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CONDOMINIUMS

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Find Value at  
Dundas + Jarvis

10 YEARS  
BUILDING  
TORONTO'S  
SKYLINE



CENTRE COURT

CENTRESTONE

# Canada: True North Strong

## CANADA'S POPULATION

**38.0M**

Present

**43.8M**

Estimated in 2035

**52.1M**

Estimated in 2060

## 1.2M NEW IMMIGRANTS

**401,000**

2021

**411,000**

2022

**421,000**

2023

**642,000**

international students  
are currently enrolled in  
Canadian universities

**NO. 1**

in the world for  
quality of life

**4<sup>TH</sup>**

best country to  
raise children

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

best country  
in the world

**3<sup>RD</sup>**

best country  
for business

**Biggest Winner?**  
GTA Real Estate.

# Toronto: The Engine of Canada

## TORONTO'S POPULATION

**3.0M**

Present

**3.7M**

Estimated in 2046

## GTA'S POPULATION

**6.3M**

Present

**9.5M**

Estimated in 2046

Toronto ranked

**1<sup>ST</sup>**

for tech talent  
in Canada

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

**4<sup>TH</sup>**

most livable city

**13<sup>TH</sup>**

best city for  
students

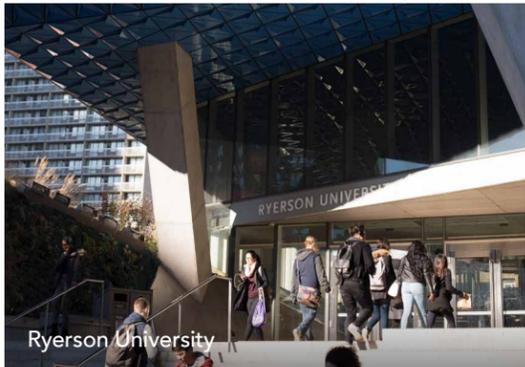
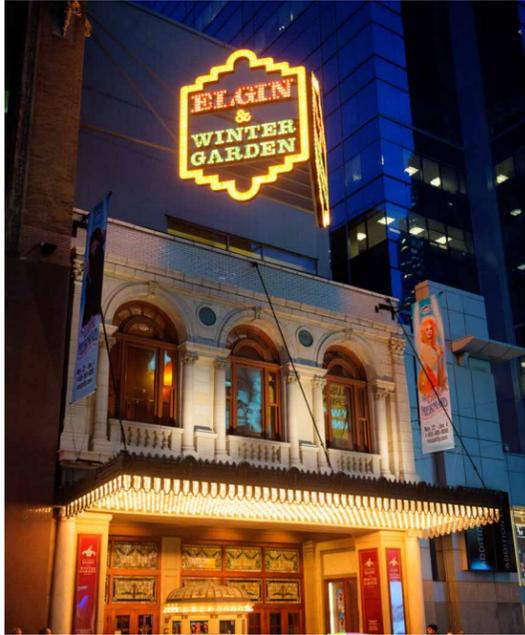
There are **1,500,000**  
people employed in  
Toronto and **500,000**  
in the downtown  
core alone.

The City is now home  
to **240,000+** tech  
workers in total,  
a 52% increase over  
the past 5 years.

