

EMBLEM

1 JARVIS

THE BUILDING

15 STOREYS
354 UNITS
WALKOUT RETAIL SPACES



SUITE FEATURES

- Floor to Ceiling Insulated Double-gazed, Aluminum Windows*
- Contemporary Kitchen Cabinetry
- Composite Quartz Countertop and Kitchen Backsplash
- Full Height Mosaic Tile Shower Enclosure Wall
- Frameless Glass Shower Enclosure*
- Mosaic Tile Tub Surround
- Porcelain Floor in Bathroom
- Custom-designed Vanity with Composite Quartz Counter and Undermount Sink in Bathroom
- Fully-Integrated Dishwasher
- Stainless Steel Fridge/Freezer, Built-in Oven, Cooktop and Microwave

*Where applicable and as per plan. Ceiling heights are subject to bulkheads, dropped ceilings and structural beams.





LIVING ROOM & KITCHEN



DINING AREA



BATHROOM



AMENITY PLAN

- 1 LOBBY
- 2 CONCIERGE
- 3 LOBBY LOUNGE
- 4 PARCEL LOCKER
- 5 CO-WORKING LOUNGE
- 6 FITNESS CENTRE
- 7 WASHROOM
- 8 ELEVATORS





LOBBY



CO-WORKING LOUNGE



LOBBY LOUNGE



FITNESS CENTRE

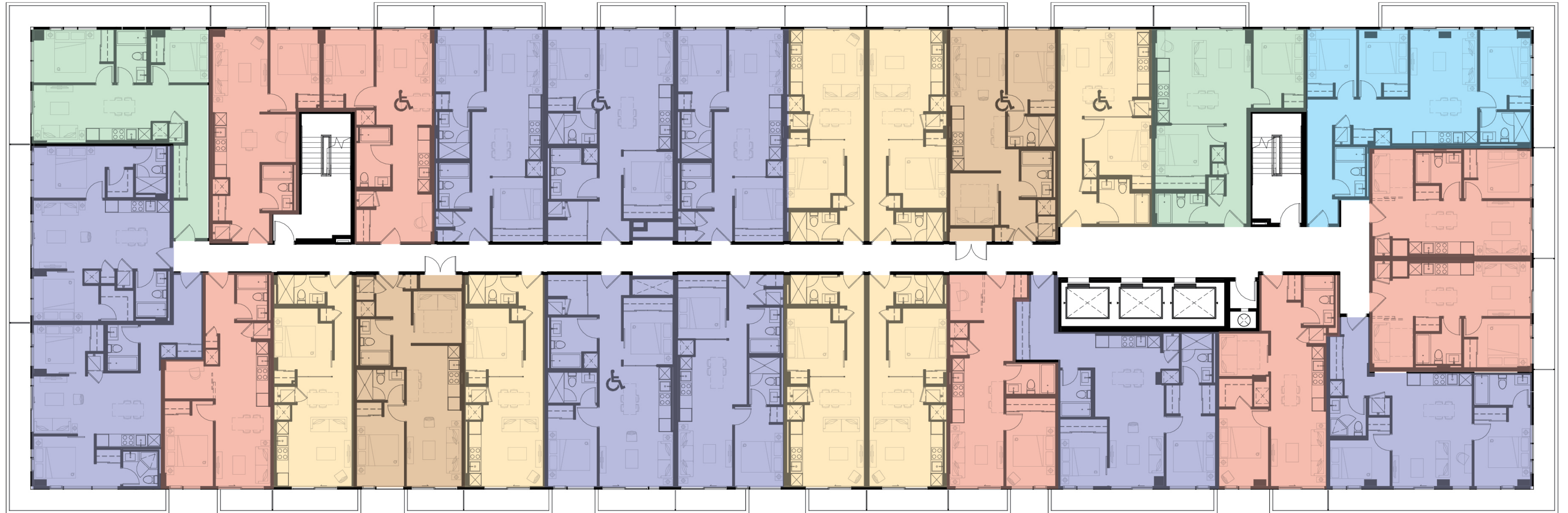



YOGA STUDIO


SUITE SIZE RANGE

OVER 80% OF THE SUITES WILL BE PRICED BELOW \$500,000*, INCLUDING 2 BEDROOMS


*Price excludes parking and locker





 1 BED, 1 BATH
435 - 522 SQ. FT.

 1 BED + DEN, 1 BATH
468 - 629 SQ. FT.

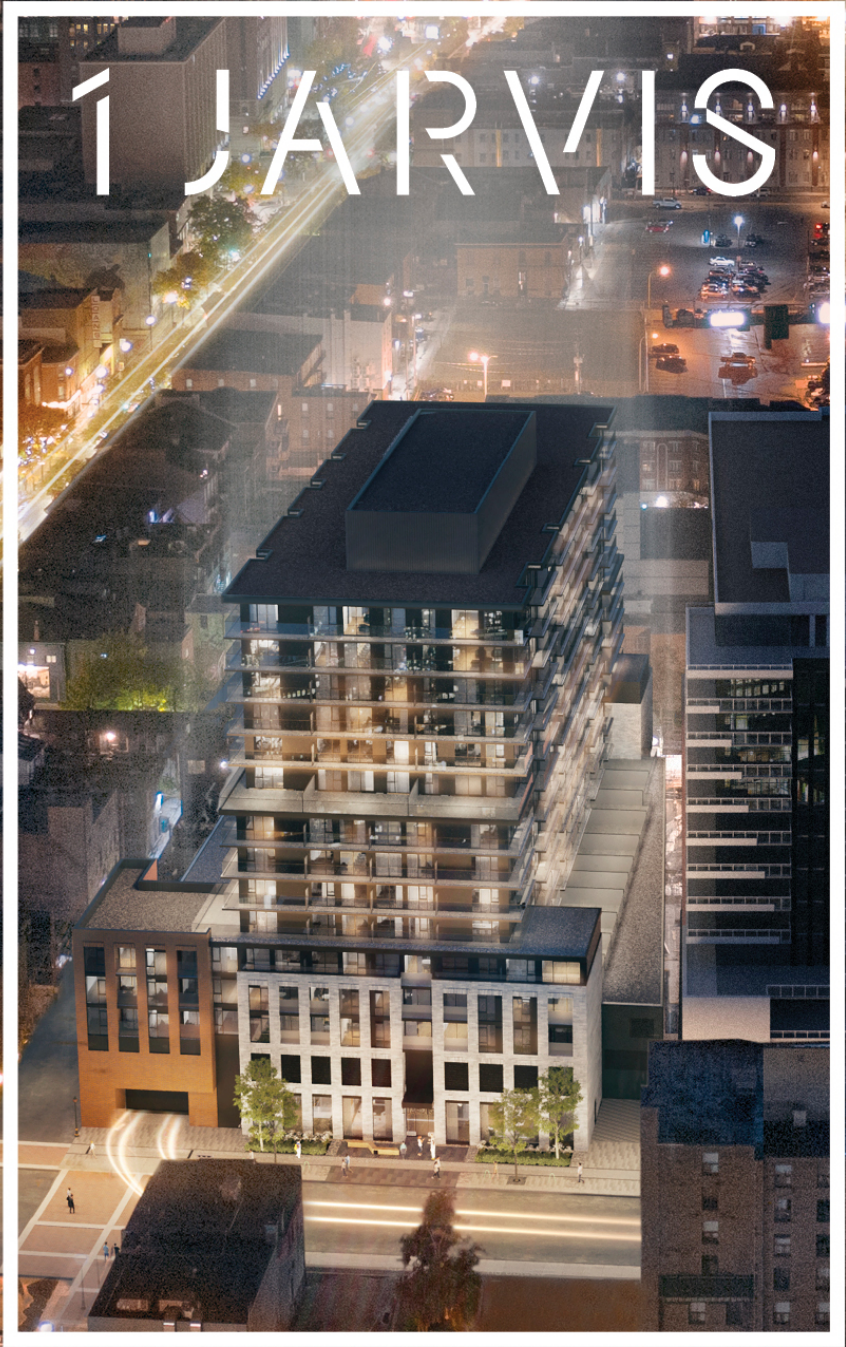
 1 BED + DEN, 2 BATH
602 - 711 SQ. FT.

