



**THE BEHAR GROUP**  
TENANT SERVICES

PROUDLY REPRESENTING

**JAVA U**  
SEEKING  
**CAFÉ LOCATIONS**

800 - 1,200 SF TO LEASE  
IN THE GTA



**java u**  
MAISON DU CAFÉ



**SITE REQUIREMENTS**

- **Target Markets:** Downtown, Midtown, and Uptown Toronto. Surrounding GTA (Mississauga, Brampton, Oakville). Other markets will be considered as well.
- **Site Type:** Street Front and power centres, Urban and Sub-Urban
- **Surrounding Area:** Nearby Office and Retail, Central business districts, Colleges and Universities, Theatres, Sports and Entertainment venues
- **Traffic & Pedestrians:** Excellent foot traffic
- **HVAC:** No venting or exhaust required
- **Additional:** All day parts-Breakfast, Lunch through to late night

A Montreal born, hip, innovative café that serves exclusively Fairtrade organic coffee, roasted from top quality beans infused with the aromas and flavors that are uniquely Java U. We also offer a wide selection of teas that either calm or invigorate the soul. Not only do we serve a great cup of coffee, we have over 20 kinds of gourmet paninis and wraps, mouth-watering baked goods, and a selection of hearty soups and salads.

Java U brings you quality ingredients, impeccable presentation, and a fast and friendly service for a convenient and affordable pleasure at any time of the day.

With seven locations open in Quebec, Java U is looking to expand and break into the Ontario market.

Tenant Website: [www.java-u.com](http://www.java-u.com)



**SUBMIT SITE OPPORTUNITIES FOR CONSIDERATION TO:**

**KAREN KOENIG**

Sales Representative, Vice President,  
Commercial & Retail Services  
O: 416.636.8898 EXT. 275 C: 647.988.2808  
kkoenig@thebehargroup.com

**JEANINE MCLAUGHLIN**

Broker  
O: 416.636.8898 EXT. 238  
C: 416.822.3686  
jmclaughlin@thebehargroup.com

The Behar Group Realty Inc., Brokerage  
1170 Sheppard Avenue West, Unit 24,  
Toronto, ON M3K 2A3  
Tel: 416.636.8898  
Fax: 416.636.8890  
www.thebehargroup.com