

Colliers

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For Lease

# Flagship Restaurant Opportunity

40 Hanna Avenue

In the Heart of Toronto's Liberty Village



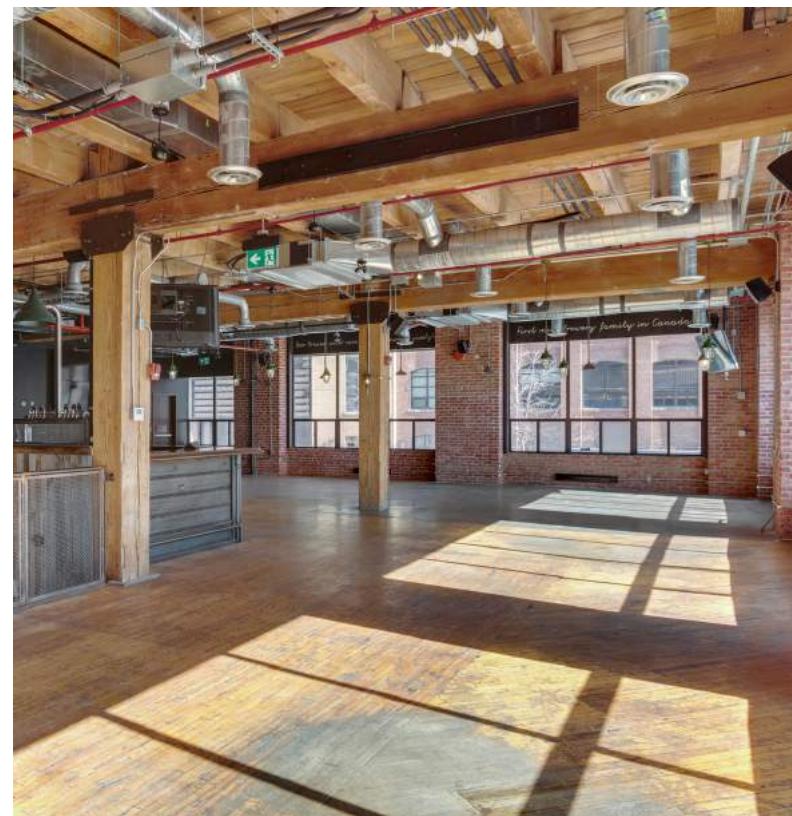
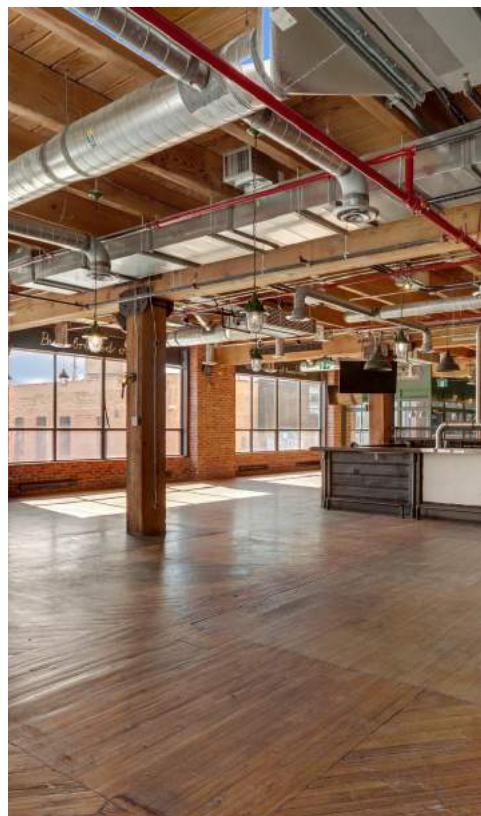
Accelerating success.



## Overview

40 Hanna Avenue, an iconic brick and beam building is a flagship restaurant location in the heart of Liberty Village. As one of the fastest growing live/work areas in the city and well-stocked with some of the city's most popular eateries, watering holes and shopping destinations, Liberty Village attracts a young urban population.

The neighbourhood offers an excellent combination of transit options, including immediate access to King Street streetcar, GO Transit and the Bloor subway via the Ossington Bus.



