

FOR LEASE

# ELEVEN TIPPETT ROAD

*At Wilson & Allen Rd*



# BRAND NEW DEVELOPMENT

Now occupied, Southside Residences at Gramercy Park is a two tower condo complex with 17 & 15 storeys and 500 units.

# RAPIDLY GROWING NEIGHBOURHOOD

In addition to the near 2,000 occupied residential units in the neighbourhood, 11 Tippet Road is located within direct proximity to six recently completed, under construction or pre-construction condominium buildings which will add another 3,828 units. Over 1,700 units are in pre-construction bringing the total to 5,675 new residential units in the area.

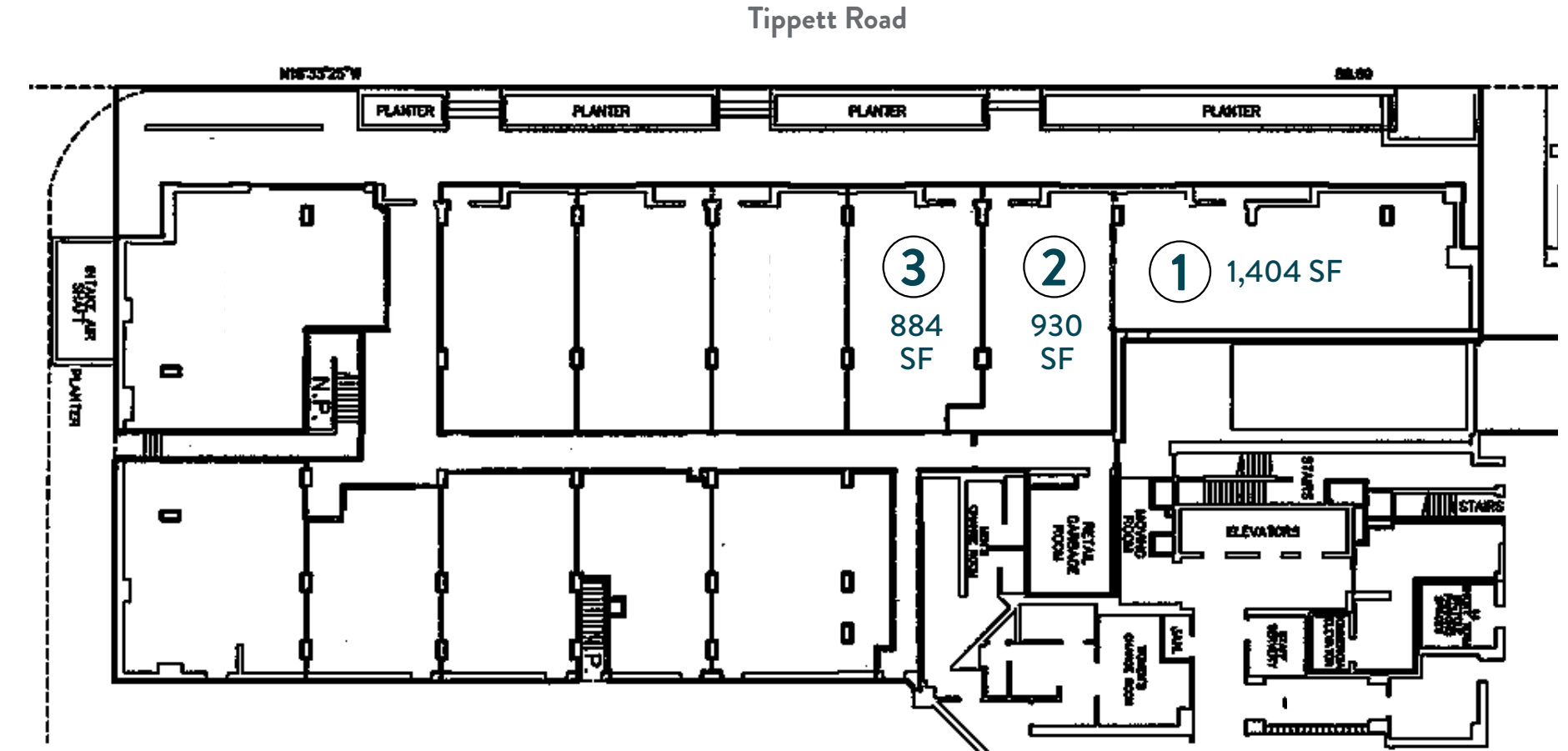
# EXCELLENT CONNECTIVITY

11 Tippet is just a minute walk to Wilson subway station, making it accessible from anywhere in the city. It is also located next to Allen Road and just north of the 401 Expressway.

# GREAT ARCHITECTURE

The architecture of Southside Residences is contemporary with a traditional twist that relates visually to its successful neighbour, Gramercy Park and to the Midtown Manhattan architecture that was inspiration for it's design.

