



RETAIL PRE-LEASING

# CONCORD CANADA HOUSE

SPADINA AVE AND BREMNER BLVD



**CONCORD**  
COMMERCIAL PROPERTIES



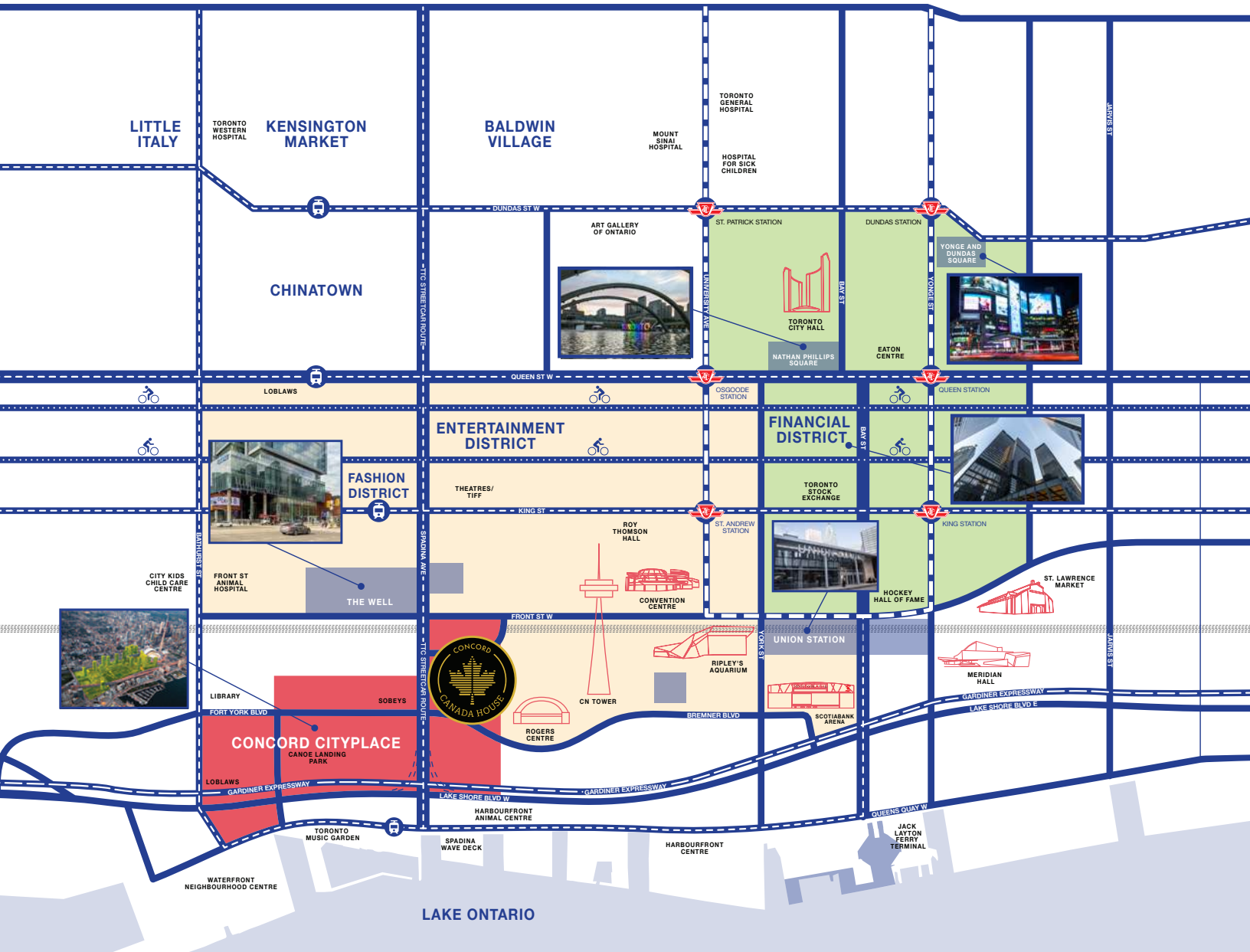
# EXECUTIVE SUMMARY

Concord Canada House is the final addition to the Concord CityPlace Community. This development located at the intersection of Spadina Avenue & Bremner Boulevard, will showcase over 12,000 SF of retail space, spanning over 8 retail units, over 25,000 SF of occupied office space on the upper podium.

- Two residential towers standing 79 & 81 stories, respectively.
- Retail units ranging from 591 SF to 2,968 SF with possibilities of configurable units.
- Boasting ceiling heights up to 21' with retail frontage up to 100'.
- Dedicated underground commercial parking, featuring EV charging, a touch-less carwash and dedicated car share space.
- Easy access to Gardiner Expressway and transit
- Anticipated retail occupancy slated for 2025, Now PRE-LEASING.



