

EMBLEM

Artform Building Details

Location: 86 Dundas St. East, Mississauga (at intersection Hurontario St. and Dundas St.)

Storeys: 17

Units: 336

Price: From the upper \$400s for 1 bedroom + den

Amenity Space: Approximately 17,620 sq. ft. (indoor and outdoor)

Artform by EMBLEM is a symbol of style, design, and luxury. A graceful denial of conformity. Artform's 17-storeys of bold, creative presence intersect with thoughtful, clean aesthetics to create the perfect marriage of art and design. Brick, metal, stone and glass come together in an architectural achievement of geometry and creativity. Spearheading the revitalization of a historic area, adjacent to Cooksville creek and set alongside the new Dundas Connects transit system, Artform is set to become the mark of exceptional design south of Square One.

Hurontario LRT, Transportation and Artform

Cooksville's status as a transportation hub will be enhanced by the new 18 km Hurontario Light Rapid Transit (LRT) line, now under construction by Metrolinx. With 19 stops, it will connect to the existing Cooksville GO Station - only one stop away from Artform - and enable access to the entire GTA. Artform is only 500 metres from the future Dundas LRT stop, and a quick five stops from Square One. Commuters will be able to connect directly to the GO system via the Cooksville GO station. As well, the Bus Rapid Transit (BRT) will provide direct connection to TTC subway stations and the University of Toronto Mississauga campus, running along dedicated transit lanes. BRT service will be frequent, with the next bus coming in three-minute intervals.

Conveniently located steps from Dundas and Hurontario, Artform benefits from excellent connections to the entire GTA and beyond. Cooksville Go station is only a 14-minute walk or 5-minute drive from Artform. You can easily get downtown by car or Go Train in 30 minutes. Plus, it's just a 15-minute drive to Pearson Airport.

Dundas Connects and Artform

Cooksville is set for major change and revitalization through the extraordinary Dundas Connects master plan with the Dundas corridor set to grow by 52,000 new residents and 9,600 jobs. This master plan will beautify the Dundas corridor, transforming it into a vibrant, dynamic street that nourishes a growing population and encourages a healthy lifestyle. Anchored by new commercial, medium and low-density residential buildings that incorporate lively and unique retail options at ground level, Dundas will

flourish with more of what makes a city enticing for residents: more parks, green spaces, and public art to enjoy; more cycling lanes, crosswalks and wide sidewalks for safer transportation; improved public transit; and a new, state-of-the-art Community Hub for every kind of gathering.



Bio of Kash Pashootan, CEO of EMBLEM Developments

Kash Pashootan is the Founder and CEO at First Avenue Investment Counsel Inc. and EMBLEM Developments Inc. With 20 years of experience managing the assets of high net-worth families and leading one of Canada's most respected investment firms, Kash brings those principles and processes to leading EMBLEM. Success has been built through Kash's leadership, investment performance, and ability to hire, inspire and retain some of the best talent within the industry.

Kash is an authority in the investment management industry in Canada, and speaks annually at the Private Wealth Summit and the Institutional Real Estate Forum alongside other industry leaders. He has been featured in some of the most respected news outlets including Macleans, The Wall Street Journal, Bloomberg, The Washington Post, Hong Kong Times, Canadian Business, National Post and The Globe & Mail.



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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 1,600 residences representing over \$1.1 billion dollars of development value.

EMBLEM Developments is the private equity arm of a leading Canadian investment management firm, First Avenue Investment Counsel Inc. First Avenue manages in excess of \$1 billion dollars for affluent Canadian families and delivers deep financial backing to EMBLEM, enabling it to have the resources to execute successfully. The EMBLEM team is led by founder and Canadian businessman, Kash Pashootan, and comprises experienced professionals in Construction, Development and Finance who are able to execute the EMBLEM vision from theory to final product.