

NEW DEVELOPMENT RETAIL OPPORTUNITIES

# FOR LEASE AT MIRVISH VILLAGE

BLOOR ST W & BATHURST ST, TORONTO



Exciting leasing opportunities available in the iconic Mirvish Village development in Downtown Toronto.



**MIRVISH**  
VILLAGE

## PROJECT SUMMARY

900 residential rental units

200,000 SF of commercial space anchored by Bestco grocery store, LCBO, Toronto School of Management, The Kitchen music venue and bar, and over 20 restaurant and food vendors throughout

127 commercial parking stalls

Across from 2 main Transit Stations

## Limited Retail Opportunities Available

### The Kitchen

Food Vendor Opportunities

### Micro Retail

150-300 SF incubator pods with flexible term lengths

### Heritage Houses

Retail, Office and Restaurant Opportunities

### Main Street Retail

Limited Availability along Bloor & Bathurst

FOR REAL ESTATE INQUIRIES, PLEASE CONTACT:

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The Behar Group Realty Inc., Brokerage



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# Welcome to **MIRVISH VILLAGE**

The site of Mirvish Village was previously the home to the Honest Ed's Department Store for over 50 years- a place where the community came together to help Toronto become the multicultural global city it is today.

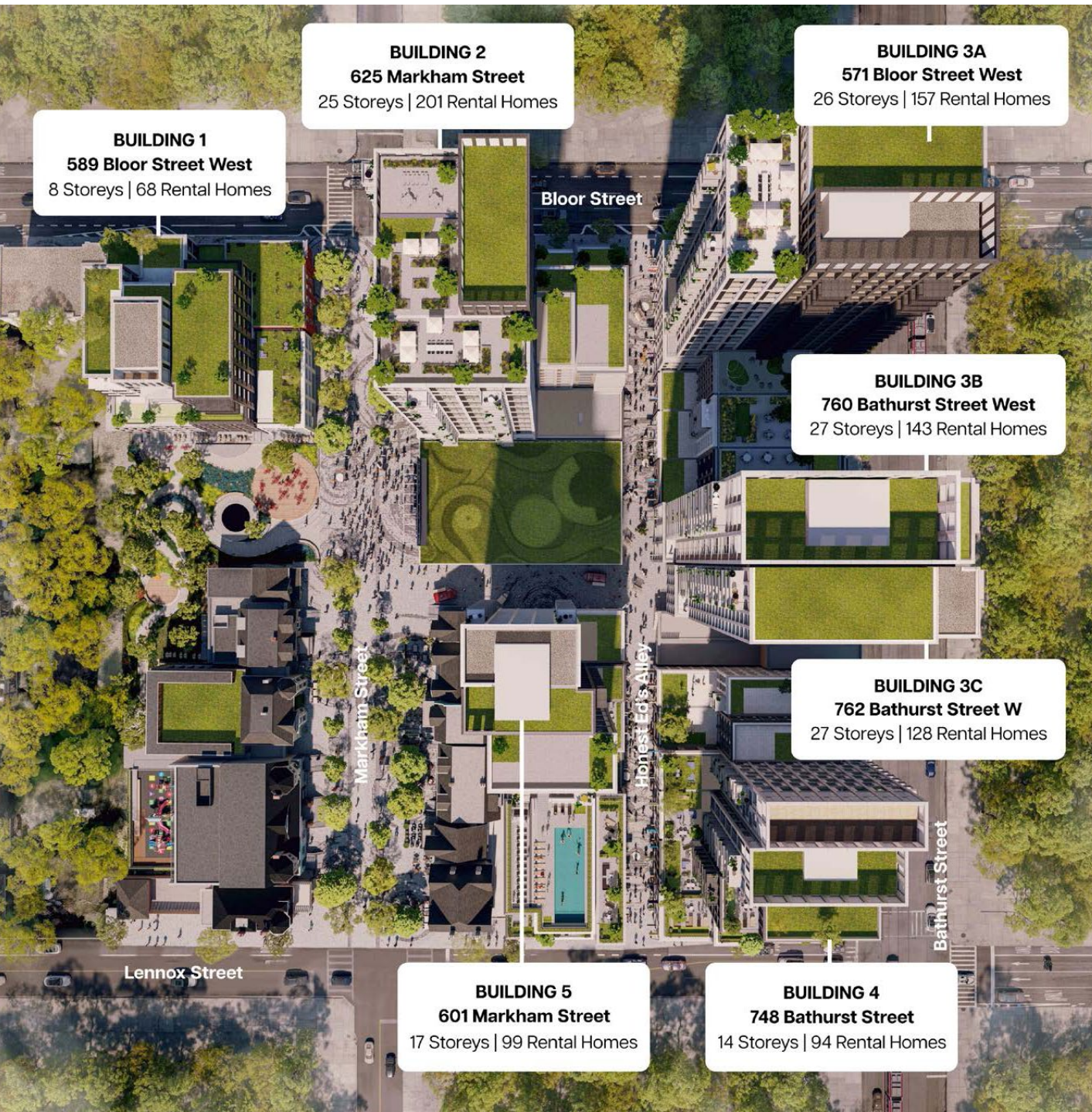
A new 100% purpose-built rental community, Mirvish Village is built on the rich history that began with Ed, Anne and David Mirvish in 1948. Our goal is not only to honour this legacy, but to build on the idea that Mirvish Village will represent this community and support its evolution.