# LOCATION



## Population

1 KM Radius  
32,633  
3 KM Radius  
353,057



## Average Age

1 KM Radius  
42.2  
3 KM Radius  
41.1



## Average Household Income

1 KM Radius  
\$182,899  
3 KM Radius  
\$157,716



# FIND YOURSELF AT A TRUE CROSSROAD OF CONNECTION

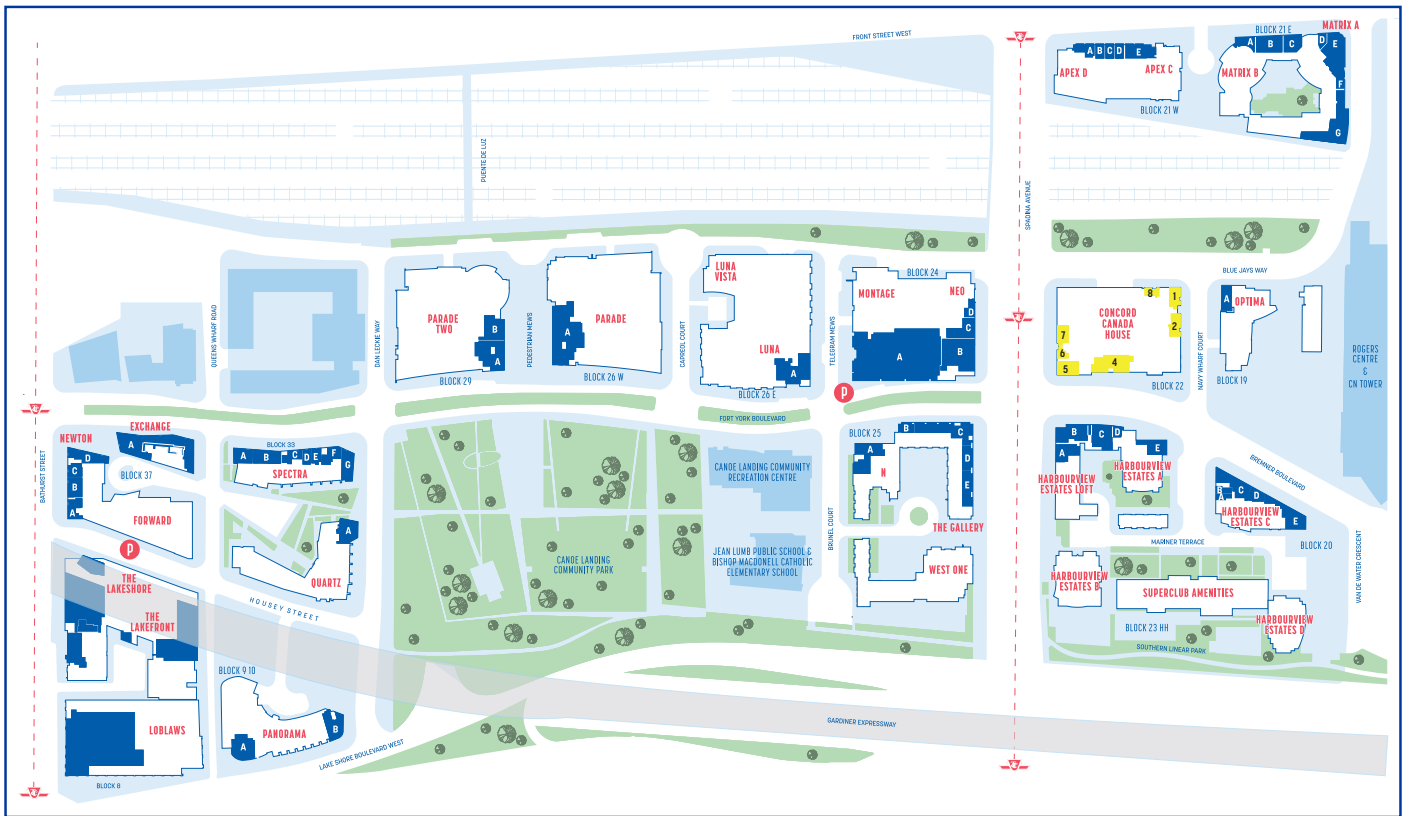
Concord Canada House located at the intersection of Spadina Avenue and Bremner Boulevard in the heart of downtown Toronto. This location provides a true crossroad making this site one of the most accessible developments in the downtown core. Just steps from landmarks like Toronto's CN tower, Rogers Centre, and Ripley's Aquarium. The site of Concord Canada House is a short walk from both the Entertainment District and Financial District making this a highly sought after location. In addition to the building's geographic positioning, one can find doorstep transit connection to Toronto's Union Station and easy access to the Gardiner Expressway. All of these factors solidify the fact that Concord Canada House is truly at a crossroad of connection, accessibility and convenience.





