

in.DE

DUNDAS EAST & JARVIS
CONDOMINIUMS

INVESTMENT BROCHURE

IN THE HEART
OF TORONTO'S GROWING
INNOVATION DISTRICT

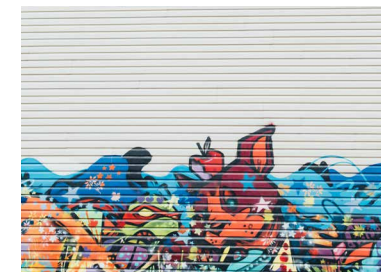




Financial District



Yonge & Dundas



Local Neighbourhood



Ryerson Student Learning Centre



Massey Hall

LIVELY. VIBRANT. YOUNG. CONVENIENT.

Inspired by its location on Dundas East intersection, **in.DE** is an artistic nod to a neighbourhood that's undergoing a great revival. Minutes from Ryerson University, and a short walk from the acclaimed Innovation District and the bright lights of Dundas Square, it's an exciting address that has a lot to offer. A magnet for those who are open to adventure, open to new experiences.



Dundas Square



Brookfield Place

60 YEARS OF BUILDING EXCELLENCE

WITH A HISTORY THAT SPANS OVER 60 YEARS,
MENKES IS KNOWN FOR ITS HIGH QUALITY AND INNOVATIVE DEVELOPMENTS.

From elegant homes to complete master-planned communities, to luxury condominiums and office and industrial space, it has left an indelible mark on the GTA landscape. Brilliant architecture, exceptional interior design and luxurious amenities come standard with every Menkes home. As a result, the company is continuously recognized by myriad esteemed awards associations, including TARION, Summit International Awards and the BOMA Awards.



HARBOUR PLAZA
2018
BILD Awards Finalist



FOUR SEASONS HOTEL
2018
AAA Five Diamond Award &
Forbes Travel Guide
★★★★★
Award Rating



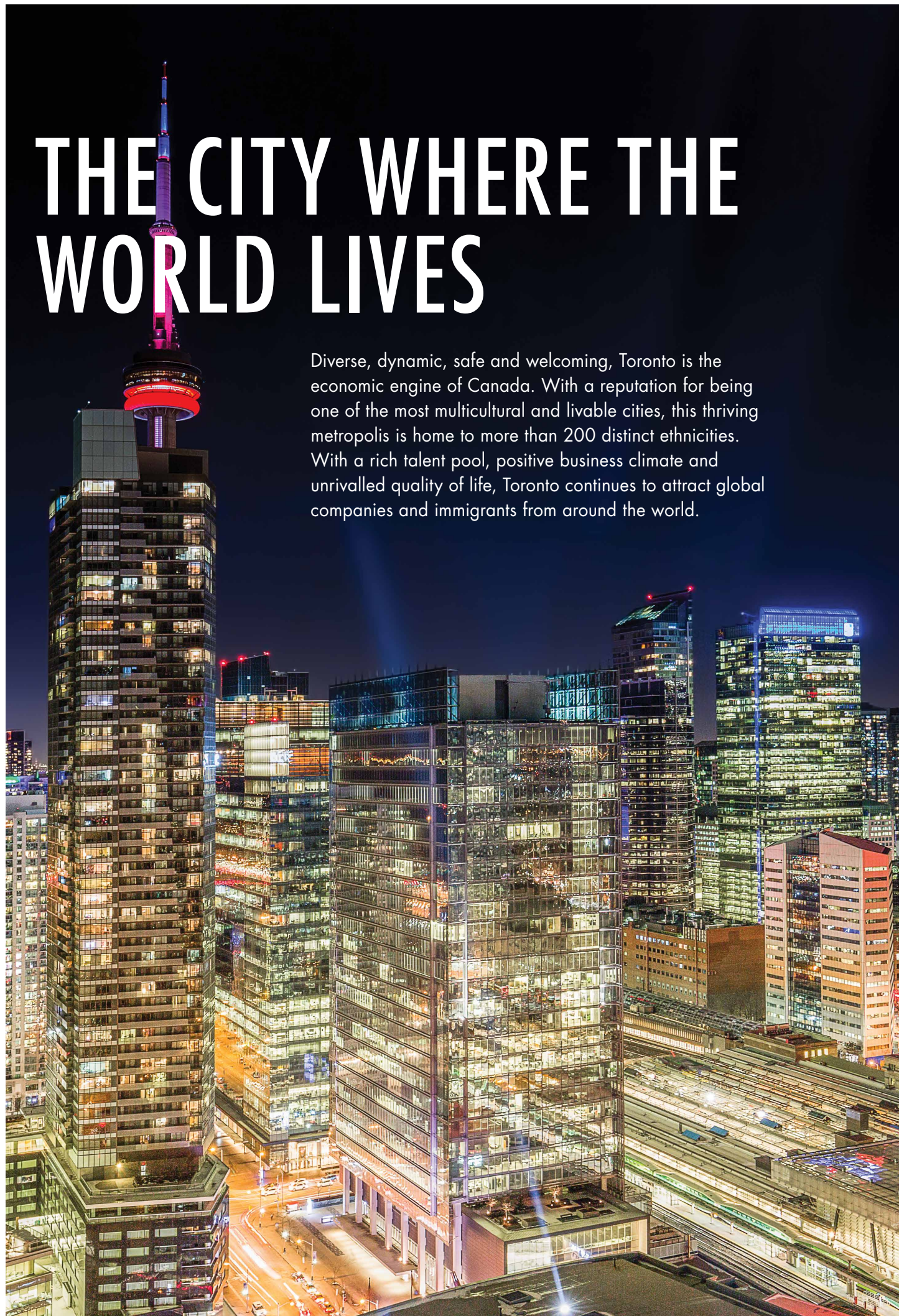
**HOMETOWN
SHARON VILLAGE**
in East Gwillimbury



25 YORK STREET
2017
BOMA – Best Platinum
Certification
—
2016
BOMA – National Earth Award

THE CITY WHERE THE WORLD LIVES

Diverse, dynamic, safe and welcoming, Toronto is the economic engine of Canada. With a reputation for being one of the most multicultural and livable cities, this thriving metropolis is home to more than 200 distinct ethnicities. With a rich talent pool, positive business climate and unrivalled quality of life, Toronto continues to attract global companies and immigrants from around the world.



