

1 THE ESPLANADE, TORONTO

NEW DEVELOPMENT

PRIME RETAIL OPPORTUNITY FOR LEASE



Backstage on the Esplanade

FOR LEASE - 215-1,108 SQUARE FEET

Located at the corner of Yonge Street and The Esplanade, in the heart of downtown Toronto

INQUIRIES

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THE BEHAR GROUP

LANDLORD SERVICES

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PROPERTY DETAILS

Unit #	Size (SF)	Net Rent (PSF)	TMI (PSF)	Possession
LR2	420	\$70.00	\$27.00	Immediate
LR3	1,108	\$55.00	\$26.50	Immediate
UR1	990	\$30.00	\$26.50	Immediate
UR2	215	\$55.00	\$26.50	Immediate

HIGHLIGHTS

- Prime retail opportunity at the corner of Yonge Street and The Esplanade, in the heart of downtown Toronto
- Highly trafficked intersection with direct access to future PATH connection to Union Station
- Steps from Union Station, the Financial District, St. Lawrence Market, Sony Centre for the Performing Arts, Hockey Hall of Fame and Hotel Novotel
- Areas tenants include The Keg, Bier Markt, Tilted Kilt, Scotland Yard, Tim Hortons, Rexall and many others
- Ample public parking in the immediate area, including a Green P garage with over 2,000 stalls
- Pylon signage on Yonge Street



<i>Demographics</i>	<i>.5 km</i>	<i>1 km</i>	<i>2 km</i>
Total Population	14,552	50,697	176,628
Daytime Population	119,275	309,100	540,911
Total Households	8,558	30,763	105,542
Household Average Income	\$138,842	\$132,973	\$114,029

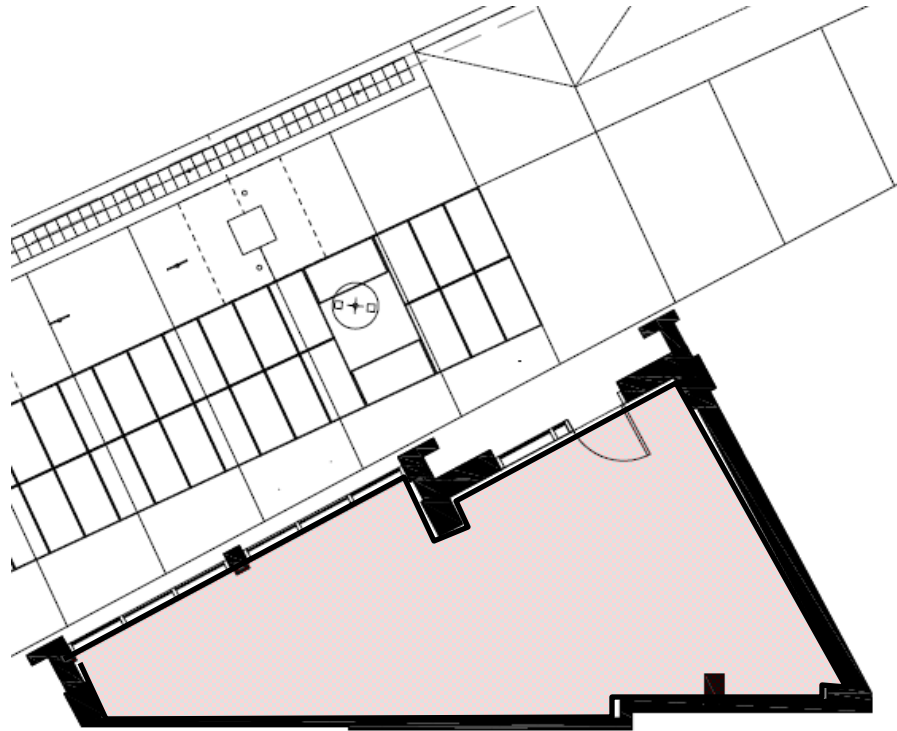
Data Source: EnviroNics Estimates 2023

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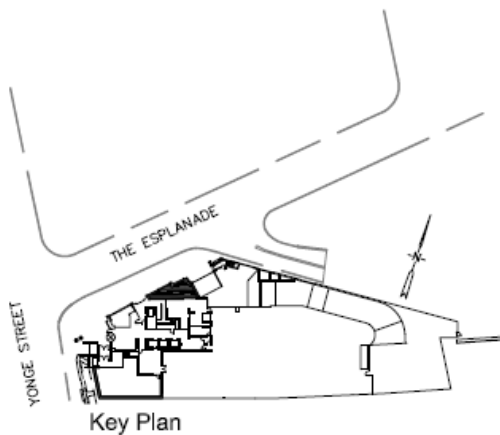
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GROUND FLOOR PLAN



