

RETAIL OPPORTUNITIES

AT



722 SF UP TO **3,782 SF**
AVAILABLE FOR LEASE

menkes

savills



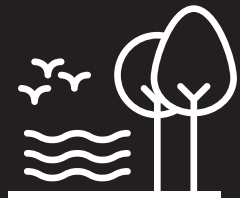
25 STOREY
CLASS “AAA”
OFFICE BUILDING,
LEED PLATINUM
CERTIFICATION



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



CANADA GOOSE®

115,000 SF OFFICE

RICHARDSON
Wealth

90,000 SF OFFICE



TORONTO
REGION
BOARD OF TRADE

65,000 SF OFFICE

Scotiabank

4,600 SF RETAIL



UNITY
FITNESS
HARBOURFRONT

42,000 SF RETAIL



30,000 SF RETAIL

DARK HORSE
ESTD. 2006
ESPRESSO BAR TORONTO

700 SF RETAIL



RETAIL OPPORTUNITIES

LEVEL 1

RESTAURANT/RETAIL	1,581 SF
QSR/RETAIL	3,782 SF (DEMISING OPTIONS AVAILABLE)
RESTAURANT/RETAIL	1,820 SF
SECURED TENANTS:	
LCBO	25,000 SF
SCOTIABANK	4,600 SF
DARK HORSE ESPRESSO BAR	700 SF

LEVEL 2

RETAIL	7,000 SF	LEASED
RETAIL	3,000 SF	LEASED

SECURED TENANTS:

UNITY FITNESS	42,000 SF
FARM BOY	30,000 SF

NET RENT CONTACT LISTING AGENTS

T.M.I. (2026 ESTIMATE) SOUTH BUILDING: \$20.03 PSF
NORTH BUILDING: \$19.90 PSF

AVAILABLE IMMEDIATELY



FLOOR PLANS

LEVEL 1

FUTURE RETAIL

COMPLETE
2026 RETAIL FIXTURING

FUTURE RETAIL 1
27,000 SF

FUTURE RETAIL 2
14,000 SF

DOWNES ST. (AKA HARBOUR ST.)

FREELAND ST.

FUTURE 2.5 ACRE
PUBLIC PARK

COOPER ST.

LCBO

QUEENS QUAY E

NEW ST.

DARK HORSE
ESTD. 2006
ESPRESSO BAR TORONTO

N

Scotiabank.