WORLD'S
most tax-competitive
major city.

51%
of the population
is foreign born.

3RD
largest tech sector
in North America.

LARGEST
combined life science
and biomed/biotech
cluster in North
America.

2ND
largest financial centre
in North America.

#1
most youthful city
among 25 global cities.

230
different nationalities

BBC Radio lists
TORONTO
as the most diverse city
in the world.



St. Lawrence Market



King Street



Yonge and Dundas



Dundas Square



City Hall



Toronto Eaton Centre

TORONTO AT A GLANCE:

- + 2nd largest public transit system in North America
- + Home to one of the world's biggest clusters of mobile application companies
- + 4th largest city in North America with 2.8 million residents
- + GTA population of 6.4 million
- + Over 180 languages and dialects are spoken here
- + The most youthful city among 25 global cities

THE DIFFERENCE IS IN THE DETAILS

DEVELOPER: Menkes Developments Ltd.
ARCHITECT: Turner Fleischer Architects Inc.
INTERIOR DESIGN: Patton Design Studio
LANDSCAPE ARCHITECT: NAK Design Group

DESIGNED TO EMBRACE SITE FEATURES, IN.DE'S UNIQUE ARCHITECTURE WILL MAKE IT STAND OUT IN A CHANGING NEIGHBOURHOOD.

The building with its strong straight lines has a gradual curve along its entire length and offers unparalleled views of the downtown core. The other architectural detail that makes in.DE distinct is the podium façade. Its design is inspired by the existing horizontal and vertical rhythms present in the adjacent buildings. The first two floors of the façade are organized into three portions, each having two bays, expressing a finer grain fabric along Dundas Street.





WHAT MAKES in.DE A GREAT INVESTMENT

In a city where opportunity lives at every street corner, **in.DE** with its prime location, easy access to transit and necessities of life makes a great investment.

1. WORLD CLASS EDUCATION INSTITUTES

Ryerson University, University of Toronto and George Brown College are a short walk or bike ride away from **in.DE**.

2. TECHNOLOGY CENTRAL

With 14,700+ tech firms, including Google, Facebook, Microsoft, Shopify and more, Toronto is a magnet for technology-focused businesses. And **in.DE** sits in the middle of it all.

3. DISCOVERY DISTRICT

in.DE is at the centre of a rapidly expanding innovation district. An area that houses and attracts the best minds in biomedical sciences, energy and environment, health research, finance and commerce.

4. EPICENTRE OF FINANCE

Only minutes from Bay Street, the country's financial capital, home to the big 5 banks, TSX and other major financial institutions.