# THE CROWN JEWEL OF CONCORD CITYPLACE

This ground-breaking development will stand out amongst the high-rise residential community at Toronto's waterfront. With towers standing at both 81 and 79 stories respectively, Concord Canada House will feature a large illuminated Maple Leaf located on the building facade with this CCH will surely stand out amongst Canada's greatest landmarks. This amazing development will feature thoughtfully curated retail space at ground level that will provide an upscale tenant mix to complement the developments residents and revolutionary design.



# COMPLEMENTARY RETAIL COMMUNITY

Concord Canada House is the final addition to a very establish Concord community. This addition of luxury retail space will be the perfect complement to the already strategically planned retail community within the 40-acre neighbourhood of Concord CityPlace. With this curated retail mix, retailers within Concord Canada House will surely benefit from the strong and growing consumer base.





# EXTRAORDINARY RETAIL SPACE

Concord Commercial Properties offers its retail partners commercial spaces that meet the future head on with thoughtful community integration, optimal retail mixes, the backing of our proven track record and range of modern retail environments. We also provide fit-outs and ongoing support to our tenants, allowing them to focus on their business and succeed. Take advantage of our optimal locations supported by a community of residents with an enduring appreciation for luxury retail, gourmet pursuits and unique entertainment experiences.

















CONCORD CITYPLACE WAY



UNIT	*AREA	*HVAC TONNAGE	*MAX CEILING HEIGHT	*POWER	*GAS	**WATER	POTENTIAL TENANT USEAGE
1	837 SF	6.0	Up to 19' 8"	100 Amps	2"	2-1/2"	Premium French Bistro
2	768 SF	5.0	Up to 21' 6"	100 Amps	2"	2-1/2"	Premium Boutique/Specialty Shop
4	2,968 SF	16.5	Up to 19' 4"	400 Amps	2"	2-1/2"	Premium full-service restaurant Bank
5	1,095 SF	6.5	Up to 17' 2"	200 Amps	2"	2"	Premium Product Display Space
6	1,617 SF	8.2	Up to 12' 5"	300 Amps	2"	2"-2 1/2"	Cafe
9	591 SF	3.5	Up to 17'	100 Amps	N/A	2"	Floral Shop Accessories Store

\*All information provided are based on current information available. Concord Adex Corp. reserves the right to make modifications, substitutions, and revisions as necessary, without prior notice. The actual square footage/dimensions may differ from the indicated floorplan.

\*\*With check meter





Concord provides thoughtfully designed signage and patio space that complement the building design for our commercial partners.



**SIGNAGE**

To establish and preserve a unified look across the retail façade of Concord Canada House, we will provide signage guidelines and best practices for the design and installation of all exterior signs.



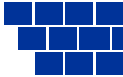
**PATIO**

All the retail units at Concord Canada House have an optional patio space—a rare property feature in many areas of the GTA. Patio spaces can be curated to animate the retail façade and create visual impact all year round.

**ADDITIONAL UNIT FEATURES**



**HIGH CEILINGS**  
17FT to 21FT



**PREMIUM CONSTRUCTION MATERIAL**



**CONFIGURABLE UNIT ARRANGEMENTS**  
497SF to 4,524SF



**WIDE FRONTAGE**  
22FT to 100FT  
\*POTENTIAL TO COMBINE CERTAIN UNITS

\*All measurements are approximate. Measurements are subject to change without prior notice. Additional rent may vary through time. Refer to lease agreement for detail definitions.



# ADDITIONAL UNIT FEATURES



## SECURITY

On-site security will ensure safety for tenants and customers



## SNOW REMOVAL

Offering tenants snow removal as part of shared facilities and property management



## PROPERTY MANAGEMENT

Professional and experienced commercial property management to provide excellent property upkeep and cater to tenant needs



## GARBAGE DISPOSAL

Dedicated commercial disposal bays



## CLEANING

Professional daily cleaning services will keep common areas in well maintained conditions



## ON SITE STORAGE

Additional underground storage available for lease to lessen tenant from off-site storage headaches



## METERING

Metering and sub-metering is setup early on to accurately track consumption



## MECHANICAL ROOMS

Bright and spacious layouts accommodate easy maintenance and future needs

# FROM GRAND ENTRANCES TO EXITS

## PARKING AMENITIES

Intelligently designed from top to bottom, the commercial parking at Concord Canada House has been planned with its retail tenants in mind. Featuring a grand drive-court, EV charging, a touchless car wash system, dedicated car share parking, Concord Canada House effortlessly blends innovation with luxury at every turn. To better accommodate the needs of our visitors and to better serve our retail community.