The result is a new, vibrant community hub and gathering place, integrating a park, The Kitchen Food Hall and Music Venue, an extensive public realm, incubator retail space, restored heritage buildings, unique restaurants and shops, and indoor and outdoor performance spaces all interwoven with public art installations by artists Ian Wallace and Frank Stella.

We invite you to join us to help bring Mirvish Village to life.



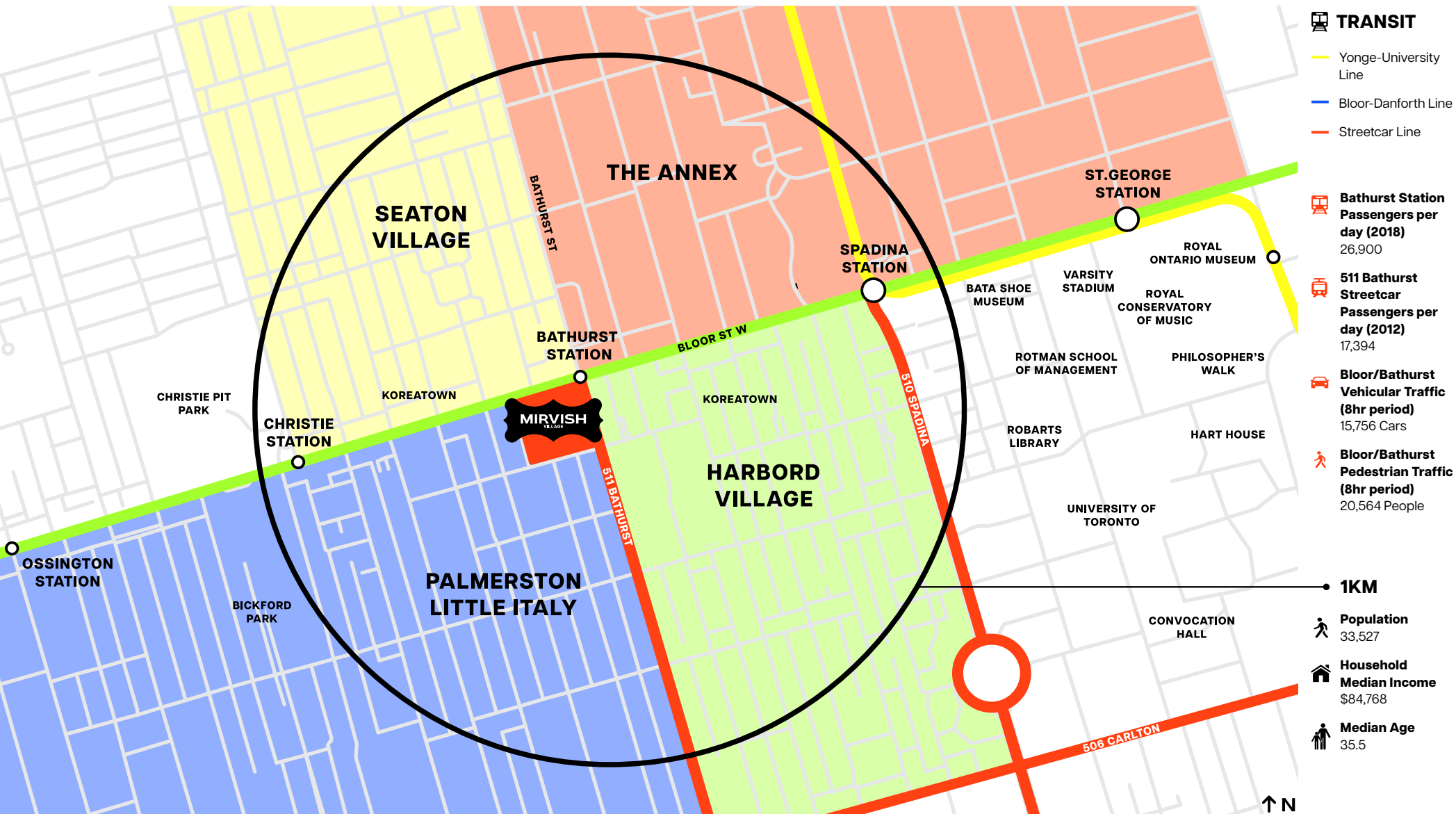






# Demographics & NEIGHBOURHOOD MAP

The site is bordered by four residential neighbourhoods: Palmerston-Little Italy, Seaton Village, The Annex and Harbord Village each with their own unique identity. The University of Toronto is located less than a 10 minute walk from Mirvish Village, adding over 60,000 people to the daytime population.



