

# LEASING OPPORTUNITIES

DOWNSVIEW AEROSPACE INNOVATION & RESEARCH (DAIR) HUB  
DOWNSVIEW PARK  
NORTH YORK (TORONTO)  
CANADA



**DAIR**

DOWNSVIEW AEROSPACE | DOWNSVIEW AÉROSPATIALE  
INNOVATION & RESEARCH | INNOVATION & RECHERCHE

# Be a Part of Canada's Aerospace Future and Storied Past

Situated on a 15-acre site that has yielded many of Canada's most impressive aviation advances, DAIR is building a prosperous, innovation-driven, aerospace future for Ontario.

## SUSTAINABILITY & FLEXIBILITY IS AT THE HEART OF THE DAIR HUB

To be housed in a reimagined heritage building, the DAIR Innovation Centre will feature the latest in sustainable and human-centred design and will be the centre of the hub's activities.

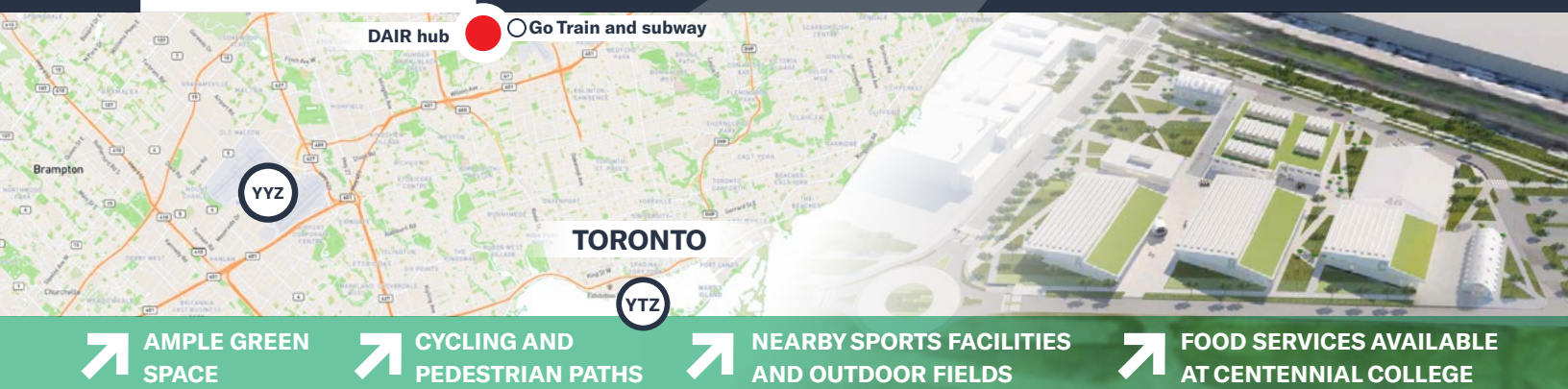
Units of various sizes will be available for lease for both permanent and temporary uses including office space (set up for hybrid workplaces and hotelling); classrooms for large and small audiences; lab facilities; common boardrooms and shared administrative services; and support spaces such as kitchen and restrooms.

## COLLABORATION HAPPENS HERE

DAIR will maintain an ongoing presence within the hub to facilitate collaborative projects and spearhead initiatives to assist all tenants.

The flexible space concept offers tenants room to grow according to their evolving needs, making it ideal for academic institutions looking to establish or grow their presence in the GTA and companies looking for engineering and lab space, as well as start-ups and SMEs interested in engaging and collaborating with leading aerospace companies, researchers and educators.

Current established tenants include the Bombardier Centre for Aerospace and Aviation at Centennial College, the Toronto Metropolitan University Aerospace Engineering Centre, and the Centennial-SAFRAN Landing Gear Innovation Lab.



## The Vision

The DAIR Hub's vision is to build a world leading aerospace hub – a space where innovation thrives through collaborative research, the commercialization of new technologies and the training of the next generation of workforce.

## PUBLIC TRANSPORTATION

The DAIR Hub offers easy and efficient access to highway and public transit infrastructure. Much of the hub is located within a five-minute walk to The Downsview Park Station (TTC/Go Transit), and the entire hub is within a 10-minute walk to the Station and a 20-minute drive to Pearson Airport YYZ.

## COMMUNITY DEVELOPMENT

Moving forward, the DAIR hub will be in the middle of a thriving, sustainable neighbourhood with affordable housing, restaurants, shops and services, a community centre and access to 100 acres of open, connected and green spaces. Spearheaded by Northcrest and the Canada Lands Company, the broader Downsview neighborhood development will create a complete community where people can live, work and play.





**BUILDING SIZE**  
44,125 SQ. FT.

**LEASABLE SPACE**  
33,800 SQ. FT.

**SIZE RANGE OF LEASABLE SPACES**  
3,025 TO 5,050 SQ. FT.

## DAIR Innovation Centre



The DAIR Innovation Centre will be designed to support networking, relationship building, the sharing of ideas, and the ongoing expansion of knowledge and skills of people and organizations. The ground floor will feature a central, double-storey multipurpose hall, providing a strong focal point and common areas.

The Centre will host regular industry events and activities, bringing key players to the facility to discuss new ideas and network with tenants and the broader aerospace sector.

The upper floor and edges of the ground floor are to contain flexible work spaces that can accommodate a range of uses including offices, education and training facilities, incubator spaces devoted to aerospace R&D, public & community facilities, exhibition space and/or food and beverage services. Options will exist for cybersecure office and meeting space.

### BUILDING FEATURES

- Two-storey, natural light-filled central hall
- 10' ceiling heights
- Heavy timber beams and columns, large wooden trusses and five dominant roof monitors
- Supporting healthy occupancy
  - *Timber is 100% renewable, recyclable and nontoxic, with natural antimicrobial and antibacterial properties that support occupants' health.*
  - *State-of-the-art HVAC building systems designed to high standards of health and safety and providing superior indoor air quality.*
- Parking available
- Bicycle storage



Renderings courtesy of DTAH Architects Limited



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