5. HUB OF LIFE SCIENCES

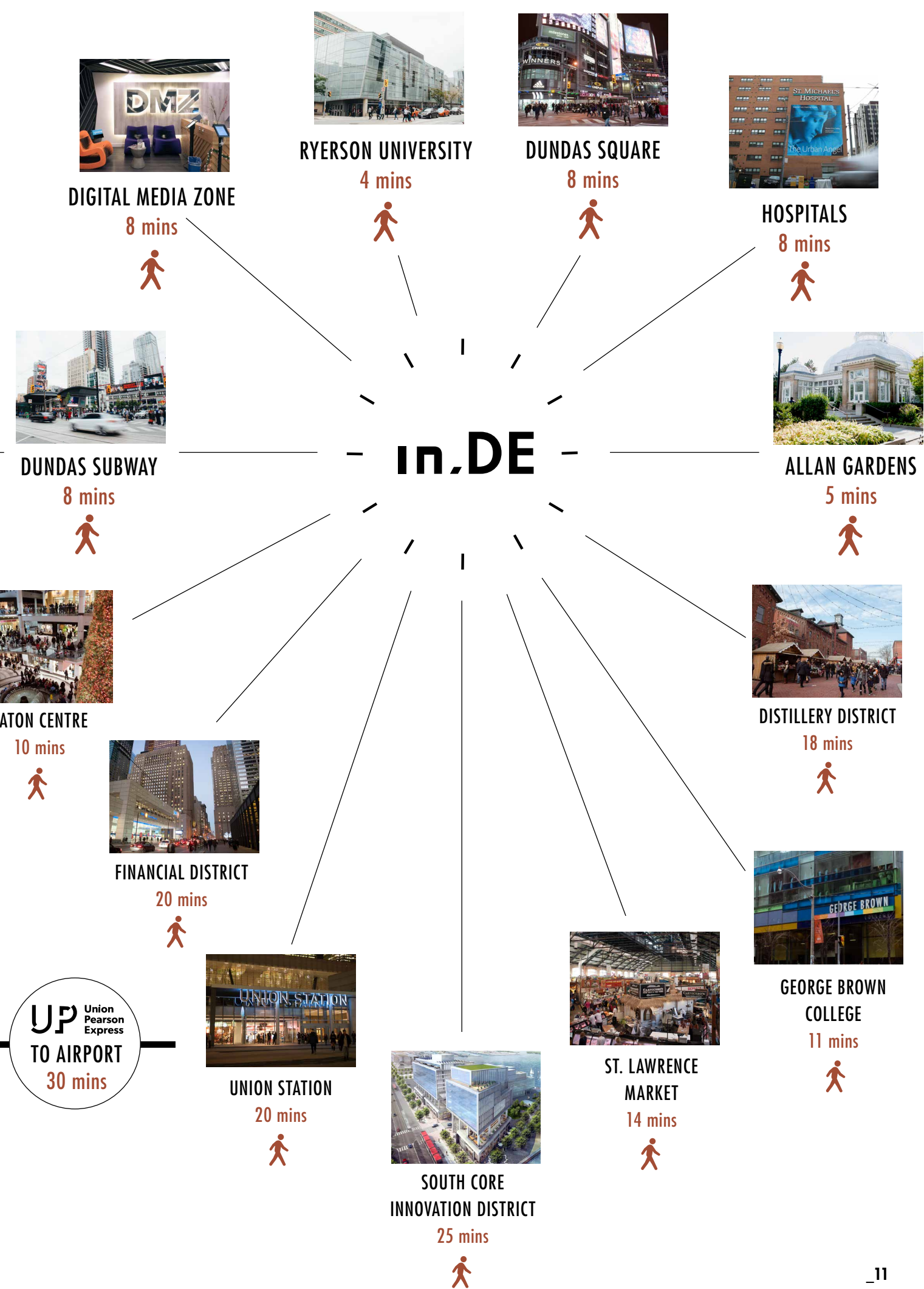
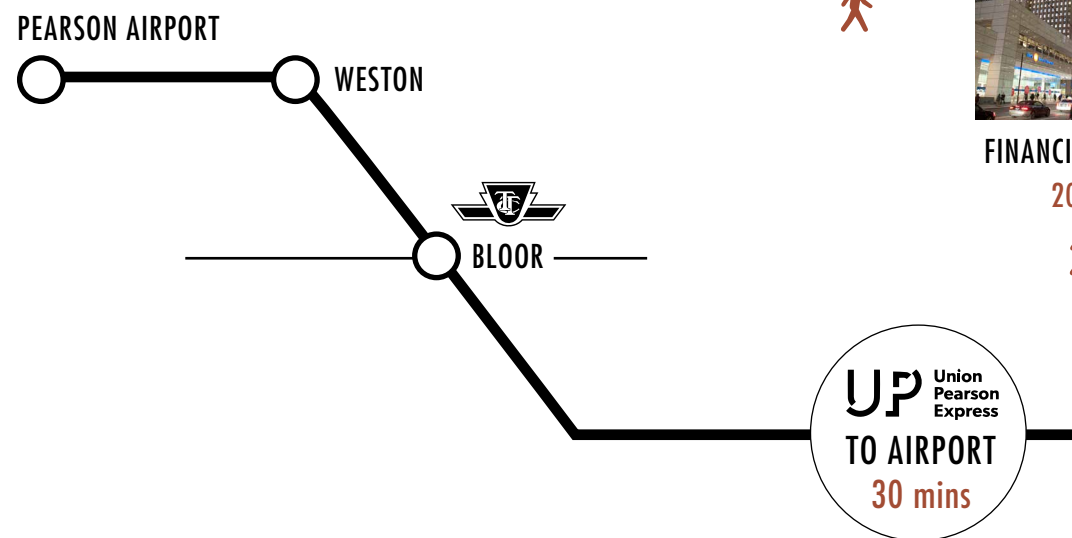
in.DE is steps from St. Michael's Hospital, one of Toronto's leading teaching and research hospitals.

6. SUPERIOR ACCESSIBILITY








Whether its transit, walk or bike, **in.DE** gets the highest score.