# Site Map

## LEVEL 1

- Leased
- Available
- Residential
- The Kitchen
- Freight Elevator

### OPPORTUNITIES AVAILABLE:

#### Heritage Houses on Markham

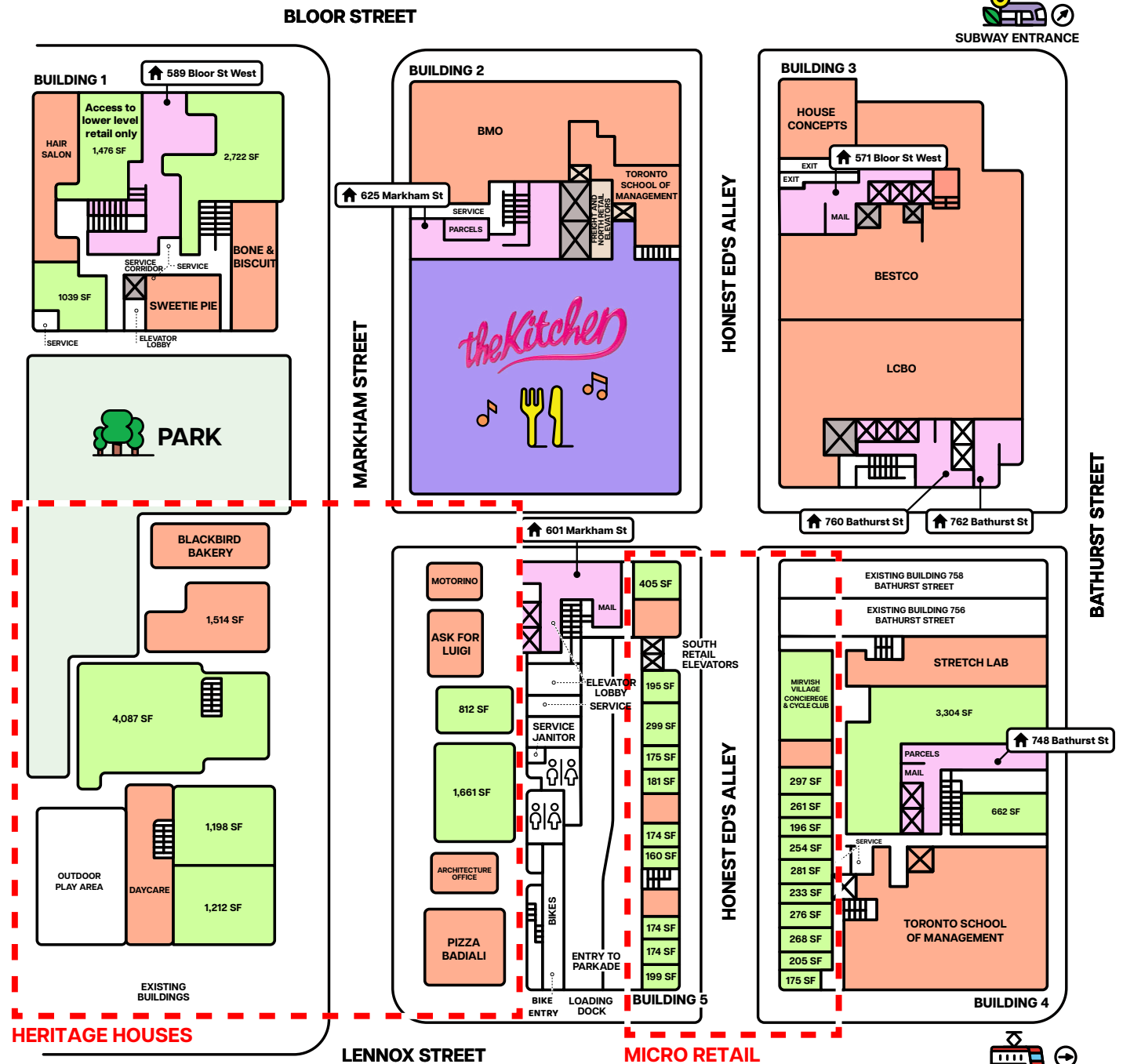