**EV Charging Stations**



**88 Underground Parking Spaces**



**Touchless Car Wash**

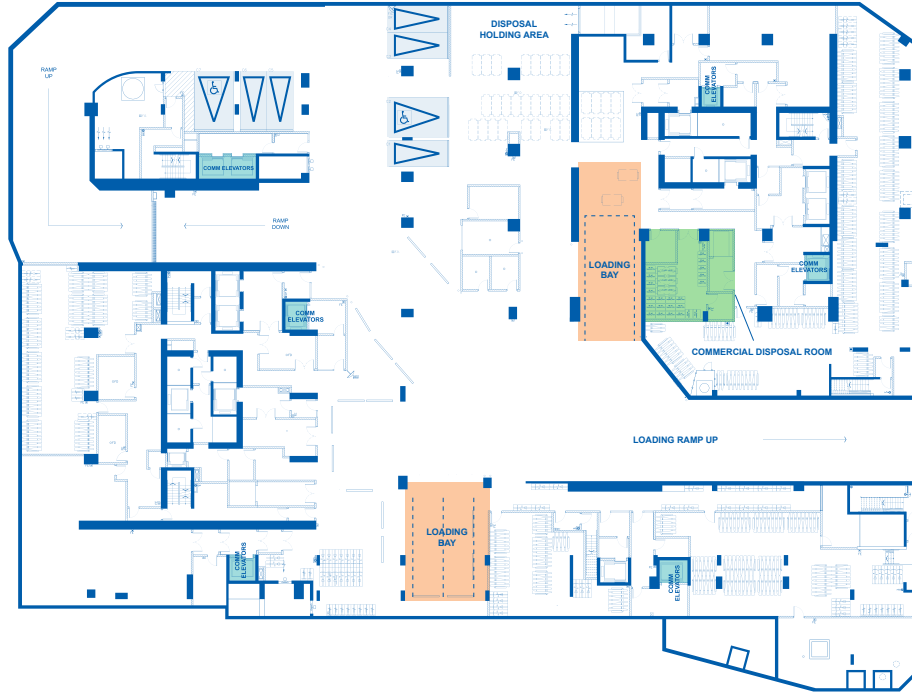


**4 Car Share**

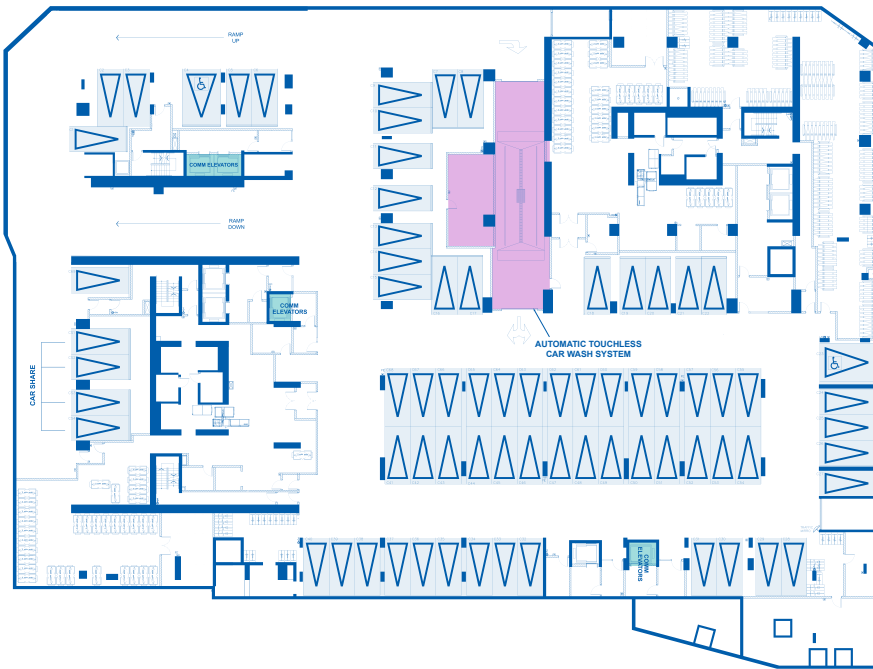


# PARKING LAYOUT

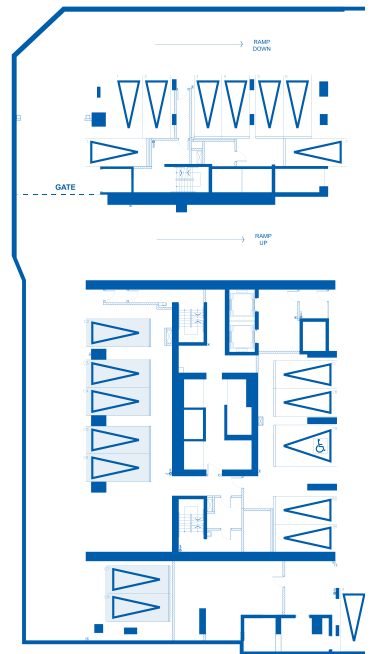
P1



P2

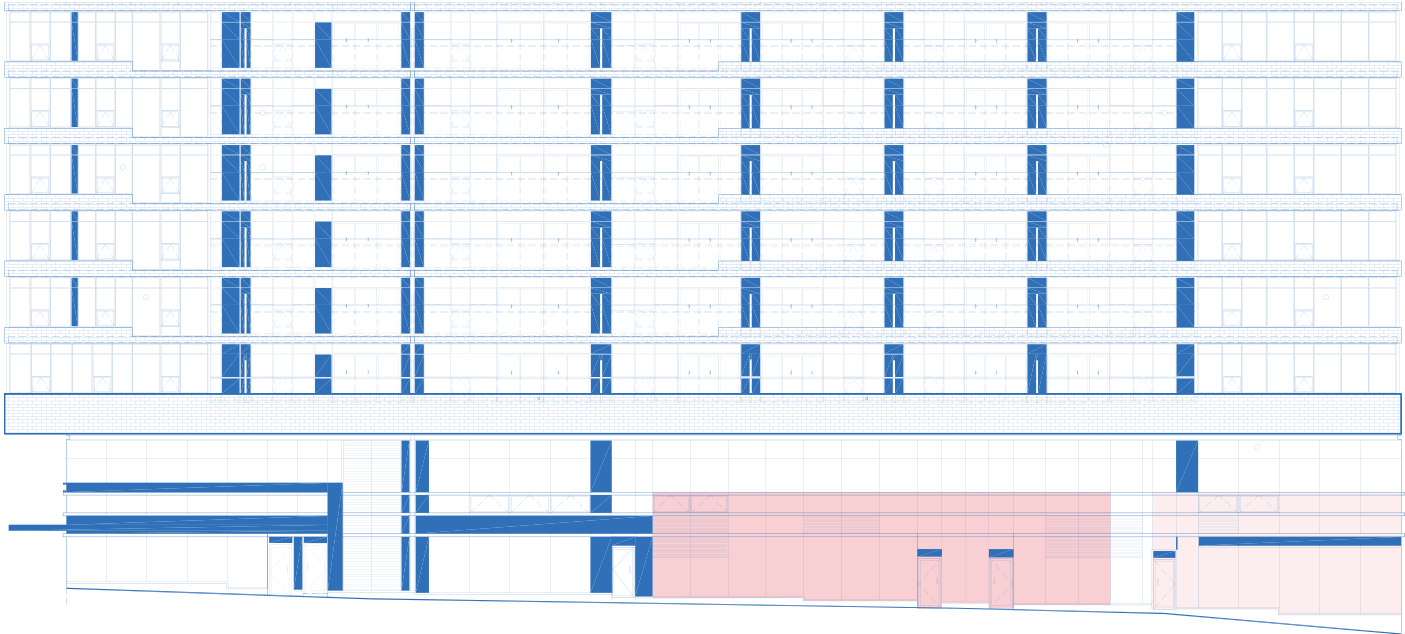


