



WATERFRONT
INNOVATION CENTRE

125 Queens Quay East

PREMIUM WATERFRONT RETAIL FOR LEASE





PROPERTY OVERVIEW

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.

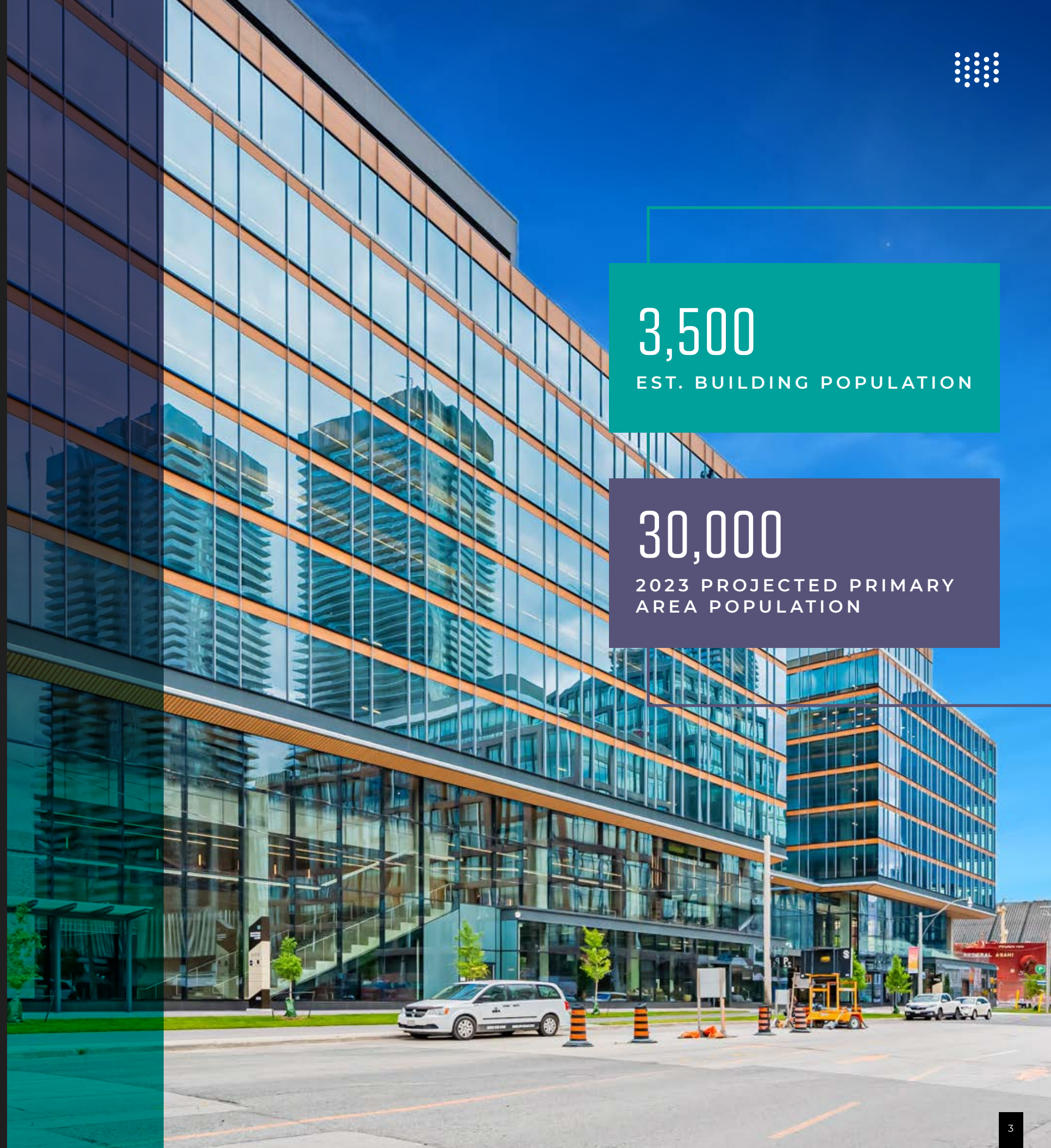


3,500

EST. BUILDING POPULATION

30,000

2023 PROJECTED PRIMARY
AREA POPULATION





THE HEART OF THE EAST BAYFRONT

125 QUEENS QUAY EAST



RETAIL AVAILABILITIES

DETAILS

RETAIL AVAILABILITIES

(Demising options available)

THE HIVE (EAST)

Unit 1: 1,583 SF — LEASED — CIBC

Unit 2: 1,304 SF — LEASED — The Lazy Barista

Unit 3: 1,770 SF

Unit 4: 3,683 SF

Unit 5: 3,288 SF

Unit 6: 3,081 SF

Contiguous

Total: 12,757 SF

THE EXCHANGE (WEST)