10 office and retail spaces remaining

#### Micro Retail on Honest Ed's Alley

20 units remaining

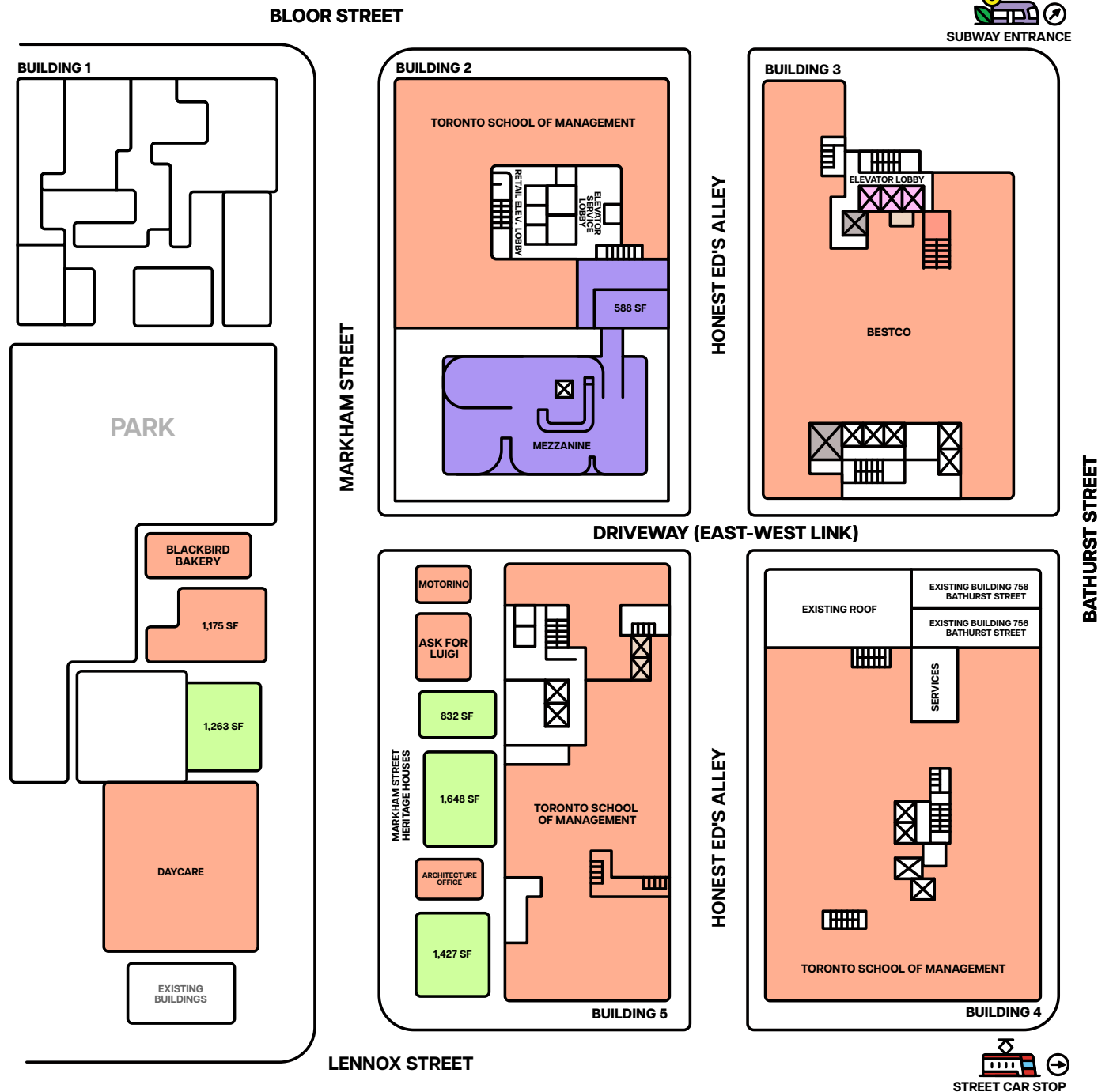
#### Main Street Retail

Only 4 units remaining



# Site Map LEVEL 2

- Leased
