

# 1 THE ESPLANADE, TORONTO

NEW DEVELOPMENT

PRIME RETAIL OPPORTUNITY FOR LEASE



## Backstage on the Esplanade

**FOR LEASE — 1,108-2,098 SQUARE FEET**

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

### INQUIRIES

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#### PROPERTY DETAILS

- Size:** 1,108-2,098 square feet
- Net Rent:** \$55.00 per square foot
- TMI:** \$26.50 per square foot (estimate)
- Occupancy:** 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 - 2017 Estimate</i>	<i>.5 km</i>	<i>1 km</i>	<i>2 km</i>
Total Population	9,913	32,965	124,703
Daytime Population	70,454	239,380	457,064
Total Households	6,308	20,388	73,012
Household Average Income	\$136,027	\$130,333	\$102,025

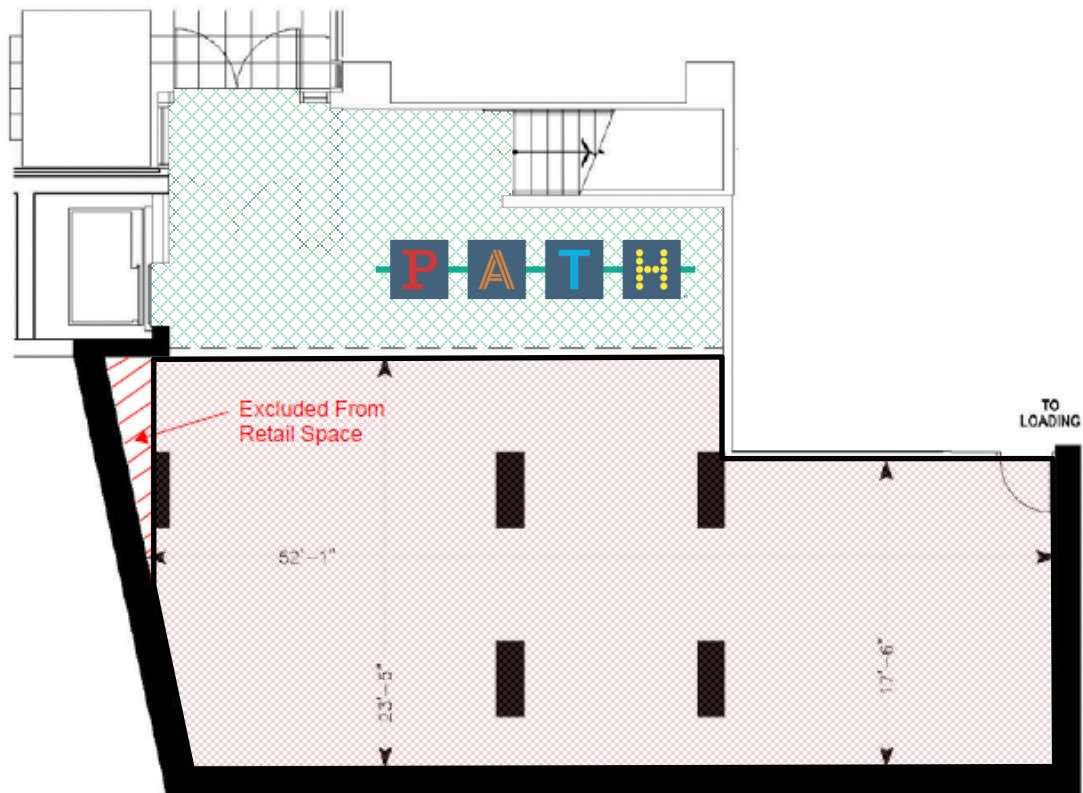
Source: Environics Analytics © 2017

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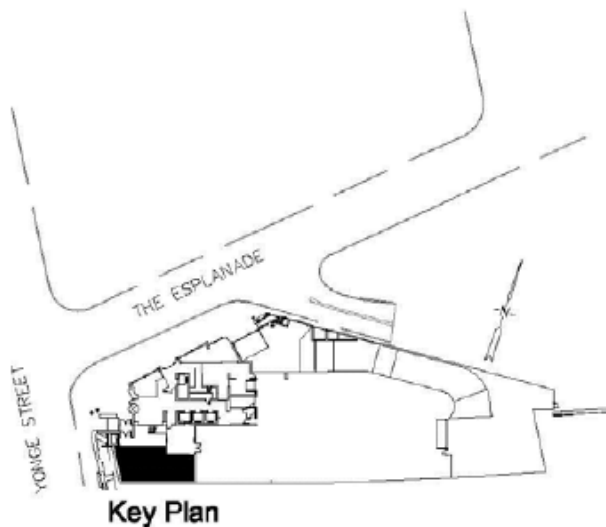
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## GROUND FLOOR PLAN



