

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



Daniels

LCBO

LCBO



SECURED TENANTS

92%
OF OFFICE PORTION IS
NOW LEASED!

LCBO



RICHARDSON
Wealth



Scotiabank



DARK HORSE
ESTD. 2004
ESPRESSO BAR TORONTO



25,000 SF RETAIL
250,000 SF OFFICE HQ

115,000 SF OFFICE

90,000 SF OFFICE

65,000 SF OFFICE

4,600 SF RETAIL

42,000 SF RETAIL

30,000 SF RETAIL

700 SF RETAIL

1,900 SF RETAIL



RETAIL OPPORTUNITIES

LEVEL 1

| | |
|-------------------------|---------------------------------------|
| RESTAURANT/RETAIL | 1,581 SF |
| QSR/RETAIL | 3,782 SF (DEMISING OPTIONS AVAILABLE) |
| SECURED TENANTS: | |
| LCBO | 25,000 SF |
| SCOTIABANK | 4,600 SF |
| DARK HORSE ESPRESSO BAR | 700 SF |
| STARBUCKS | 1,900 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. (2024 ESTIMATE) | SOUTH BUILDING: \$20.03 PSF NORTH BUILDING: \$19.90 PSF | |
| AVAILABLE | IMMEDIATELY | |



FLOOR PLANS

LEVEL 1

FUTURE RETAIL

COMPLETE/UNDER CONSTRUCTION
2024 RETAIL FIXTURING

FUTURE RETAIL 1
27,000 SF

FUTURE RETAIL 2
14,000 SF

FREELAND ST.