UNIT LR2
420 SF

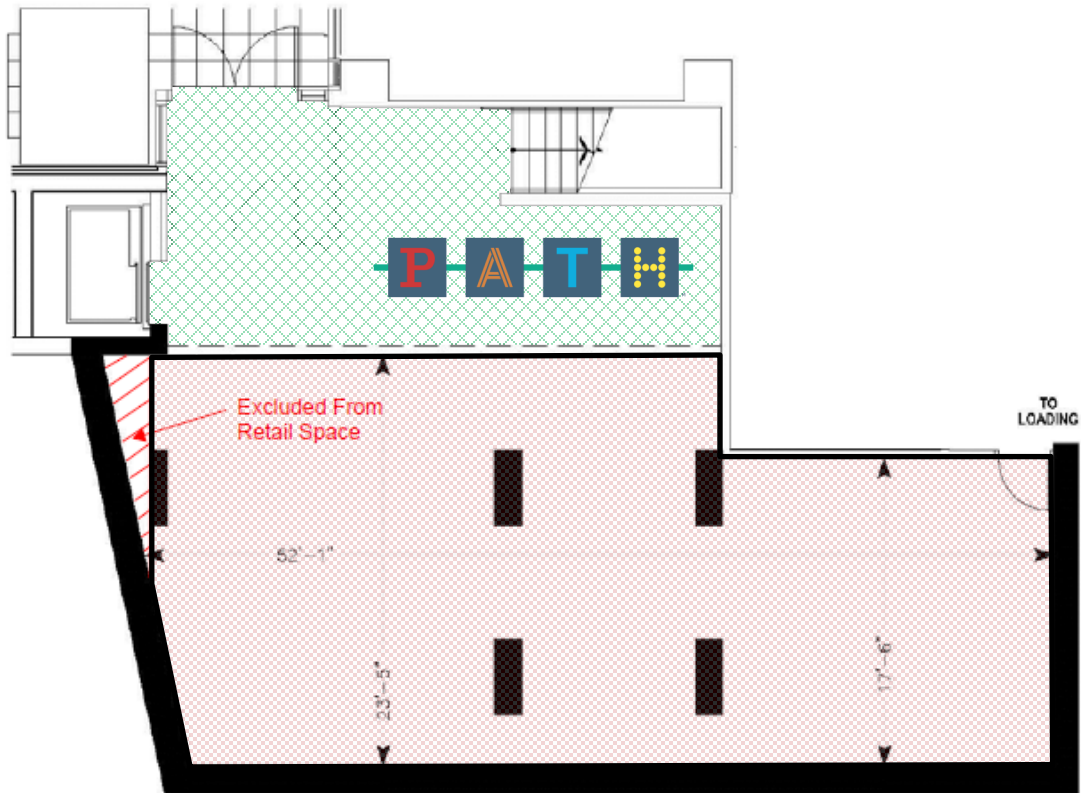


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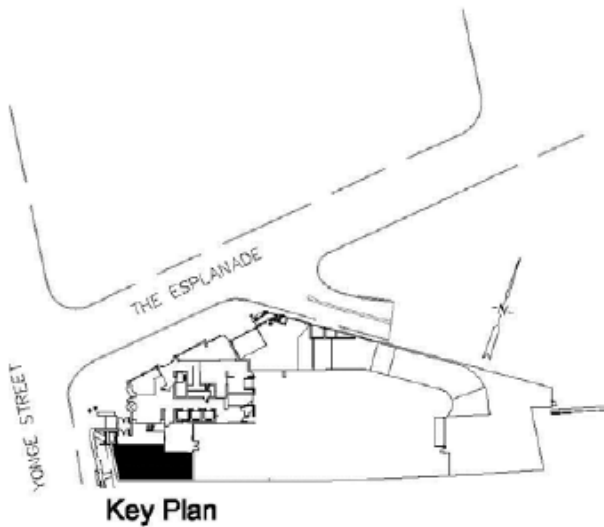
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GROUND FLOOR PLAN



UNIT LR3
1,108 SF



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NEW PATH-CONNECTED PEDESTRIAN TUNNEL