 2 BED, 1 BATH
632 - 648 SQ. FT.

 2 BED, 2 BATH
621 - 836 SQ. FT.

 3 BED, 2 BATH
744 - 840 SQ. FT.

COME HOME TO HAMILTON



1 JARVIS

LOCATED IN THE CENTRAL DOWNTOWN DISTRICT OF HAMILTON

WITHIN AN APPROXIMATE 15 MINUTE-WALK FROM:

- HAMILTON CITY HALL
- ART GALLERY OF HAMILTON
- CONVENTION CENTRE
- FIRST ONTARIO CONCERT HALL
- PLAZA HOTEL & CONFERENCE CENTRE
- THEATER AQUARIUS
- COURTHOUSE
- MANY RESTAURANTS



AN EXCITING FUTURE IS JUST AROUND THE WATERFRONT

\$500 MILLION

IN INVESTMENTS FOR THE ENTERTAINMENT HUB

- A NEW ENTERTAINMENT CENTRE
- REVITALIZATION OF FIRST ONTARIO CONCERT HALL
- REVITALIZATION OF FIRST ONTARIO CENTRE
- MODERNIZATION OF THE ART GALLERY OF HAMILTON
- MORE RETAIL SPACES
- TOP ATTRACTIONS
- LIVE MUSIC VENUES
- LATE-NIGHT EATERIES

\$140 MILLION

IN INVESTMENT FOR THE WATERFRONT REDEVELOPMENT

- A PEDESTRIAN FRIENDLY COMMUNITY WITH MORE PARKS, BIKE PATHS, BOARDWALKS, AND PEOPLE-CENTRED SPACES
- A LIVELY BOULEVARD FULL OF GALLERIES, STORES, AND RESTAURANTS
- A VIBRANT COMMERCIAL VILLAGE AND A PUBLIC PLAZA AT THE FOOT OF JAMES STREET NORTH

\$400 MILLION

IN INVESTMENTS FROM BELL

- LARGEST DIGITAL INFRASTRUCTURE INVESTMENT IN CITY'S HISTORY
- APPROXIMATELY 200,000 HOMES AND BUSINESS LOCATIONS TO BE UPGRADED
- DATA SPEEDS UP TO 1.5 GIGABITS PER SECOND





1 JARVIS

WILSON ST

KING WILLIAM ST
KING ST E

MAIN ST E

JACKSON ST E

WINDSOR ST

WELLINGTON ST N

WEST AVEN N

HAMILTON TODAY

VICTORIA AVE S

1 JARVIS

WILSON ST

KING WILLIAM ST

KING ST E

MAIN ST E

JACKSON ST E

HUNTER ST E

WELLINGTON ST N

WEST AVE N

VICTORIA AVE S

HAMILTON TOMORROW



EASY ACCESS

TRANSIT STATIONS & HIGHWAYS



WEST HARBOUR
GO STATION

5 MIN

13 MIN

23 MIN

HAMILTON
GO STATION

4 MIN

9 MIN

13 MIN

HIGHWAY 403

6 MIN

QUEEN ELIZABETH
WAY (QEW)

14 MIN



WEST HARBOUR GO STATION

AREA ATTRACTIONS

AREA ATTRACTIONS



CATHEDRAL BASILICA
OF CHRIST THE KING **6** MIN

DUNDURN
CASTLE **8** MIN

CHEDOKE GOLF
COURSE & FALLS **9** MIN

ALBION FALLS **15** MIN

KING'S FOREST
GOLF COURSE **14** MIN

ROYAL BOTANICAL
GARDENS **17** MIN

MEDICAL FACILITIES



HAMILTON GENERAL
HOSPITAL **5** MIN **12** MIN

ST. PETER'S
HOSPITAL **6** MIN **12** MIN

JURAVINSKI
HOSPITAL **8** MIN **23** MIN



ROYAL BOTANICAL GARDENS

AREA AMENITIES

RESTAURANTS

1. Radius
2. Mattson & Co.
3. The French
4. Ancaster Mill
5. La Cantina
6. HAMBGR
7. The Burnt Tongue
8. Gown and Gavel
9. Uno Mas
10. Caro
11. Mezcal Tacos and Tequila Bar
12. Born & Raised
13. Shakespeare's Steak And Seafood
14. Earth to Table: Bread Bar
15. August 8
16. The Diplomat
17. Charred Rotisserie House
18. Saltlick Smokehouse
19. Spring Grill House
20. Toma La
21. Lou Dawg's Southern BBQ