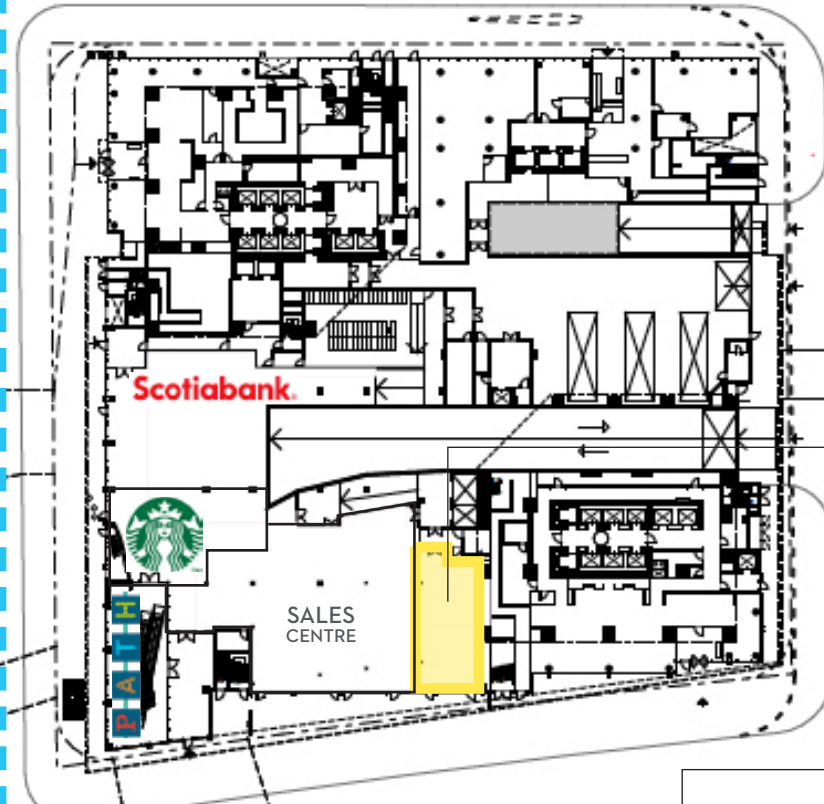
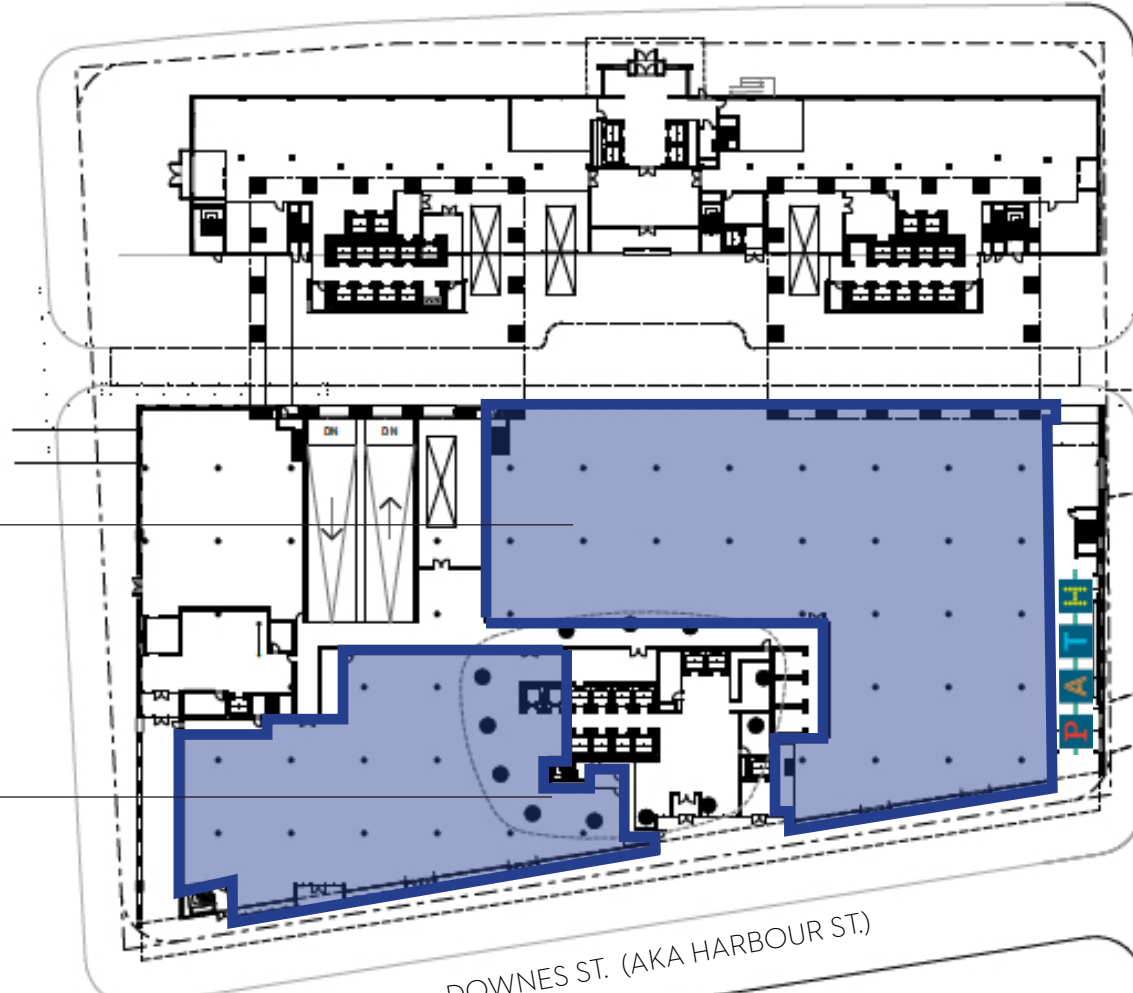
DOWNES ST. (AKA HARBOUR ST.)

FUTURE 2.5 ACRE
PUBLIC PARK

COOPER ST.

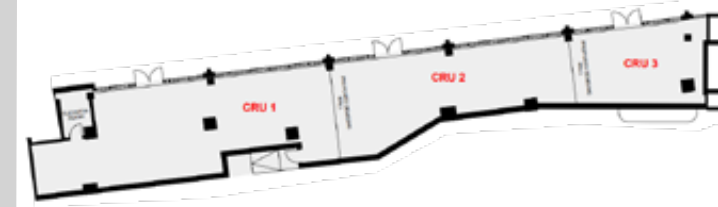
QUEENS QUAY E

NEW ST.

