

53

Ontario
Street East
King Street
East District

EXTRAORDINARY OPPORTUNITY

BOOMING DOWNTOWN EAST COMMUNITY



CBRE

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Build Your Business

FROM THE GROUND FLOOR UP

ESTIMATED OCCUPANCY
SUMMER 2021



Located in the heart of the expanding
Downtown East neighbourhood,
53 Ontario Street represents an
unrivalled opportunity for growth.

NOW AVAILABLE

GROUND: 3,081 SQ. FT.
MEZZANINE: 1,350 SQ. FT.
TOTAL: 4,431 SQ. FT.
PRICE: \$3,795,000

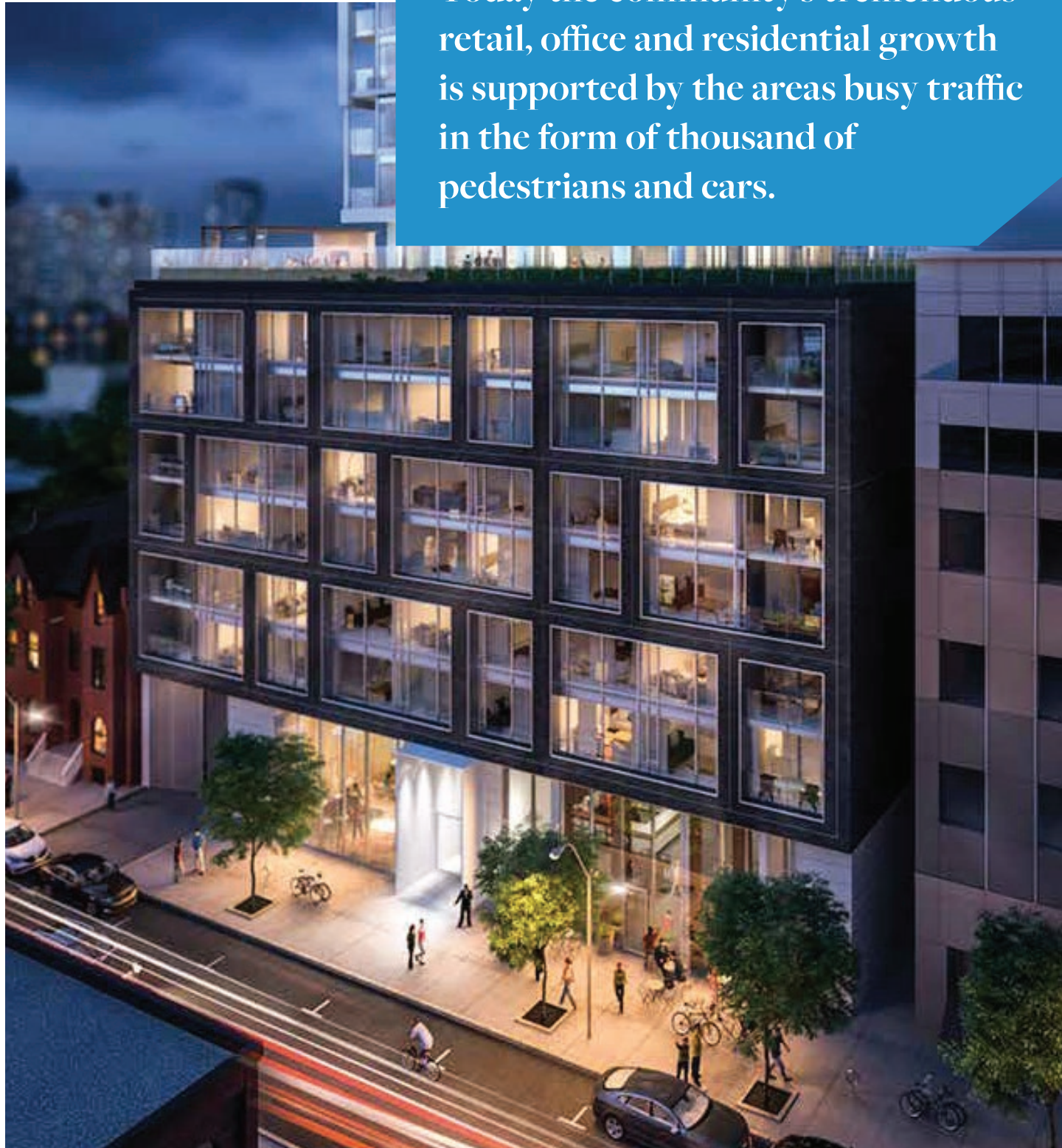
PROPERTY SPECS:

- HVAC AND ELECTRICAL INCLUDED
- TMI PREDICTED AT \$20/SF

Please contact listing agents for leasing inquiries

Property Highlights

Today the community's tremendous retail, office and residential growth is supported by the areas busy traffic in the form of thousand of pedestrians and cars.