Restaurant Premises: 7,633 SF

THE NEXUS (SECOND FLOOR)

Kiosk 1: 241 SF

Kiosk 2: 525 SF

Kiosk 3: 553 SF

Availability: Immediately

Term: 10 years

Additional Rent: \$19.68 (est. 2023)

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)

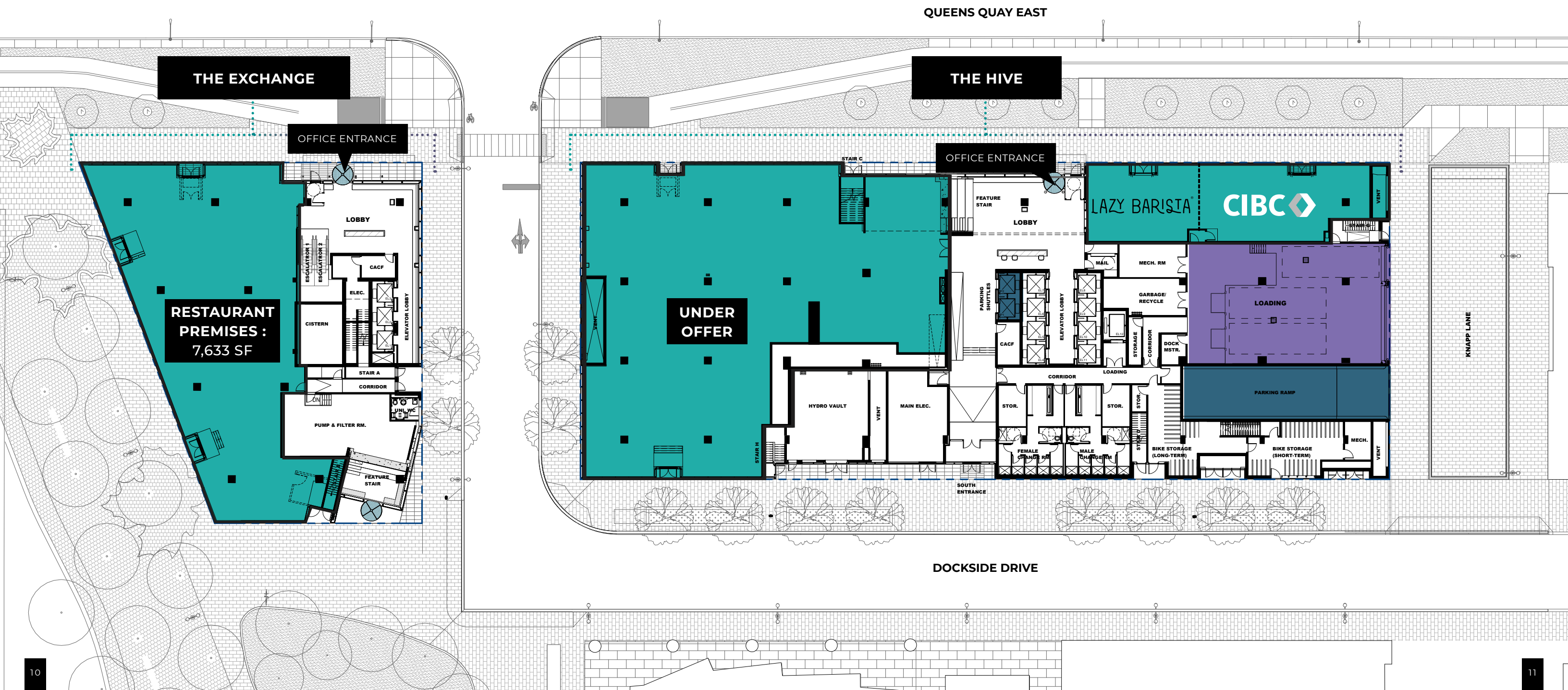