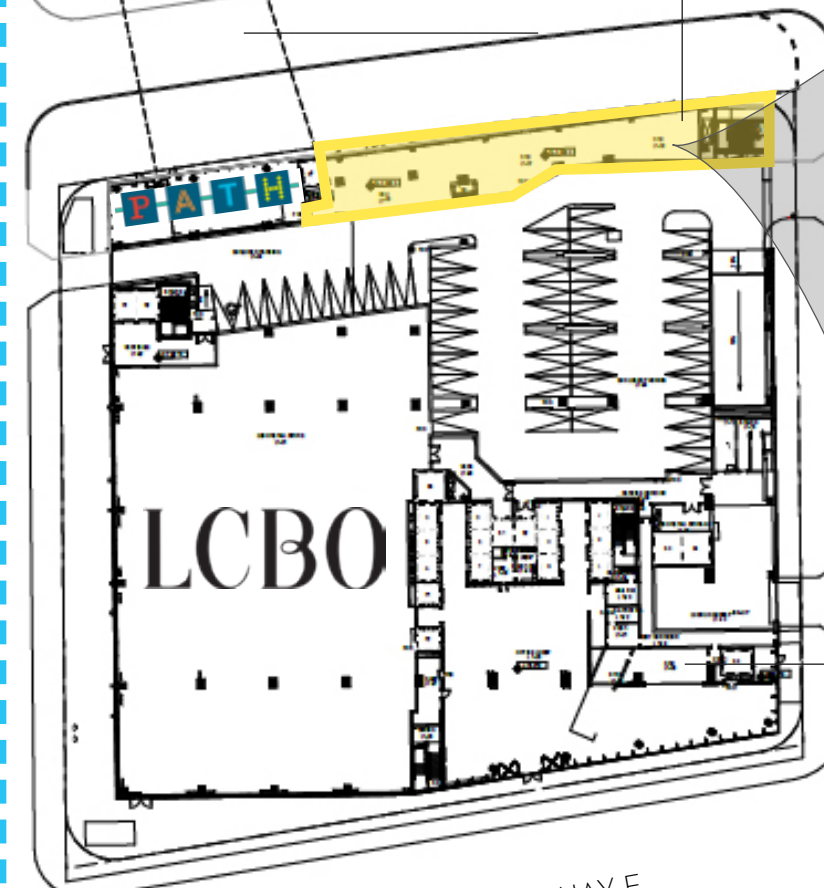


RESTAURANT/RETAIL
1,581 SF

QSR/RETAIL
3,782 SF



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