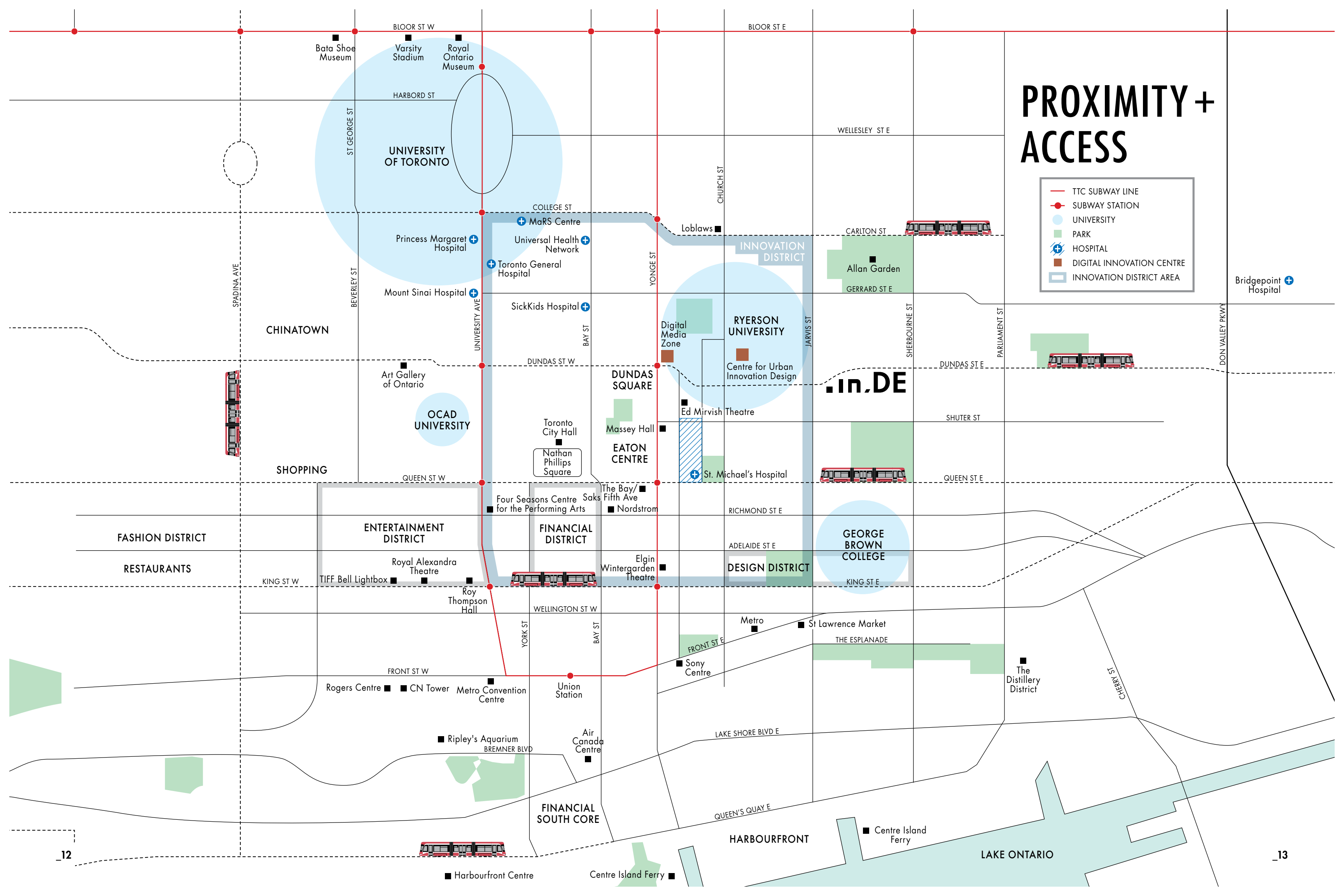
7. HEART OF RETAIL

Minutes from Dundas Square, the shopping mecca of Eaton Centre, it's close to all things exciting.



PROXIMITY + ACCESS

-  TTC SUBWAY LINE
-  SUBWAY STATION
-  UNIVERSITY
-  PARK
-  HOSPITAL
-  DIGITAL INNOVATION CENTRE
-  INNOVATION DISTRICT AREA



THE TECHNOLOGY OF SUCCESS

The employment and educational opportunities, especially in the tech industry, makes Toronto one of the most dynamic cities in the world. In DE's prime location allows easy access to the city's expanding tech ecosystem. Its proximity to business incubators like Digital Media Zone (DMZ), Innovation Zones (MARs) and centres of higher education and research makes it an ideal place for students and professionals.

"Toronto has the greatest tech presence in Canada and its growth in tech surpasses the national average – this is why the region is so highly respected globally as a source of tech talent and investments".

Tech Toronto

"It's the real world, not a tech la-la land. When you're building a product for real, diverse people, it's important to do it with and among real, diverse people."

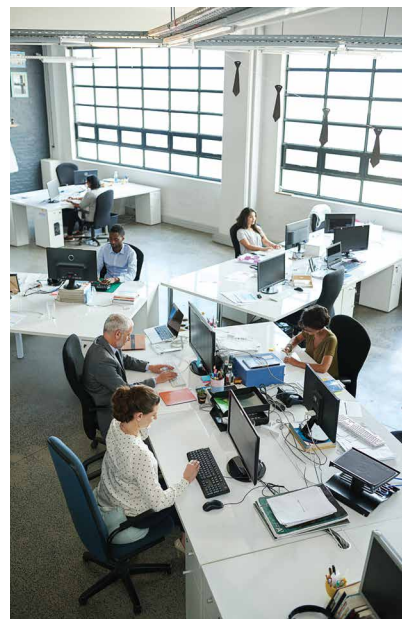
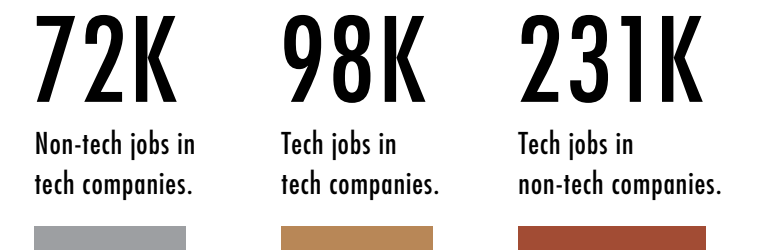
Michael Katchen, Wealthsimple

"A safe community that embraces people's differences, rather than managing them."

Ben Baldwin, The Founder City Project And Scaledriver



| TORONTO TECH FACTS |
|--|
| + The Toronto tech ecosystem has a total of 401,000 jobs, 93,000 of these jobs are self-employed professionals |
| + 15% of all Toronto jobs are tech jobs |
| + Toronto is the fastest growing technology industry in the world |
| + Toronto tech growth is 2X more than national tech growth |
| + Toronto is 5th globally for concentration of tech skills |
| + 39% of tech employees with STEM credentials are immigrants |
| + In 2015 to 2016, Toronto added 22,500 new technology jobs, whereas New York – 5,370 and San Francisco – 11,540 |



DIGITAL MEDIA ZONE (RYERSON UNIVERSITY)

Located in the heart of Toronto
 Canada's #1 business incubator for tech startups and #3 globally,
 Fueled and grown 313 startups
 Raised \$394.5 million in seed funding
 Created more than 2,900 jobs

LINKEDIN, FACEBOOK AND TWITTER

have established their Canadian head offices in Toronto.

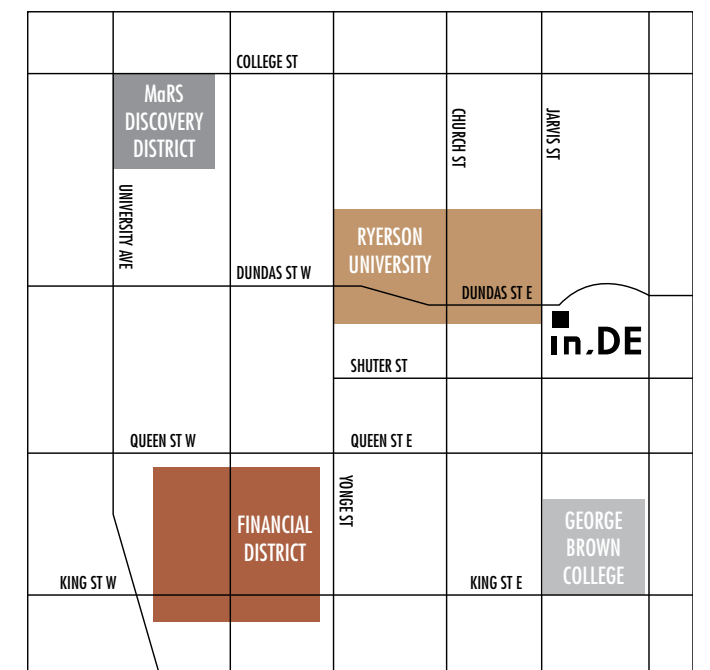


TORONTO IS THE HQ OF TOP CANADIAN TECH FIRMS

Rogers Communications, Celestica, Constellation Software, Softchoice, D+H and Procom Consultants Group.

