PREMIUM WATERFRONT RETAIL FOR LEASE
The Waterfront Innovation Centre ("WIC") is located in the heart of Toronto’s East Bayfront on Queens Quay East. The area is one of North America’s largest redevelopment projects (approx. 2,400 acres), managed by Waterfront Toronto. Within steps of the future PATH connection and TTC LRT, WIC is a premium mixed-use development fronting onto Toronto’s exclusive Waterfront.

WIC is an ~475,000 SF office and retail development, comprised of the two structures: the Hive (~375,000 SF) and the Exchange (100,000 SF). The office space is anchored by WPP plc (~260,000 SF), a multinational communications, advertising, public relations, technology, and commerce holding company, and MaRS Discovery District (~55,000 SF), North America’s largest innovation hub.

WIC continues the growth of the South Core, Toronto’s fastest growing submarket. Situated adjacent to Canada’s Sugar Beach and Toronto’s iconic Redpath Sugar Factory, WIC is a rare beachfront retail opportunity in Toronto.
HIGHLIGHTS:

- Signature office development in the heart of Toronto’s East Bayfront
- Direct exposure to the iconic Sugar Beach
- Restaurant infrastructure in place for all retail units
- Phenomenal frontage and exposure for all retail units
- Approx. 15 FT ceiling heights
- Unique 2nd floor kiosk opportunities in the Nexus area, a signature common area workspace
- Commercial parking onsite
- Potential for outdoor patio space (subject to municipal approval)

RETAIL AVAILABILITIES

(Demising options available)

THE Hive (East)

Unit 1: 3,038 SF
Unit 2: 12,757 SF

THE Exchange (West)

Unit 3: 7,633 SF

THE Nexus (Second Floor)

Kiosk 1: 241 SF
Kiosk 2: 525 SF
Kiosk 3: 553 SF

Availability: Q4 2021
Term: 10 years
Additional Rent: $24.42 (2020 est)
THE HEART OF THE EAST BAYFRONT
125 QUEENS QUAY EAST

UNION STATION
JACK LAYTON Ferry Terminal
PINCONE MIXED USE
MENKES SUGAR WHARF
ST. LAWRENCE MARKET
LOBLAWS
CITY OF THE ARTS MIXED USE
SUGAR BEACH
REDPATH
CORUS QUAY
MONDE CONDOS
SHERBOURNE COMMON
GEORGE BROWN COLLEGE Waterfront Campus
PINNACLE MIXED USE
SUGAR WHARF
CITY OF THE ARTS MIXED USE
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CORUS QUAY
MONDE CONDOS
SHERBOURNE COMMON
GEORGE BROWN COLLEGE Waterfront Campus
URBAN CONNECTIVITY MAP

1. WATERFRONT INNOVATION CENTRE
   On-site customer parking available

2. QUEENS QUAY
   Reimagined for pedestrians, bikes, cars and light rail

3. 6A TTC BUS STOPS TO UNION

4. FUTURE PATH CONNECTION
   2 minute walk

5. FUTURE LRT STOPS

6. MARTIN GOODMAN MULTI-USE TRAIL

7. POINT OF PICKUP "POP" SHUTTLE

8. BILLY BISHOP INTERNATIONAL AIRPORT
   7 minutes to airport

9. GO TRAIN/VIA RAIL

10. SUBWAY

LAKE ONTARIO
DEVELOPMENT AERIAL
550,000+ SF RETAIL

TOTAL PROPOSED/ APPROVED

13,500+ UNITS
RESIDENTIAL

2.6MM+ SF
OFFICE

550,000+ SF
RETAIL

Legend
Approved Developments
Proposed Developments
Future Developments

Waterfront Corridor

Quayside (Smart City)
Developer: Waterfront Toronto

Sidewalk Labs backed out of the 12-acre development in May 2020.

Proposed Developments

3C Waterfront
Developer: Cityzen

Cityzen acquired the 13.8-acre site for $83.2M at $6M per acre on August 5, 2020, with no plans yet.

Future Developments

11 Bay St.
Developer: Landmark Property Group, Towar (Stoneybrook) 11 Bay St.

Towers (Storeys): 1 (54)
Retail: 27,700 sf
Office: 1,132,000 sf
Residential: none
Timing: TBD, pre-construction

Tower at Pier 27 (Phase 2)
Developer: Cityzen, Fernbrook

Towers (Storeys): 3 (18, 17, 15)
Retail: 20,000 sf
Office: none
Residential: 1,402 units
Timing: 2020–2023

Waterfront Innovation Centre
Developer: Carbon

Towers (Storeys): 2 (11, 11)
Retail: 25,000 sf
Office: 450,000 sf
Residential: none
Timing: 2022, under construction

Aqualuna
Developer: Tridel, Hines

Towers (Storeys): 2 (18, 17)
Retail: 16,000 sf
Office: none
Residential: 241 units
Timing: Q1 2025

5-7 Sugar St.
Developer: Pinnacle International

Towers (Storeys): 5 (65, 95, 80, 22, 40)
Retail: 83,800 sf
Office: 1,146,000 sf
Residential: 2,345 units
Timing: 2021–2026

5 Phased development, phase 1 under construction.

Gold Leaf
Developer: Eastport

Towers (Storeys): 1 (34)
Retail: 4,000 sf
Office: none
Residential: 241 units
Timing: 2022, under construction

178 Queens Quay
Developer: Tridel

Towers (Storeys): 2 (25, 24)
Retail: 21,000 sf
Office: 500,000 sf
Residential: none
Timing: Q2 2023 for phase 1
2 phased development, phase 1 under construction and phase 2 is a mirror of phase 1.

