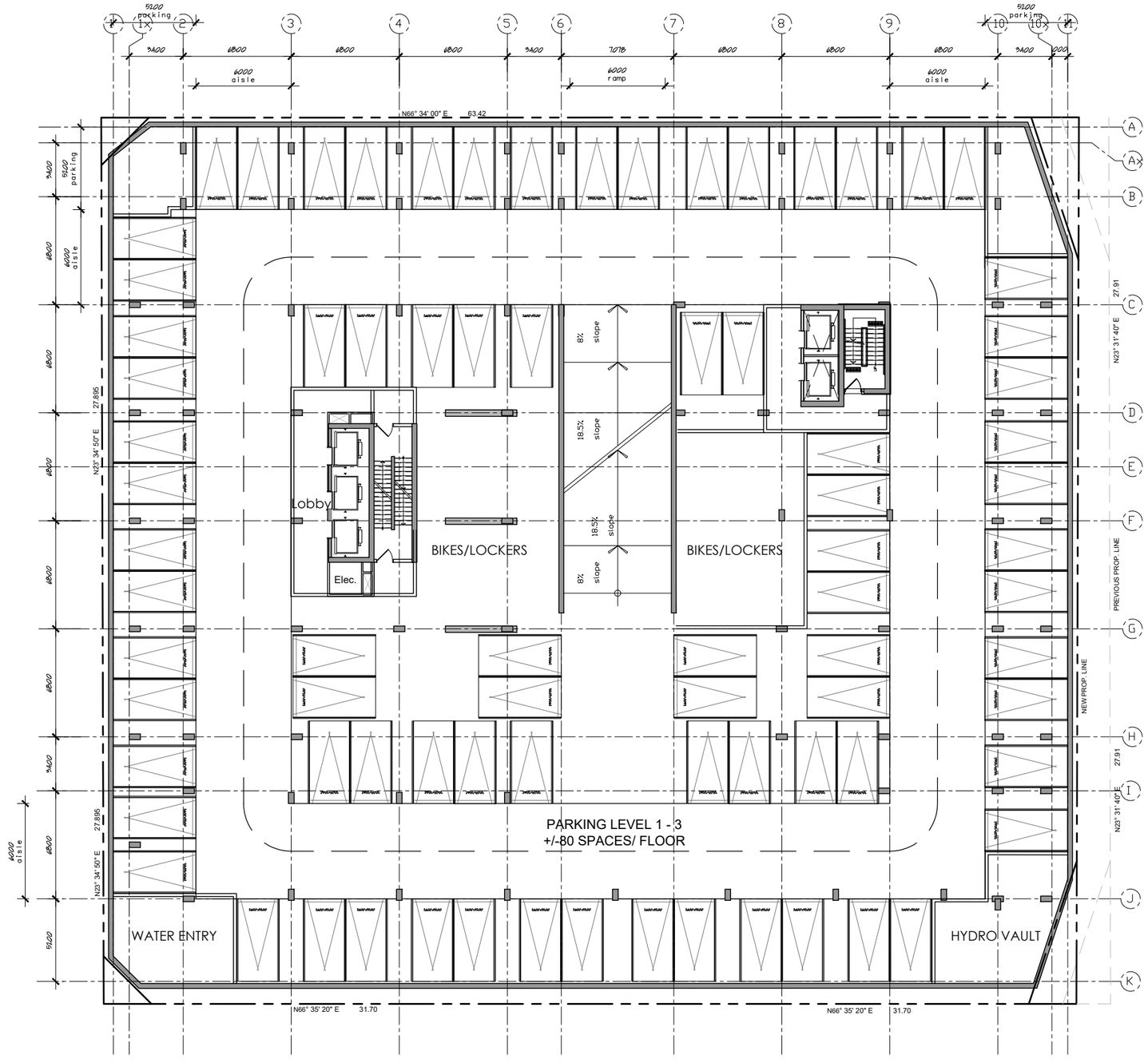


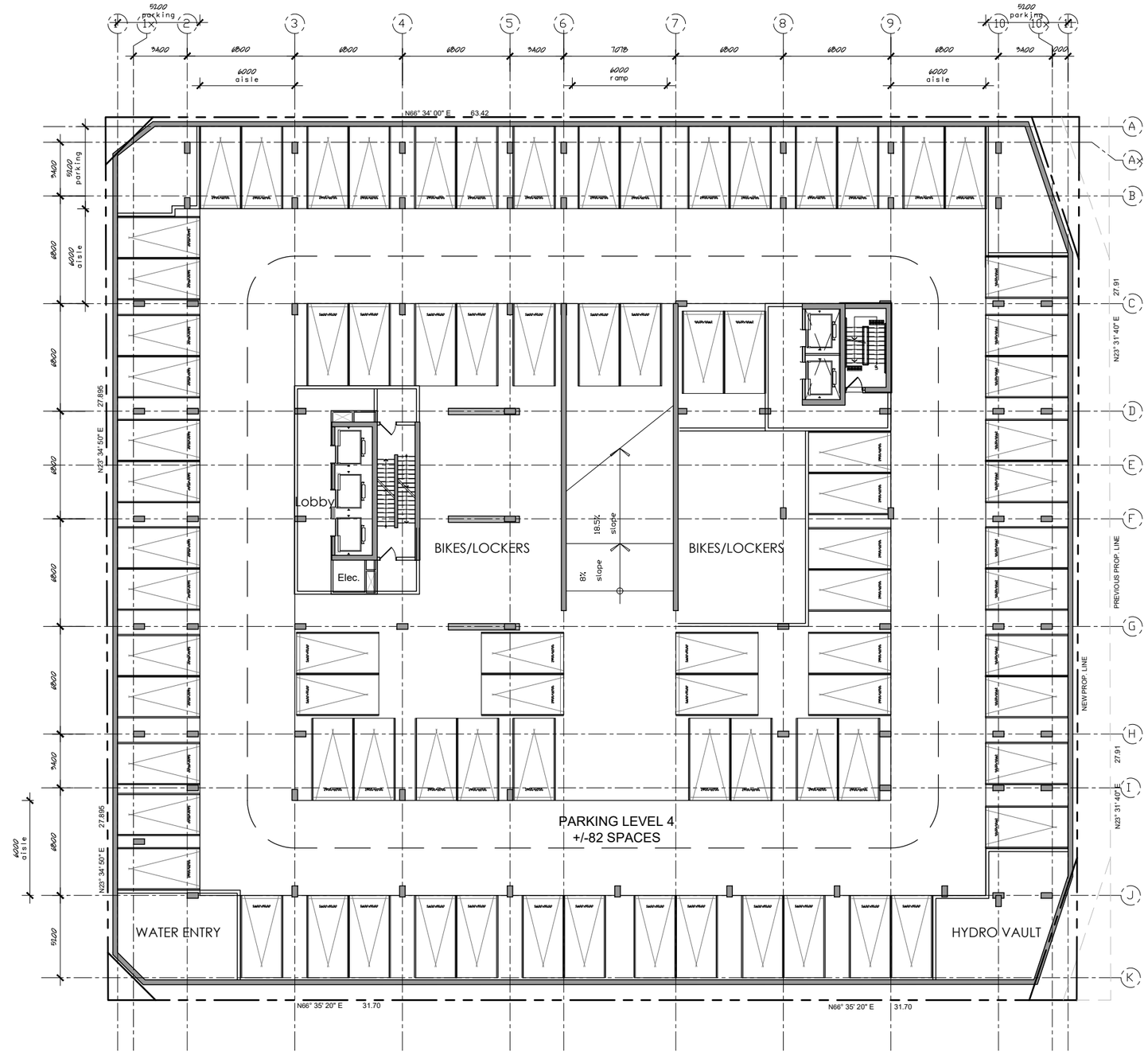
340 PARKDALE

HOBIN

PARKING LEVEL 1 TO 3 - FLOOR PLAN

SCALE 1:300

2026.01.09



340 PARKDALE

HOBIN

PARKING LEVEL 4 - FLOOR PLAN

SCALE 1:300

2026.01.09

GROUND

GROSS : 20,801 sq.ft

NET : 8,777 sq.ft.

SPENCER STREET

HAMILTON AVENUE NORTH

PARKDALE AVENUE

ARMSTRONG STREET

EXISTING SINGLE STORY BUILDING

ACCESS TO PARKING GARAGE

ENTRANCE 62.50

MAIN ENTRANCE 62.25

1704 SQ. FT. GYM

1511 SQ. FT. GARBAGE

388 SQ. FT. MOVE IN

728 SQ. FT. MAIL/PARCEL

663 SQ. FT. BIKES

Lobby

Elec.

