

RETAIL OPPORTUNITIES

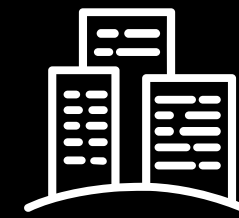
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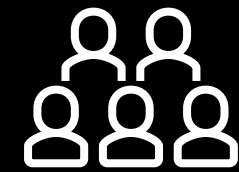
700 SF UP TO **8,519 SF**
AVAILABLE FOR LEASE

menkes

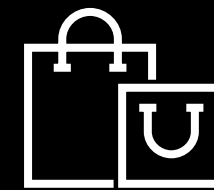
savills



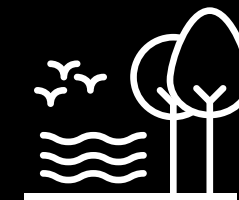
25 STOREY
CLASS "AAA" OFFICE
BUILDING TARGETING
LEED PLATINUM
CERTIFICATION



4,600 RESIDENTIAL
UNITS, WITH **5** CONDO
TOWERS ON-SITE



200,000 SF OF
RETAIL SPACE



2.5 ACRE PUBLIC
PARK



FUTURE
LRT STOP



PATH EXTENSION
WILL CONNECT
SUGAR WHARF WITH
TORONTO'S FINANCIAL
DISTRICT

11.5 ACRE MIXED-USE DOWNTOWN WATERFRONT COMMUNITY



92%
OF OFFICE PORTION IS
NOW LEASED!

SECURED TENANTS

LCBO

25,000 SF RETAIL
250,000 SF OFFICE HQ



115,000 SF OFFICE

RICHARDSON
Wealth

90,000 SF OFFICE



65,000 SF OFFICE

Scotiabank

4,600 SF RETAIL

WORLD CLASS
GYM
EXPECTED OPENING
Q4 2022

42,000 SF RETAIL



30,000 SF RETAIL



RETAIL OPPORTUNITIES

LEVEL 1

RESTAURANT/RETAIL	8,519 SF (DEMISING OPTIONS AVAILABLE)
QSR/RETAIL	3,300 SF (DEMISING OPTIONS AVAILABLE)
CAFE	700 SF

SECURED TENANTS:

LCBO 25,000 SF

SCOTIABANK 4,600 SF

LEVEL 2

RETAIL	7,000 SF
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SECURED TENANTS:

CONFIDENTIAL GYM 42,000 SF

FARM BOY 30,000 SF

NET RENT	CONTACT LISTING AGENTS
T.M.I. (2022)	\$20.00 PSF (ESTIMATE)
AVAILABLE	IMMEDIATELY



FLOOR PLANS
LEVEL 1

FUTURE RETAIL

COMPLETE/UNDER CONSTRUCTION
2022 RETAIL FIXTURING

FUTURE RETAIL 1
27,000 SF

FUTURE RETAIL 2
14,000 SF

FREELAND ST.

HARBOUR ST.

FUTURE 2.5 ACRE
PUBLIC PARK

COOPER ST.

Scotiabank.

RESTAURANT/RETAIL
8,519 SF
DEMISING OPTION:
OPTION 1: 1,449 SF

QSR/RETAIL
3,300 SF

DEMISING OPTIONS
OPTION 1: 1,589 SF
OPTION 2: 837 SF
OPTION 3: 832 SF

NEW ST.