FLOOR PLANS

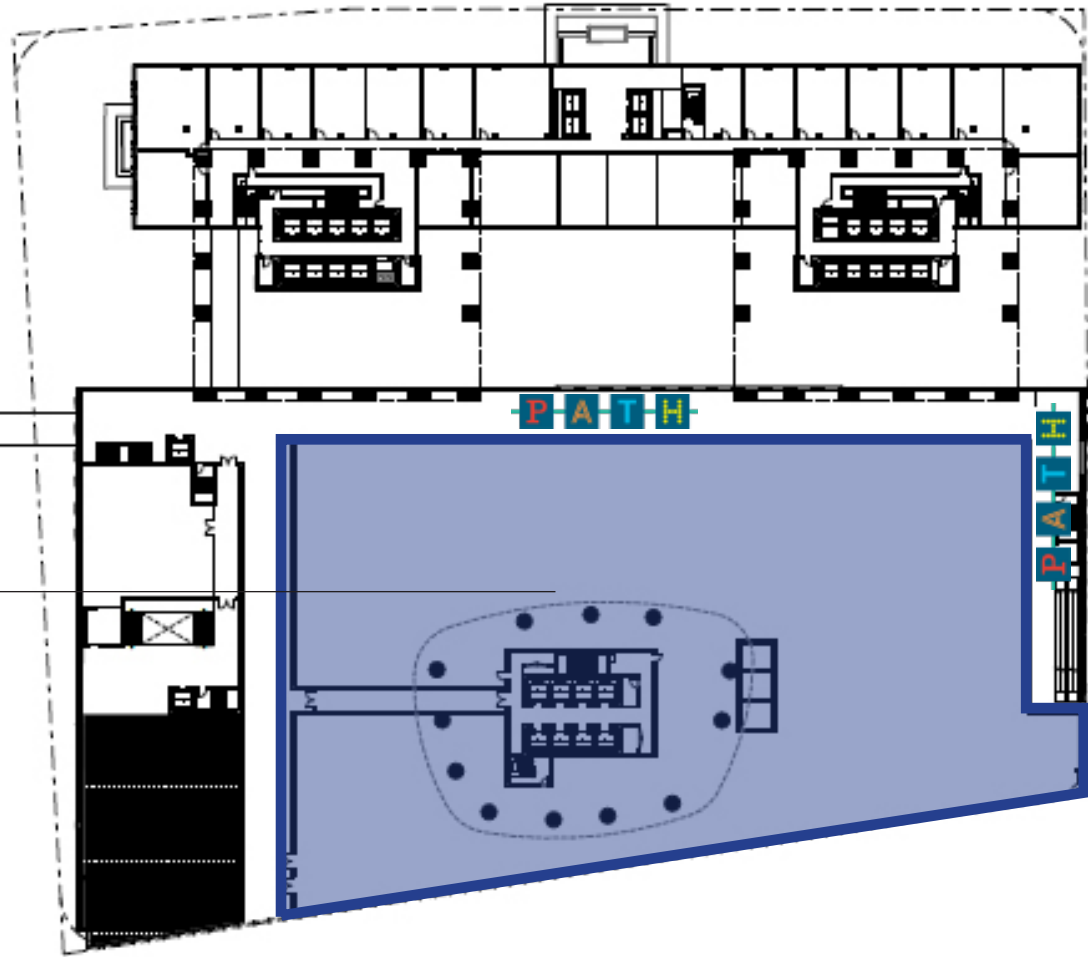
LEVEL 2

FUTURE RETAIL

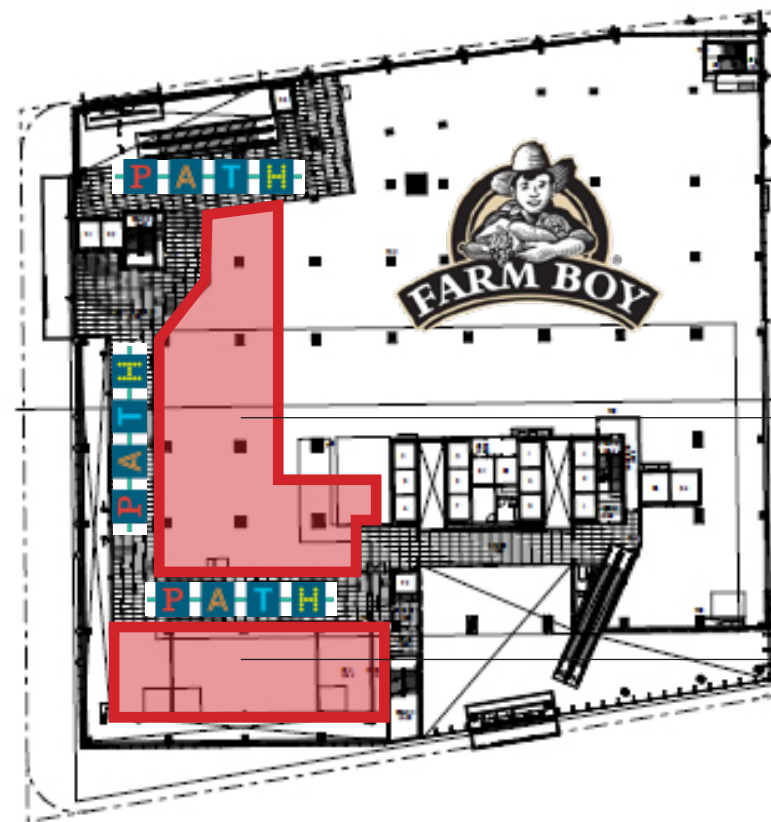
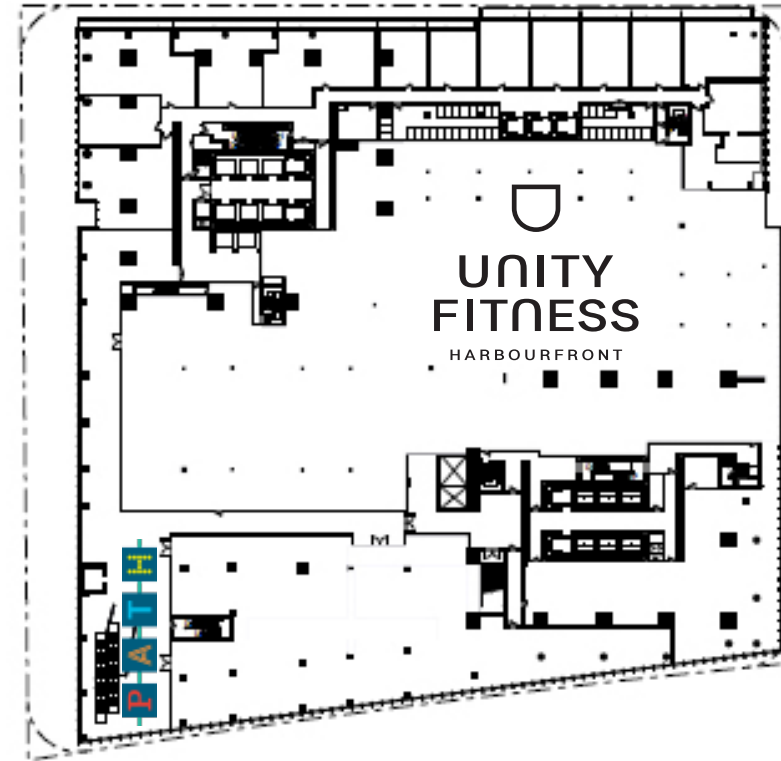