G&R

garbage 62.25

move-in 62.25

exit 62.25

EXTERIOR COVERED WALKWAY

525 SQ.FT. MAIL

1113 SQ.FT. CRU 4

817 SQ.FT. CRU 3

1021 SQ.FT. CRU 2

retail entrance 63.10

1356 SQ. FT. LOUNGE

1510 SQ. FT. CRU 6

1182 SQ. FT. CRU 5

retail entrance 62.50

########## CRU 1 CARLETON TAVERN

NEW PROP. LINE

PREVIOUS PROP. LINE

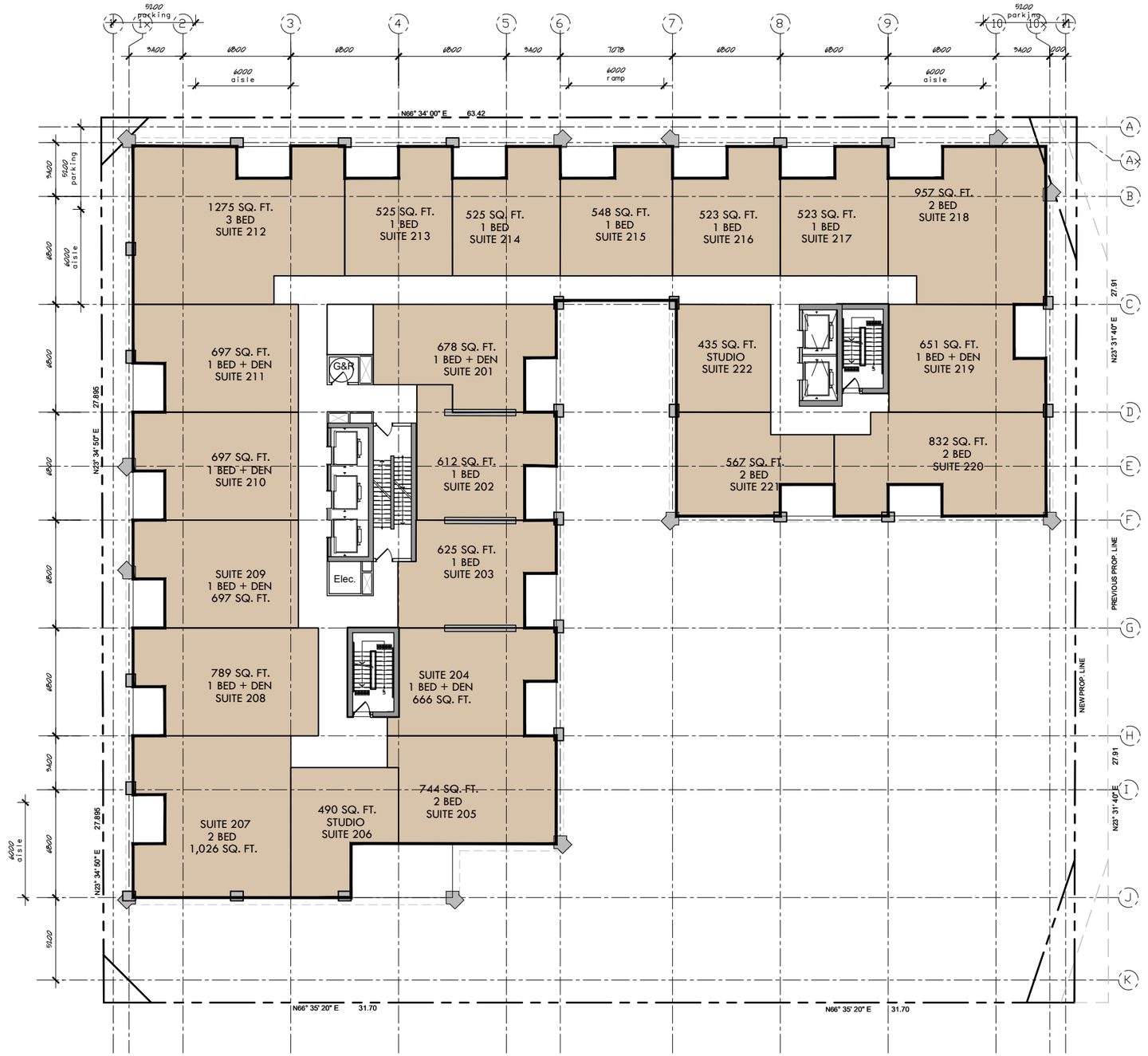
340 PARKDALE

HOBIN

GROUND LEVEL FLOOR PLAN

SCALE 1:300

2026.01.09



TYP. PODIUM

GROSS : 18,205 sq.ft
NET : 14,878 sq.ft.