BEFORE

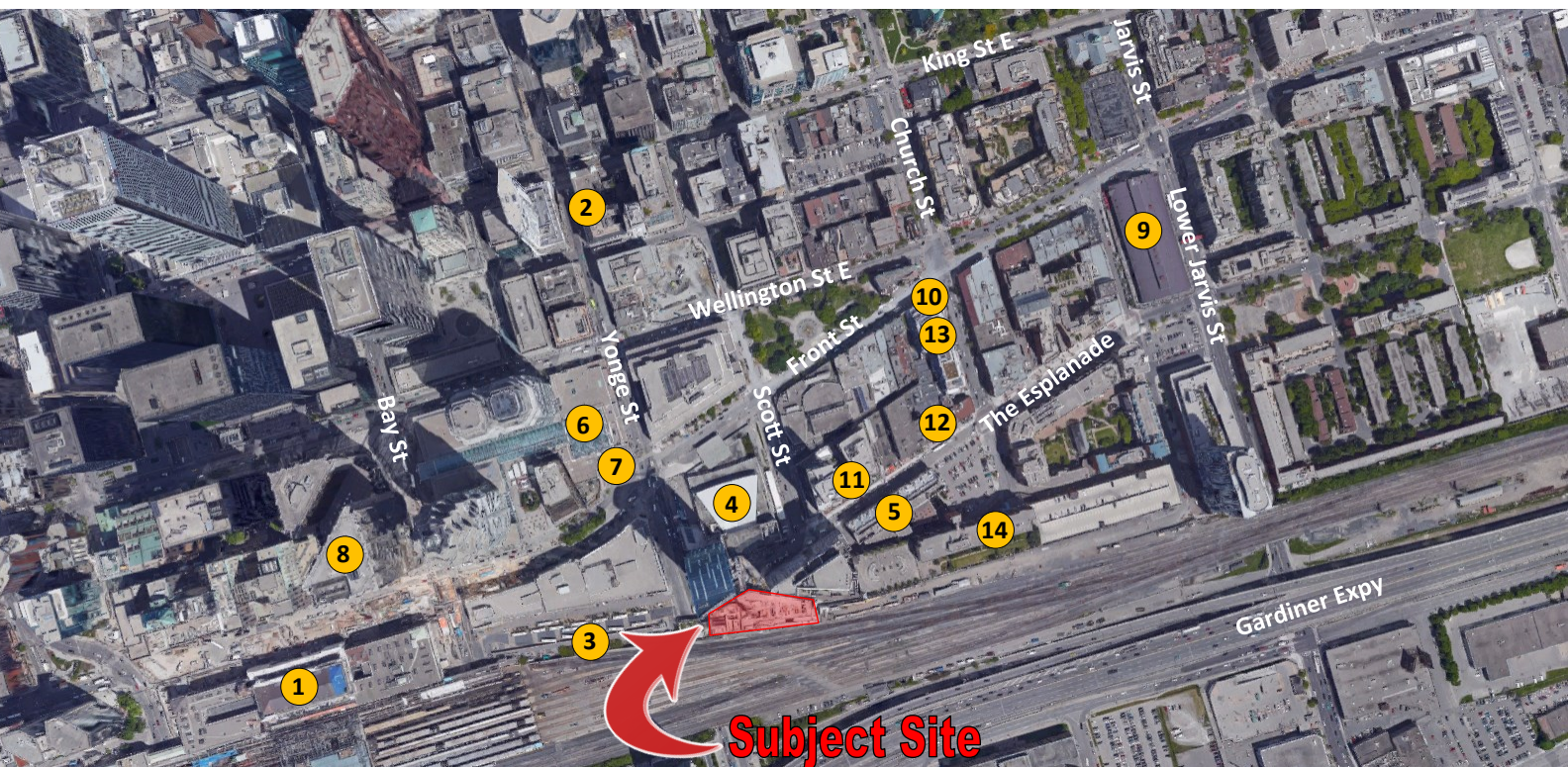


AFTER



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PRIME RETAIL OPPORTUNITY FOR LEASE



1	Union Station	8	Royal Bank Plaza
2	King Subway Station	9	St. Lawrence Market
3	GO Bus Station	10	Rexall
4	Sony Centre for the Performing Arts	11	The Keg
5	Hotel Novotel	12	Bier Markt
6	Hockey Hall of Fame	13	Tim Hortons
7	Brookfield Place	14	Parking Garage (2,000 stalls)

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