

CBRE



eight MERCER

Entertainment District
Retail for Lease



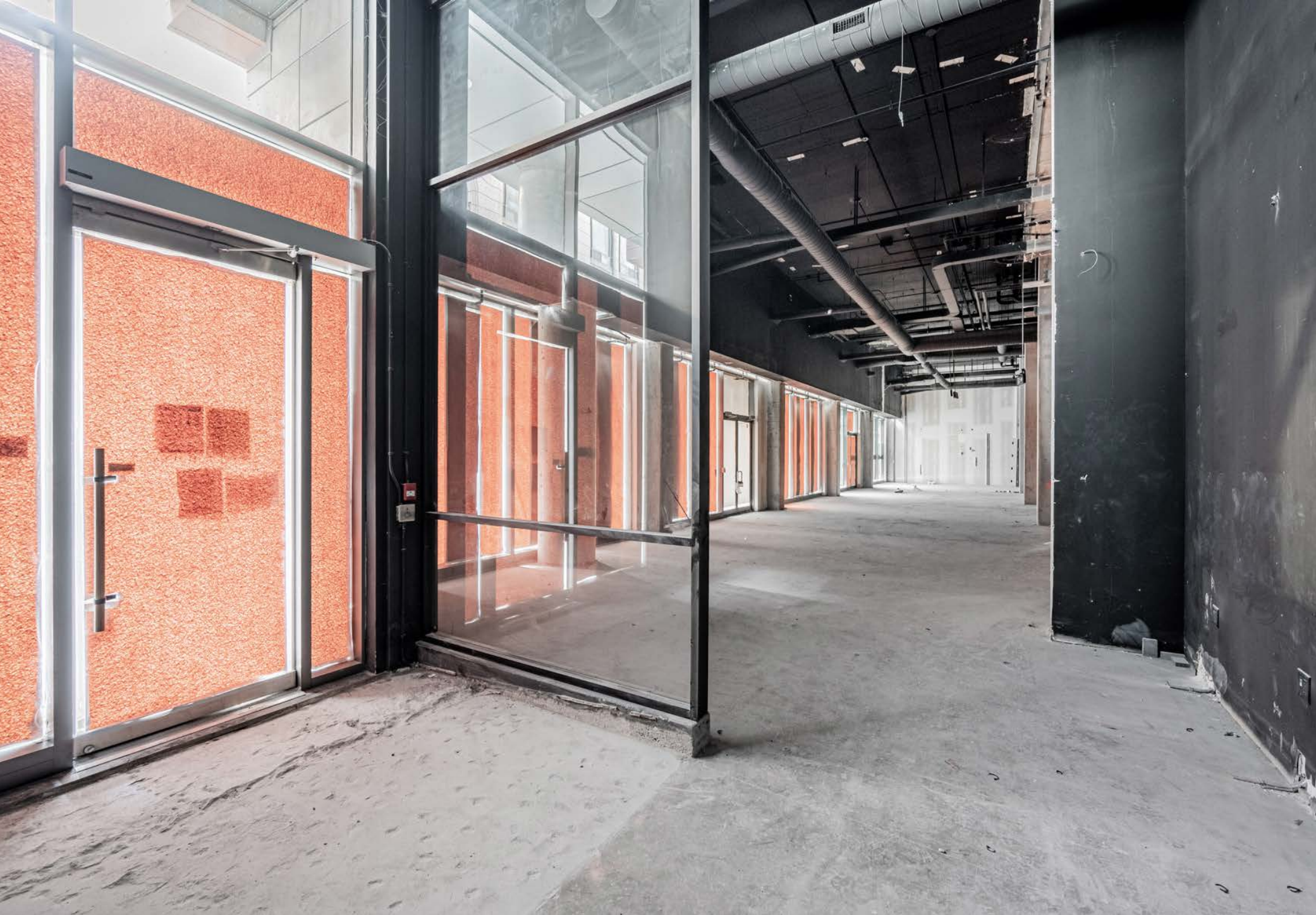
eight

MERCER

ADDRESS	8 Mercer Street, Toronto
SIZE	Demising Options: Unit 1: 1,915 sq. ft. Unit 2: 1,340 sq. ft. Unit 3: 1,820 sq. ft. Total: 5,075 sq. ft.
NET RENT	Please contact listing agents
TMI	\$17.00 per sq. ft. (2023 Est.)
AVAILABLE	Immediately
CEILING HEIGHT	20.3 Feet
FRONTAGE	Over 110 ft. of frontage on Mercer Street

8 mercer street







the location

Join world-class tenants on Mercer, a small cobblestone street tucked between John and Peter in the heart of Toronto's bustling Entertainment District