EXTERIOR PHOTO GALLERY

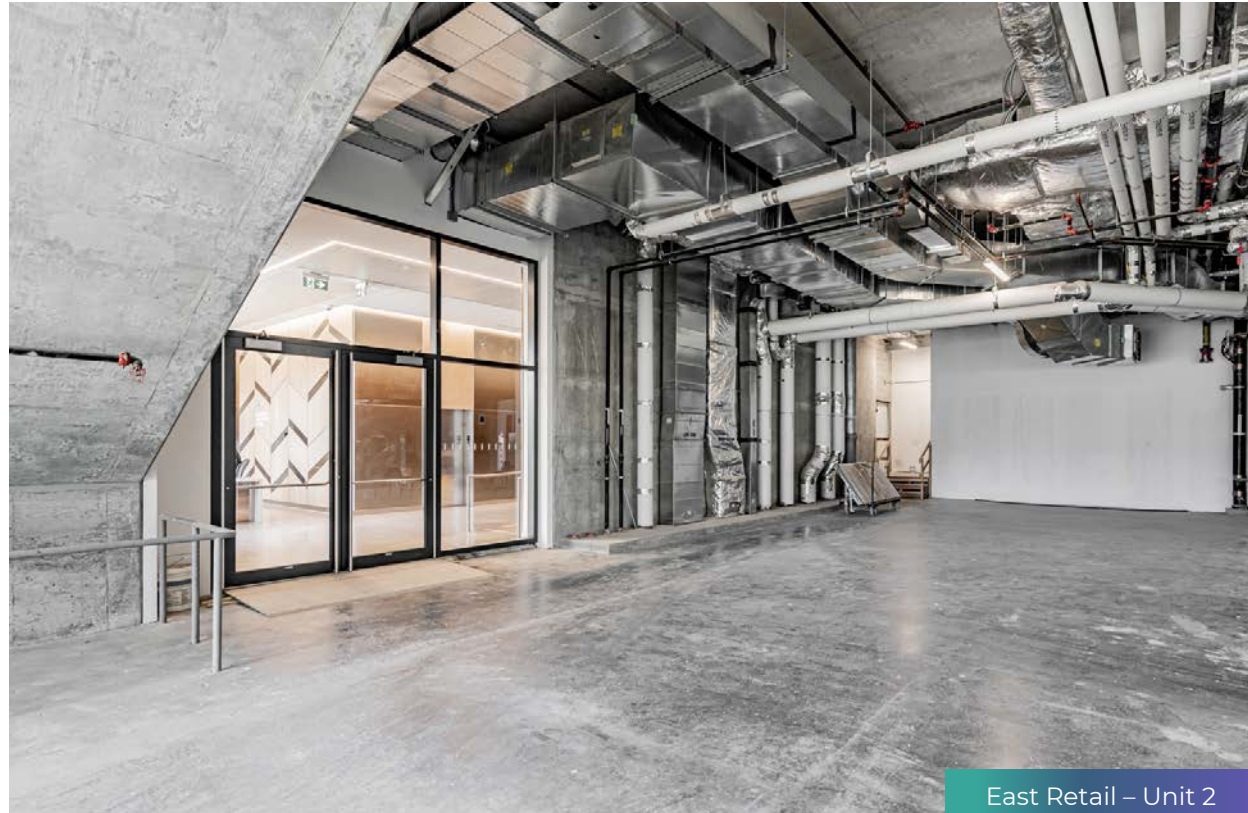


SITE PLAN

GROUND FLOOR



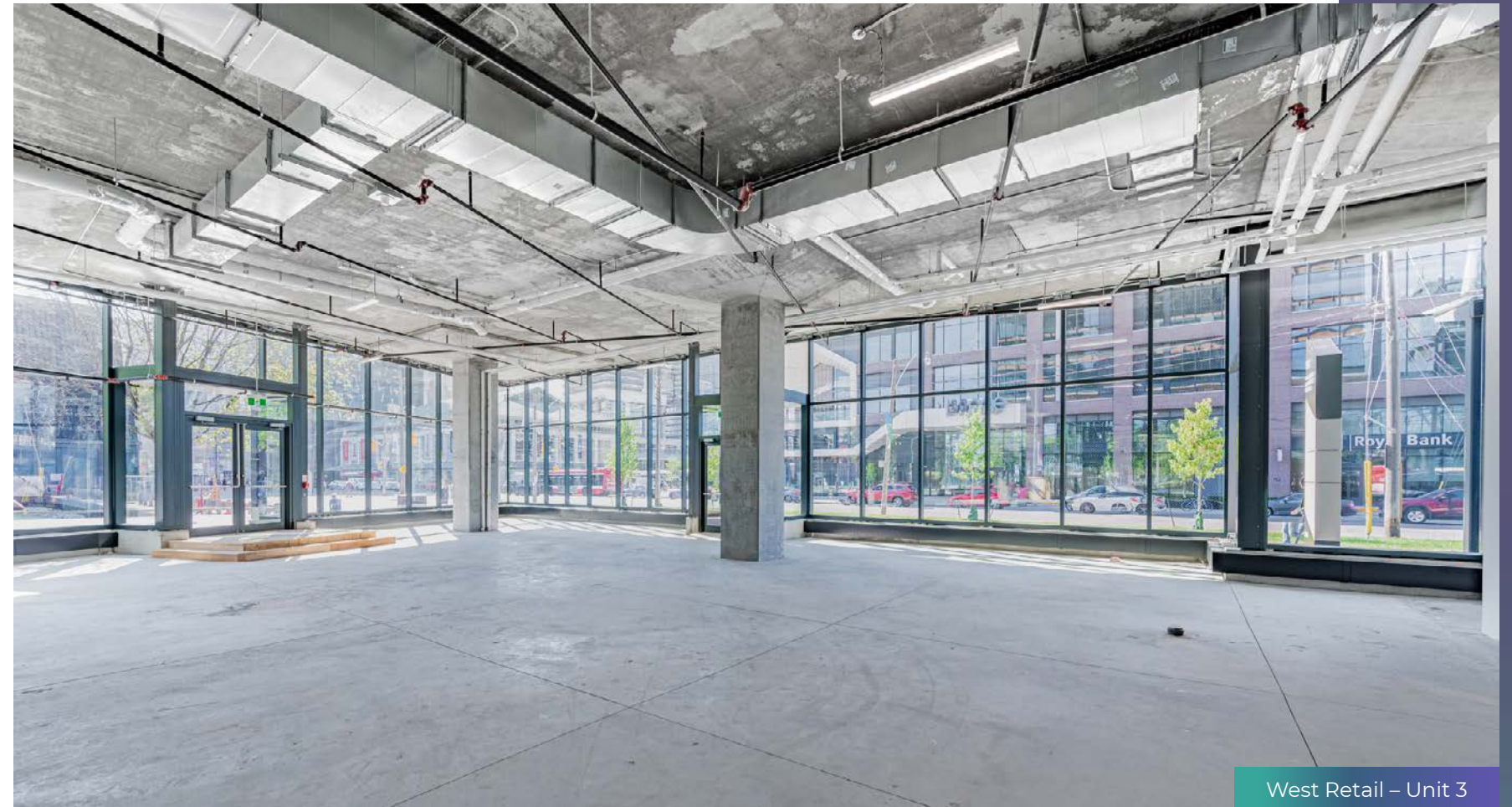
INTERIOR PHOTO GALLERY



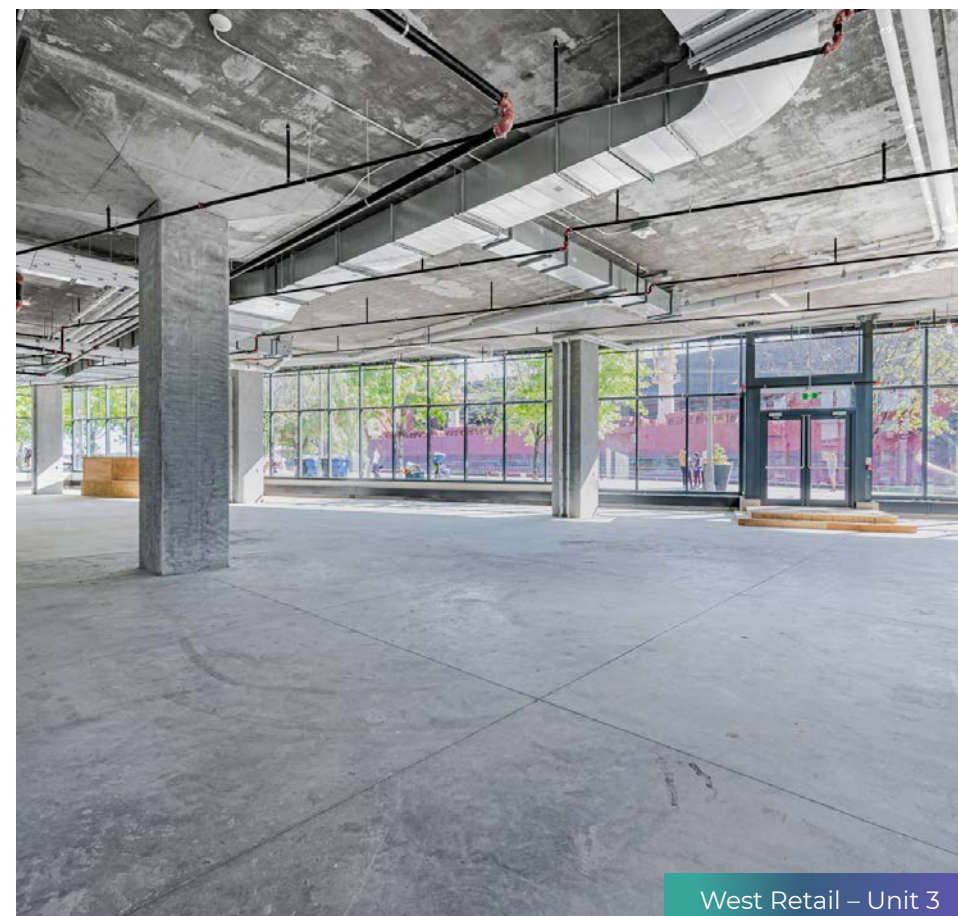
East Retail - Unit 2



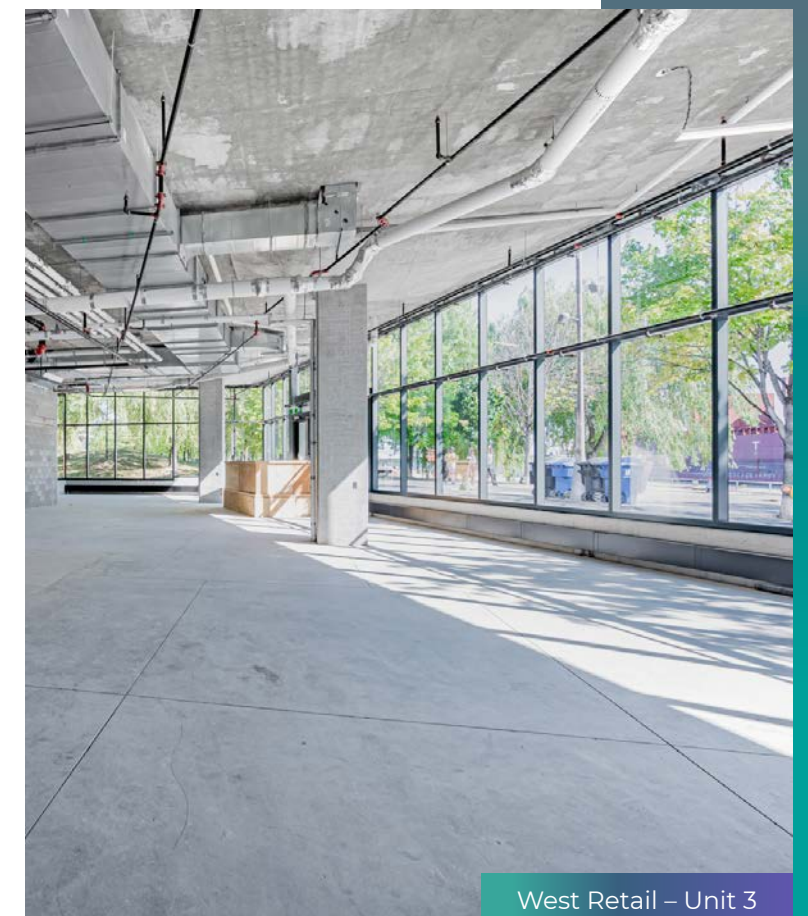
