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181

CARLAW

A V E N U E

PRIME RETAIL  
FOR LEASE

SIGNAGE OPPORTUNITY

SIGNAGE OPPORTUNITY

UP TO 17,000 SF AVAILABLE

PROUDLY OWNED BY:

MEMNON

SAVILLS INC., BROKERAGE





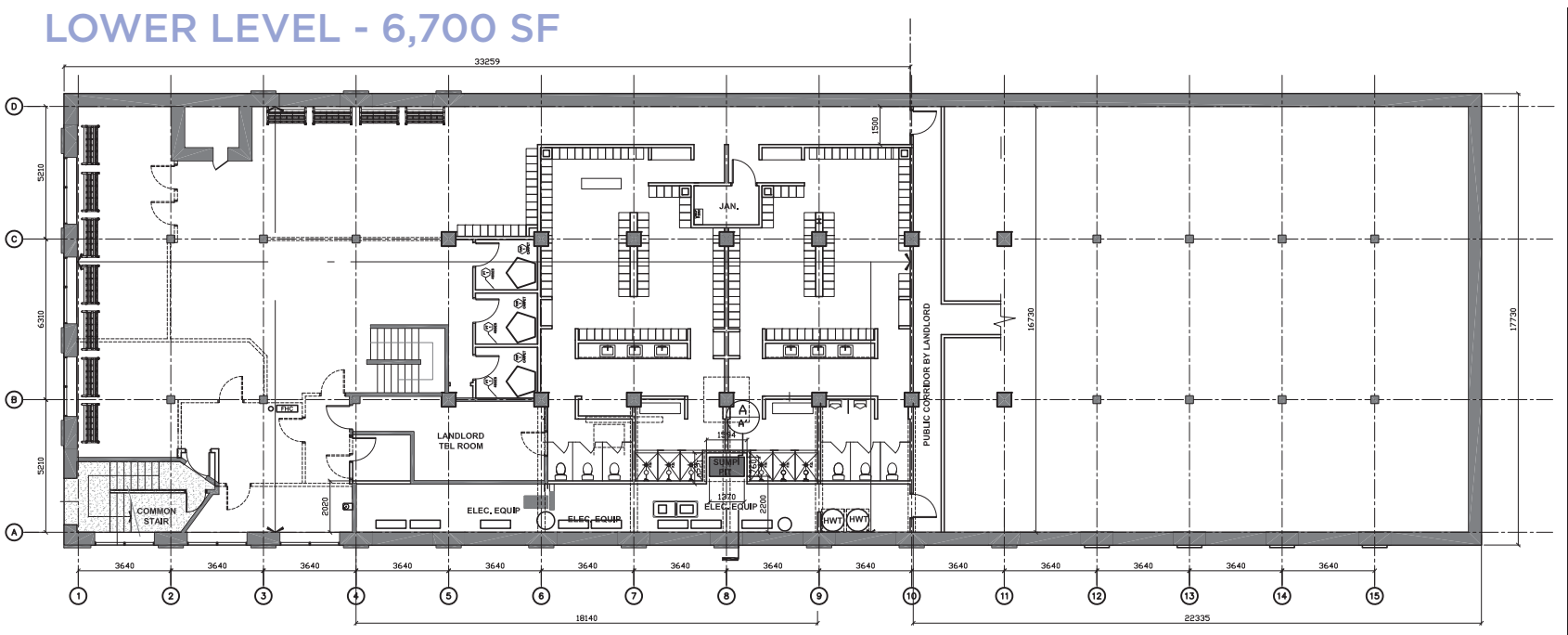
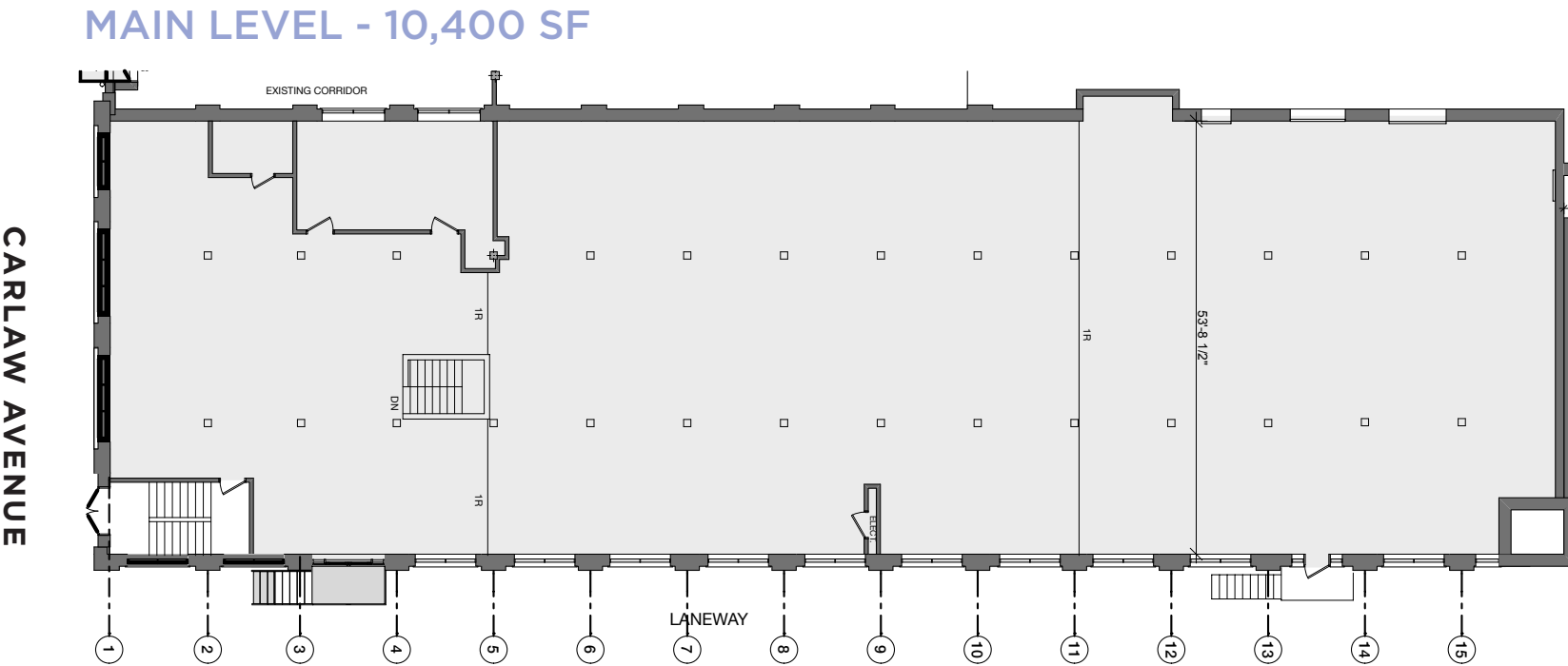
OPPORTUNITY DETAILS