## 40 Hanna Avenue

Potential Configurations:

Option 1:

Ground Floor - **6,100 sf**

Option 2:

Ground Floor + Second Floor (5,300 sf) - **11,400 sf**

## Features



Large south facing **patio** available adjacent to new public space



Space will be provided with restaurant **infrastructure in place** - exhaust, coolers, freezers, staff areas, washrooms - and existing improvements removed back to a clean shell



Directly across from key anchor **retailers**, including: Organic Garage, West Elm, LCBO, Starbucks & Goodlife



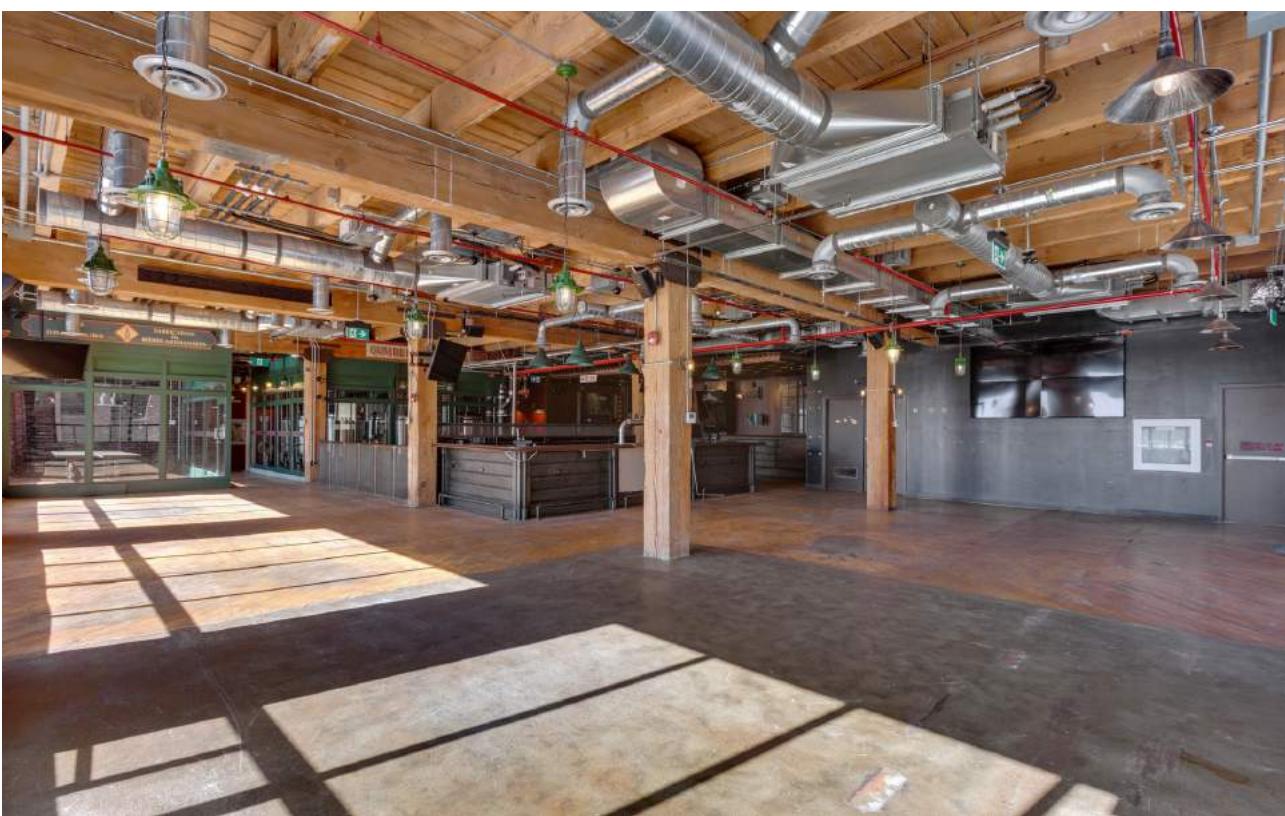
High wood ceilings, concrete floors, exposed brick and **lots of natural light**