CAFE
700 SF

QUEENS QUAY E



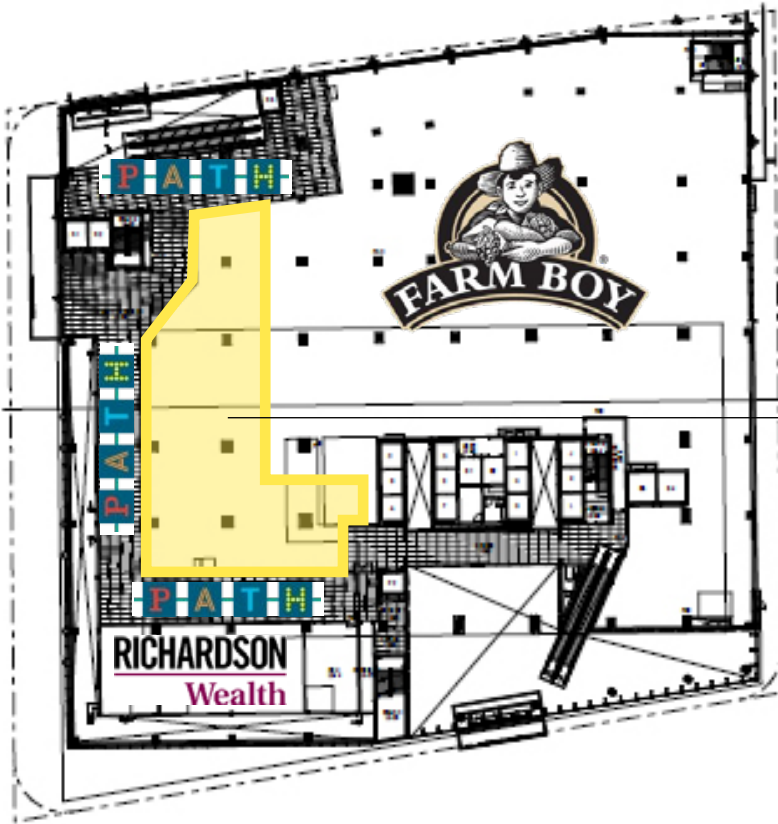
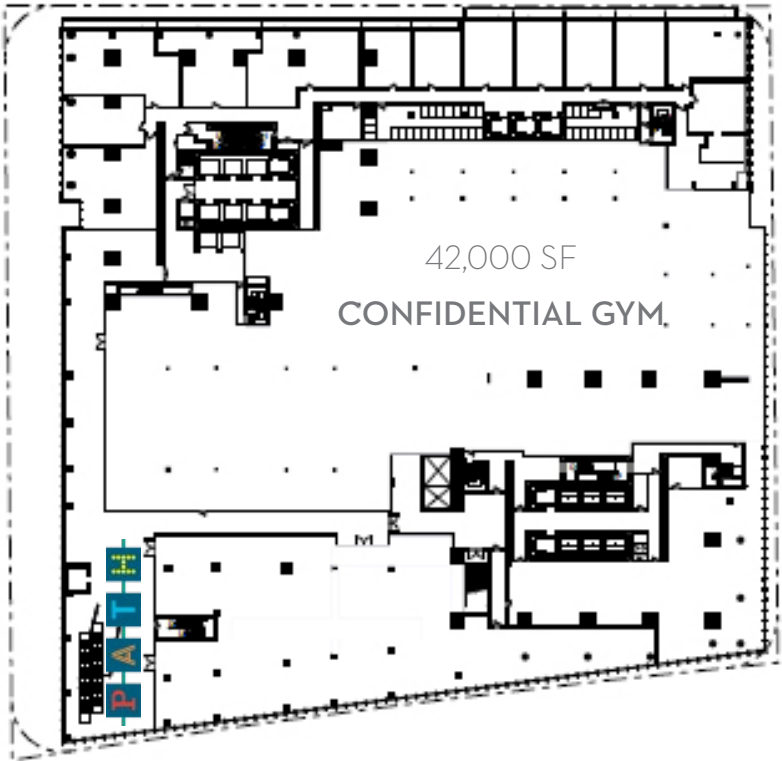
FLOOR PLANS
LEVEL 2