- Available
- Residential
- The Kitchen
- Freight Elevator



# Site Map LEVEL 3

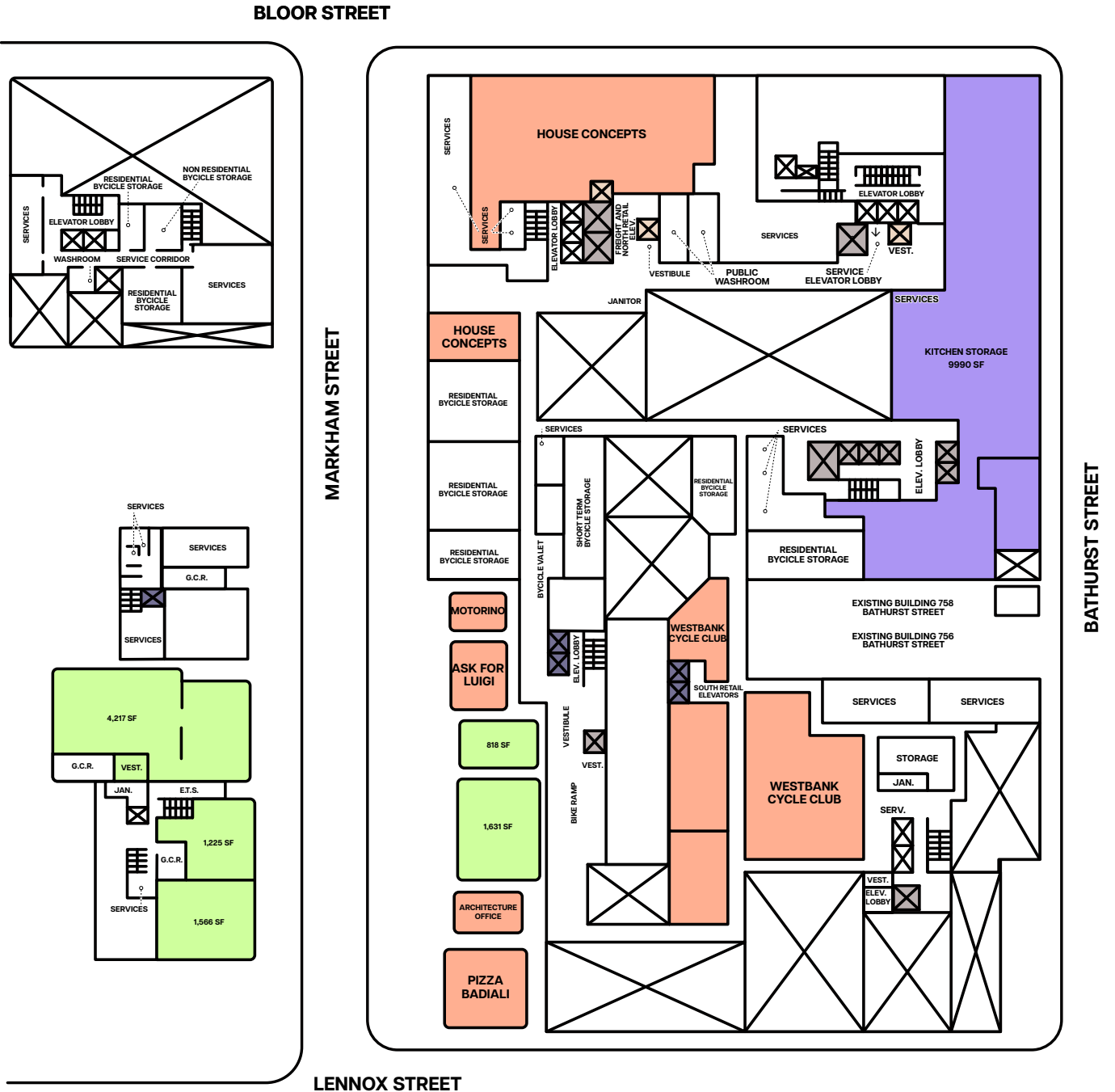
- Leased
- Available
- Residential
- The Kitchen
- Freight Elevator