SIZE:	MAIN LEVEL - 10,400 SF LOWER LEVEL - 6,700 SF  *SPACE IS DIVISIBLE AND FLOORS CAN BE LEASED SEPARATELY
NET RENT:	CONTACT LISTING AGENTS
T.M.I.:	\$12.00 PSF (2024 ESTIMATE)
AVAILABLE:	TBD
IDEAL USE:	FITNESS & WELLNESS CENTRE, RESTAURANT, FASHION RETAIL, GALLERY SPACE, EXPERIENTIAL RETAIL

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HIGHLIGHTS

- OPEN FLOOR PLAN, WITH BRICK AND BEAM LOFT AESTHETIC, AND IMPRESSIVE CEILING HEIGHTS
- PATIO POTENTIAL
- INCREDIBLE SIGNAGE AND BRANDING OPPORTUNITIES
- SPACE IS CURRENTLY HOME TO HONE FITNESS - WHO INVESTED OVER \$1 MILLION IN TENANT IMPROVEMENT
- WASHROOM AND CHANGE-ROOM FACILITIES IN THE BASEMENT
- LOCATED STEPS TO QUEEN & CARLAW INTERSECTIONS, ONE OF THE BUSIEST INTERSECTIONS IN THE LESLIEVILLE NEIGHBOURHOOD
- HIGHLY ACCESSIBLE VIA PUBLIC TRANSIT WITH THE QUEEN STREETCAR AND 72 PAPE BUS RIGHT OUTSIDE THE DOOR
- IMMEDIATE AREA CO-TENANTS: SPINCO, CULTURE ATHLETICS, MORRISON & CO, KOTN, SHOPPERS DRUG MART



FLOOR PLANS





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## DOWNTOWN TORONTO

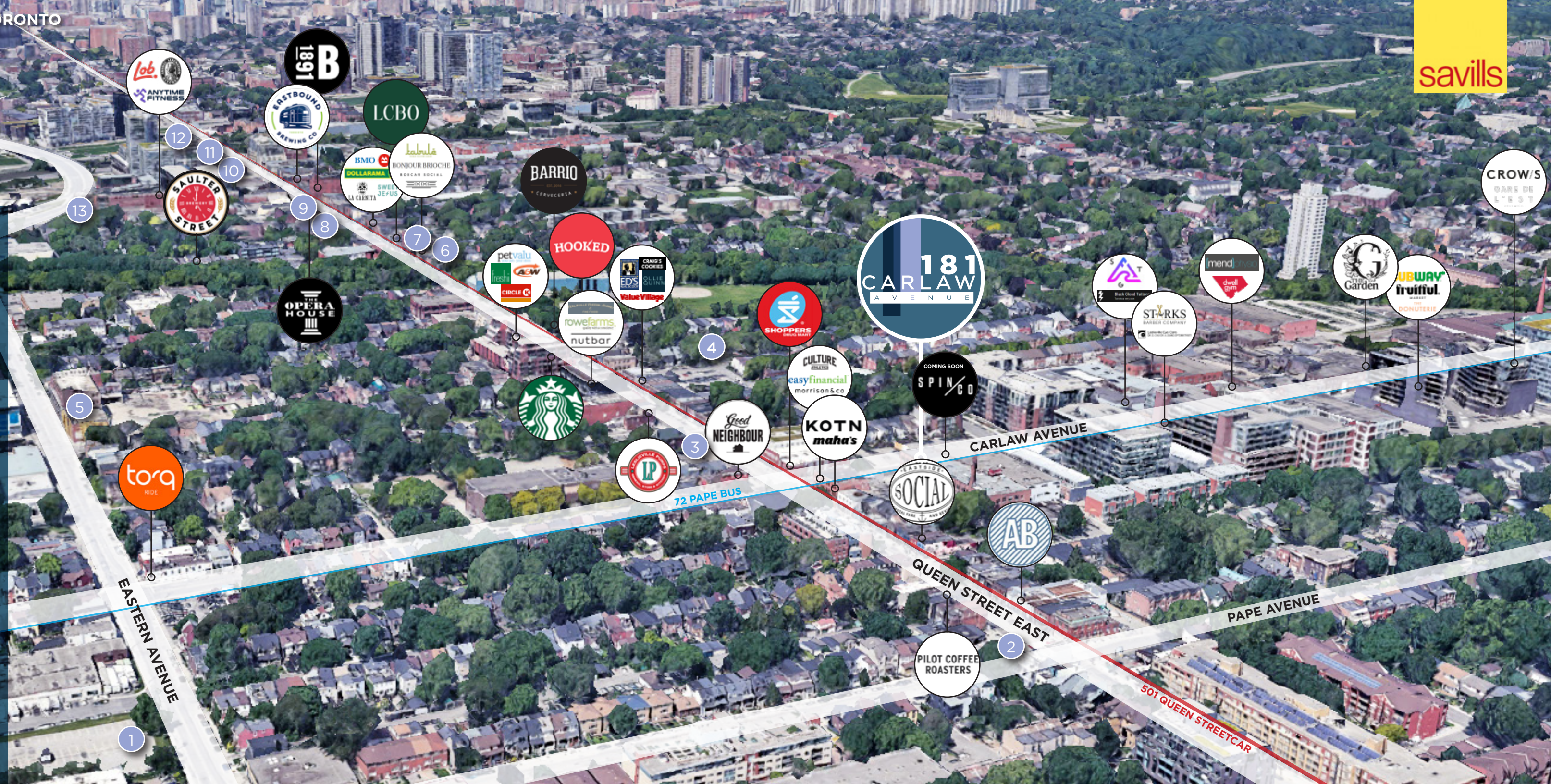
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### CONDO DEVELOPMENTS