EXCEPTIONAL LOCATION

Steeped in Toronto history, this neighbourhood has been a city favourite for decades. Once known as Old Town, one of Toronto's first named neighbourhoods, the community boasts stunning examples of new and old architecture with many buildings dating back to the 19th century.

The present day King East Design District is an area continues to evolve and expand. And is highlighted as a developing residential and business hot spot.



A COMMUNITY OF AMAZING NEIGHBOURS

The neighbourhood is home to a unique blend of upscale shopping, furniture design, entertainment and culture.

Popular boutique and upscale retail abounds with high caliber brands such as Porsche, SOMA chocolate maker, and premium clothing curators such as Got Style and Haven.

Furniture design remains the heart of this area's retail and thrives in the area with breathtaking showrooms at Italinteriors, EQ3, Bulthaup Toronto, Calligaris and Trianon.

The community also offers the Berkeley Church Event Space and the Historic Alumnea theatre as host spaces for the city's much sought after Arts and Entertainment.

The nearby George Brown College generates enormous traffic in the area with thousands of individuals involved and studying directly in business of and tech.





EXCELLENT CONNECTIVITY

When it comes to transit access, **53 Ontario Street** couldn't be better located. The building has exceptional access to public transit with the 504 King and the 501 Queen TTC streetcar routes, and it is located between busy Richmond Street East and Adelaide Street East. Further connectivity includes Metrolinx's future Ontario Line "Corktown" stop which is slated to be located mere blocks away from the Address at east 53.

53 Ontario Street also includes easy access to the Don Valley Parkway.

UNPARALLELED DEMOGRAPHICS

53 Ontario Street is at the center of a huge commercial development boom. With Toronto's financial core only minutes away, the area is attracting new residential and office towers in every direction around 53 Ontario Street. As a result, the growing neighbourhood is quickly becoming a favourite hot spot for young professionals and millennials with disposable income.



Toronto's Ideal Location

53 Ontario Street is in the perfect location for your business.

It's situated in bustling Downtown East, an expanding neighbourhood that includes brick-and-beam offices, high-end furniture stores, popular restaurants and trendy coffee shops and bars.

And best of all, it's a high-traffic area that's poised for greater growth in the near future.

A GROWING NEIGHBOURHOOD FOR YOUR GROWING BUSINESS

There's no better place to grow than in a growing area. In 2016, the Globe and Mail Centre (351 King Street East) opened its doors, bringing nearly 500,000 sq. ft. of new office space to the neighbourhood. That was only the beginning.

Today, there are three major towers being constructed on Ontario Street alone, bringing thousands of new employees into the area.



▲ 75 ONTARIO STREET

This 34-storey neighbour to 53 Ontario Street aims to include 251 new units, with 4,000 sq. ft. of ground floor retail.



◀ Dream (49 Ontario Street)

