

RETAIL OPPORTUNITIES

AT



722 SF UP TO **3,782 SF**
AVAILABLE FOR LEASE





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

25,000 SF RETAIL
250,000 SF OFFICE HQ



CANADA GOOSE

115,000 SF OFFICE

RICHARDSON
Wealth

90,000 SF OFFICE



TORONTO
REGION
BOARD OF TRADE

65,000 SF OFFICE

Scotiabank

4,600 SF RETAIL



UNITY
FITNESS
HARBOURFRONT

42,000 SF RETAIL



30,000 SF RETAIL

DARK HORSE
ESTD. 2004
ESPRESSO BAR TORONTO

700 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

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. (2026 ESTIMATE)	SOUTH BUILDING: \$20.03 PSF NORTH BUILDING: \$19.90 PSF
AVAILABLE	IMMEDIATELY



CONTACT THE LISTING TEAM FOR UPCOMING/FUTURE AVAILABILITIES

FLOOR PLANS

LEVEL 1

FUTURE RETAIL

COMPLETE
2026 RETAIL FIXTURING

FUTURE RETAIL 1
27,000 SF

FUTURE RETAIL 2
14,000 SF

FREELAND ST.

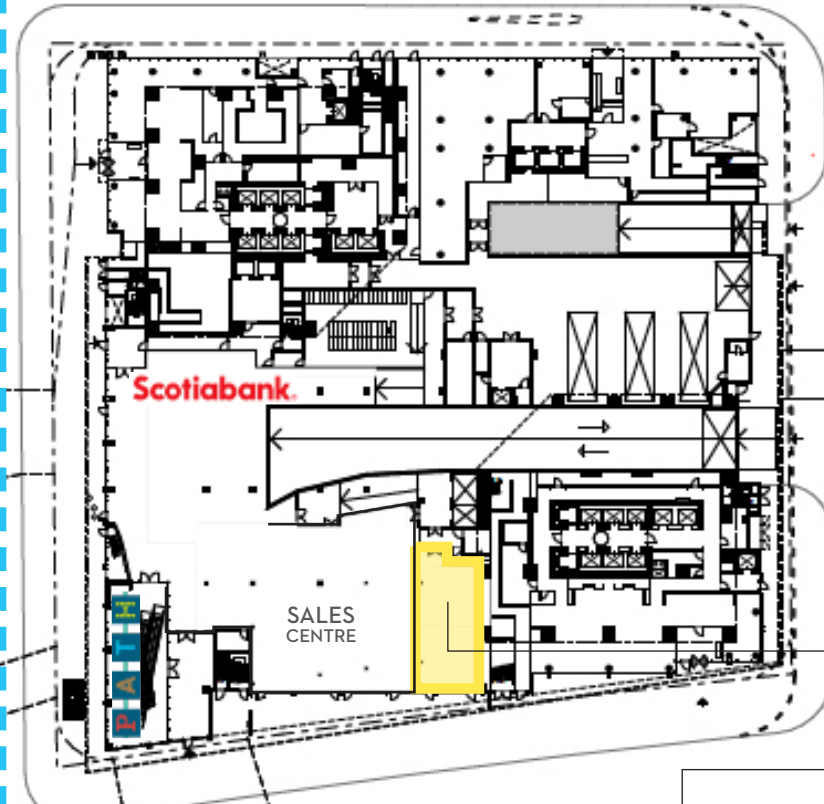
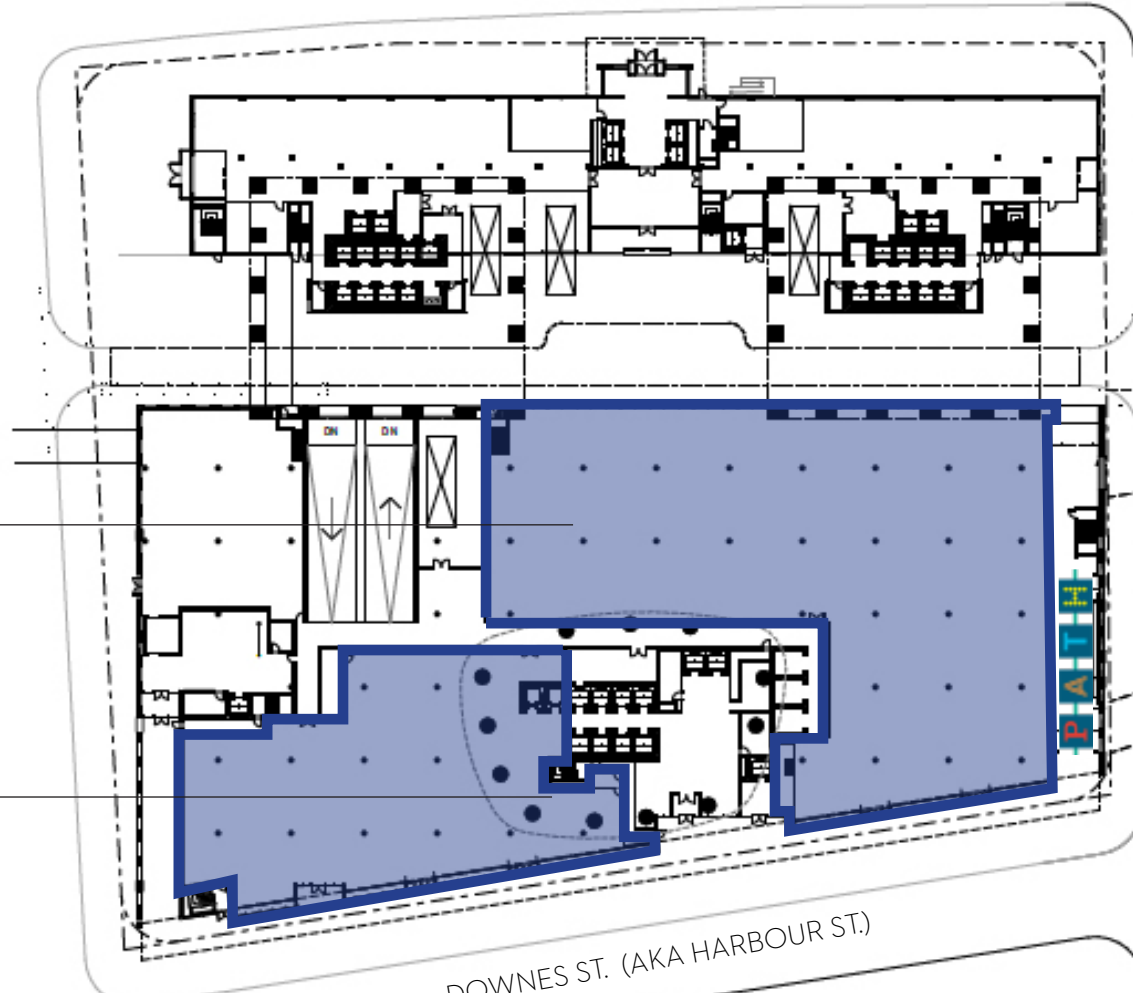
DOWNES ST. (AKA HARBOUR ST.)

FUTURE 2.5 ACRE
PUBLIC PARK

COOPER ST.

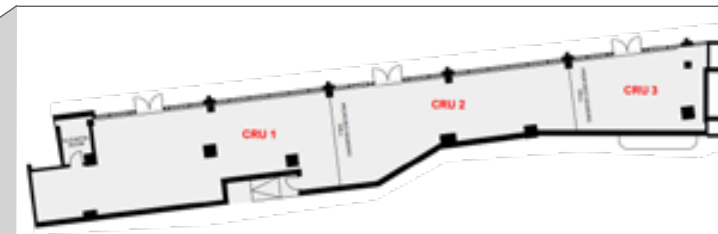
QUEENS QUAY E

NEW ST.