**GROUND FLOOR RETAIL  
1,108 SF**

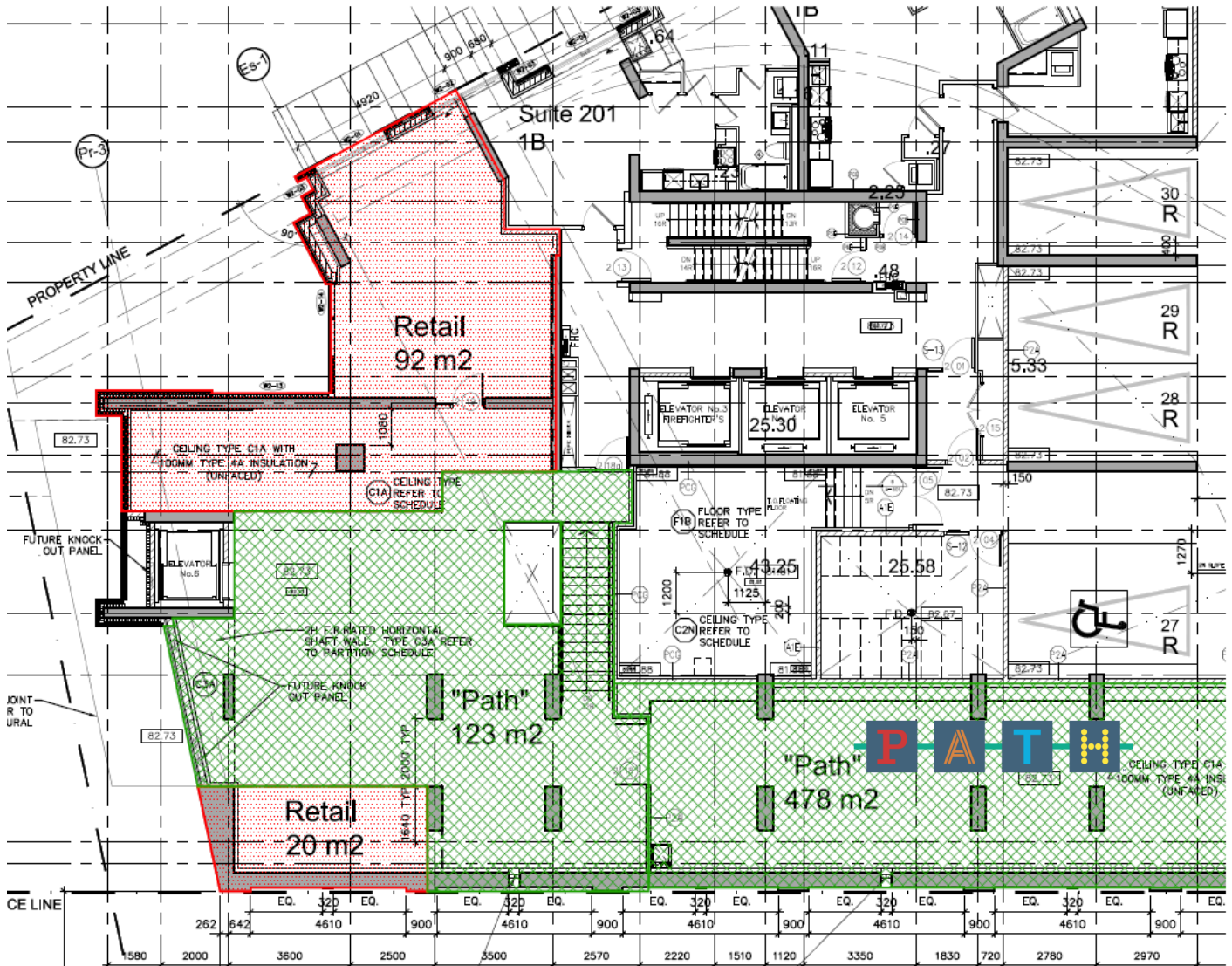


Key Plan

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## FLOOR PLAN—SECOND FLOOR



**SECOND FLOOR RETAIL**  
**990 SF**

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## NEW PATH-CONNECTED PEDESTRIAN TUNNEL