BRIDGE TO 1 YONGE

FUTURE RETAIL 1
44,000 SF



COMPLETE/UNDER CONSTRUCTION
2024 RETAIL FIXTURING



RETAIL
7,000 SF

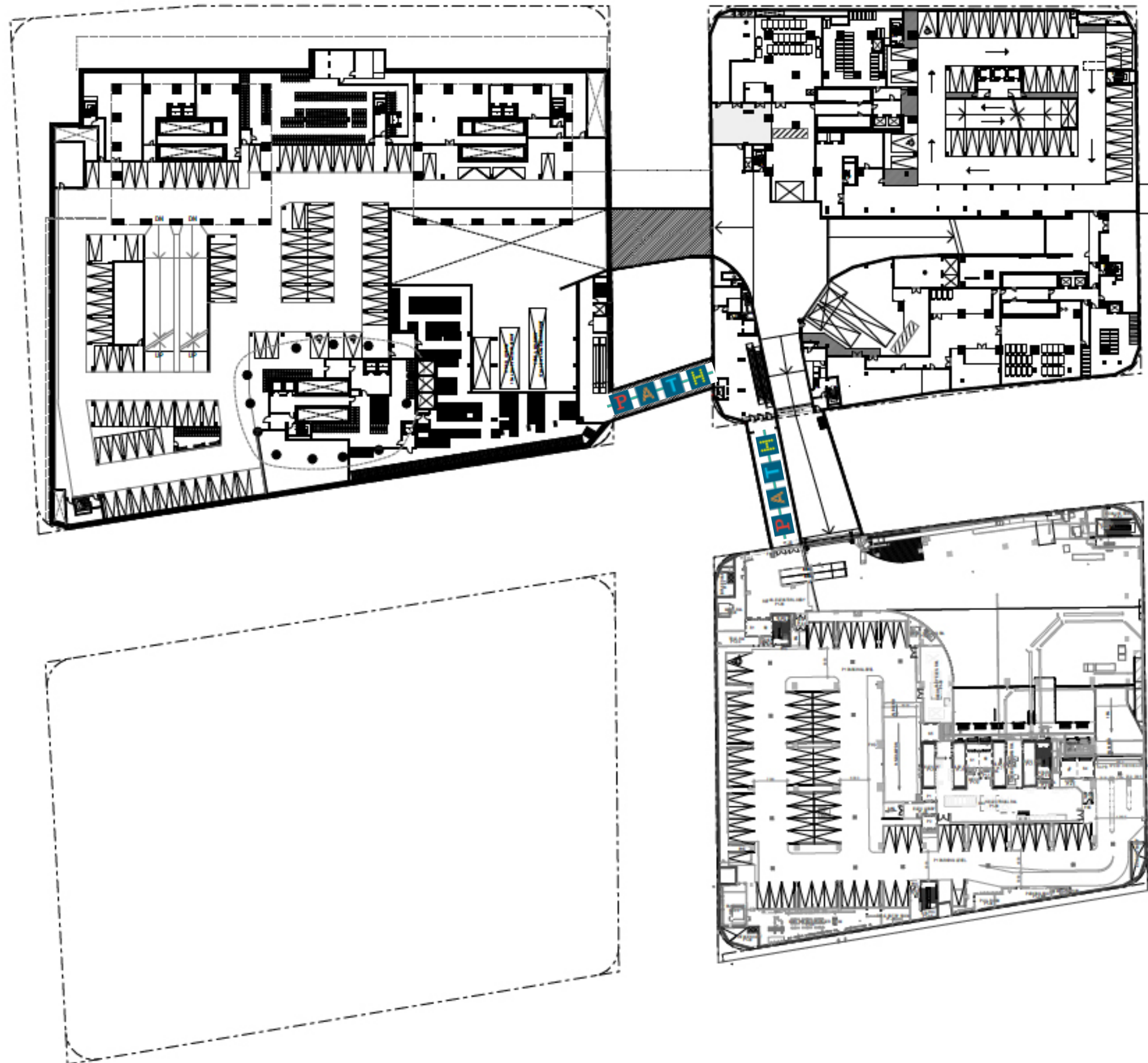
RETAIL
3,000 SF

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 RESIDENCES
- 19 MONDE
- 20 QUAYSIDE (3 BUILDINGS)
THE WESTERN, THE OVERSTORY, TIMBER HOUSE
- 21 AQUALINA
- 22 T3 BAYSIDE
- 23 AQUAVISTA
- 24 AQUABELLA
- 24 AQUALUNA
- 26 QUAYSIDE
- 27 307 LAKE SHORE BLVD E

-  COMPLETE PROJECTS
-  CONSTRUCTION/PRE-CONSTRUCTION

EAST BAYFRONT



← BILLY BISHOP AIRPORT
SUGAR WHARF RETAIL

EAST BAYFRONT

DEMOGRAPHICS



43,773 + 40,000
TOTAL POPULATION
+ FUTURE ADDED
POPULATION



40,000
JOBS ADDED TO
EAST BAYFRONT



+2,000
STUDENTS/YR
(GEORGE BROWN
WATERFRONT CAMPUS)



35
AVG. AGE



171,426
DAYTIME POPULATION



\$131,857
AVG. HOUSEHOLD INCOME



14,000+
NEW CONDO UNITS

1 KM RADIUS FROM SUGAR WHARF
SOURCE: ESRI DEMOGRAPHICS 2023



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