East Retail - Unit 2



West Retail - Unit 3



West Retail - Unit 3



West Retail - Unit 3



URBAN CONNECTIVITY

MAP

- 1

WATERFRONT INNOVATION CENTRE
On-site customer parking available
- 2

QUEENS QUAY
Reimagined for pedestrians,
bikes, cars and light rail
- 3

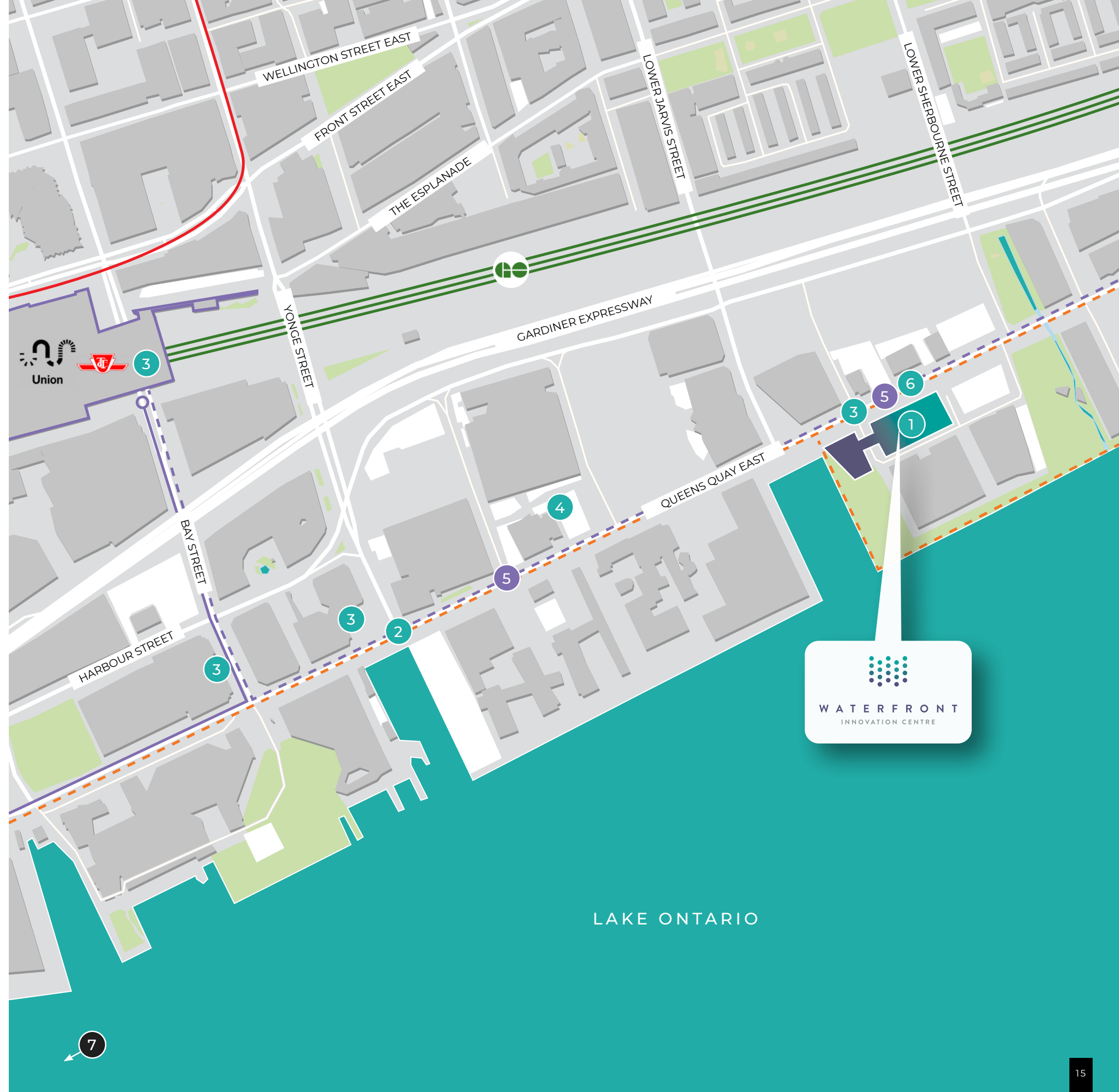
6A TTC BUS STOPS TO UNION
- 4

FUTURE PATH CONNECTION
2 minute walk
- 5

FUTURE LRT STOPS
- MARTIN GOODMAN MULTI-USE TRAIL**
- 6

POINT OF PICKUP “POP” SHUTTLE
- 7

BILLY BISHOP INTERNATIONAL AIRPORT
7 minutes to airport
- GO TRAIN/VIA RAIL**
- SUBWAY**