unit type	total	mix
studio	2	9%
1 bed	15	68%
2 bed	4	18%
3 bed	1	5%
	22	

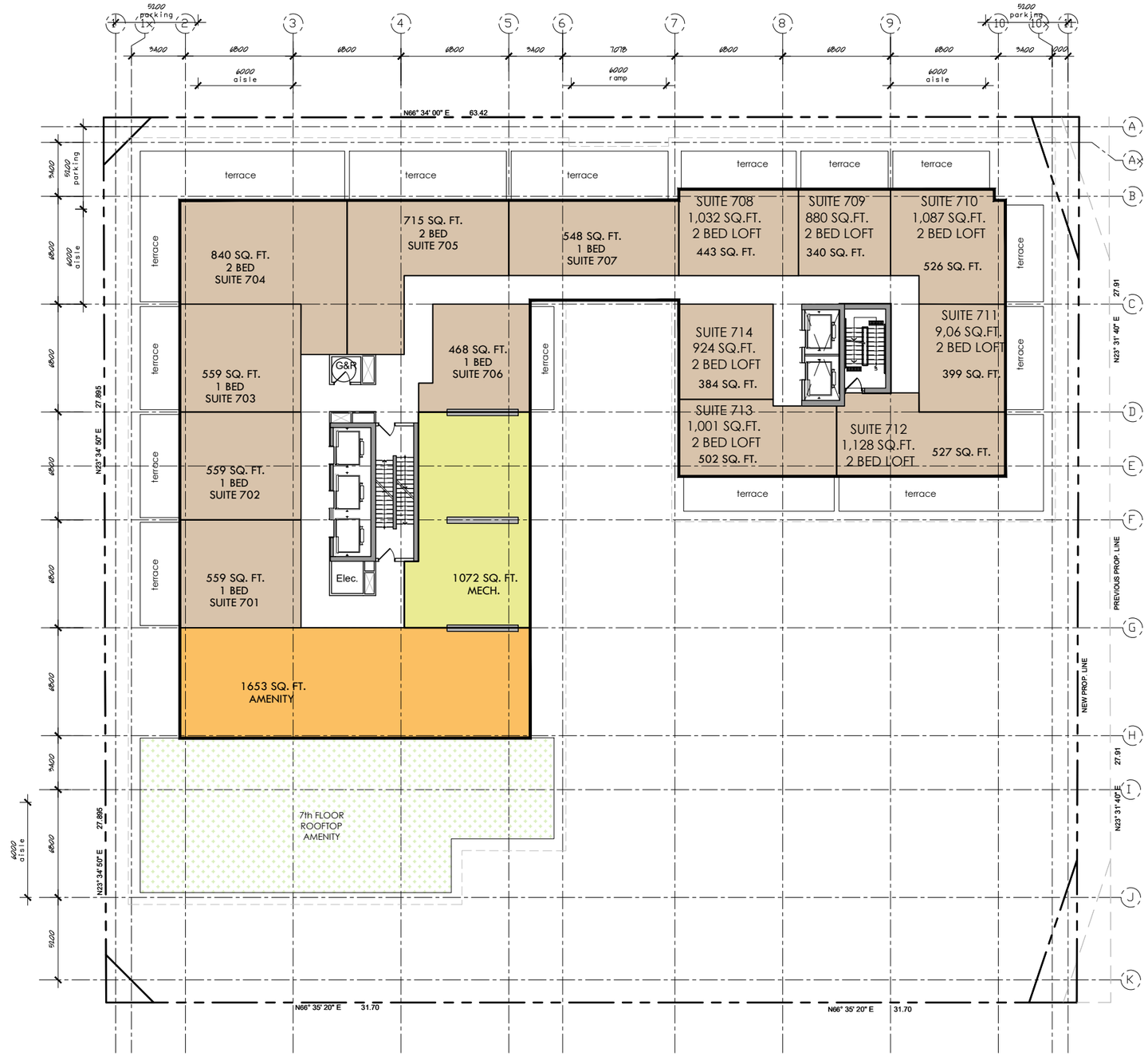
340 PARKDALE

HOBIN

TYPICAL PODIUM LEVEL FLOOR PLAN

SCALE 1:300

2026.01.09



7TH FLOOR

GROSS : 12,708 sq.ft
NET : 7,369 sq.ft.