Flexible **demising options** available

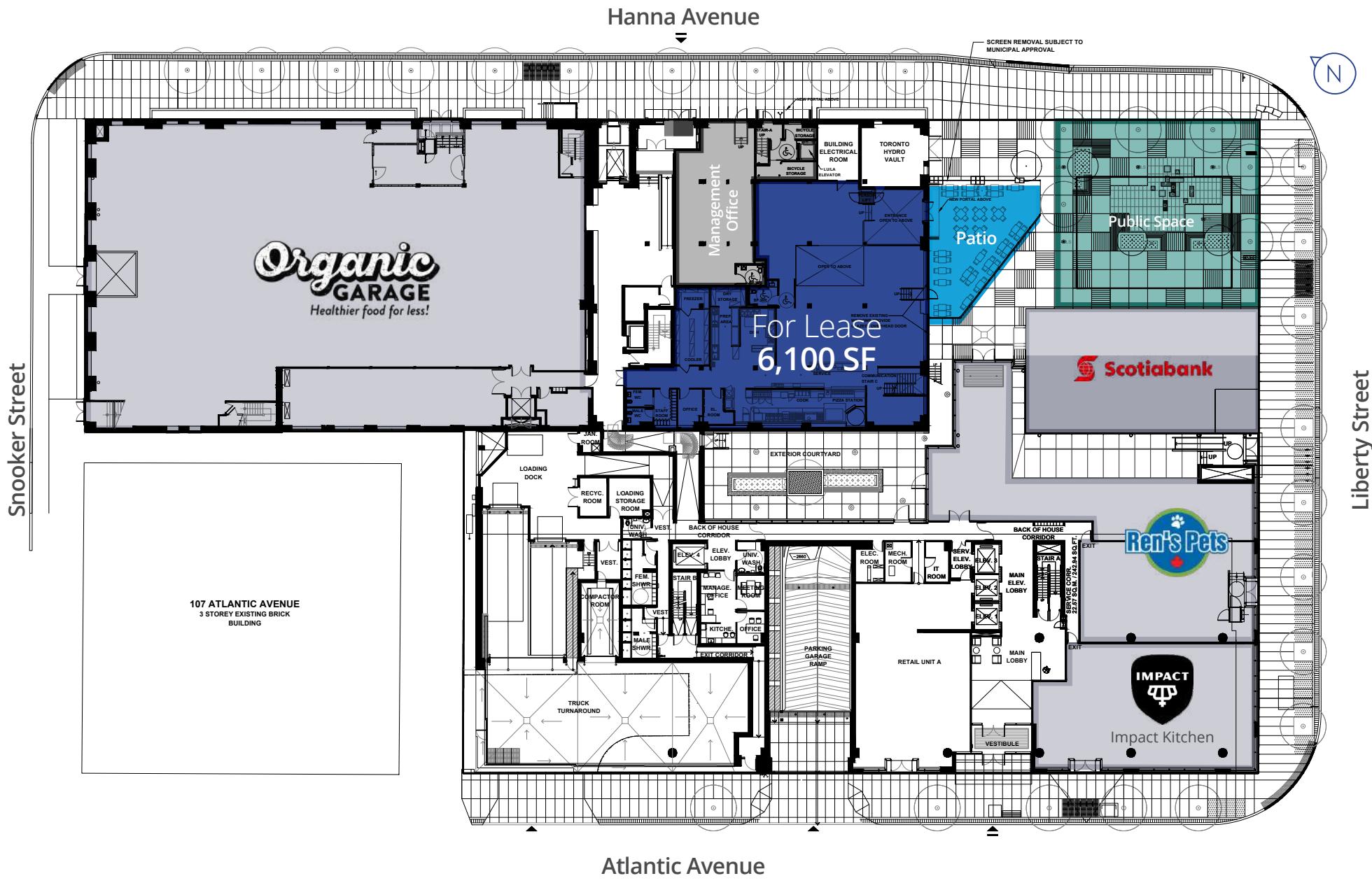


Ceiling Heights **11'-13'** approx.