QUAYSIDE BY SIDEWALK LABS (A GOOGLE SISTER COMPANY)

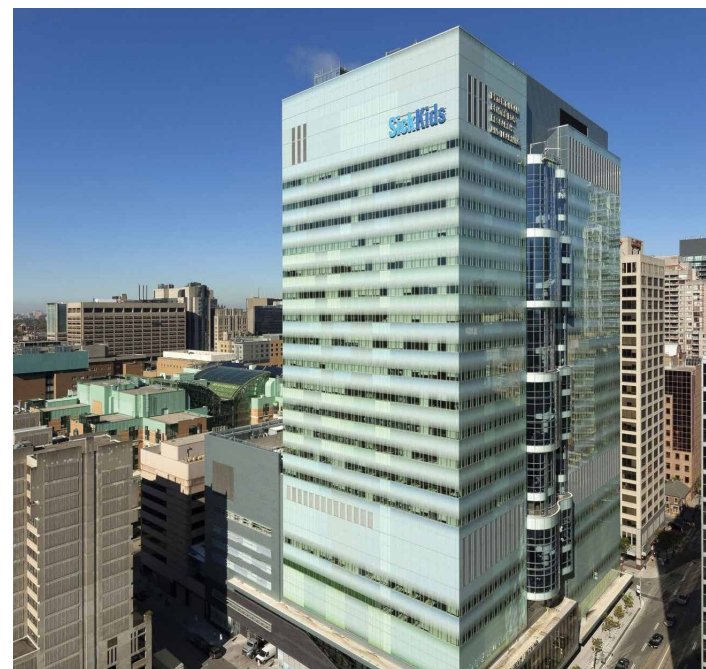
selected Toronto as the location to build the first technology driven community



IN THE BEST OF HEALTH

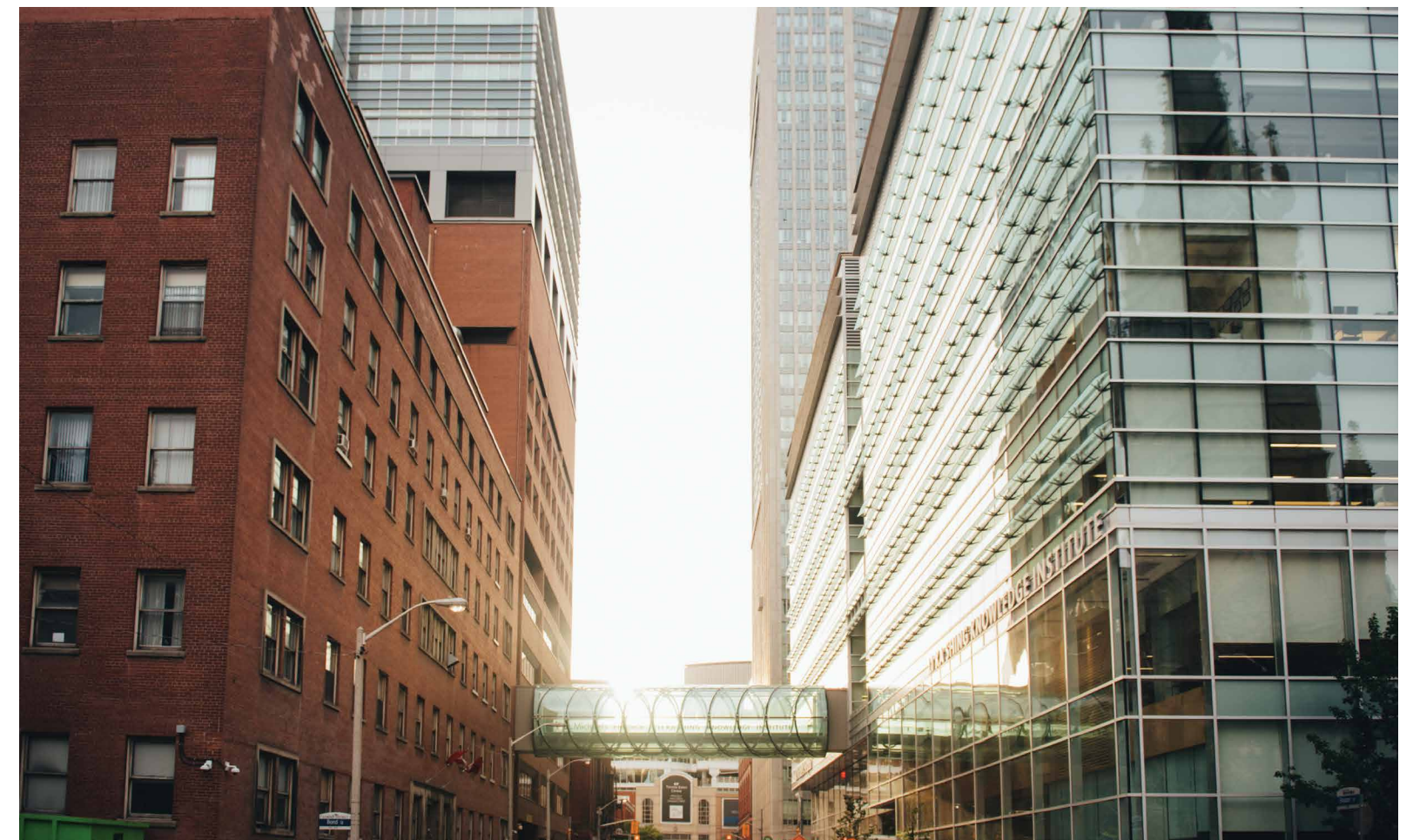
IN.DE IS JUST MINUTES FROM SOME OF THE WORLD'S BEST HEALTHCARE AND LIFE SCIENCES RESEARCH FACILITIES.