DEVELOPMENT AERIAL

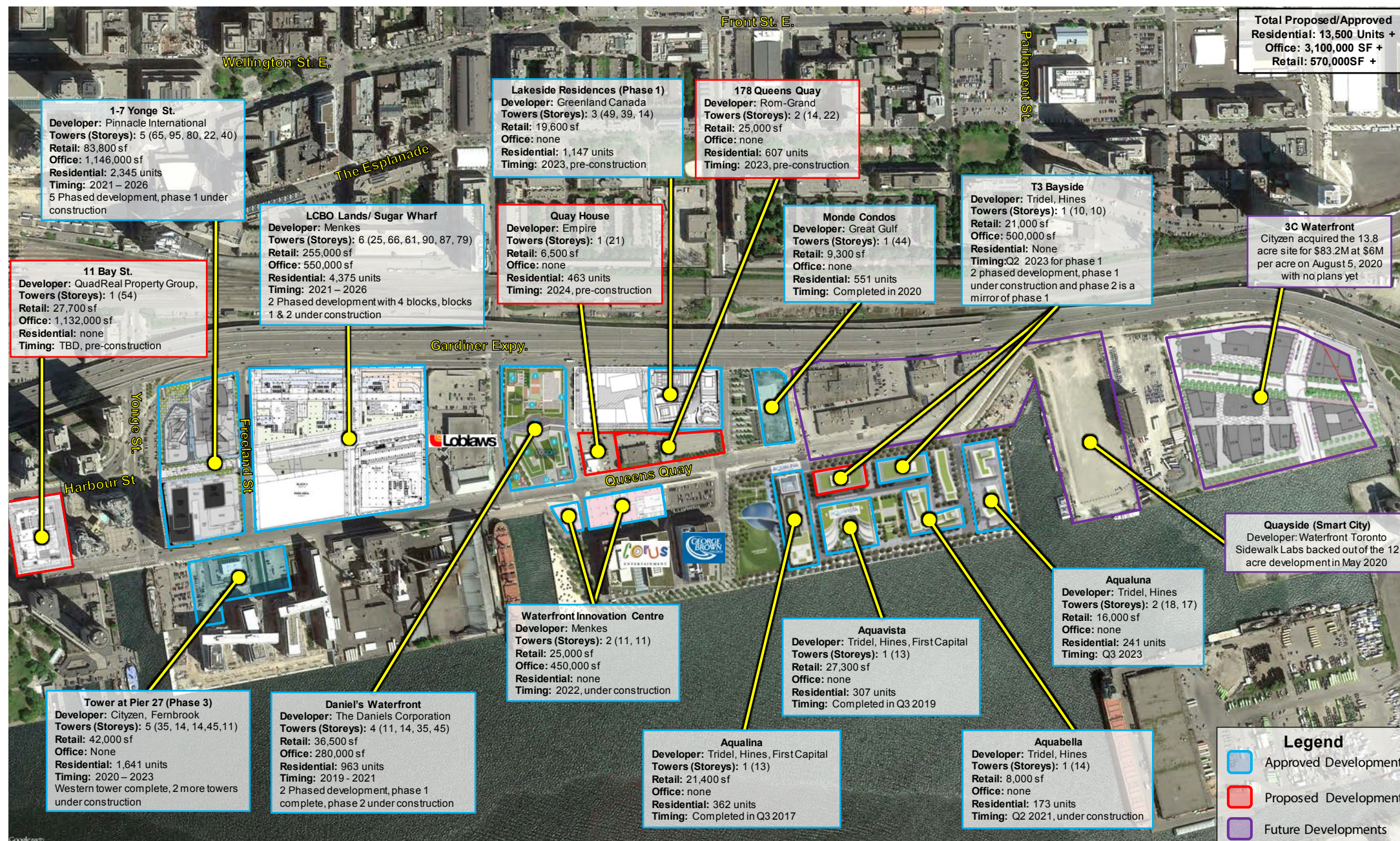
550,000+ SF RETAIL

TOTAL
PROPOSED/
APPROVED

13,500+ UNITS
RESIDENTIAL