P3



# ELEVATION

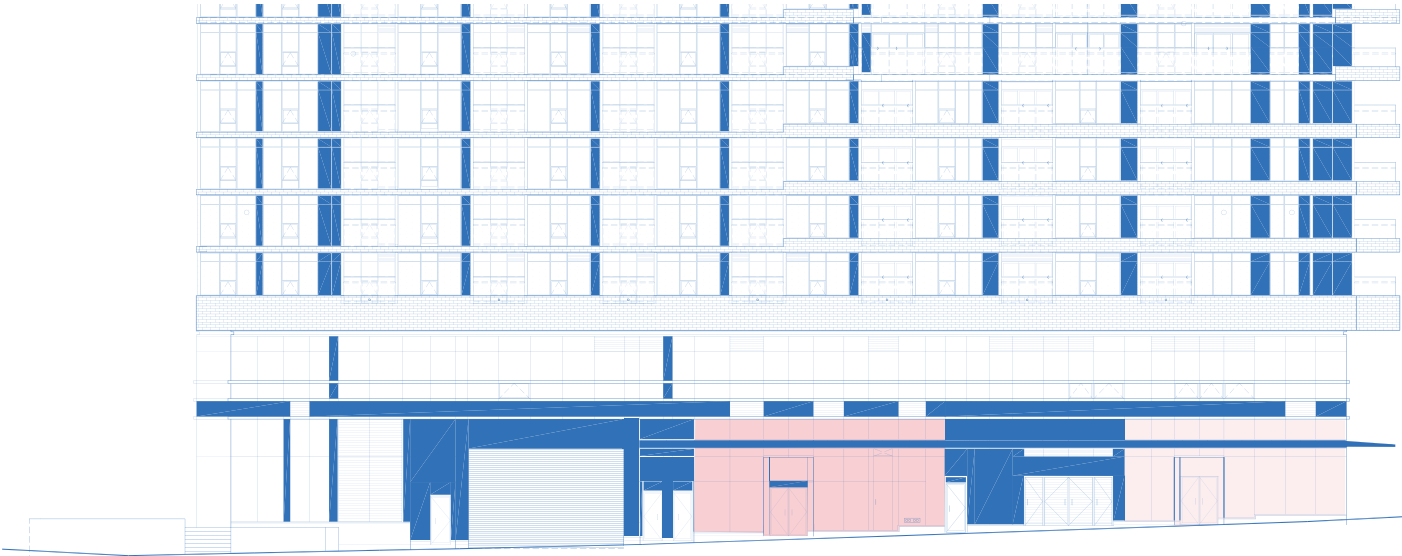
## WEST ELEVATION



UNIT 6

UNIT 5

## EAST ELEVATION



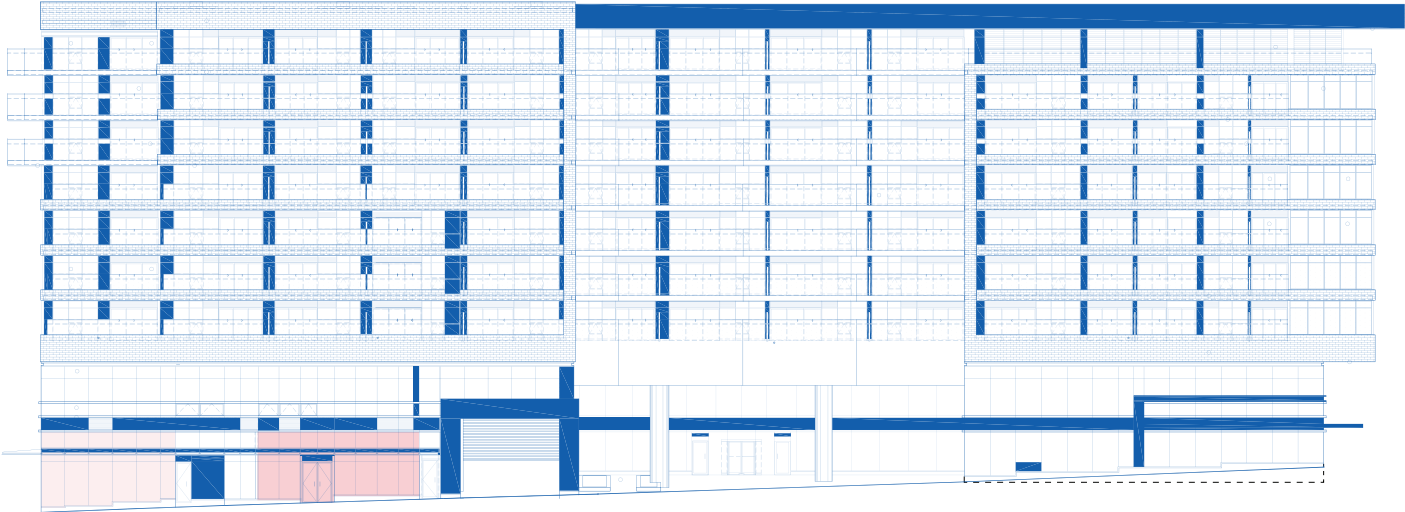
UNIT 2

UNIT 1



# ELEVATION

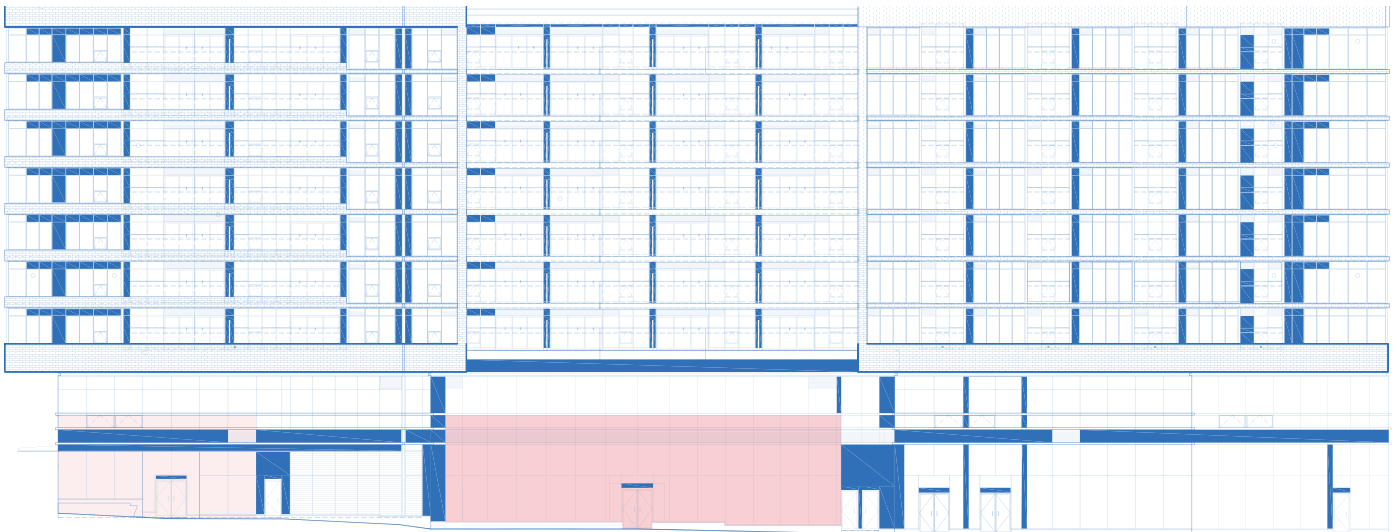
## NORTH ELEVATION



UNIT 1

UNIT 9