# Site Map

## P1

- Leased
- Available
- The Kitchen
- Freight Elevator

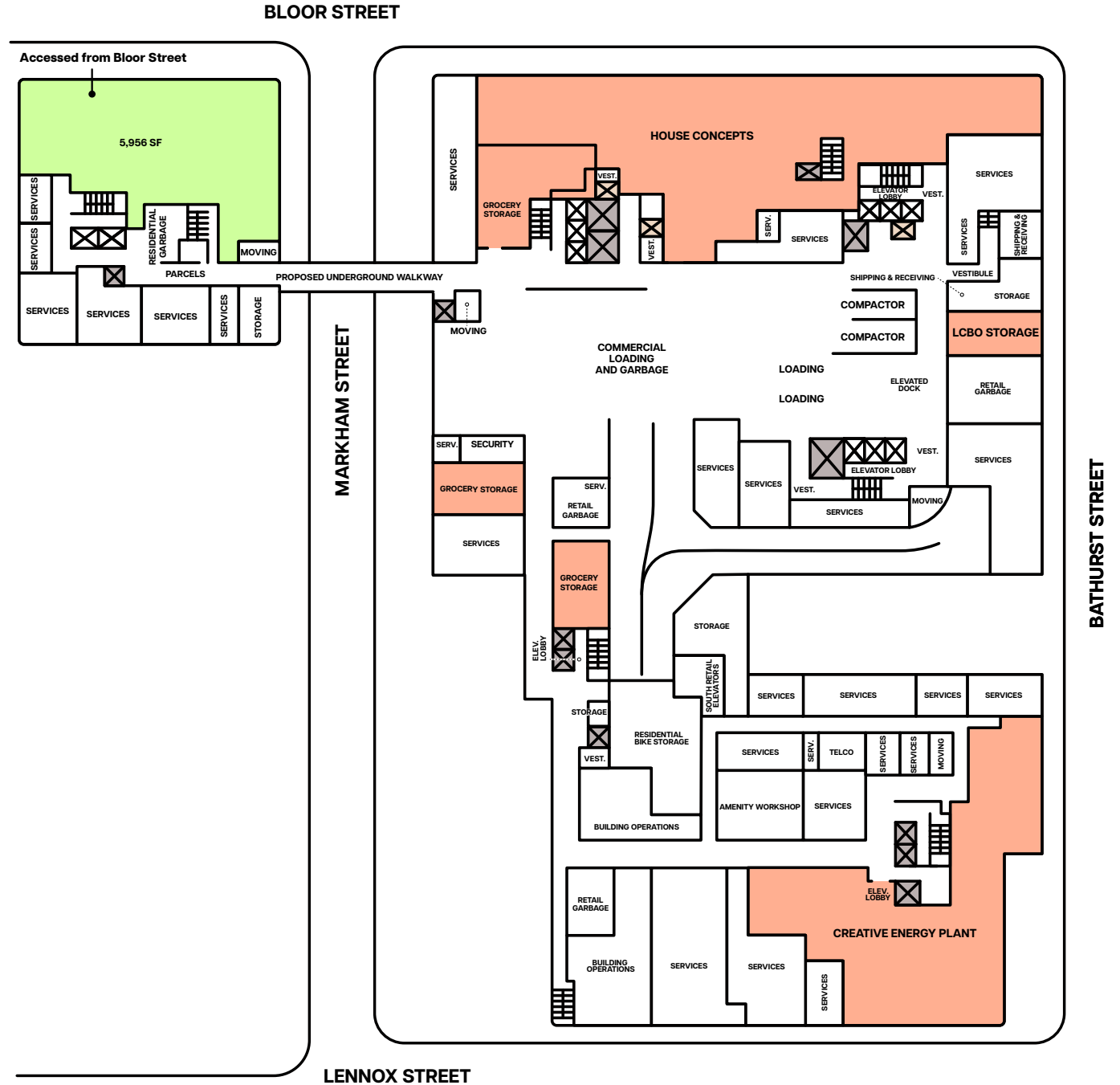




# Site Map

## P2

- Leased
- Available
- Freight Elevator

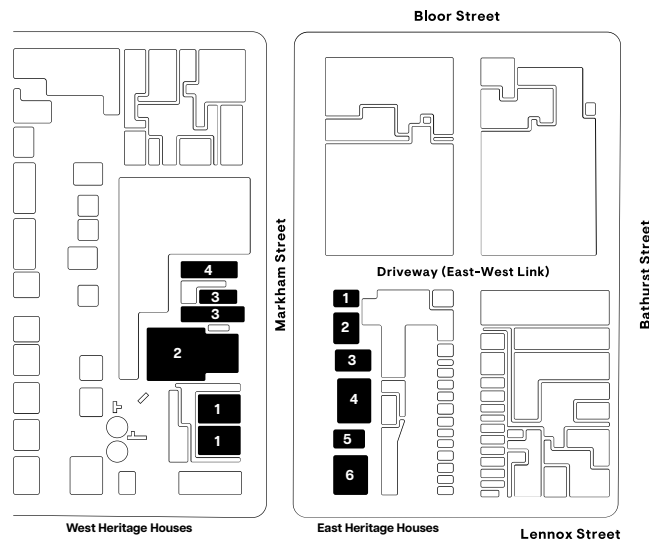


# MARKHAM STREET

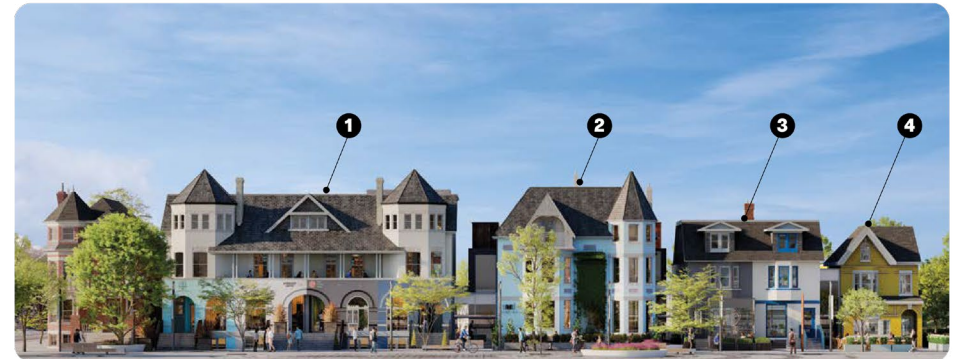
## HERITAGE HOUSES

The restoration of the Markham Street heritage houses reimagines the street as a pedestrian-oriented avenue. The 10 restored heritage houses (of a total 24 restored heritage structures) will be home to unique restaurants, cafes, bookstores, record stores and other retailers that reflect the distinct character of the neighbourhood.