# 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.**

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

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

Source: TOCore Planning Study

# From Dundas & Jarvis, 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  
**96**



BIKE SCORE  
**100**



TRANSIT SCORE  
**100**

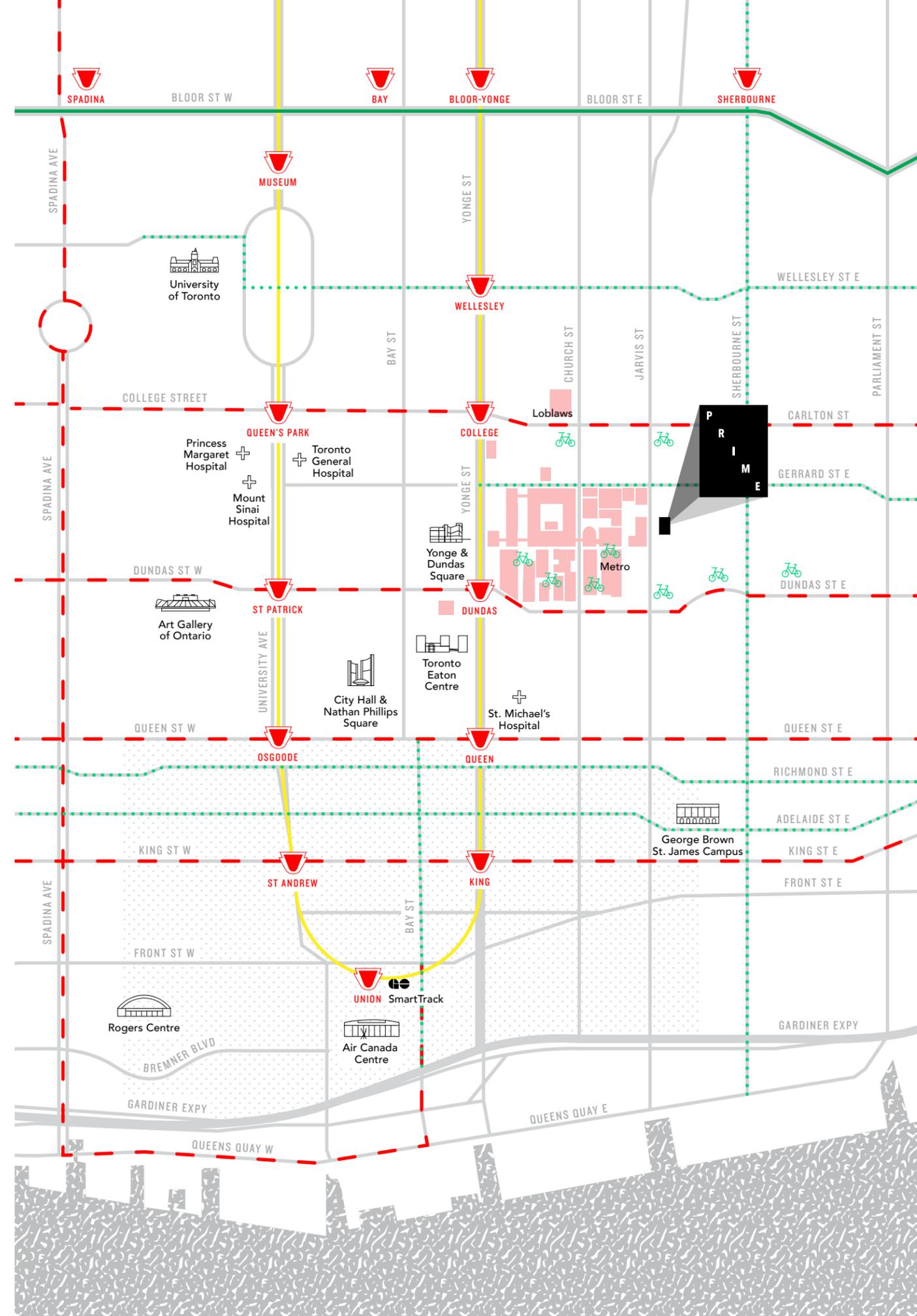
## GO ANYWHERE IN MINUTES

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

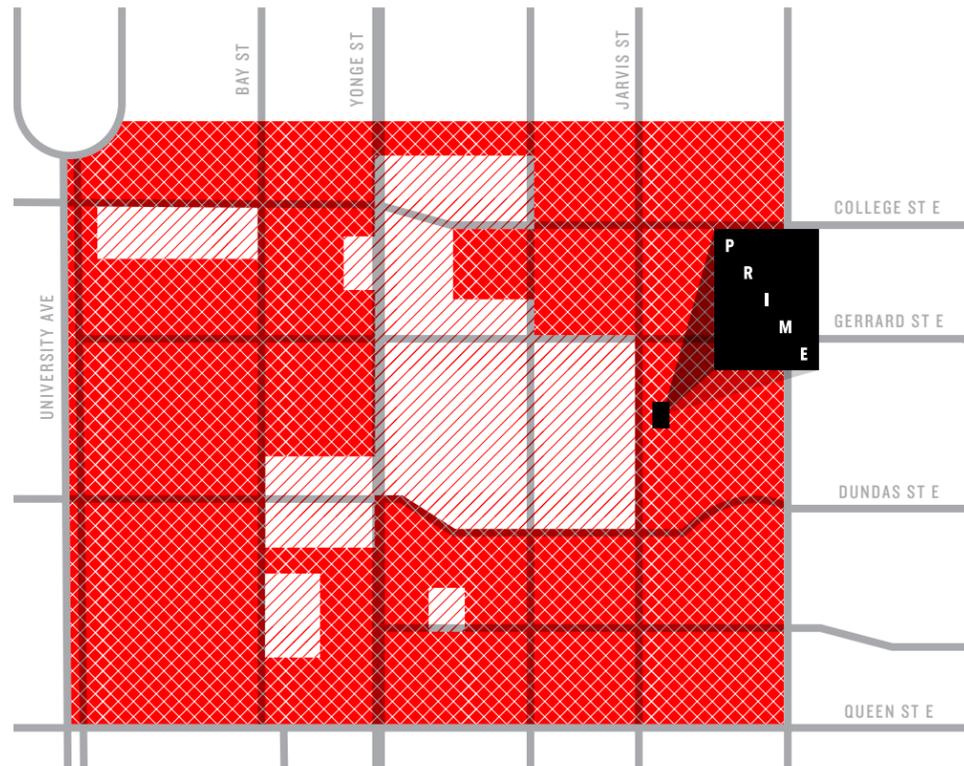
- Streetcar Routes