PATH
BRIDGE TO 1 YONGE

FUTURE RETAIL 1
44,000 SF

FUTURE RETAIL

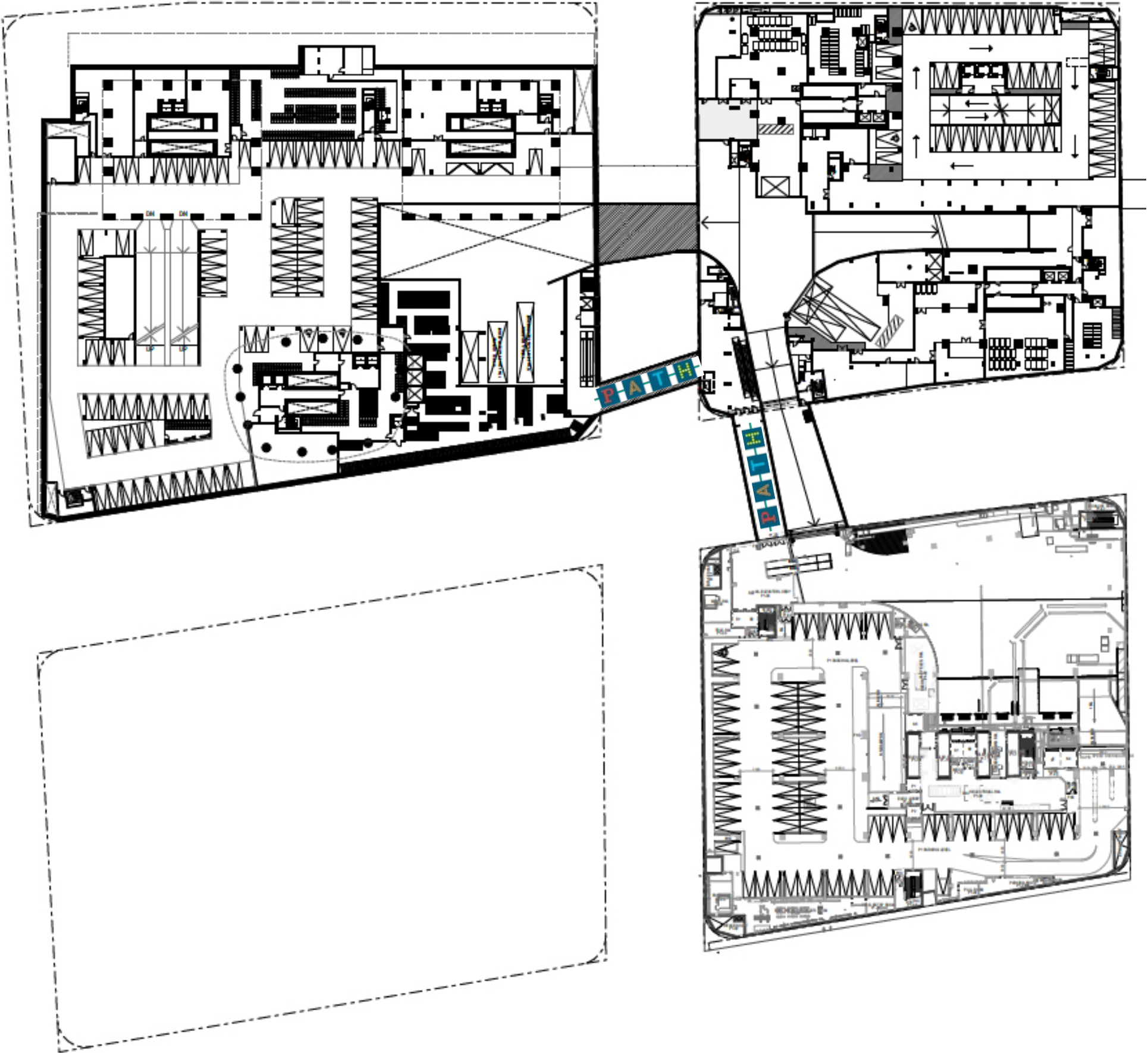
COMPLETE/UNDER CONSTRUCTION
2022 RETAIL FIXTURING



RETAIL
7,000 SF



FLOOR PLANS
LEVEL P1





ARTIST RENDERING
HARBOUR/COOPER RETAIL ENTRANCE (ALL PHASES)
VIEW LOOKING NORTHEAST FROM FUTURE PARK



AREA HIGHLIGHTS

- 1

JACK LAYTON FERRY TERMINAL
- 2

SCOTIABANK ARENA
- 3

UNION STATION
- 4

ST LAWRENCE MARKET
- 5

LOBLAWS
- 6

REDPATH SUGAR
- 7

SUGAR BEACH
- 8

CORUS QUAY
- 9

GEORGE BROWN COLLEGE
- 10

SHERBOURNE COMMON PARK

SUBWAY

FUTURE LRT LINE

MARTIN GOODMAN MULTI-USE TRAIL

NOTABLE DEVELOPMENTS

- 11

CIBC SQUARE
- 12

PIER 27 TOWER
- 13

PINNACLE ONE YONGE
- 14

DANIELS WATERFRONT
- 15

MENKES WIC
- 16

QUAY HOUSE
- 17

LAKESIDE RESIDENCES
- 18

MONDE
- 19

AQUALINA
- 20

T3 BAYSIDE
- 21

AQUAVISTA
- 22

AQUABELLA
- 23

AQUALUNA
- 24

QUAYSIDE

COMPLETE PROJECTS

UNDER CONSTRUCTION/PRE-CONSTRUCTION

EAST BAYFRONT



EAST BAYFRONT

DEMOGRAPHICS



39,873 + 40,000

TOTAL POPULATION
+ FUTURE ADDED
POPULATION



40,000

JOBS ADDED TO
EAST BAYFRONT



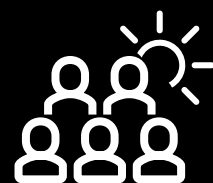
1,800

STUDENTS/YR
(GEORGE BROWN
WATERFRONT CAMPUS)



35

AVG. AGE



138,561

DAYTIME POPULATION



\$144,014

AVG. HOUSEHOLD INCOME



14,000+

NEW CONDO UNITS

1 KM RADIUS FROM SUGAR WHARF
SOURCE: ESRI DEMOGRAPHICS 2021



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