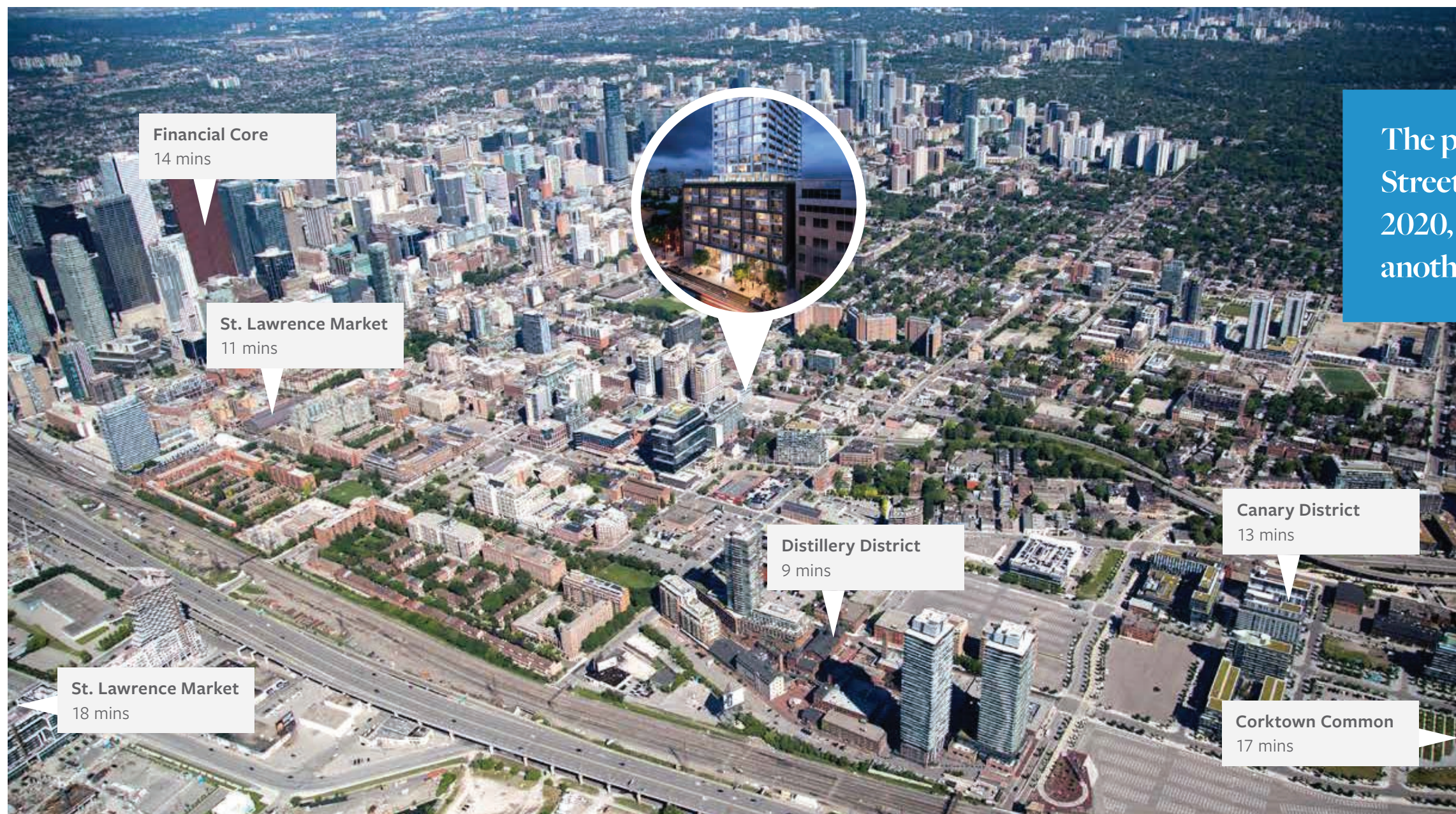
Distinguished by its exquisite façade and contemporary design, this tower will consist of 881 units and bring approximately 150,000 sq. ft of office space into the community.



▼ EQ Bank Tower (25 Ontario Street)

Equitable Bank will be moving its headquarters to this new 23-storey tower only steps away from 53 Ontario Street, occupying more than 175,000 sq. ft. over 8 floors. With an eye-catching 3-storey heritage façade preserved at its base, the tower will also be home to Spaces, the co-working firm, occupying 6 floors and Think Research which will take up 4 floors. The tower will be well tenanted with 80% committed.