- Bicycle Lanes
- Line 1 Yonge-University
- Line 2 Bloor-Danforth
- Local Bike Share Stations
- Ryerson Campus
- Financial District



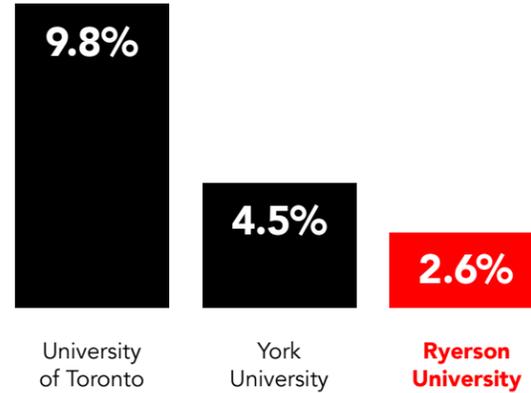
# Ryerson University

## MAP LEGEND

-  RU Yonge Street Campus
-  RU Academic Precinct



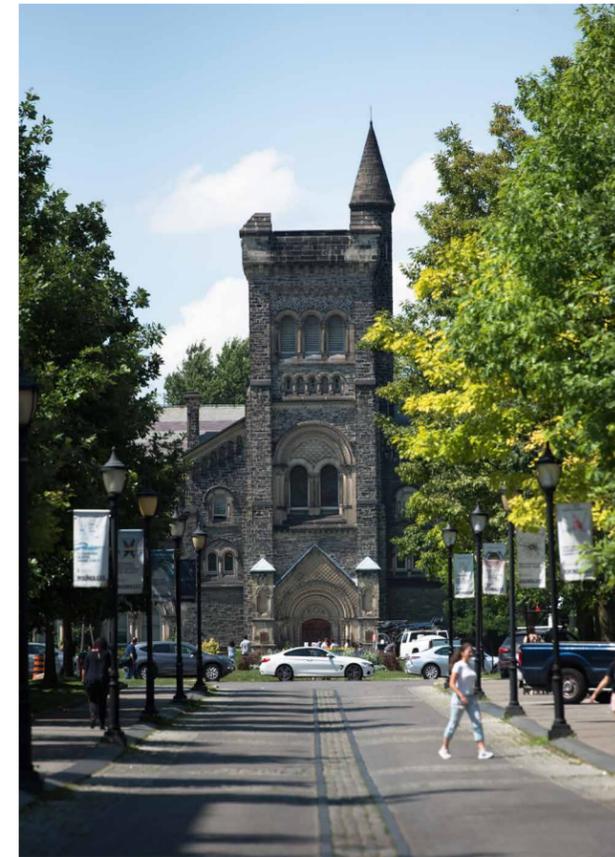
## PERCENTAGE OF STUDENTS THAT CAN LIVE ON CAMPUS



^ 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 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 91,000+ students but only 8,897 beds.**