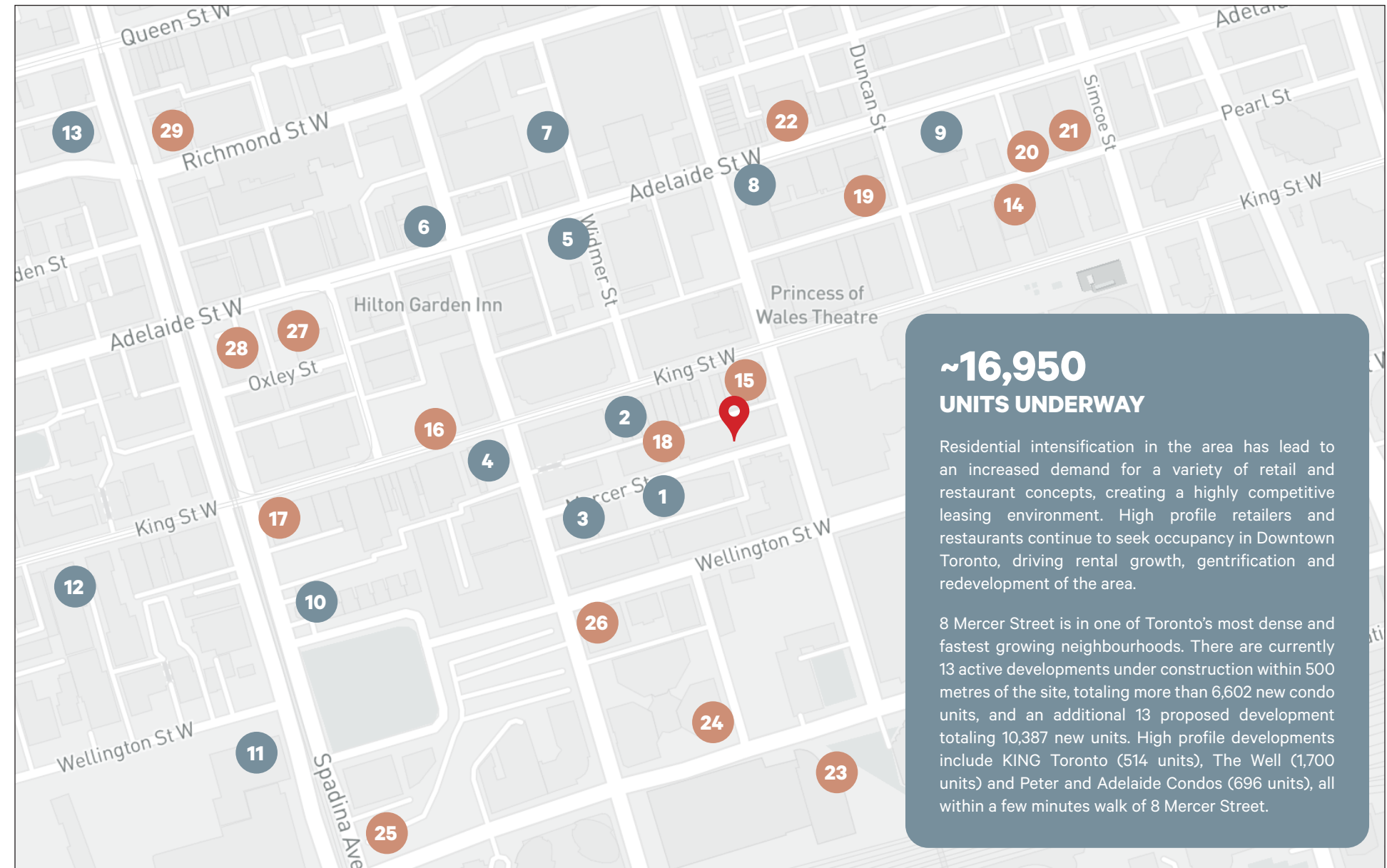
NOTABLE ACTIVE DEVELOPMENTS

#	Condo	Status	Units
1	Nobu Residences	Under Construction	657
2	Maverick	Under Construction	328
3	55 Mercer	Under Construction	543
4	357 King Street W	Under Construction	324
5	Theatre District Condos	Under Construction	131
6	Peter & Adelaide	Under Construction	696
7	Central Condos	Under Construction	426
8	PJ Condo	Under Construction	366
9	19 Duncan	Under Construction	462
10	The Taylor	Under Construction	286
11	The Well	Under Construction	1700
12	KING Toronto	Under Construction	514
13	The Woodsworth	Under Construction	130

NOTABLE DEVELOPMENT APPLICATIONS

#	Condo	Status	Units
14	Gehry Towers	Pre-Construction	1,917
15	305-319 King Street W	Pre-Construction	402
16	400 King Street W	Pre-Construction	530
17	Four Eleven King	Pre-Construction	435
18	Bungalow on Mercer	Pre-Construction	12
19	14 Duncan Street	Pre-Construction	369
20	150 Pearl Street	Pre-Construction	610
21	100 Simcoe	Pre-Construction	524
22	Natasha Residences	Pre-Construction	353
23	Union Park	Pre-Construction	800
24	310 Front Street West	Pre-Construction	560
25	400 Front Street West	Pre-Construction	2,226
26	277 Wellington Street W	Pre-Construction	645
27	355 Adelaide Street W	Pre-Construction	387
28	101 Spadina	Pre-Construction	394
29	147 Spadina	Pre-Construction	223

up & coming



**~16,950
UNITS UNDERWAY**

Residential intensification in the area has led to an increased demand for a variety of retail and restaurant concepts, creating a highly competitive leasing environment. High profile retailers and restaurants continue to seek occupancy in Downtown Toronto, driving rental growth, gentrification and redevelopment of the area.

8 Mercer Street is in one of Toronto's most dense and fastest growing neighbourhoods. There are currently 13 active developments under construction within 500 metres of the site, totaling more than 6,602 new condo units, and an additional 13 proposed development totaling 10,387 new units. High profile developments include KING Toronto (514 units), The Well (1,700 units) and Peter and Adelaide Condos (696 units), all within a few minutes walk of 8 Mercer Street.

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