

56 The Esplanade  
Toronto, Ontario



**ALLIED**

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With more than 200 properties across Canada, comprising more than 15 million square feet, Allied has earned a reputation for contributing to the vitality of Canada's most vibrant urban neighbourhoods, and for developing workplaces distinguished by thoughtful, human-scale design, proactive property management, and an unsurpassed occupant experience.

# 56 The Esplanade

## PROPERTY HIGHLIGHTS

Situated in Toronto's St. Lawrence Market area this beautiful Class I, five-storey brick-and-beam building is located on the north side of The Esplanade east of Yonge Street and west of Church Street.

## TELECOM PROVIDERS

- Bell
- Rogers
- Beanfield

## AMENITIES

- Second floor tenant amenity space with meeting rooms, lounge and wellness room
- Freight Elevator with Approximately 7.5' foot ceilings
- Designated Loading Zone Directly in Front of Building

## TRANSIT

- 6 Minute Walk to PATH
- 9 Minute Walk to Union Station
- 3 Minute Walk to Streetcar
  - 501 Queen
- 8 Minute Walk to King Subway Station

## SUITE INFORMATION

SUITE	SF	TYPE	AVAILABILITY	VIRTUAL TOUR
200	2,511	Office	30 Day Notice	N/A
203	2,096	Office	Immediate	N/A
205	636	Office	Immediate	N/A
206	923	Office	Immediate	N/A
208	841	Office	Immediate	N/A
216	1,352	Office	Immediate	<a href="#">Click Here</a>
220	4,094	Office	Immediate	<a href="#">Click Here</a>
230	2,504	Office	Immediate	N/A
306	1,177	Office	Immediate	N/A
308	2,688	Office	Immediate	N/A
310	2,846	Office	30 Day Notice	N/A
403	3,827	Office	Immediate	N/A
404	2,585	Office	Immediate	<a href="#">Click Here</a>

