

The DAWES

CONDOMINIUMS
EAST of MAIN

LOCATION

10 and 30 Dawes Rd

STOREYS

South Tower – 38 storeys, North Tower – 24 storeys; Connected by a 6-storey Podium

UNITS

631

AMENITY SPACE

27,000 of Indoor & Outdoor Amenity Space over 5 floors

17,000+ sq. Ft. Retail and Office Commercial Space

11,000 sq. Ft. Indoor and Outdoor Daycare in the Heritage Building

MARLIN
SPRING



Danforth Village

MIN.

2

Main St. TTC
Subway Station

7

Danforth Go Station

6



Dentonia Park

2

Taylor Creek Park

3

The Beaches

12



Greek Town

10

Future Ontario
Subway Line

12

Toronto Eaton Center

30

University of Toronto
St. George Campus
from Main Station

16

Ryerson University
from Main Station

19



Shoppers World
(Metro, Lowes, Staples, Shoppers
Drug Mart)

2

Greek Town

7

The Beaches

8

DVP

13

HWY 401

16

University of Toronto
St. George Campus

16

Ontario Science Centre

17

Ryerson University

19

AMENITIES

1st Floor:

- Parcel rooms
- Pet Wash
- Residents Lobby with 24 hr Concierge
- Kids' Area: indoor and outdoor

3rd Floor:

- 2-storey Fitness Studio: weights, machines, spin, yoga, boxing

4th Floor:

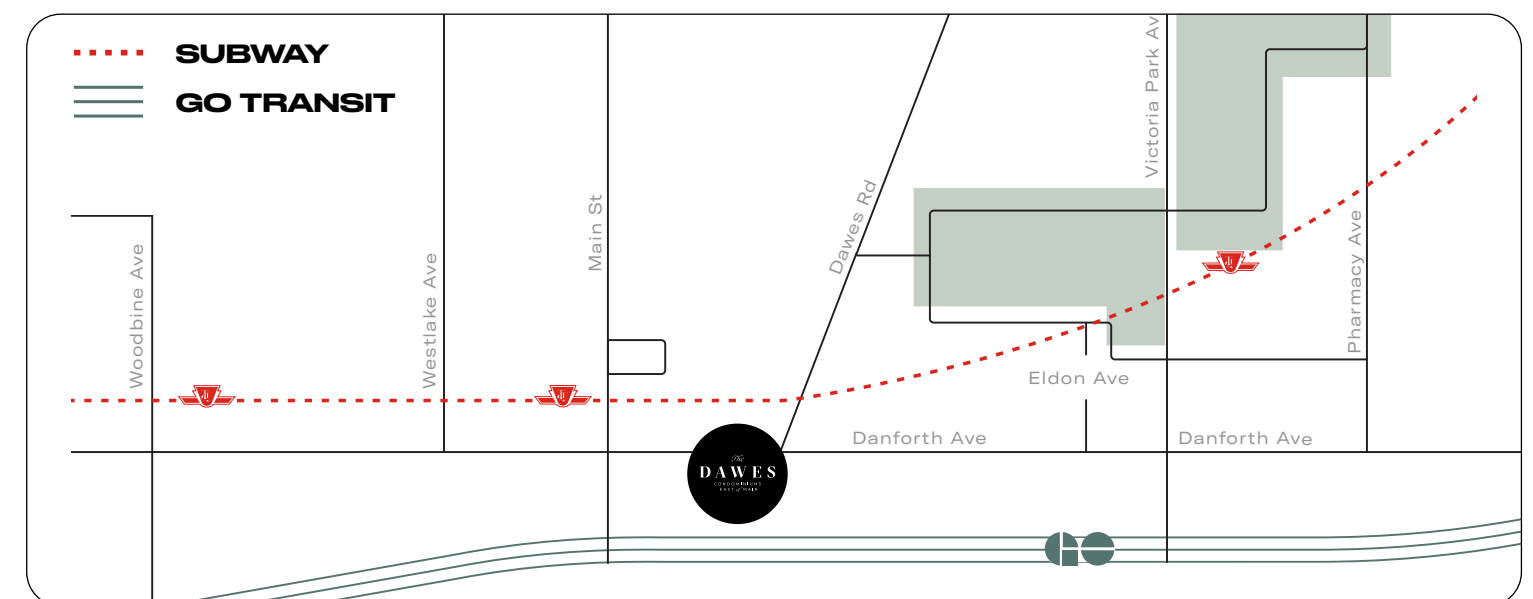
- 2-storey Fitness Studio: weights, machines, spin, yoga, boxing

5th Floor:

- Games room
- Social Lounge
- Art/Maker Studio
- Indoor Dining
- Co-work

7th Floor:

- Outdoor Dining
- Outdoor BBQ
- Outdoor Lounge
- Library Lounge
- Meeting Room
- Screening Room



• The Dawes is 600 m away from Subway Station.

The Average price p.s.f of 9 Toronto projects within 600 m from the 2 Subway lines is approx. \$1600

The
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FUTURE ONTARIO LINE

- \$11 billion Project¹
- 15.6-kilometre line²
- 15 station stops including Danforth and Pape

FUTURE NEIGHBOURHOOD

- The Dawes is the first high-rise residential project among the 5600 new residential units coming to Danforth Village
- Dawes Road Branch will be redeveloped into a 20,000 sq. ft. Library plus 5,500 Community Hub
- 20 million projects

SCHOOLS

University of Toronto

- Total Enrollment 95,055 (2020-21)³
- Total international Students 20,357 (2020-21)³

Ryerson University

- Total Enrolment 36,365 (2020-21)⁴
- Total international Students 3,036 (2020-21)⁴

- 1 million international students coming in 2022⁵
- 490,000 projected students will be needing rental accommodation in 2022⁵

Marlin Spring is a fully integrated real estate company that strategically acquires, develops, constructs and repositions assets throughout North America

MARLIN
SPRING

with a mission to deliver exceptional Real Estate value to all its stakeholders with an uncompromising adherence to its core values.

The award-winning company brings a fresh, innovative and vibrant energy to the rapidly changing world of residential real estate. With a team of over 100 Real Estate Professionals, they produce truly inspiring, forward-thinking and imaginative communities.

Marlin Spring has a diversified development portfolio of low, mid, high-rise and mixed-use projects in prime locations throughout the GTA. From boutique condominiums to townhome developments in various locations across the city, they have products to suit everyone's needs. Their current portfolio includes sought-after communities located in Danforth Village/Upper Beaches, The Beach, Stockyards, The Junction, Vaughan, Oshawa, and Markham.

East of Main



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Sources: 1. <https://torontolife.com/city/ontario-line-toronto-ttc-11-billion-subway-war/>
4. <https://www.ryerson.ca/university-planning/data-statistics/key-statistics/>

2. <https://www.metrolinx.com/en/greaterregion/projects/ontario-line.aspx>
3. <https://www.utoronto.ca/about-u-of-t/quick-facts>
5. <https://storeys.com/canada-most-desirable-country-international-students-rent-hikes/>