Aqualina
Developer: Tridel, Hines, First Capital

Towers (Storeys): 1 (14)
Retail: 8,000 sf
Office: none
Residential: 173 units
Timing: Q2 2021, under construction

AquaVista
Developer: Tridel, Hines, First Capital

Towers (Storeys): 1 (13)
Retail: 27,300 sf
Office: none
Residential: 307 units
Timing: Q3 2019

Aquabella
Developer: Tridel, Hines

Towers (Storeys): 1 (14)
Retail: 8,000 sf
Office: none
Residential: 173 units
Timing: Q2 2021, under construction

Aqualina
Developer: Tridel, Hines, First Capital

Towers (Storeys): 1 (14)
Retail: 8,000 sf
Office: none
Residential: 173 units
Timing: Q2 2021, under construction

Aquabella
Developer: Great Gulf

Towers (Storeys): 1 (44)
Retail: 9,300 sf
Office: none
Residential: 551 units
Timing: Completed in 2020

Monde Condos
Developer: The Daniels Corporation

Towers (Storeys): 4 (11, 14, 35, 45)
Retail: 36,500 sf
Office: 280,000 sf
Residential: 963 units
Timing: 2019–2021
2 Phased development, phase 1 complete, phase 2 under construction.

Aquavista
Developer: Tridel, Hines, First Capital

Towers (Storeys): 2 (18, 17)
Retail: 25,000 sf
Office: none
Residential: 241 units
Timing: Q1 2020

Aquavista
Developer: Tridel, Hines, First Capital

Towers (Storeys): 2 (18, 17)
Retail: 25,000 sf
Office: none
Residential: 241 units
Timing: Q1 2020

1-7 Sugar St.
Developer: Pinnacle International

Towers (Storeys): 6 (56, 66, 81, 87, 79, 68)
Retail: 205,040 sf
Office: 476,330 sf
Residential: 1,275 units
Timing: 2021–2026
2 Phased development, phases 1, 2 & 3 under construction.

LSDQ Lvl. 1 Sugar Wharf
Developer: Eastport

Towers (Storeys): 1 (12)
Retail: 4,000 sf
Office: none
Residential: 40 units
Timing: 2024, pre-construction

Lakeside Residences (Phase 1)
Developer: Tridel

Towers (Storeys): 5 (95, 95, 80, 22, 40)
Retail: 95,300 sf
Office: 278,000 sf
Residential: 1,147 units
Timing: 2022–2027

Lakeside Residences (Phase 2)
Developer: Tridel

Towers (Storeys): 3 (49, 39, 14)
Retail: 19,600 sf
Office: none
Residential: 1,147 units
Timing: 2023, pre-construction

Quay House
Developer: Empire

Towers (Storeys): 1 (21)
Retail: 6,500 sf
Office: none
Residential: 463 units
Timing: 2024, pre-construction

11 Bay St.
Developer: Landmark Property Group, Towar (Stoneybrook) 11 Bay St.

Towers (Storeys): 1 (54)
Retail: 127,980 sf
Office: 5,120,900 sf
Residential: none
Timing: 1990, pre-construction

1-7 Bay St.
Developer: Pinnacle International

Towers (Storeys): 6 (56, 66, 81, 87, 79, 68)
Retail: 205,040 sf
Office: 476,330 sf
Residential: 1,275 units
Timing: 2021–2026
2 Phased development, phases 1, 2 & 3 under construction.

Toronto 550,000+ SF RETAIL

This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Designed to be printed at 11” X 17”. October, 2020.
EAST RETAIL

FLOOR PLAN - UNIT 1

- Right-sized unit with ample frontage adjacent to main office entrance
- Ideally suited for coffee, quick service restaurants and amenity based uses
- Corner presence features glass curtain wall façade on 3 sides of the premises
- Flexible demising options to accommodate various size requirements
- Signature retail premises overlooking Sugar Beach
- Direct exposure to main pedestrian walkway with potential for signature patio opportunity

UNIT 3: 7,633 SF

AVAILABLE
The Nexus (Kiosk Availabilities Second Floor)

- Nexus Powered by Mars: A 13,000 SF common space directly connected to Sugar Beach connects the two office buildings on the second floor.
- Vision is to create a unique experience for building occupants providing collaboration areas, curated retail and meeting spaces that will connect the building to the community and vice versa.
## Area Demographics

<table>
<thead>
<tr>
<th></th>
<th>Primary (2020)</th>
<th>Primary (2023 Projections)</th>
<th>Secondary</th>
<th>Greater</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Population</strong></td>
<td>5,714</td>
<td>29,578</td>
<td>39,588</td>
<td>45,302</td>
</tr>
<tr>
<td><strong>Daytime Population</strong></td>
<td>15,478</td>
<td>40,678</td>
<td>81,866</td>
<td>97,344</td>
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<tr>
<td><strong>Median Age</strong></td>
<td>33.7</td>
<td>N/A</td>
<td>37.2</td>
<td>36.7</td>
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<tr>
<td><strong>Total Households</strong></td>
<td>3,334</td>
<td>16,834</td>
<td>23,938</td>
<td>27,272</td>
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<tr>
<td><strong>Average HH Income</strong></td>
<td>$143,681</td>
<td>N/A</td>
<td>$125,820</td>
<td>$128,004</td>
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<tr>
<td><strong>Total Expenditure</strong></td>
<td>$141,490</td>
<td>N/A</td>
<td>$122,500</td>
<td>$124,822</td>
</tr>
</tbody>
</table>

Source: Statistics Canada, 2020
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