## FLOOR PLAN



Net Rent & TMI: Please contact listing agents

- Excellent location by Wilson & Highway 401, close to Yorkdale Mall, and a minute walk to the TTC's Wilson Station
- Parking spots available for rent + visitor parking available for guests
- Massive residential growth in the area



# ELEVEN TIPPETT ROAD

*May 2021*





# THE LOCATION

**11 Tippett is located in a prime location next to the Allen Road, just north of HWY 401.**

It is located in a rapidly growing area with almost 2,000 occupied residential units. The site is located directly next door to 6 buildings either recently completed, under construction or pre-construction that will bring an additional 3,828 units to the immediate area. Directly to the west are two established retail hubs (SmartCentres Downsview & Build Toronto 75 Billy Bishop Way) and to the southwest is Yorkdale Mall, Toronto's premier shopping centre with an exclusive list of retailers and dining options.

11 Tippett Road is a minute walk to Wilson Subway Station making it easily accessible from anywhere in the city.



\$128,208

AVERAGE  
HOUSEHOLD INCOME



102,758

ESTIMATED  
POPULATION

Within 3km of 11 Tippett Road

\* Total number of units anticipated in the next 24 months

**(1) Rocket Condos**

Status: Occupied  
Units: 290  
Storeys: 14,8

**(2) Express Condos**

Status: Under Construction  
Units: 665  
Storeys: 16

**(3) Tretti Condos**

Status: Under Construction  
Units: 340  
Storeys: 13

**(4) 50 Wilson Heights**

Status: Pre-Construction  
Units: 1,150  
Storeys: 16,16,14,12,7,3

**(5) Nordic Condos**

Status: Under Construction  
Units: 429  
Storeys: 12

**(6) 3450 Dufferin Street**

Status: Pre-Construction  
Units: 904  
Storeys: 29,27,23

**TOTAL RESIDENTIAL UNITS**

**5,600 + units\***



**1,847 occupied units**  
(including 11 Tippett)