### Net Rent

Call Leasing Contact

### Additional Rent

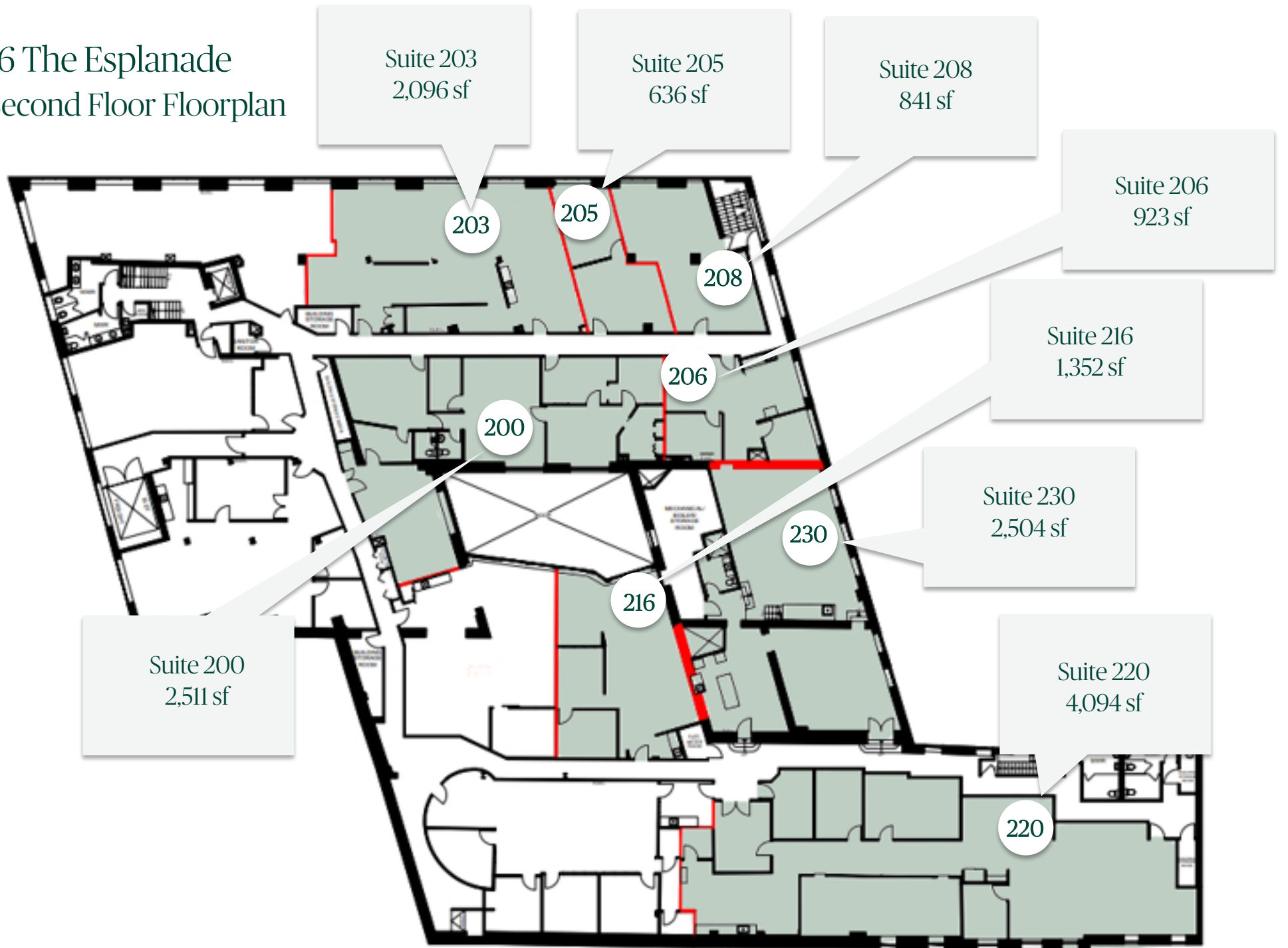
\$23.03

\*Includes Furniture

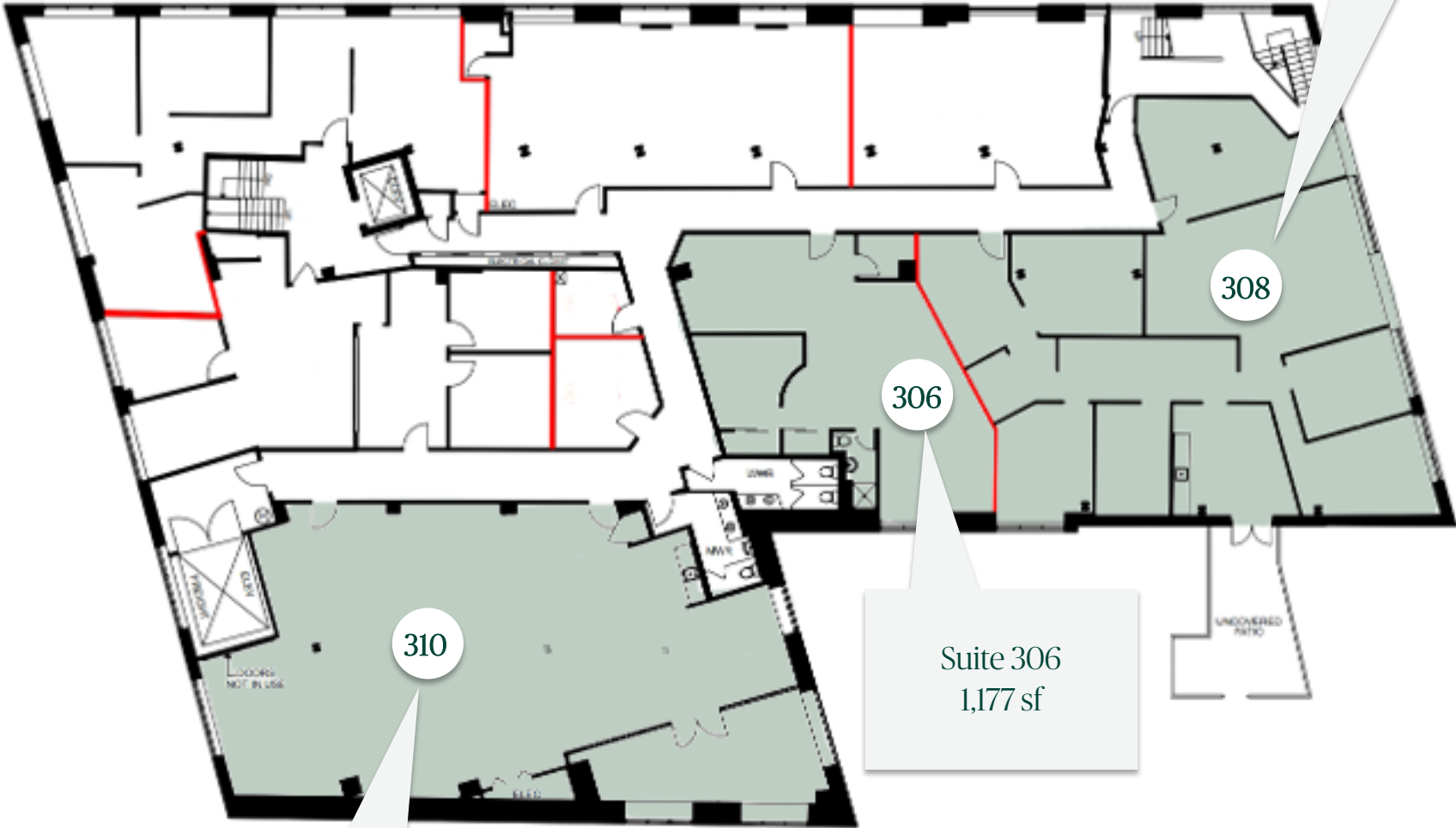
Includes Utilities and

Excludes In-Suite Janitorial

# 56 The Esplanade Second Floor Floorplan



56 The Esplanade  
Third Floor Floorplan



Suite 308  
2,688 sf

308

306

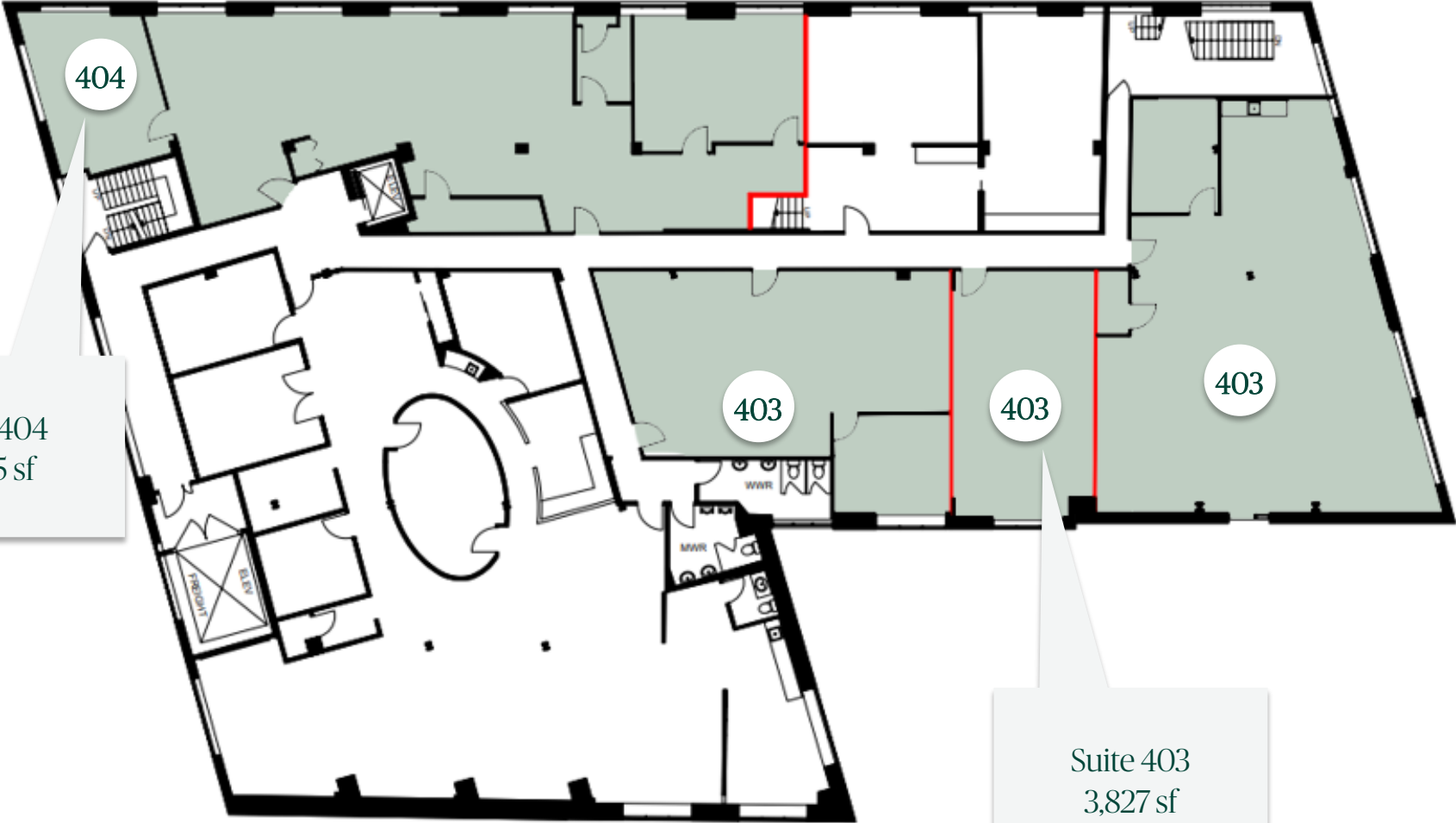