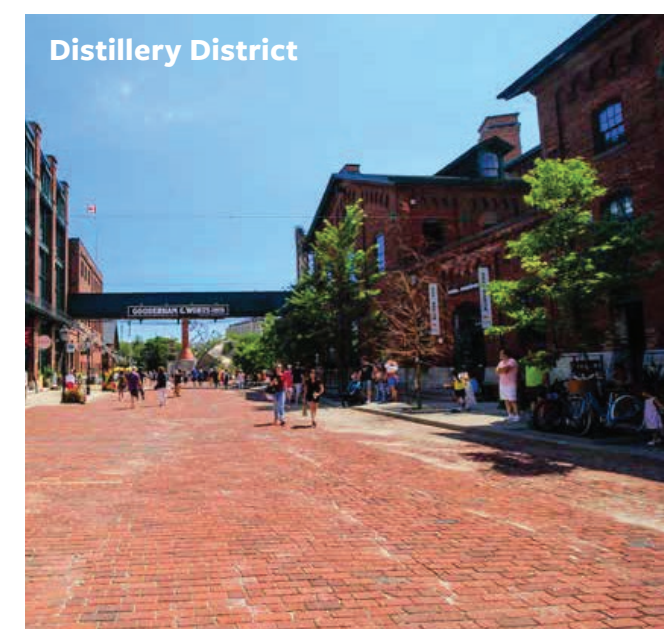
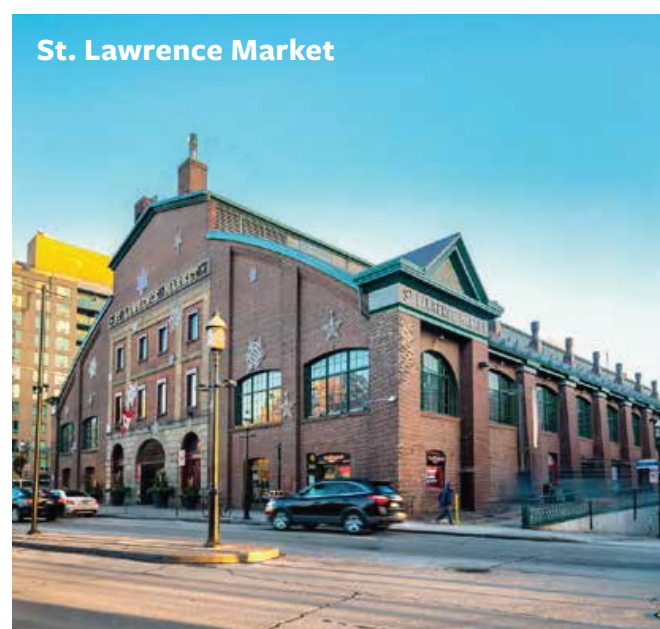




The population within 1 km of 53 Ontario Street jumped 22% between 2015 and 2020, and it's projected to grow by another 15% in the next five years.



In addition to these new towers, 53 Ontario Street also puts you just steps away from a number of other renowned Toronto locations including the St. Lawrence Market and the restaurants, bars and boutiques of the Distillery District. The picturesque Corktown Common is only 17 minutes away by foot.