#### • NEW CONSTRUCTION/TO BE COMPLETED •

- |  |   |
|--|---|
| 1. <b>STUDIO CENTRE (HOTEL, OFFICE, RETAIL)</b><br>Pre-construction<br>Completion: TBA             | 7. <b>786 QUEEN STREET E</b><br>Pre-construction<br>6 storeys; 15 units<br>Completion: Winter 2024 (est.) |
| 2. <b>THE GROVE CONDOS</b><br>Pre-construction<br>6 storeys; 28 units<br>Completion: TBA           | 8. <b>BIBLIO LOFTS</b><br>Construction<br>7 storeys; 28 units<br>Completion: Spring 2025 (est.)           |
| 3. <b>929 QUEEN STREET E</b><br>Pre-construction<br>9 storeys; 69 units<br>Completion: TBA         | 9. <b>751 QUEEN STREET E</b><br>Pre-construction<br>5 storeys; 9 units<br>Completion: TBA                 |
| 4. <b>263 LOGAN AVE TOWNHOMES</b><br>Pre-construction<br>4 storeys; 6 units<br>Completion: TBA     | 10. <b>685 QUEEN EAST E (RENTAL)</b><br>Construction<br>5 storeys; 26 units<br>Completion: TBA            |
| 5. <b>WONDER CONDOS</b><br>Construction<br>8 storeys; 289 units<br>Completion: Spring 2023         | 11. <b>641 QUEEN EAST E</b><br>Pre-construction<br>9 storeys; 94 units<br>Completion: TBA                 |
| 6. <b>8 DEGRASSI STREET (RENTAL)</b><br>Pre-construction<br>5 storeys; 17 units<br>Completion: TBA | 12. <b>RIVERSIDE SQUARE</b><br>Construction<br>5 storeys; 84 units<br>Completion: 2024                    |
|  | 13. <b>21 BROADVIEW AVE CONDOS</b><br>Pre-Construction<br>12, 3 storeys; 340 units<br>Completion: TBA     |

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# LESLIEVILLE & RIVERSIDE

An artistic and creative community; the Leslieville and Riverside area is home to a variety of cafes, restaurants, craft beer breweries, retro shops, gyms and salons, as well as vibrant residential streets where many young families have set down roots.

Historically known as Toronto's Film District, there are a number of studio lots that call this neighbourhood home; surrounding streets and buildings are often used as their cinematic backdrop.

Queen Street East in particular has seen a huge resurgence and revitalization in the last decade. This has come in the form of dozens of condo developments, building redevelopments (most notably The Broadview Hotel) and a host of new and established businesses opening their doors on the east end street.



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## AREA DEMOGRAPHICS



**26,816**

TOTAL  
POPULATION

**28,859**

DAYTIME  
POPULATION

**\$151,324**

AVG. HOUSEHOLD  
INCOME

**+31,000**

TRAFFIC  
COUNT

**40**

MEDIAN  
AGE



Stats taken within 1KM of  
181 Carlaw Avenue  
Source: Esri Demographics 2023



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The Savills logo consists of a solid yellow square with the word "savills" in a lowercase, red, sans-serif font positioned at the bottom right of the square.

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