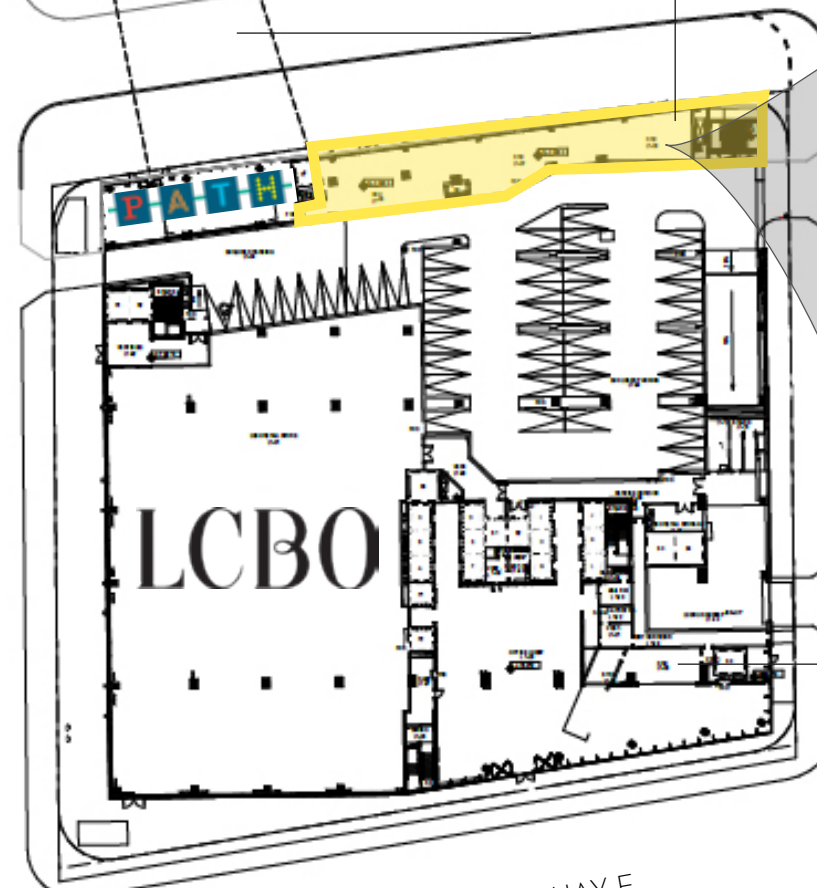
RESTAURANT/RETAIL
1,581 SF

QSR/RETAIL
3,782 SF



DEMISING OPTIONS

- CRU 1: 1,822 SF