40 Hanna Avenue

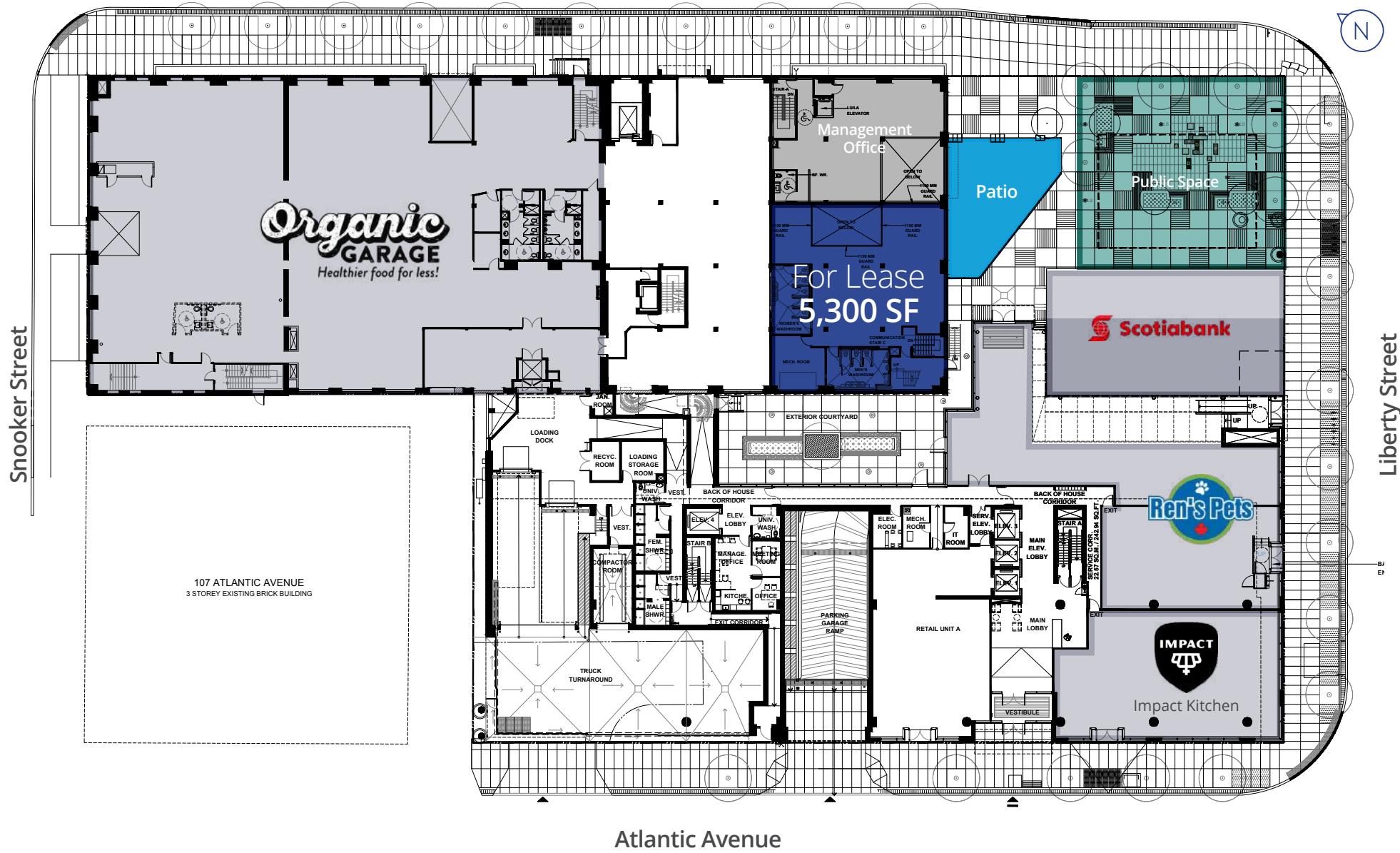
# Ground Floor Site Plan



40 Hanna Avenue

# Second Floor Site Plan

Hanna Avenue



Atlantic Avenue



### Did You Know..?

You can now get to Liberty Village from Union Station in the same time as walking or taking the streetcar to King Street West and Spadina Ave.

**It is that fast now with the Exhibition GO Stop.**



# Surrounding Amenities

40 Hanna Avenue



40 Hanna Avenue

# Area Demographics

Within a 5 min drive



59,367  
Total Households



95,848  
Daytime Population



118,139  
Population



36.3  
Median Age



\$83,656  
Median Household  
Income

40 Hanna Avenue

## About

Kevric is a leader in the Canadian real estate industry.

The company specializes in the redevelopment and repositioning of existing properties and the development of new properties primarily in Montreal, Toronto, and the Ottawa / Gatineau national capital district.

Kevric's solid reputation for creating value in real estate is built on 15 years of success. Its innovative but meticulous approach sets it apart in a very competitive industry.

Kevric brings a proactive and results oriented approach management style to bear in all its activities, whether it's a large scale construction project or an existing mixed use property.



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