unit type	total	mix
studio	1	7%
1 bed	4	29%
2 bed	9	64%
3 bed	0	0%
	14	

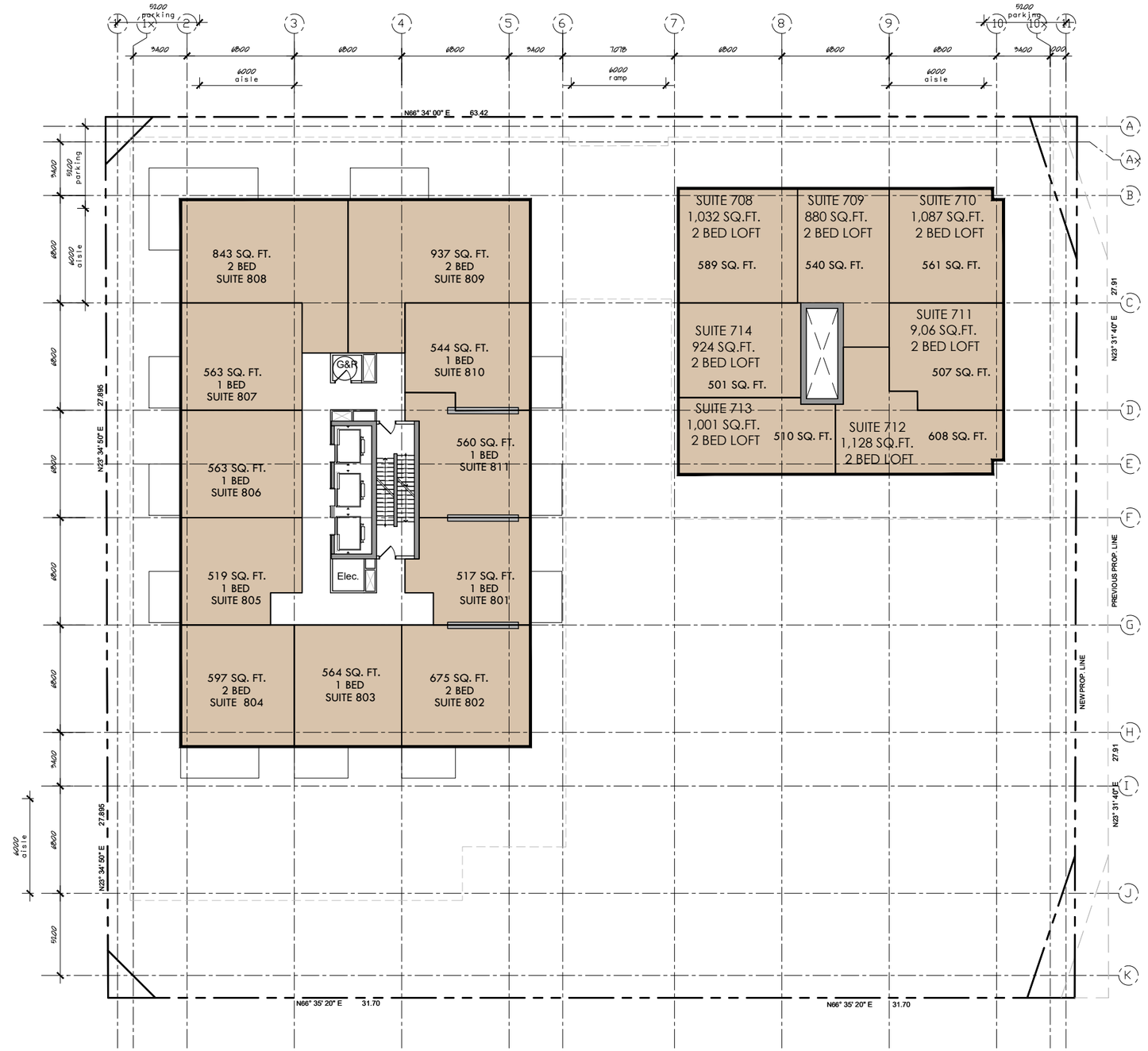
*7 2 BED 2 STOREY LOFT UNITS

340 PARKDALE

HOBIN

7TH FLOOR PLAN

SCALE 1:300
2026.01.09



8TH FLOOR

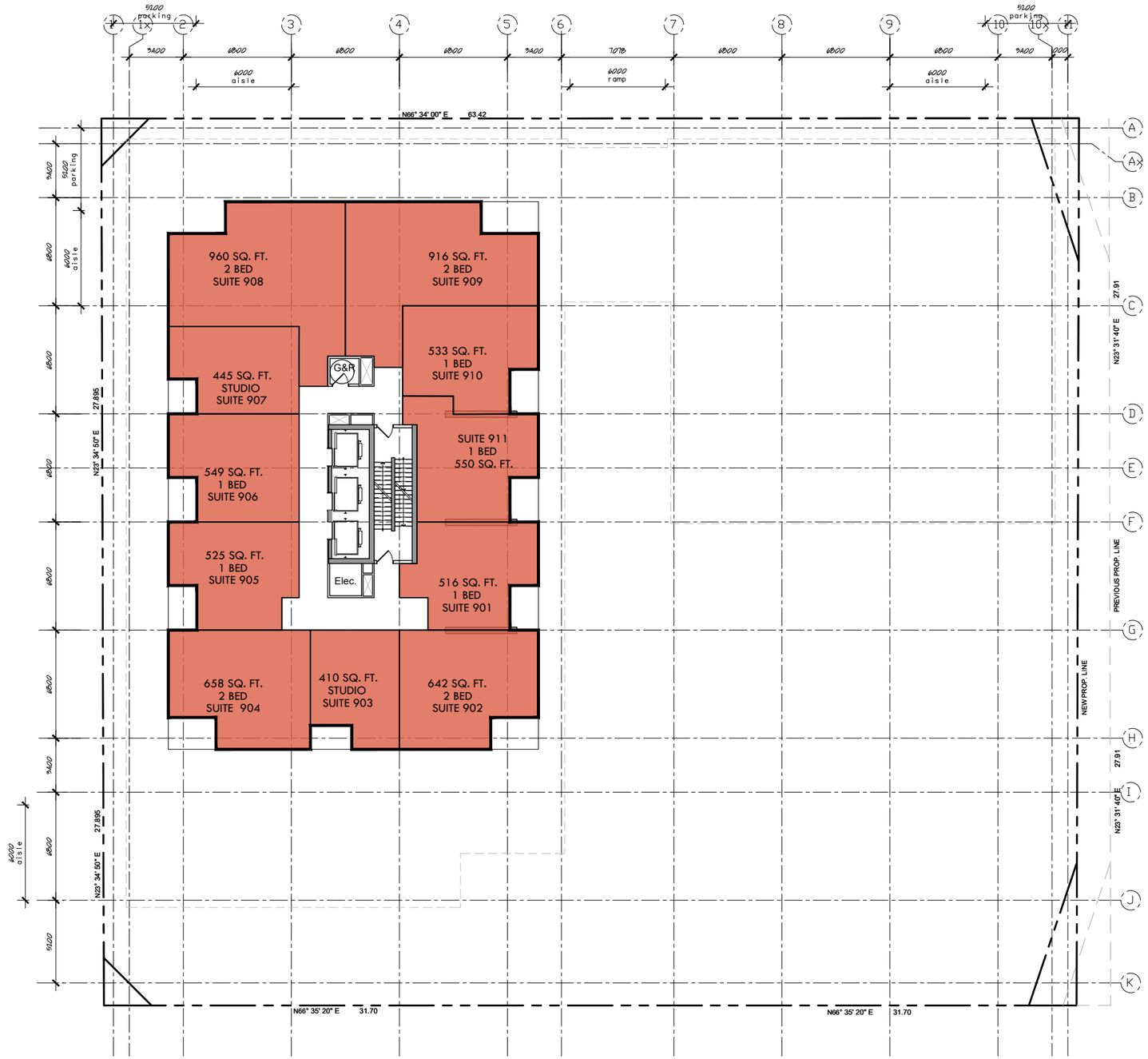
GROSS : 12,264 sq.ft
NET : 10,700 sq.ft.

unit type	total	mix
studio	0	0%
1 bed	7	64%
2 bed	4	36%
3 bed	0	0%
	11	

340 PARKDALE

HOBIN 8TH FLOOR PLAN

SCALE 1:300
2026.01.09



TYP. TOWER

GROSS : 8,000 sq.ft
NET : 6,704 sq.ft.

unit type	total	mix
studio	2	18%
1 bed	5	45%
2 bed	4	36%
3 bed	0	0%
	11	

340 PARKDALE

HOBIN

TYPICAL TOWER FLOOR PLAN

SCALE 1:300
2026.01.09