- CRU 2: 1,238 SF
- CRU 3: 722 SF

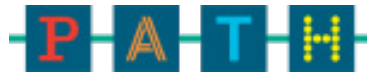


FLOOR PLANS

LEVEL 2

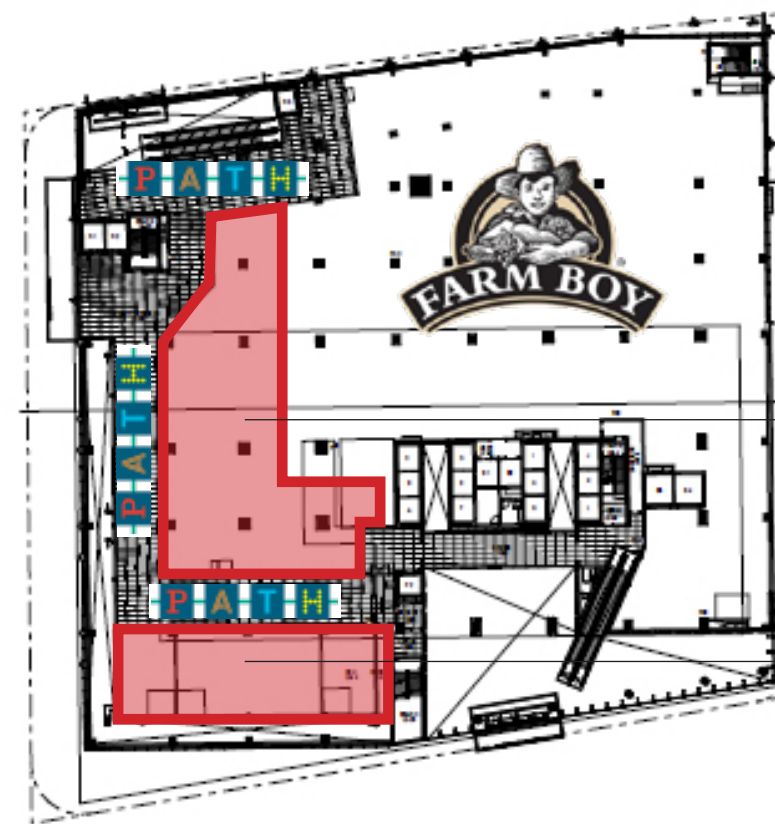
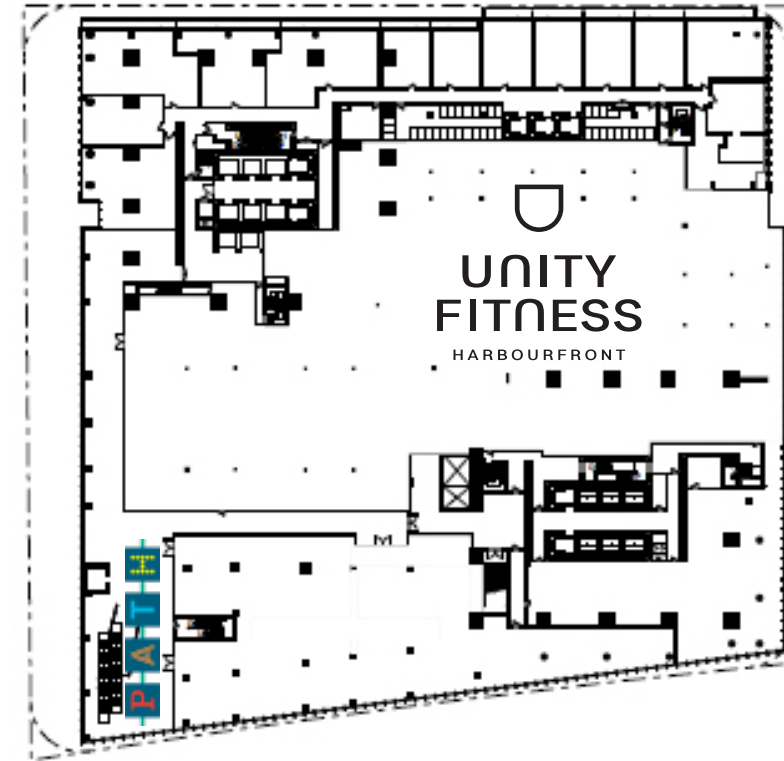
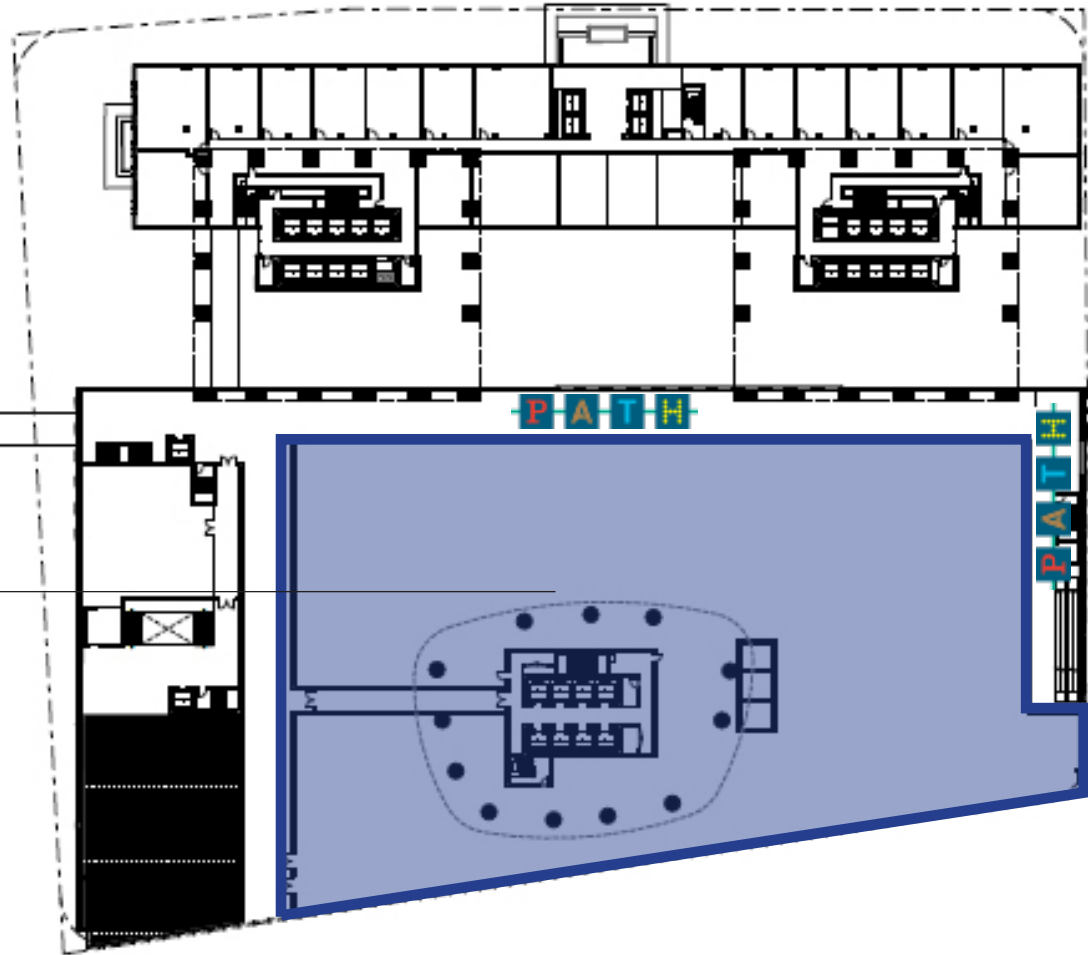
FUTURE RETAIL