SALES
CENTRE

RESTAURANT/RETAIL
1,820 SF

RESTAURANT/RETAIL
1,581 SF

QSR/RETAIL
3,782 SF

DEMISING OPTIONS
CRU 1: 1,822 SF
CRU 2: 1,238 SF
CRU 3: 722 SF



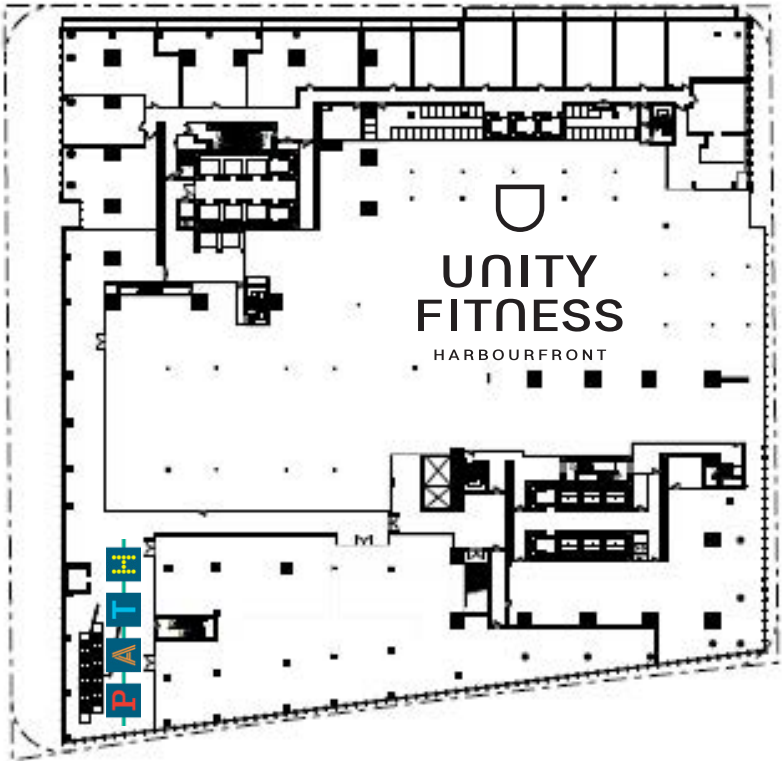
FLOOR PLANS
LEVEL 2

PATH
BRIDGE TO 1 YONGE

FUTURE RETAIL 1
44,000 SF

FUTURE RETAIL

COMPLETE
2026 RETAIL FIXTURING



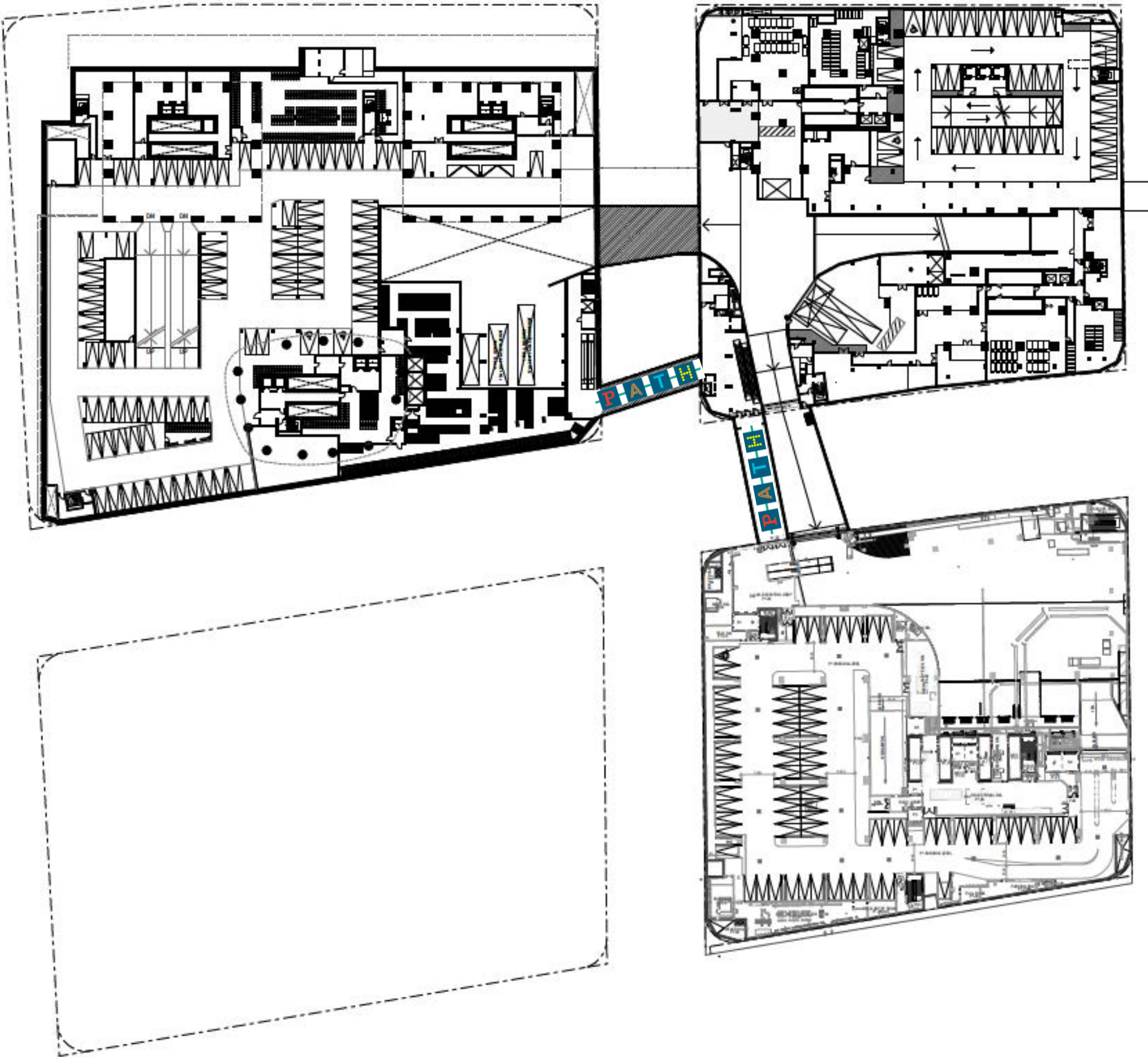
RETAIL
7,000 SF

RETAIL
3,000 SF

LEASED



FLOOR PLANS
LEVEL P1





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



NOW OPEN



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

PIER 27 PHASE 3
- 14

PINNACLE ONE YONGE
- 15

DANIELS WATERFRONT
- 16

MENKES WIC
- 17

QUAY HOUSE
- 18

LAKESIDE PHASE 2
- 19

180 QUEENS QUAY E
- 20

QUAYSIDE DEVELOPMENT
- 21

AQUALINA
- 22

T3 BAYSIDE
- 23

AQUAVISTA
- 24

AQUABELLA
- 25

AQUALUNA
- 26

307 LAKE SHORE BLVD E
- 27

NO. 31 CONDOS

COMPLETE PROJECTS

CONSTRUCTION/PRE-CONSTRUCTION

EAST BAYFRONT





EAST BAYFRONT

D E M O G R A P H I C S



54,842
TOTAL POPULATION



40,000
JOBS ADDED TO
EAST BAYFRONT



10,000
STUDENTS
(GEORGE BROWN
WATERFRONT CAMPUS)
SOURCE: TORONTO STAR DEC. 2023



39
AVG. AGE



157,651
DAYTIME POPULATION



\$154,167
AVG. HOUSEHOLD INCOME



14,000+
NEW CONDO UNITS

1 KM RADIUS FROM SUGAR WHARF
SOURCE: ESRI DEMOGRAPHICS 2025



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