**BEFORE**

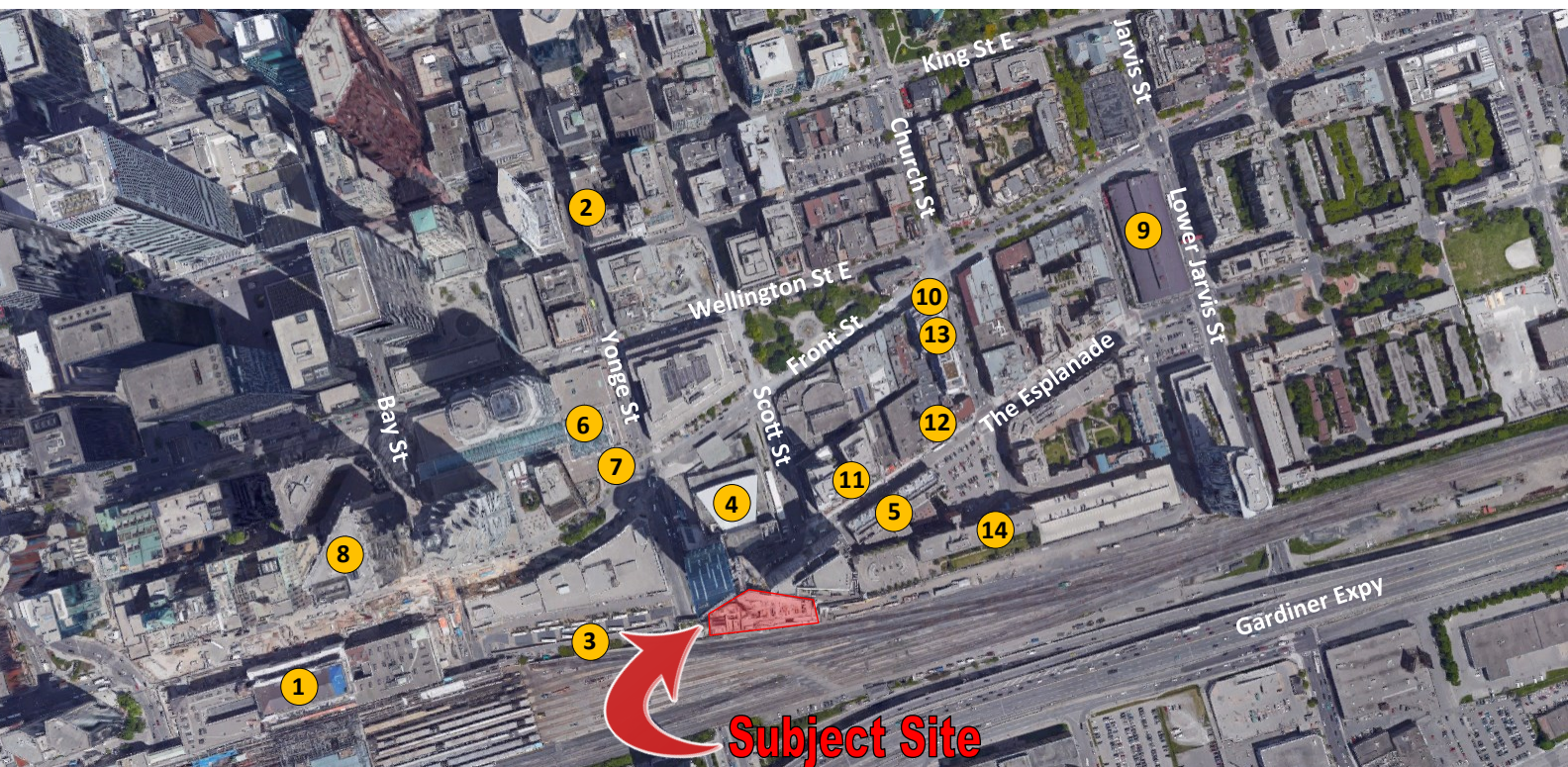


**AFTER**



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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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