The city's famous downtown research, teaching and Level 1 trauma care, St. Michael's Hospital is a 10-minute walk from its front door. St. Michael's is home to the Li Ka Shing Knowledge Institute, a leading healthcare research and knowledge transferring facility.



LESS THAN A 20-MINUTE WALK TO TORONTO'S HOSPITAL ROW, INCLUDING:

- + Mount Sinai Hospital
- + Women's College
- + UHN (University Health Network) one of North America's largest healthcare and medical research organizations and a leader in patient care delivery, research and education. The network includes Toronto General Hospital, Princess Margaret, Michener Institute and Toronto Rehab
- + SickKids Hospital, among the world's leading paediatric hospitals employing over 8,000 health-care professionals, scientists, trainees and support staff



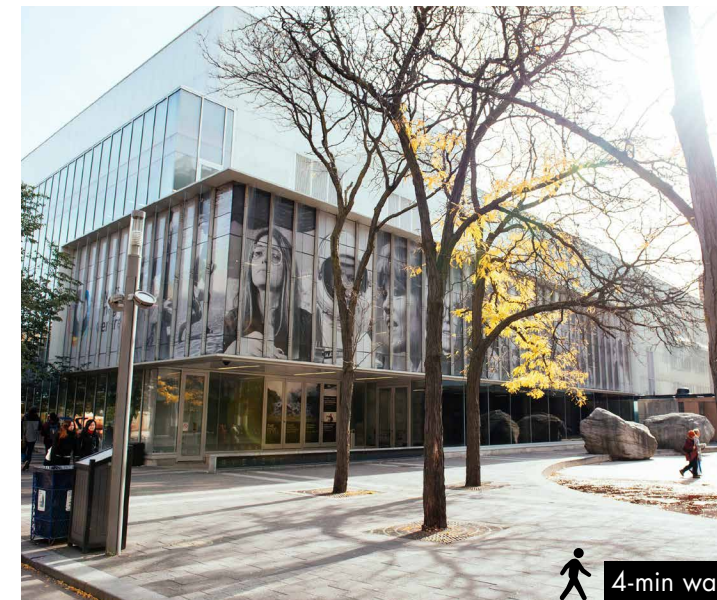


EDUCATION THAT MAKES THE GRADE

An education-focused city, Toronto has several world-class higher education institutes within its precincts. With an average of 24,000 students enrolled annually in its four universities and four colleges, the city is a leader in academia. In fact, it's one of the top 20 best student cities in the world. Mere steps from these centres of learning, **in.DE** is a great place for today's students and tomorrow's entrepreneurs to call home.

TEACHING TECHNOLOGY

- + There are 18 different tech incubators and accelerators within Toronto's universities and colleges
- + Approximately 8,500 students are enrolled in tech-related programs at its universities and colleges



RYERSON UNIVERSITY

Most applied to university in Ontario; Top 10 University nationally – Maclean's Canadian University ranking 2016; Dundas, Church, Gerrard and Jarvis streets connect the university to housing and neighbourhoods

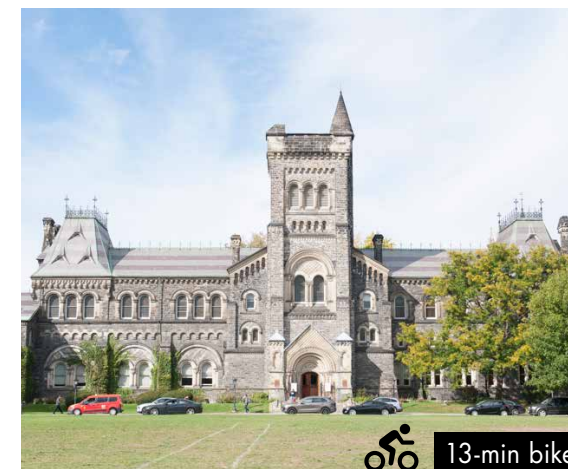
Creative. Connected. Entrepreneurial.

- + 43,000 Students
- + 100 Undergraduate and Graduate Programs
- + Home of the Digital Media Zone, Fashion Zone and Innovation Centre for Urban Energy
- + 20 Canada Research Chairs



GEORGE BROWN COLLEGE

World renowned Hospitality and Culinary Arts programs; Home of the Digital Media and Gaming Incubator and Empowered Youth Start-up Hub; #1 employment rate of any city college

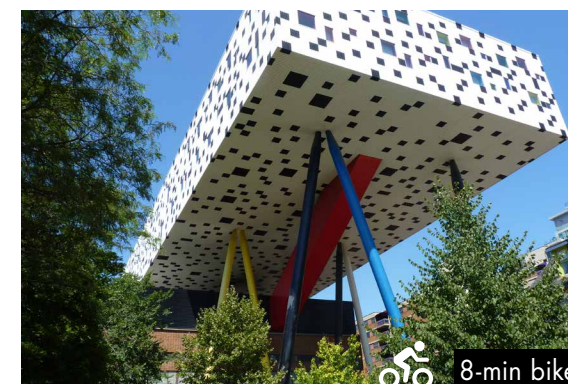


UNIVERSITY OF TORONTO

Canada's foremost institution of learning, discovery and knowledge creation; One of the world's top research-intensive universities; 20% percent of the school's population is international students.

Ideas. Innovation. Action.

- + \$15.7 Billion Contribution to the Canadian Economy
- + 88,766 Total Enrollment
- + 700 Programs of Study
- + Home of the Dept. of Computer Science Innovation Lab, Impact Centre and Creative Destruction Lab



OCAD UNIVERSITY

The largest most comprehensive art, design and media university in Canada.



