expanded Financial District
-  East Core



Toronto is ranked

no. **5**

Fintech Centre  
in the world

The TSX is  
the world's

**8<sup>TH</sup>**

largest stock  
exchange



Toronto houses  
the Big 4  
accounting  
firms including  
Deloitte, KPMG,  
PwC and EY

Toronto is home  
to Canada's 7  
leading law firms

Ontario is  
home to 46%  
of venture capital  
dollars invested  
across Canada

Toronto has the  
lowest downtown  
office vacancies  
in North America  
at

Toronto is the

**2<sup>ND</sup>**

largest Financial  
Centre in North  
America



**3.7%**

Toronto  
is ranked

no. **7**

Top Financial  
Centre in  
the world

PRIME lies in the heart of Toronto's most dynamic business zones. As one of the world's best future-ready cities, Toronto is an economic powerhouse which generates almost 10 percent of Canada's GDP. Regarded as the business and financial capital of the country, the city is also a magnet for technology and life sciences.

**PRIME will house the business leaders of tomorrow.**

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There are  
**1,518,560**  
jobs in  
Toronto and  
**544,480**  
jobs located  
in the  
downtown  
core.

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Potential  
to reach  
**915,000**  
jobs in  
the next  
20 years.

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The average  
household  
income  
in Toronto  
is **\$99,000.**

^ Sources: toronto.ca, downtownyonge.com

Jobs,  
Jobs,  
Jobs

The Bank of Montreal is transforming one of Toronto's most recognizable intersections, Yonge and Dundas. It is building a new "urban campus" for **3,500** of its employees in the neighbourhood. This "cutting-edge" **346,000** sq. ft. workspace borders Ryerson's Ted Rogers School of Management and is expected to open in **2021**.



# A Future Proof City: An Innovation & Technology Hub

Named as the fastest growing technology market in North America, Toronto's tech ecosystem has over 400,000 jobs. Numerous start-ups and established technology companies have recognized its potential and have setup or relocated operations to Toronto. PRIME's proximity to incubators like Ryerson's The DMZ, U of T's Creative Destruction, MaRS among others makes it an enviable address.

## Toronto's Tech Sector

400,000 jobs in the Toronto tech ecosystem

6th best global centre of technology in 2017

\$6.6 billion committed in 2018 by the Federal Government to foster innovation and science

Ranked #6 worlds most innovative city by the Innovation Cities Index

158 venture capital deals valued at \$1.2 billion in 2017

4th largest Tech Talent Market in North America ranked by CBRE

Sources: dailyhive.com, savills.co.uk, estatesgazette.com, pehub.com, edtoronto.orgStudy

### MARS DISCOVERY DISTRICT TENANTS



Ontario Genomics



Johnson & Johnson INNOVATION | JLABS





# Beautiful Architecture in a Prime Location

Located in the heart of the East Core – the epicentre of technology, education, business, dining, shopping and nightlife – PRIME is where it all comes together. Just east of Yonge Street, PRIME is a 45-storey mixed use condominium building with a designer lobby and thoughtful, first-class amenities. PRIME will connect its residents to all things important. Whether its access to employment opportunities, higher education or entertainment options, everything is either a short walk or quick transit ride away.

**“We never lose sight of the fact, we’re building people’s homes. And that means, we focus on every single aspect that defines its creation, right from communication to construction, and ultimately completion and occupancy, quality is the underlying theme at CentreCourt.”**

— Shamez Virani, President



Illustration is artist's concept.

# Best in Class, First-Rate... Truly a Prime Developer

CentreCourt is focused on developing well thought out high-rise condominiums in prime locations, close to Toronto's major amenities, rapid transit network and employment areas. The company has completed or is actively developing ten high-rise residential projects throughout the Greater Toronto Area, collectively representing over 5,000 homes and \$2.7 billion dollars of development value.

Always striving to exceed customer expectations, it aims to become a leader in the development industry. CentreCourt's developments are collaborative endeavors undertaken with best-in-class planners, architects, interior designers and construction trades to ensure that the homes developed are of the highest quality standard. It's a company that takes great pride in the positive impact that its developments have on home owners and the communities that they are a part of.

**CentreCourt is ahead of the curve. It has always recognized the importance of the East Core and has been an early adopter with a strong presence in the area. With four projects within the East Core, it has over 1,800 units recently completed or currently under development.**

[centrecourt.com](http://centrecourt.com)  CENTRECOURT

## RECENTLY COMPLETED PROJECTS



**Peter Street**

Peter St & Adelaide St W  
40 Stories, 429 Residential Units  
Completed in 2015



**Karma**

Yonge St & College St  
50 Stories, 495 Residential Units  
Completed in 2016



**INDX**

Richmond St & Sheppard St  
54 stories, 798 Residential Units  
Completed in 2017



**Core Condos**

Church St & Shutter St  
26 Stories, 233 Residential Units  
Completed in 2017

## CURRENTLY UNDER DEVELOPMENT



**Grid**

Jarvis St & Dundas St E  
50 Stories, 563 Residential Units  
Expected Completion: 2018



**411 Church Street**

Church St & Carlton St  
38 Stories, 572 Residential Units  
Expected Completion: 2019



**Transit City**

Highway 7 & Jane St  
3 x 55 Story Towers, 1,728  
Residential Units  
Expected Completion: 2020



**ZEN King West**

King St W & Strachan Ave  
31 Stories, 538 Residential Units  
Expected Completion: 2020

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