We are returning Markham Street to the vibrancy of its heyday in the 1960s, when rows of twentieth century residences housing galleries and studios lined the street, and artists sold their pieces on their front lawns.

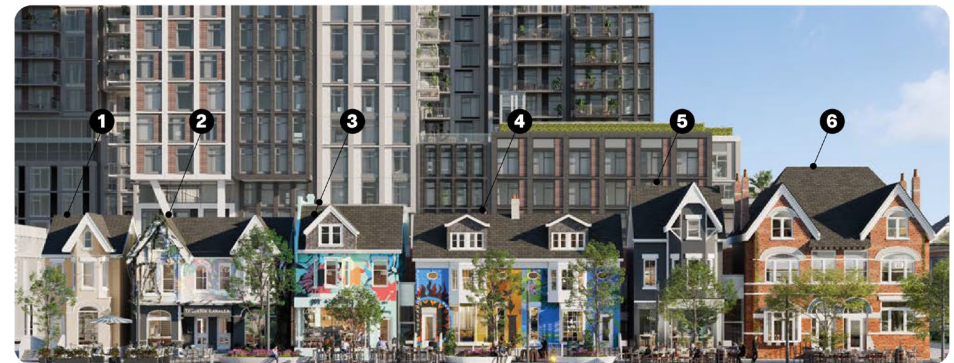


### WEST HERITAGE HOUSES



- |   |   |  |   |
|---|---|--|---|
| <b>1 Memory House</b><br>588 – 594 Markham Street<br>5,200 sf | <b>2 Gallery House</b><br>596 – 598 Markham Street<br>10,765 sf | <b>3 Honest Ed's Annex House</b><br>600 – 602 Markham Street<br>3,845 sf | <b>4 Studio House</b><br>610 Markham Street<br>1,876 sf |
|---|---|--|---|