COMPLETE
2026 RETAIL FIXTURING



BRIDGE TO 1 YONGE

FUTURE RETAIL 1
44,000 SF



RETAIL
7,000 SF

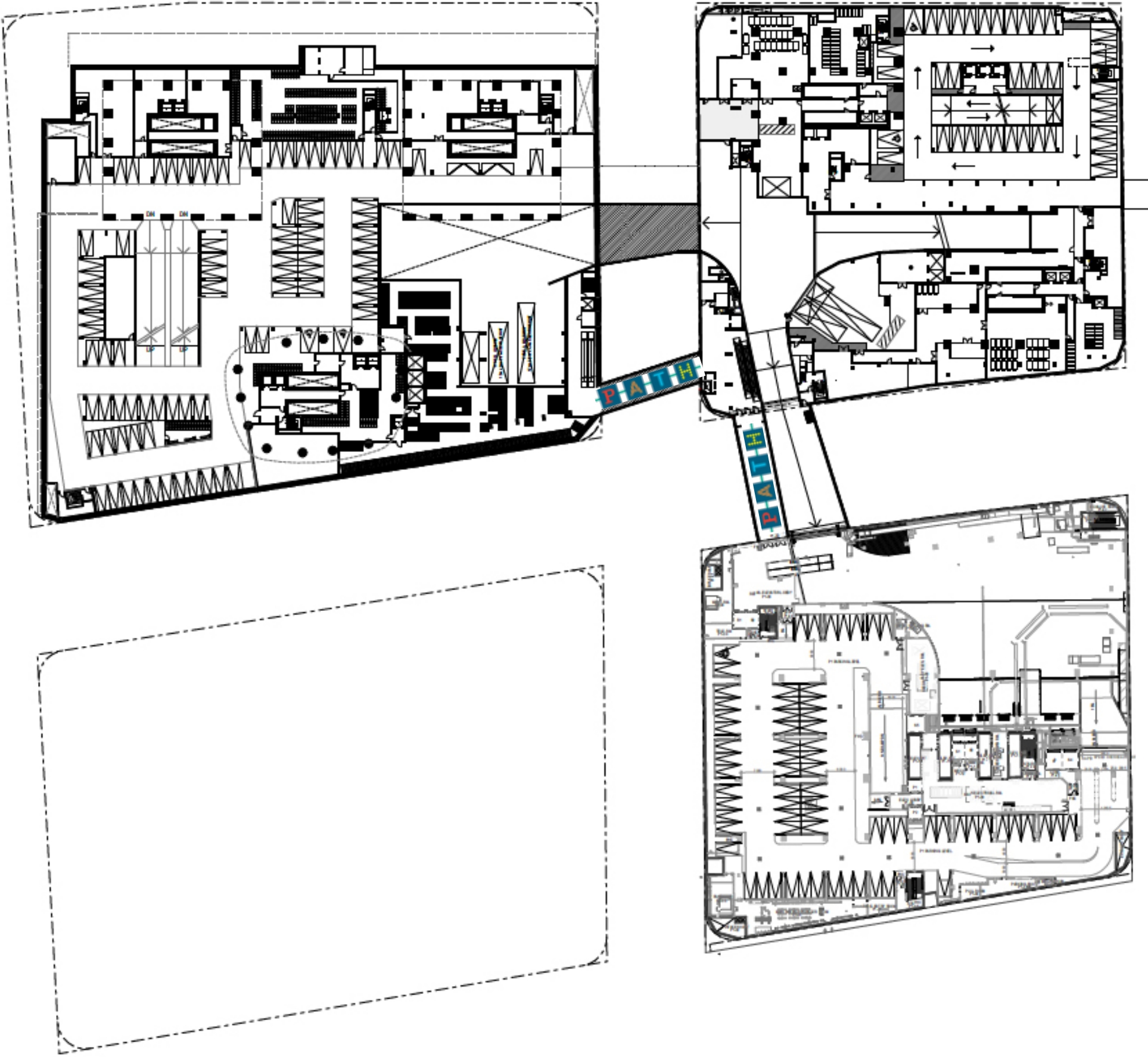
RETAIL
3,000 SF

LEASED



FLOOR PLANS

LEVEL P1





ARTIST RENDERING
HARBOUR/COOPER RETAIL ENTRANCE (ALL PHASES)
VIEW LOOKING NORTHEAST FROM FUTURE PARK



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 PHASE 2
- 19 180 QUEENS QUAY E
- 20 QUAYSIDE DEVELOPMENT
- 21 AQUALINA
- 22 T3 BAYSIDE
- 23 AQUAVISTA
- 24 AQUABELLA
- 25 AQUALUNA
- 26 307 LAKE SHORE BLVD E
- 27 NO. 31 CONDOS

-  COMPLETE PROJECTS
-  CONSTRUCTION/PRE-CONSTRUCTION

EAST BAYFRONT



← BILLY BISHOP AIRPORT
SUGAR WHARF RETAIL

EAST BAYFRONT

DEMOGRAPHICS



54,842
TOTAL POPULATION



40,000
JOBS ADDED TO
EAST BAYFRONT



10,000
STUDENTS
(GEORGE BROWN
WATERFRONT CAMPUS)



39
AVG. AGE

SOURCE: TORONTO STAR DEC. 2023



157,651
DAYTIME POPULATION



\$154,167
AVG. HOUSEHOLD INCOME



14,000+
NEW CONDO UNITS

1 KM RADIUS FROM SUGAR WHARF
SOURCE: ESRI DEMOGRAPHICS 2025



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