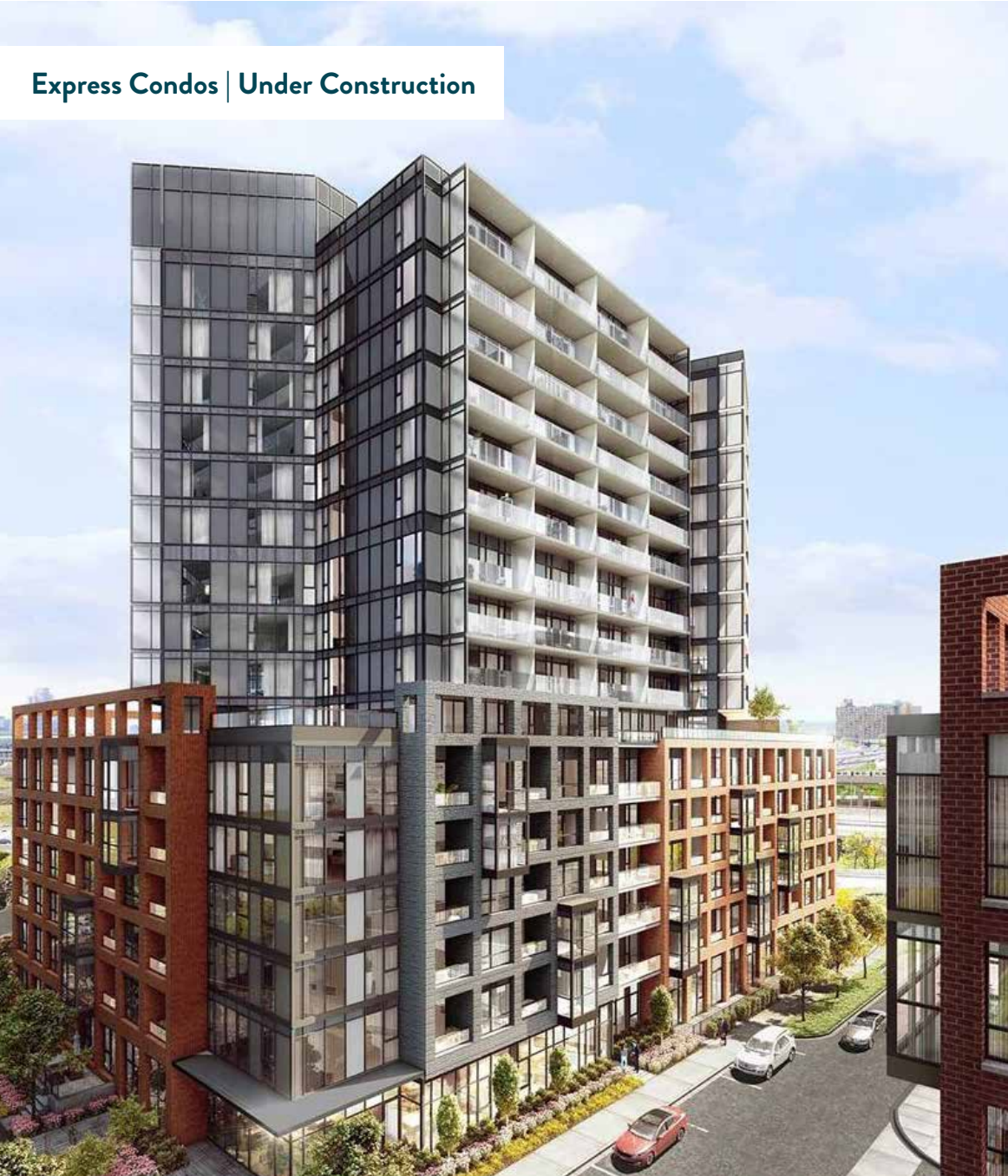
**1,774 units under construction**

**2,054 units under pre-construction**



# NEIGHBOURING DEVELOPEMENTS

Express Condos | Under Construction



Tretti Condos | Under Construction



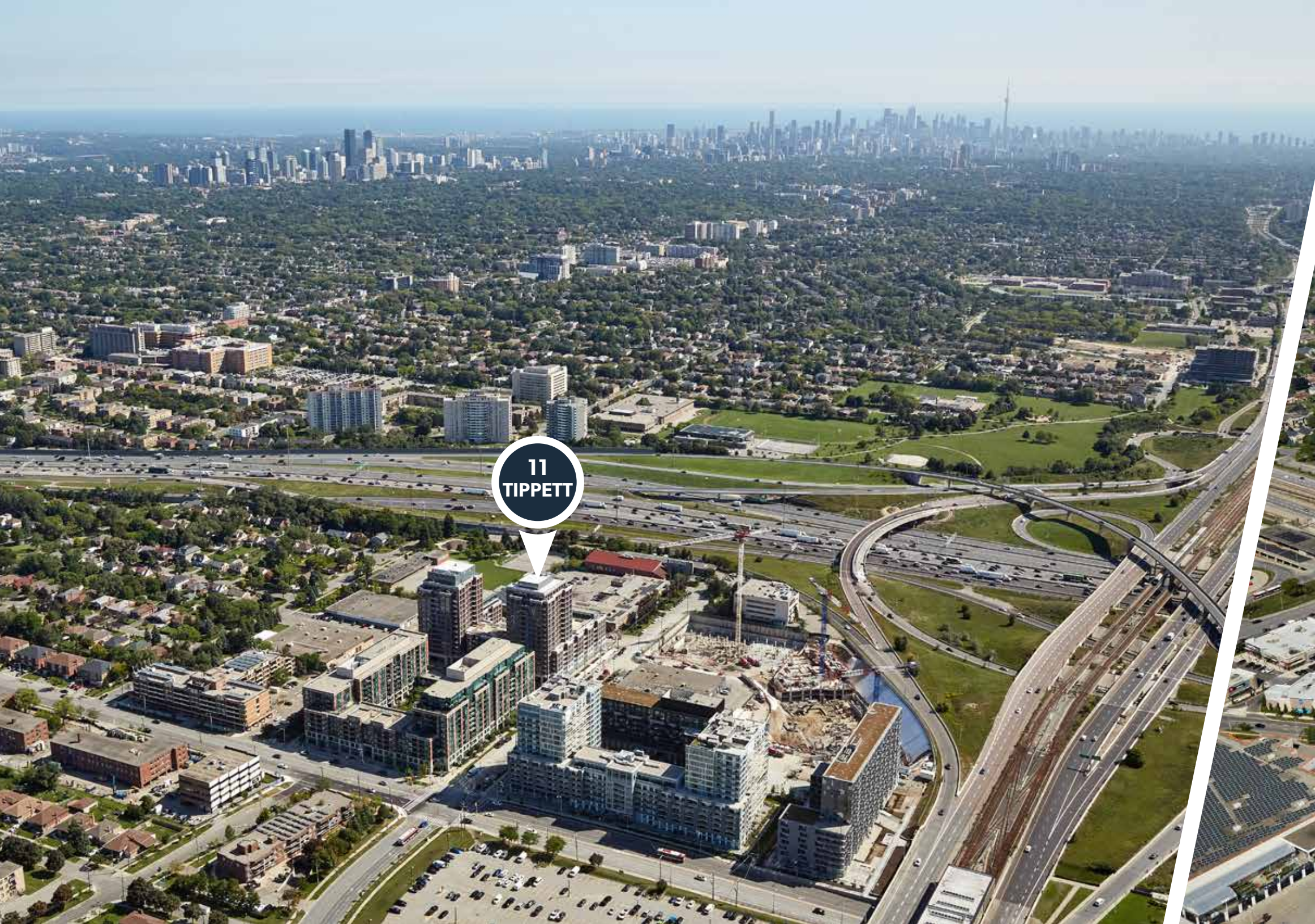
Rocket Condos | Occupied



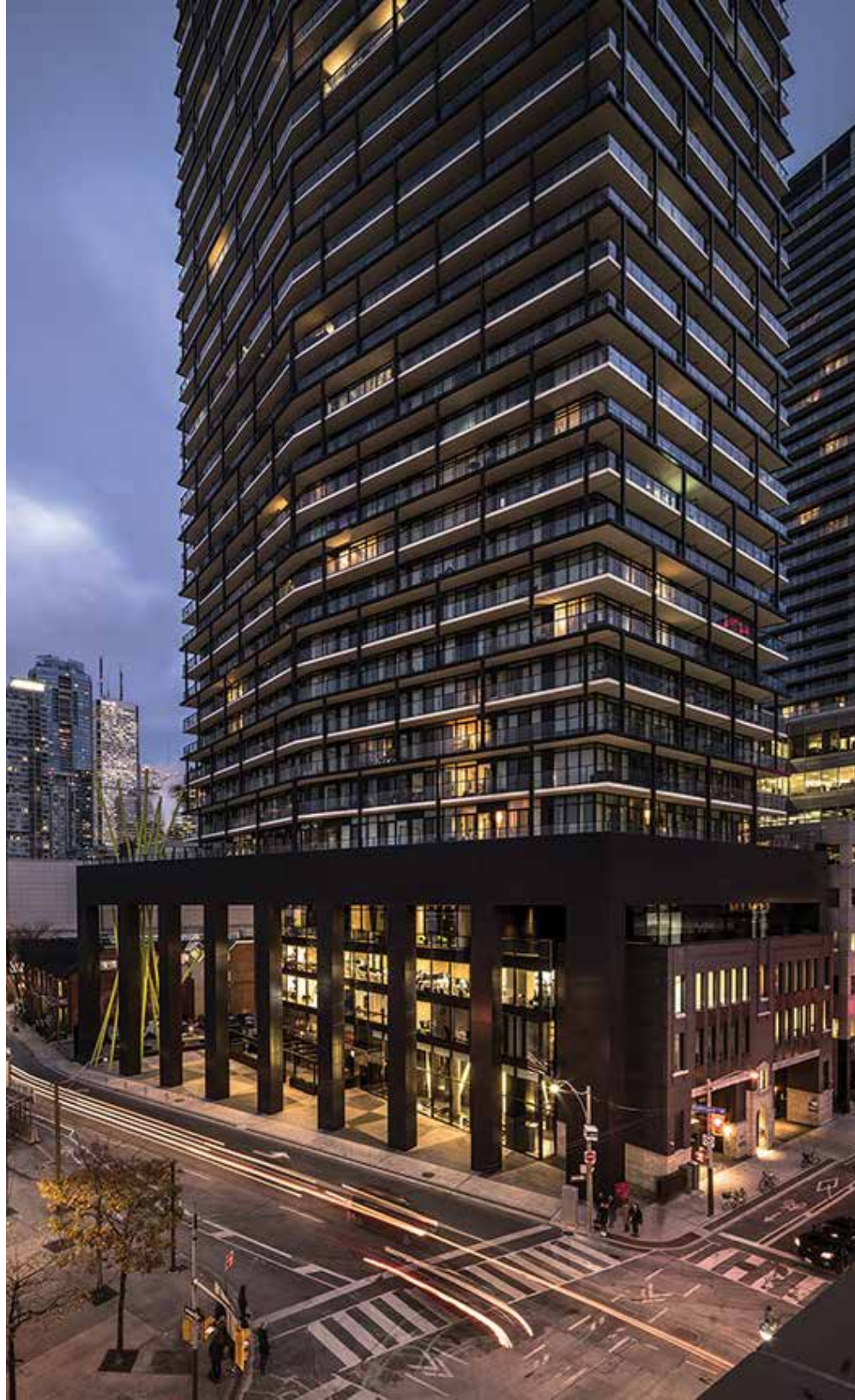
Nordic Condos | Under Construction











## Builders with history.

Malibu Investments is a Toronto-based development company with major residential high-rise condominiums throughout the GTA, representing over 3,500 residential suites.

Malibu, over the last decade, has been proud to take its place in Toronto's ever changing skyline - with iconic buildings designed to reflect the character of their neighbourhood while providing residents with modern amenities designed to compliment their lifestyles.



**CBRE**



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