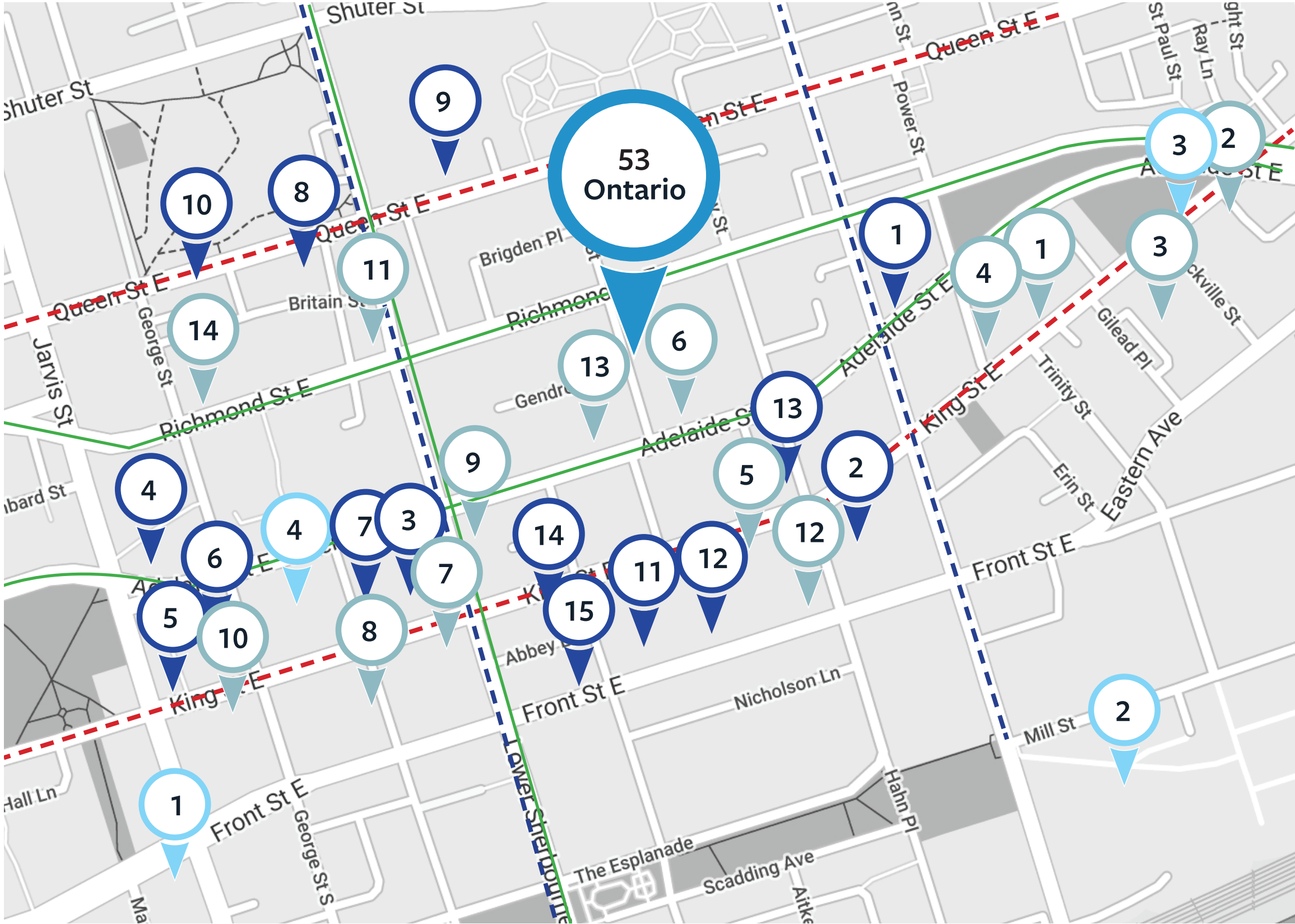


AN EXPANDING MARKET

Downtown East has seen an amazing influx of condominiums in recent years.

There are currently 16 proposed or under construction residential/office projects within a 500-metre radius of the building, bringing a total of approximately 7,260 new units to the neighbourhood.

Area Amenities



FOOD/DRINK

- | | |
|--------------------|------------------------|
| 1 Roselle Desserts | 8 Neo Coffee Bar |
| 2 Gusto 501 | 9 The Black Canary |
| 3 Spaccio | 10 True True Diner |
| 4 Reyna on King | 11 Fusaro's East |
| 5 Rooster Coffee | 12 Starbucks |
| 6 Banknote Bar | 13 Motorino |
| 7 Ardo | 14 George Street Diner |

SHOPPING

- | | |
|--------------------------|------------------------|
| 1 Roche Bobois Furniture | 9 Ya Bikes! |
| 2 Staple | 10 Merchant of York |
| 3 EQ3 | 11 No Frills |
| 4 BoConcept | 12 LCBO |
| 5 Dreschel Studio | 13 Klaus by Nienkamper |
| 6 Calligaris | 14 Urban Barn |
| 7 Design Within Reach | 15 Pet Valu |
| 8 Studio Pazo | |

ATTRACTIONS

- 1 St. Lawrence Market
- 2 Distillery District
- 3 Body Blitz
- 4 George Brown College