Only an eight-minute bike ride, PRIME is well situated near the world-renowned University of Toronto St. George Campus. With only 8,897 student accommodations on campus, PRIME provides an opportunity to house the brightest minds in the city.

# University of Toronto

**47,000+**  
STUDENTS

**4,300**  
INCOMING STUDENTS EVERY 5 YEARS WOULD FILL THE EQUIVALENT OF 7 PRIME BUILDINGS

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

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

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

**#18**  
BEST UNIVERSITY IN THE WORLD\*\*

**91,000+**  
STUDENTS FROM 159 COUNTRIES

**25%**  
INTERNATIONAL STUDENTS

# The Financial District is your Neighbour





Toronto has the fastest growing financial sector in North America

The TSX is the world's

**9<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 one of the lowest downtown office vacancies in North America at

**4.7%**

Toronto is the

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

largest Financial Centre in North America

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.**

Sources: investinontario.com, toronto.ca, bnn.ca

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**There are  
1,569,800  
jobs in  
Toronto and  
584,660  
jobs located  
in the  
downtown  
core.**

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**Potential  
to reach  
1,720,000  
jobs in  
the next  
20 years.**

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**The average  
household  
income  
in Toronto  
is \$105,000.**

^ Sources: [toronto.ca](http://toronto.ca), [downtownyonge.com](http://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.



Illustration is artist's concept.

# 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.

**300,000** skilled workers in the Toronto tech-ecosystem

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

Ranked **#10** world's most innovative city by the Innovation Cities Index

539 venture capital deals valued at **\$6.2 billion** in 2019

**3rd largest** Tech Talent Market in North America ranked by CBRE

## Toronto's Tech Sector

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

### MARS DISCOVERY DISTRICT TENANTS



# Beautiful Architecture in a Prime Location

Located at Dundas and Jarvis – 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 9,400 homes and \$4.7 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 downtown east and has been an early adopter with a strong presence in the area. With six projects within the immediate area, it has approximately 3,000 units recently completed or currently under development.**



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



## RECENTLY COMPLETED PROJECTS



**Peter Street**

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



**Karma**

Yonge St & College St  
50 Storeys, 495 Units  
Completed in 2016



**INDX**

Richmond St & Sheppard St  
54 Storeys, 798 Units  
Completed in 2017



**Core Condos**

Church St & Shutter St  
26 Storeys, 233 Units  
Completed in 2017



**Grid**

Jarvis St & Dundas St E  
50 Storeys, 563 Units  
Completed in 2018



**411 Church Street**

Church St & Carlton St  
38 Storeys, 572 Units  
Completed in 2019



**ZEN King West**

King St W & Strachan Ave  
31 Storeys, 538 Units  
Completed in 2020



**Transit City**

Highway 7 & Jane St  
3x55 Storey Towers, 1,728 Units  
Completed in 2020

## CURRENTLY UNDER DEVELOPMENT



**Transit City 4 & 5**

Highway 7 & Jane St  
45 & 50 Storeys, 1,026 Units  
Expected Completion: 2022



**The Forest Hill**

Eglinton Ave & Bathurst St  
14 Storeys, 253 Units  
Expected Completion: 2023



**55 Mercer**

55 Mercer St  
47 Storeys, 543 Units  
Expected Completion: 2024



**199 Church**

Church St & Dundas St  
39 Storeys, 484 Units  
Expected Completion: 2025



**8 Wellesley**

Yonge St & Wellesley St  
55 Storeys, 599 Units  
Expected Completion: 2026

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