### EAST HERITAGE HOUSES



- |   |  |   |  |
|---|--|---|--|
| <b>1 Poster House</b><br>597 Markham Street<br>1,286 sf | <b>2 Gaston House</b><br>593 – 595 Markham Street<br>2,591 sf  | <b>3 Hope House</b><br>591 Markham Street<br>2,462 sf | <b>4 Gabor House</b><br>587 – 589 Markham Street<br>6,356 sf |
| <b>5 Indie House</b><br>585 Markham Street<br>3,016 sf  | <b>6 Victory House</b><br>581 – 583 Markham Street<br>5,552 sf |   |  |



# theKitchen

## AT MIRVISH VILLAGE

When we acquired this property from the Mirvish family, we made a promise we would try to recreate some of the values that Honest Ed's represented. In our mind, one of Honest Ed's primary achievements was that it brought all of Toronto, especially new immigrants together, and became a mixing chamber for the city. To this day, Toronto has continued to be one of the most multicultural cities in the world — we felt that celebrating this multiculturalism and its fundamental role in Canada was our opportunity to honor the Honest Ed's legacy. The medium we've chosen to achieve this is a combination of food and music — two cultural attributes which are truly universal.

The Kitchen will be a big mixing bowl, of food from around the world and music.

When you bring that together with everything else Mirvish Village offers, from the 24 heritage buildings restored for 10 new boutique shops and restaurants, to nearly 900 units of rental housing, to the micro retail in Honest Ed's Alley to the Frank Stella mural, to the music venue to the district energy system to the university, to the grocery store... it really is a village. At the heart of that village is The Kitchen.



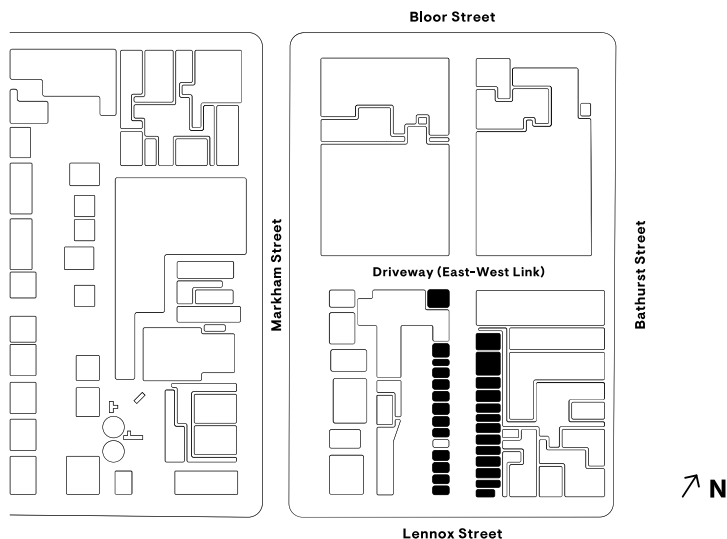


# MICRO RETAIL

## AT HONEST ED'S ALLEY

“A Celebration of Entrepreneurial Spirit.”

Mirvish Village will build on the entrepreneurial spirit of Ed and Anne Mirvish and celebrate all that they created by supporting creative, innovative and passionate entrepreneurs and small business owners. Mirvish Village will offer incubator spaces and micro-retail spaces for these businesses to showcase their products and test out new concepts. 25 fully move-in ready for retail entrepreneurs. With no major deposit or long-term leases required. Honest Ed's Alley will support a new generation of young entrepreneurs from across Toronto. Honest Ed's Alley features neon signage and lighting inspired by alleyways of Tokyo. Lined with street vendors and unique retailers these alleyways are lit with beautiful lanterns and signs that draw in visitors to activate the space day and night.





## WESTBANK

Westbank is a practice dedicated to the creation of inspiring environments. We fundamentally believe in the power of well-functioning cities and the overarching values best described as the common good — that the solutions to our greatest challenges will be found in helping our cities live up to their full potential. Established 30 years ago, Westbank is a private company that partners with likeminded global organizations to become ever more impactful. We concentrate primarily on projects that serve as catalysts for broader change in our core cities of focus: Vancouver, Toronto, Seattle, Tokyo and San Jose. Our body of work includes residential, hotels, retail, creative workspace, district energy, affordable housing, exhibitions and public art, with over \$50B of projects completed or under development.

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TBG is a ‘boutique’ brokerage, big enough to be well respected by their brokerage colleagues, and the development and institutional real estate communities, yet small enough to maintain close, hands-on relationships with their clients. TBG is known for being ahead of the curve in market knowledge, trend forecasting and project vision.

# REAL ESTATE CONTACTS

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Designated Representative(s):

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

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