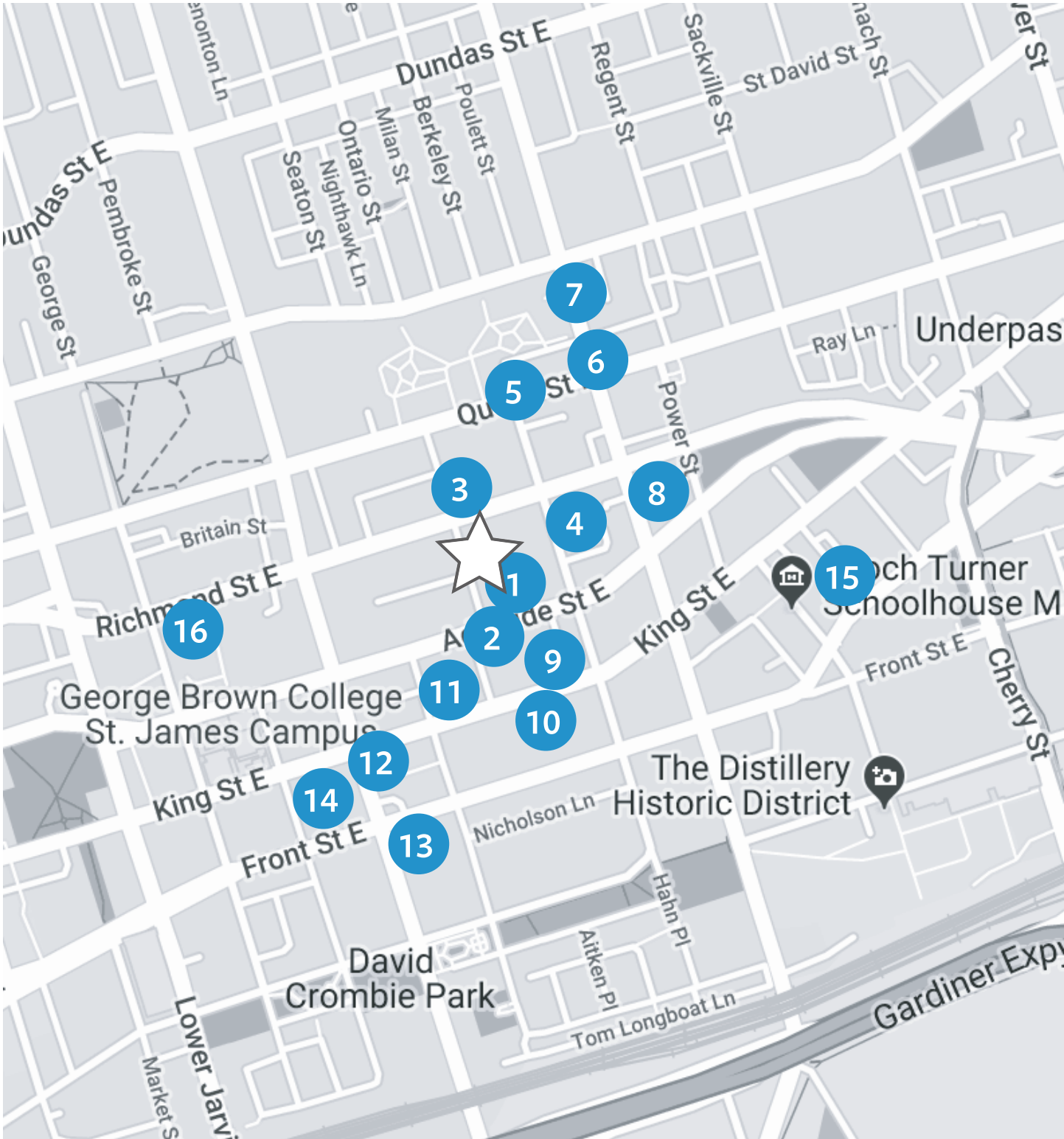
BUS ROUTE

STREETCAR ROUTE

DEDICATED BIKE LANES

Neighbouring Developments

7,260 INCOMING UNITS
2,877 NOW UNDER CONSTRUCTION



1. 49 ONTARIO STREET

Pre-Construction
Office, Residential, Retail
881 Units | 6 metres away

2. EQ BANK TOWER

Construction
Office
23 Storeys | 66 metres away

3. 75 ONTARIO STREET

Pre-Construction
Condo, Retail
251 Units | 69 metres away

4. EAST UNITED CONDOS

Construction
Condo, Office, Retail
279 Units | 290 metres away

5. 301-317 QUEEN

Pre-Construction
Condo, Retail
206 Units | 260 metres away

6. 351 QUEEN STREET EAST

Pre-Construction
Condo, Retail
584 Units | 450 metres away

7. PARLIAMENT & CO.

Pre-Construction
Condo, Office, Retail
15 Units | 500 metres away

8. HOME: POWER & ADELAIDE

Construction
Condo, Retail
522 Units | 450 metres away