40. Café Oranje
41. Ark + Anchor Espresso Bar
42. The Cannon
43. Mulberry Coffeehouse
44. Synonym
45. Tim Hortons (original store)
46. Crumbled
47. Chocolat
48. Donut Monster
49. hello baked
50. Grandad's Donuts
51. Panini & Ice Cream
52. Dolled Up Desserts
53. Caké & Loaf Bakery
54. Ola Bakery & Pastries
55. Pane Del Sole

MUSEUMS & ENTERTAINMENT

56. Adventure Village
57. Canadian Warplane Heritage Museum
58. Battlefield House Museum
59. McMaster Museum of Art
60. Hamilton Museum of Steam and Technology
61. The Zoetic Company
62. Art Gallery of Hamilton
63. FirstOntario Centre
64. FirstOntario Concert Hall
65. Hamilton Convention Centre
66. Royal Hamilton Yacht Club
67. Hamilton Waterfront Outdoor Rink
68. HMCS Star

ARCHITECTURE

69. Dundurn Castle
70. Lister Block
71. Liuna Station
72. City Hall (Hamilton Sign)
73. Pigott Building
74. Christ's Church Cathedral
75. Hamilton Farmers' Market

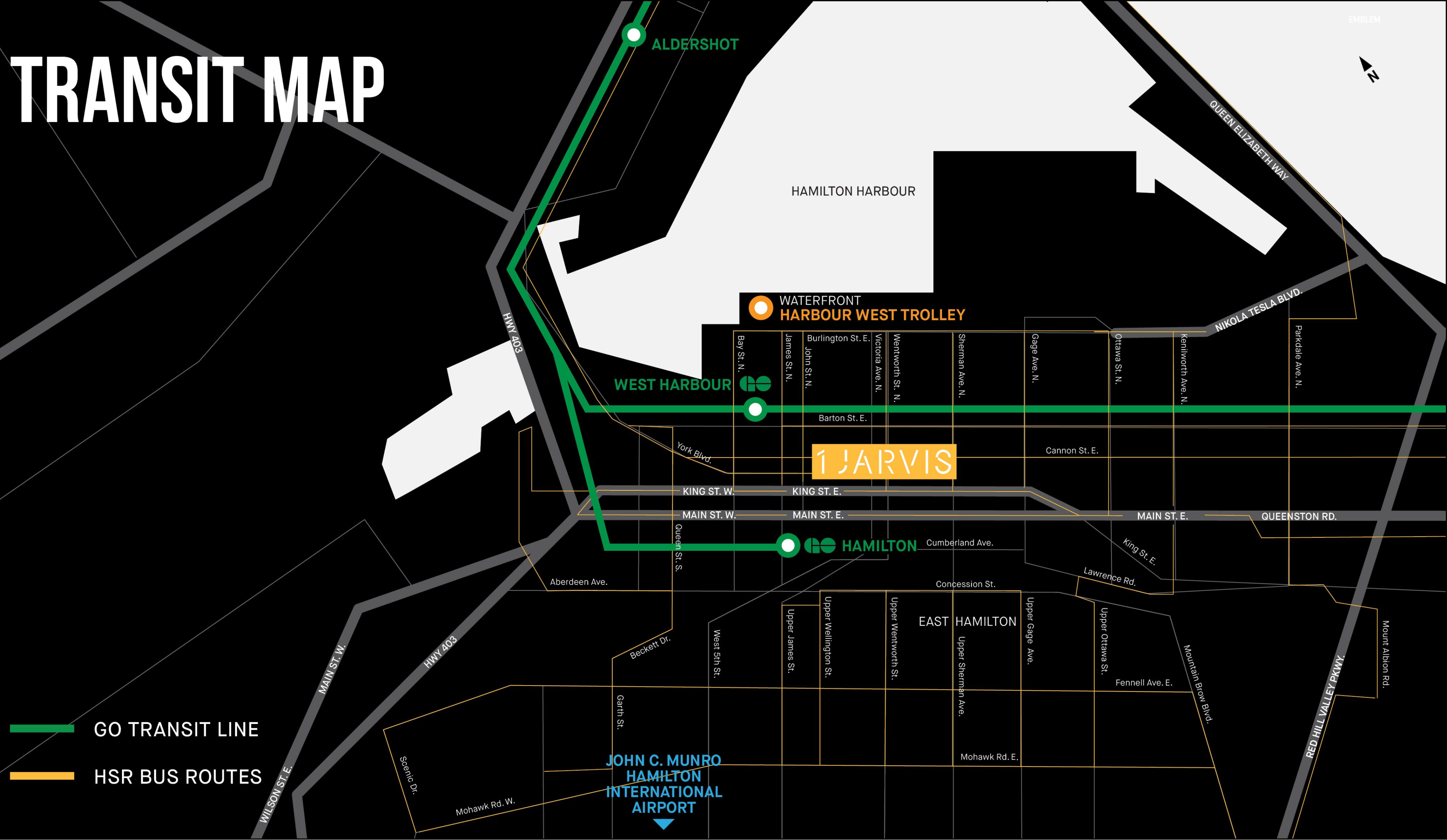
CAFÉS & SWEET TREATS

34. Redchurch Café + Gallery
35. Mezza Caffé
36. Steeltown Garage Co.
37. Democracy*
38. Saint James Espresso Bar & Eatery
39. Detour Café



TRANSIT MAP

EMBLEM



-  GO TRANSIT LINE
-  HSR BUS ROUTES

PARKS & TRAIL



WATERFALLS

1. Felker's Falls
2. Tiffany Falls
3. Albion Falls
4. Devil's Punchbowl
5. Tews Falls
6. Webster's Falls
7. Sherman Falls
8. Smokey Hollow Falls
9. Borer's Falls Conservation Area
10. Chedoke Falls

TRAILS

- Round the Lake Trail
- Eramosa Karst
- Devil's Punchbowl
- The Dundas Valley Trail System
- Chedoke Radial Trail
- The Waterfront Trail
- Escarpment Rail Trail
- Red Hill Valley Recreational Trail
- Sassafras Point Trail



McMASTER UNIVERSITY

 **10** MINS

 **14** MINS

4TH

RANKED
UNIVERSITY