9-min walk



DUNDAS SQUARE

An urban plaza, an entertainment hub, concert central, this is where Toronto comes to celebrate. Attracts both tourists and residents.

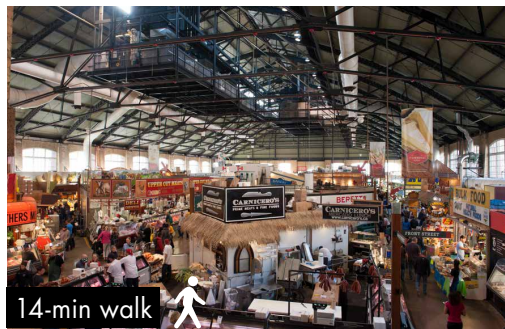


15-min walk



NATHAN PHILLIPS SQUARE

It's the heart of the city. At the foot of the City Hall, it hosts the New Year's Eve extravaganza, concerts, exhibitions, victory parades and more. The Square's skating rink is a city icon.



14-min walk



ST. LAWRENCE MARKET

Named the world's best food market by National Geographic.



10-min walk



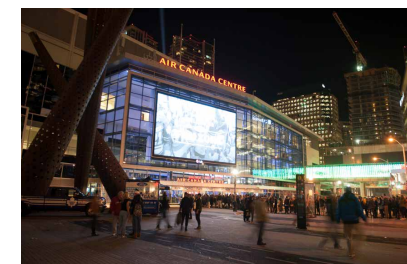
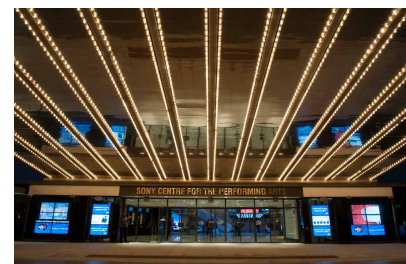
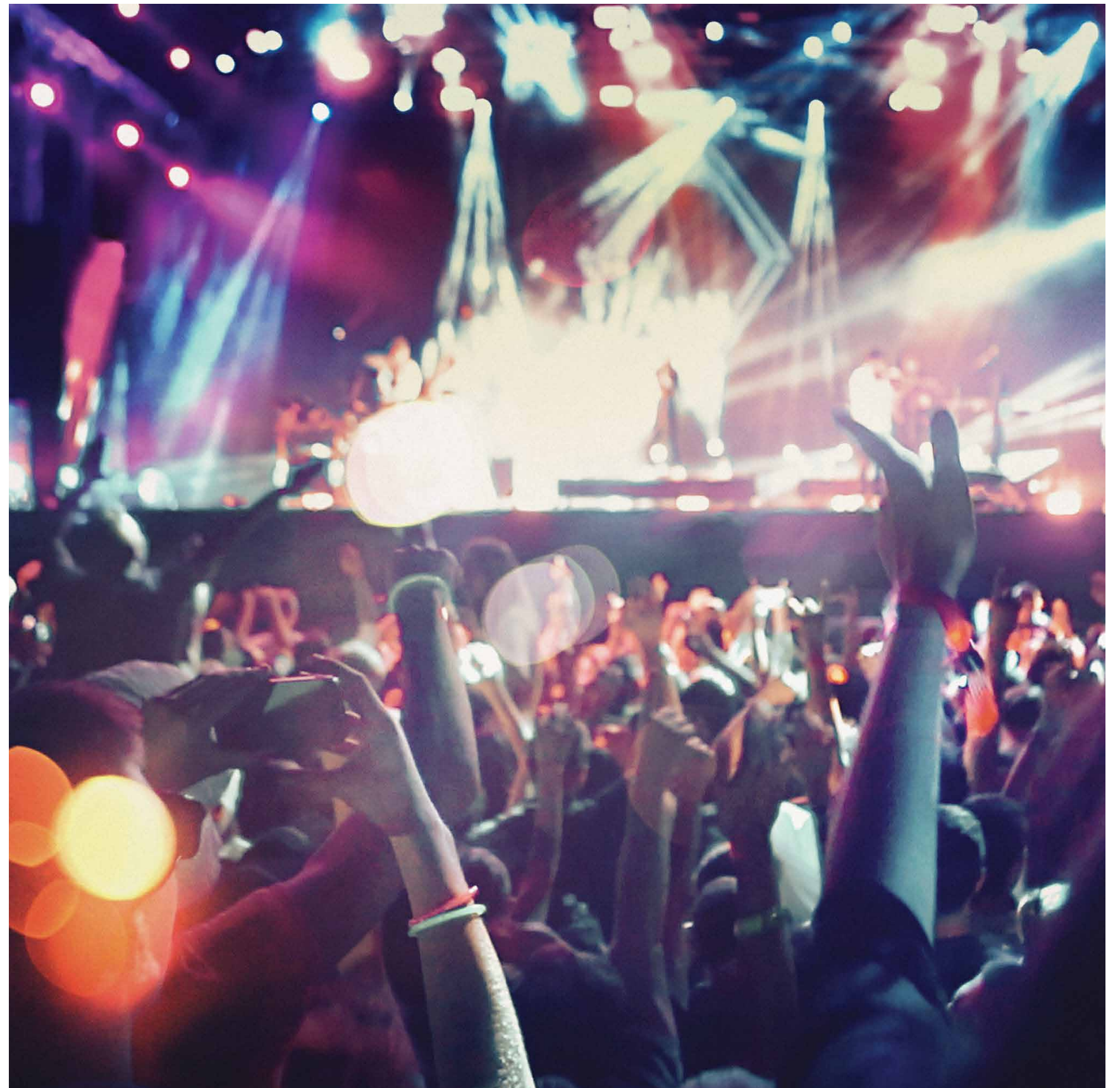
THEATRES GALORE

From plays to musicals, to concerts, some of the city's best theaters like Elgin and Winter Garden, Ed Mirvish, Massey Hall are all within easy reach.