Suite 306  
1,177 sf

310

Suite 310  
2,846 sf

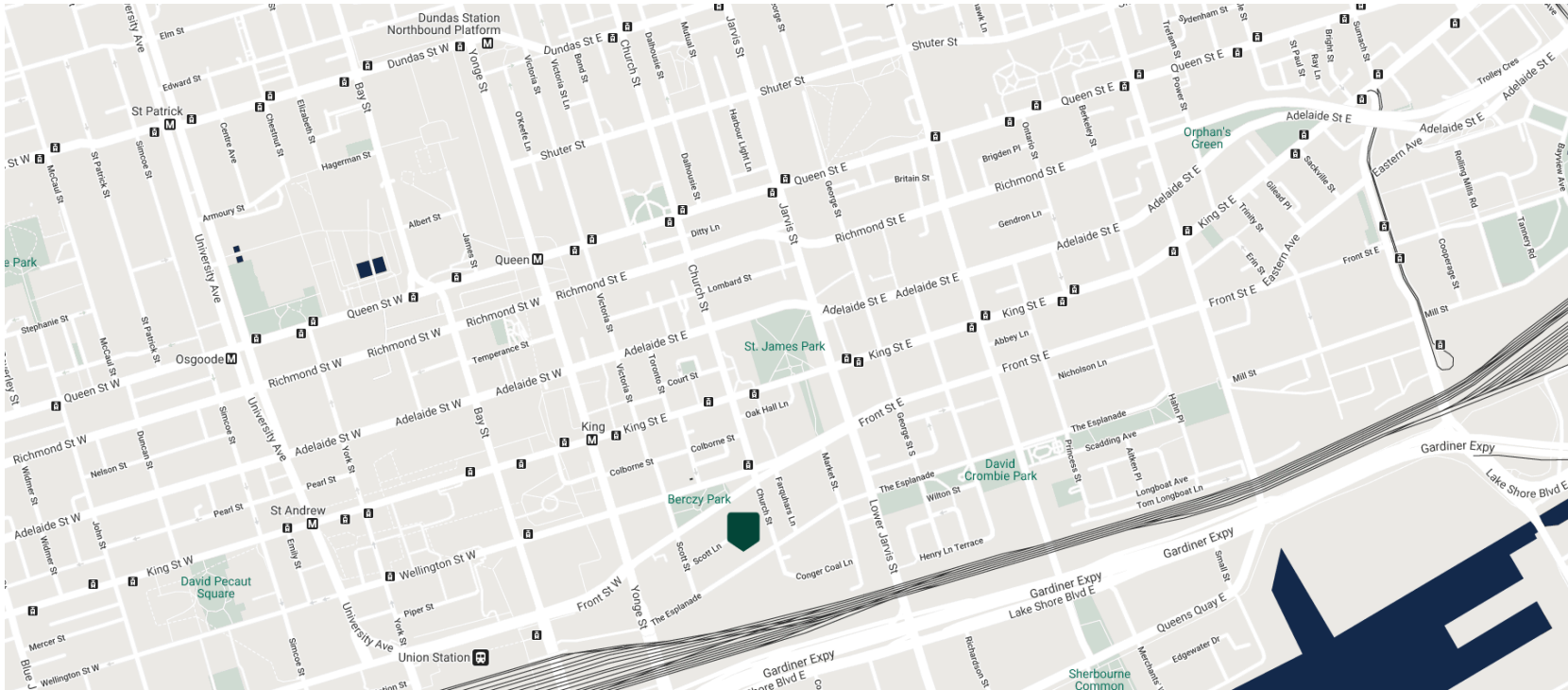
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# 56 The Esplanade Fourth Floor Floorplan



Suite 404  
2,585 sf

Suite 403  
3,827 sf



## LOCATION

Walk Score® | 99 Walker's Paradise  
 Transit Score® | 100 Rider's Paradise  
 Bike Score® | 71 Very Bikeable  
 Less than a three minute walk to streetcars

## RESTAURANTS

Marche  
 The Keg Steakhouse  
 Bier Markt  
 Vagabondo  
 Woods

## HEALTH & WELLNESS

Wynn Fitness Clubs  
 GoodLife Fitness  
 Equinox

## SERVICES

St. Lawrence Market  
 LCBO  
 Metro  
 Avis Car Rental  
 The OMNI King Edward Hotel

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