IN CANADA

69TH

RANKED
UNIVERSITY
IN THE WORLD

33,147


ENROLLED
STUDENTS

4,409

INTERNATIONAL
STUDENTS
(13.3%)



MOHAWK COLLEGE

 **5** MINS

 **19** MINS

TOP 10

COLLEGE IN
CANADA FOR
APPLIED RESEARCH

33,000+

ENROLLED
STUDENTS

4,000

INTERNATIONAL
STUDENTS



HILLFIELD STRATHALLAN COLLEGE

 **8** MINS

 **29** MINS

4 SCHOOLS

MONTESSORI,
JUNIOR, MIDDLE, &
SENIOR SCHOOL

1,300+

ENROLLED
STUDENTS



MARKET STATS

¹ Rentals.ca November 2020 Rent Report

² REALTORS Association of Hamilton-Burlington (RAHB) October 2020

³ Urbanation Q3-2020 GTA Condominium Market Survey

⁴ \$468 per square foot

+15%

Average Rent for All Property
Types 2020¹

+14%

Average Apartment
Sales Price 2020²

+77%

Resale Condominium Market
Volume 2020³

18,316

Future Condominium Market
Units Proposed³

+13%

Average Condominium Resale
Price 2020^{3,4}

EMBLEM

THE MARK OF EXCEPTIONAL DESIGN

EMBLEM Developments is one of the fastest growing real estate development companies in the GTA with a focus on developing high-rise residential buildings. Our current development portfolio consists of over **3000 residences** representing over **\$1.8 billion** of development value.

Believing exceptional design is the difference between a space that feels right and one that provides no connection, there is an unwavering commitment to obsess about the design of every space within an EMBLEM project from the inside to the outside. The EMBLEM team is led by founder and Canadian business leader, Kash Pashootan, and comprises experienced professionals in Construction, Development, Finance and Customer Care who are able to execute the EMBLEM vision from theory to final product.

TORONTO HAMILTON MISSISSAUGA OTTAWA