MORE PLACES TO GO MORE TO ENJOY

THERE'S ALWAYS SOMETHING TO DO IN TORONTO

Be it art or theatre, cinema or exhibits, the city has a vibrant cultural landscape. The city's unique identity is rooted in diversity and its rich array of cultural assets. Home to more than 80 film festivals, 200 professional performing arts organizations, internationally recognized symphony, ballet and opera companies, countless commercial and not-for-profit galleries and museums, and much more, Toronto is a city that thrives on creativity.





Welcoming Lobby



Landscaped Outdoor Terrace

THE ART OF BEING COMMUNAL

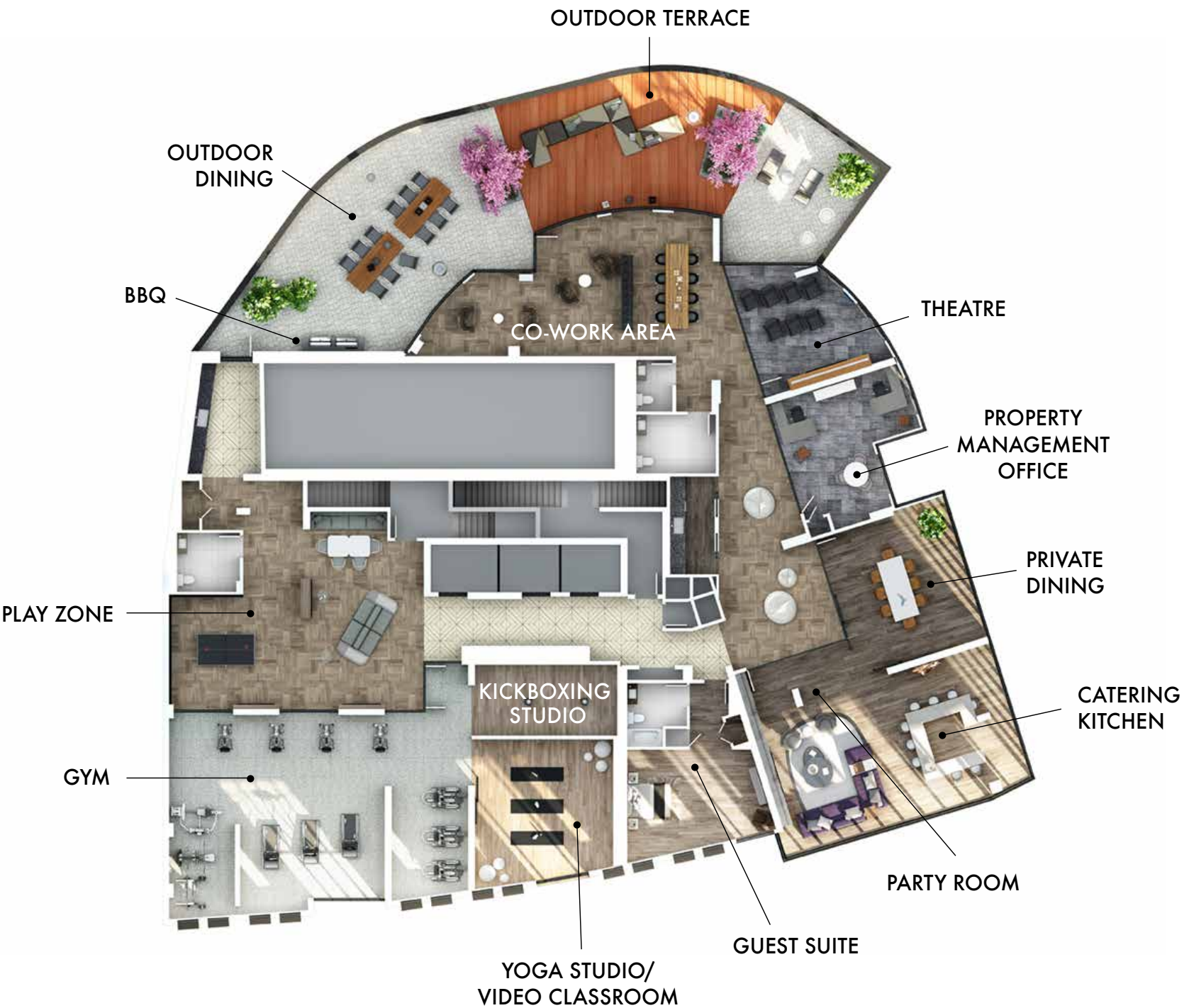
in.DE has been designed to meet the needs of new generation urban condo dwellers. Its luxurious facilities and services are in keeping with the standards common to all Menkes properties. Reflecting the social atmosphere of the neighbourhood, its interiors, whether it's the lobby or amenity areas, feel like a 'social hub' and encourage a sense of community. Functional and inviting, these common spaces will complement the lives of its residents.

ESSENTIAL SERVICES

- + 24-hour Concierge
- + On-site Superintendent
- + On-site Property Manager

DELUXE AMENITIES

- + Welcoming Lobby
- + Party Room
- + Private Dining Room
- + Fully Equipped Catering Kitchen
- + Co-Work Area
- + Meeting Rooms
- + Theatre Room
- + Play Zone
- + Outdoor Terrace
- + State-of-the-Art Gym
- + Yoga Studio with WELLBEATS
- + Kickboxing Studio



Co-Work Area



Play Zone



Gym

WORK & PLAY

With designated spaces for work and play, the amenities at in.DE complement the lives of its residents. Its Tech Lounge, Meeting Rooms and Communal Workspace make remote working easy. While its Event Lounge, Private Dining Room, Games Lounge and Gym ensure residents can enjoy quality downtime.

Suite Reservation:
 (647)-544-4663



www.torontocondo4u.ca