## SOUTH ELEVATION

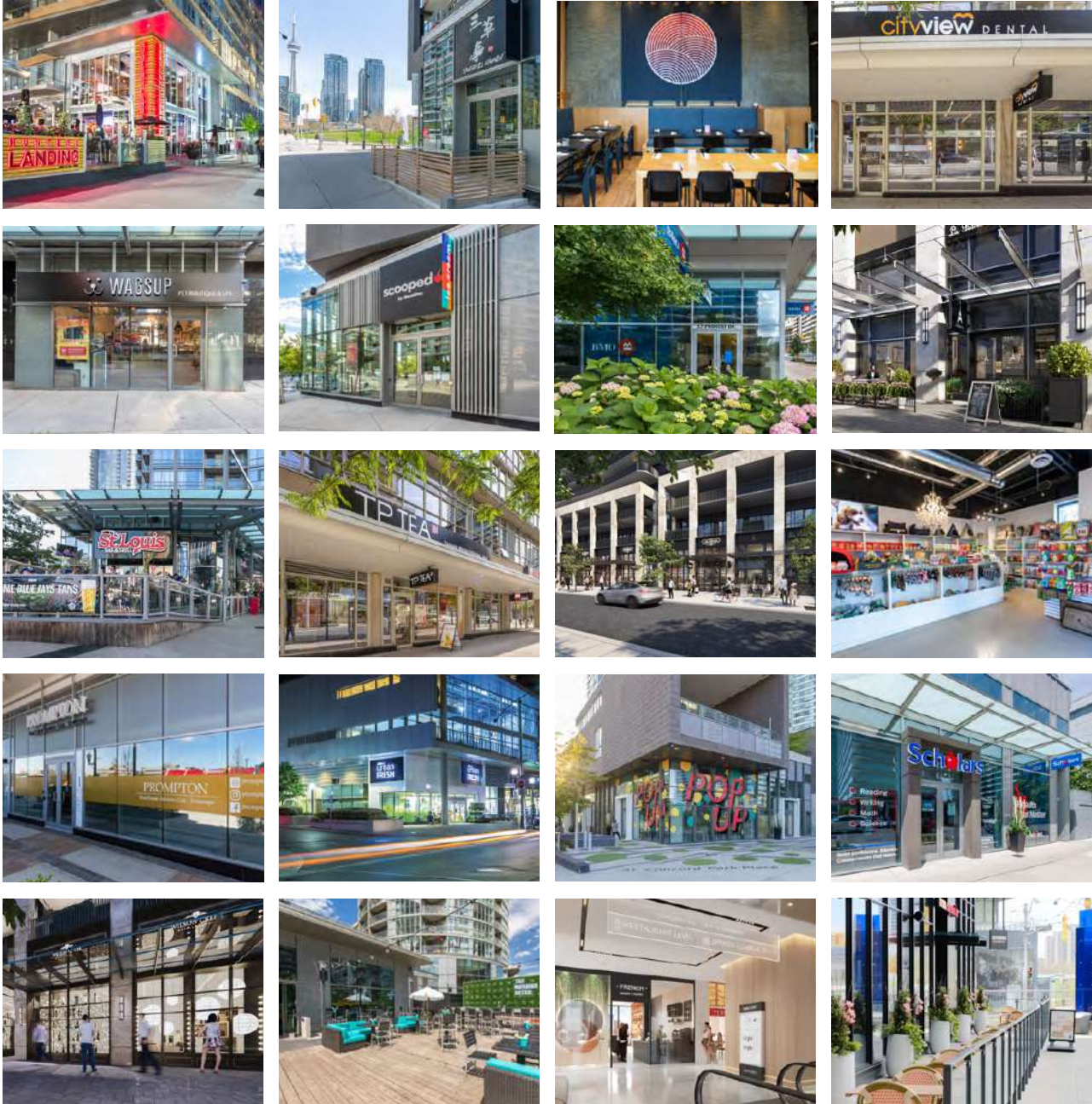


UNIT 5

UNIT 4

# WORLD OF CONCORD COMMERCIAL

WITHIN THE GTA



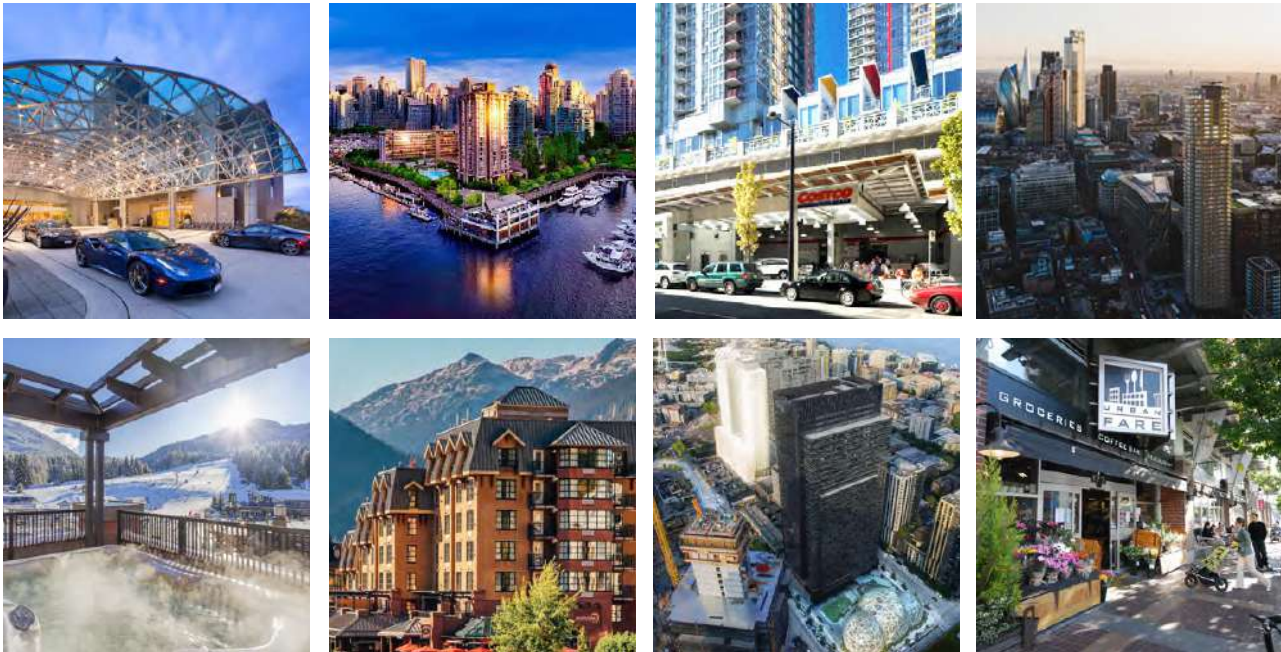


# WORLD OF CONCORD COMMERCIAL

## OUTSIDE THE GTA



## HOSPITALITY



## MIXED DEVELOPMENT





FOR LEASING INQUIRIES PLEASE CONTACT:

**416.813.0999**

**RETAIL@CONCORDADEX.COM**

**CONCORD**  
COMMERCIAL PROPERTIES

Concord Adex Corp. retains the right to modify, substitute, or revise ceiling heights or exterior window systems without prior notice. The actual square footage may differ from the indicated floorplan. The renderings provided are preliminary concepts created by a rendering artist, and the actual layout and features may significantly vary from what is shown in photographs and renderings. This disclaimer does not constitute an offer for sale or lease. Errors and omissions excepted (E. & O.E.).