2.6MM+ SF
OFFICE

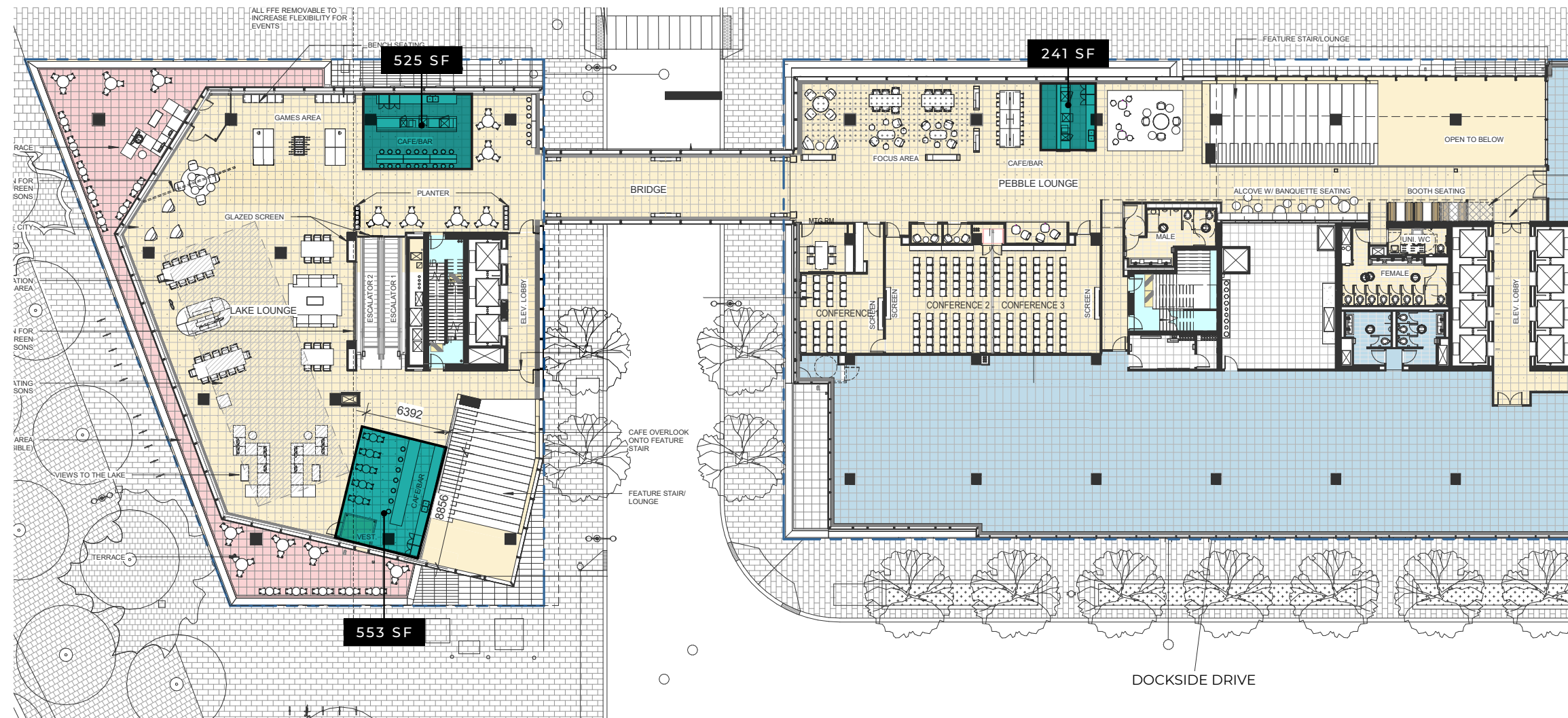
550,000+ SF
RETAIL




FLOOR PLAN

THE NEXUS (KIOSK AVAILABILITIES SECOND FLOOR)

