



ABEJA DISTRICT TOWER II

BUILDING

LOCATION: Jane & Rutherford, Vaughan, ON

STOREYS: 26

SUITES: 286

TOTAL AMENITY SPACE: 26, 500 sq. ft.

CONDO SUITES: Starting from 415 sq. ft.

CONDO SUITE TYPES: 1 Bed, 1 Bed + Den, 2 Bed, 3 Bed

PARKING: \$45,000

OCCUPANCY: September 2022

ARCHITECT: Quadrangle

INTERIOR DESIGNER: Quadrangle

LAWYER: Loopstra Nixon LLP

DEVELOPER: Cortel Group

SALES TEAM: Cortel Group

VIRTUAL APPOINTMENTS: Contact Sales Team

ELECTRONIC SIGNING: Allowed

POWER OF ATTORNEY SIGNING: Not Allowed

CEILING HEIGHTS: 9' - Smooth Ceilings

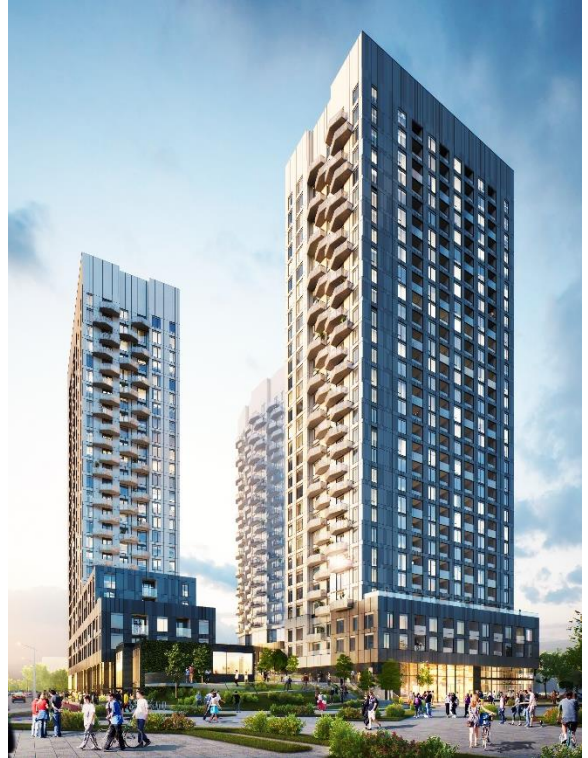
ELEVATORS: 3

PARKING MAINTENANCE: \$49.91/month

LOCKER MAINTENANCE: \$16.30/month

MAINTENANCE FEES: \$0.60 per sq. ft. (water and electricity metered separately.)

HEATING SYSTEM: Individual In-Suite Controlled All Season Heating and Cooling

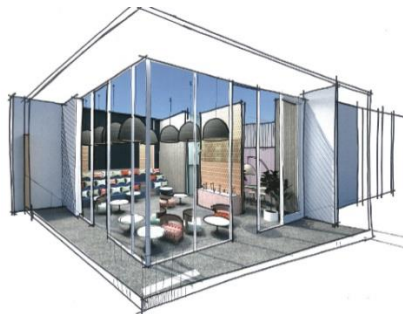


AMENITIES

AMENITY SPACE IS APPROXIMATELY 26, 500 SQ FT OF INDOOR AND OUTDOOR SPACE

Indoor Amenities

- Artist Studio
- Theatre
- Fitness Room
- Wellness Spa
- Zen Area & Yoga Room
- Lounge & Party Room
- Work Hub
- Pet Spa
- 24 Hour Concierge
- Bike Storage Room
- Parcel Storage



Outdoor Amenities

- Verde: a ground level greenspace for all residents and visitors complete with gardens, playgrounds, water features, an amphitheater, and a community centre
- Rooftop Terrace with BBQs, Dining and Lounge Areas
- Outdoor Meeting & Fitness Spaces



LOCATION

CONNECTIVITY

Vaughan Mills Bus Terminal 🚶 2 Min
 400 Ramp 🚗 3 min
 Rutherford Go Station 🚗 7 Min
 VMC Station Subway Station 🚲 15 m
 Pearson International Airport 🚗 30 Min

Vaughan Mills Mall 🚶 2 Min
 Cortellucci Vaughan Hospital 🚗 5 Min
 Downtown Toronto 🚗 40 min
 Niagara University 🚗 7 Min
 York University 🚗 11 min
 Canada's Wonderland 🚶 15 min
 Juilliard Park 🚶 8 min
 Eagles Nest Golf Club 🚗 15 min
 Civic Centre Resources Library 🚲 15 m