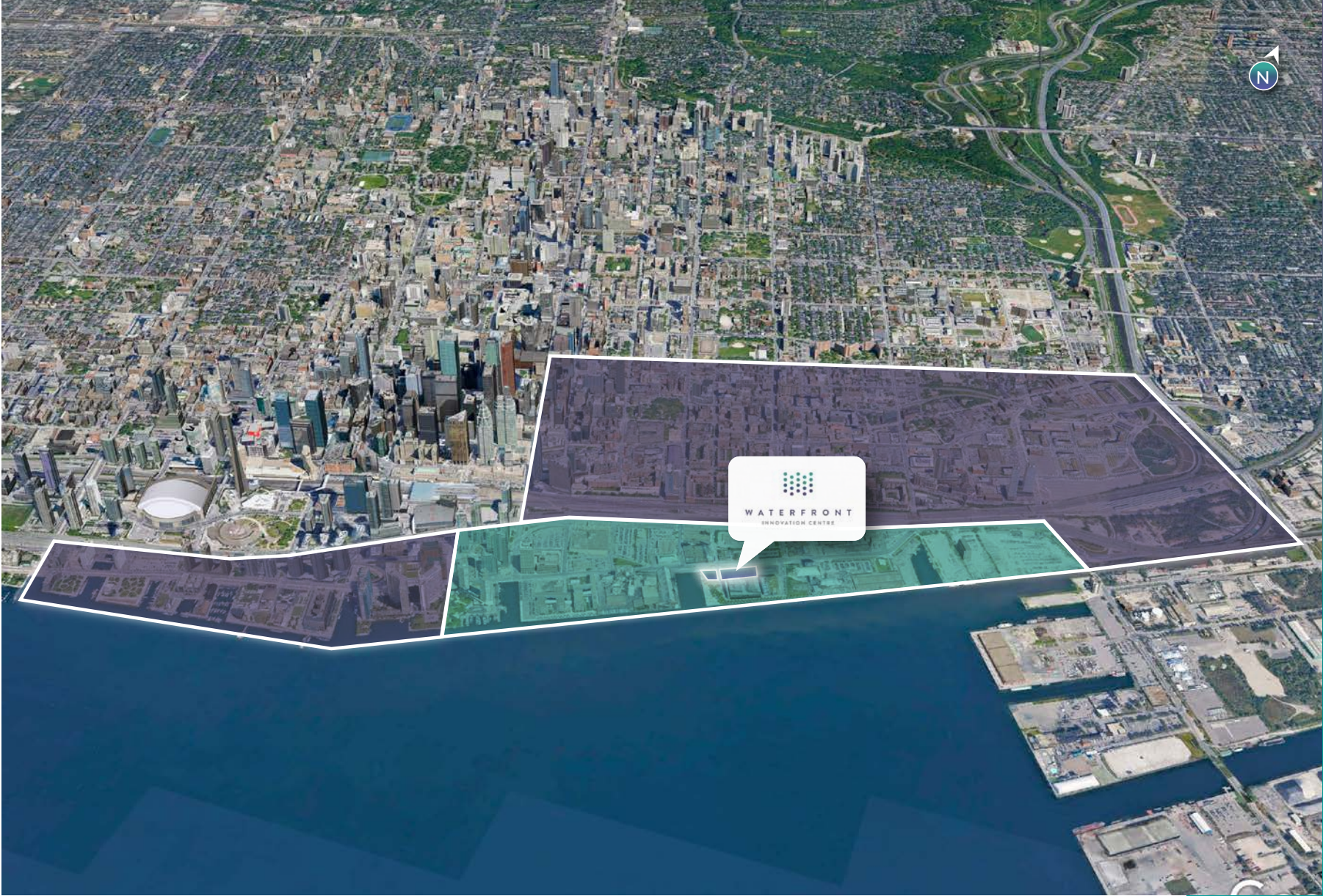
- Nexus Powered by Mars: A 13,000 SF common space directly connected to Sugar Beach connects the two office buildings on the second floor
- Vision is to create a unique experience for building occupants providing collaboration areas, curated retail and meeting spaces that will connect the building to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



AREA DEMOGRAPHICS

	Primary (2021)	Primary (2023 Projections)	Secondary	Greater
 Total Population	5,714	29,578	39,588	45,302
 Daytime Population	15,478	40,678	81,866	97,344
 Median Age	33.7	N/A	37.2	36.7
 Total Households	3,334	16,834	23,938	27,272
 Average HH Income	\$143,681	N/A	\$125,820	\$128,004
 Total Expenditure (Per Household)	\$141,490	N/A	\$122,500	\$124,822

Source: Statistics Canada, 2021





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125 QUEENS QUAY EAST

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