9. BAUHAUS CONDO

Pre-Construction
Condo, Retail
218 Units | 260 metres away

10. KING EAST CENTRE

Pre-Construction
Office, Retail
37,25,7 Storeys | 200 metres away

11. 254 KING STREET EAST

Pre-Construction
Condo, Office, Retail
938 Units | 250 metres away

12. 33 SHERBOURNE

Pre-Construction
Condo, Retail
439 Units | 400 metres away

13. TIME & SPACE CONDOS

Construction
Condo, Retail
1,586 Units | 450 metres away

14. THE ST. LAWRENCE CONDOS

Construction
Condo, Retail
490 Units | 450 metres away

15. 28 EASTERN

Pre-Construction
Condo, Retail
331 Units | 800 metres away

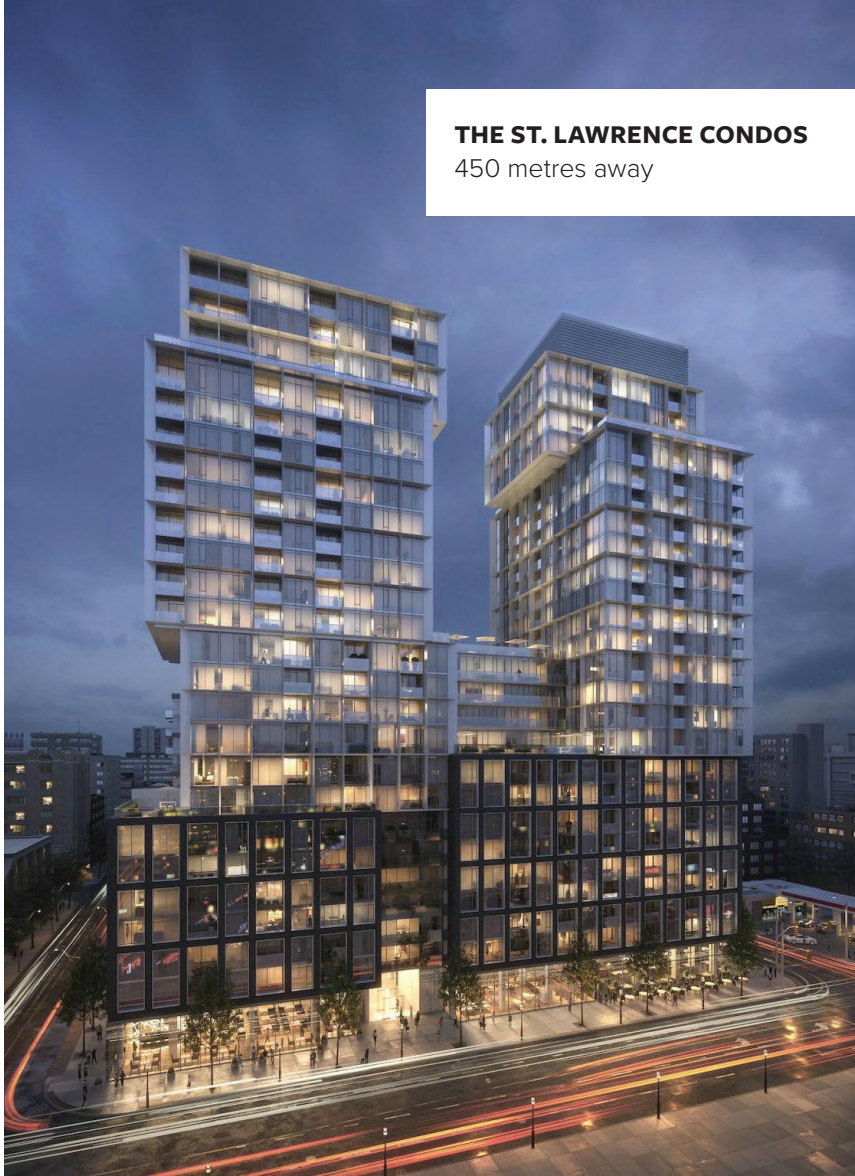
16. 125 GEORGE

Pre-Construction
Condo, Retail, Office
520 Units | 600 metres

EQ BANK TOWER
66 metres away



THE ST. LAWRENCE CONDOS
450 metres away



28 EASTERN
800 metres away



HOME: POWER & ADELAIDE
450 metres away



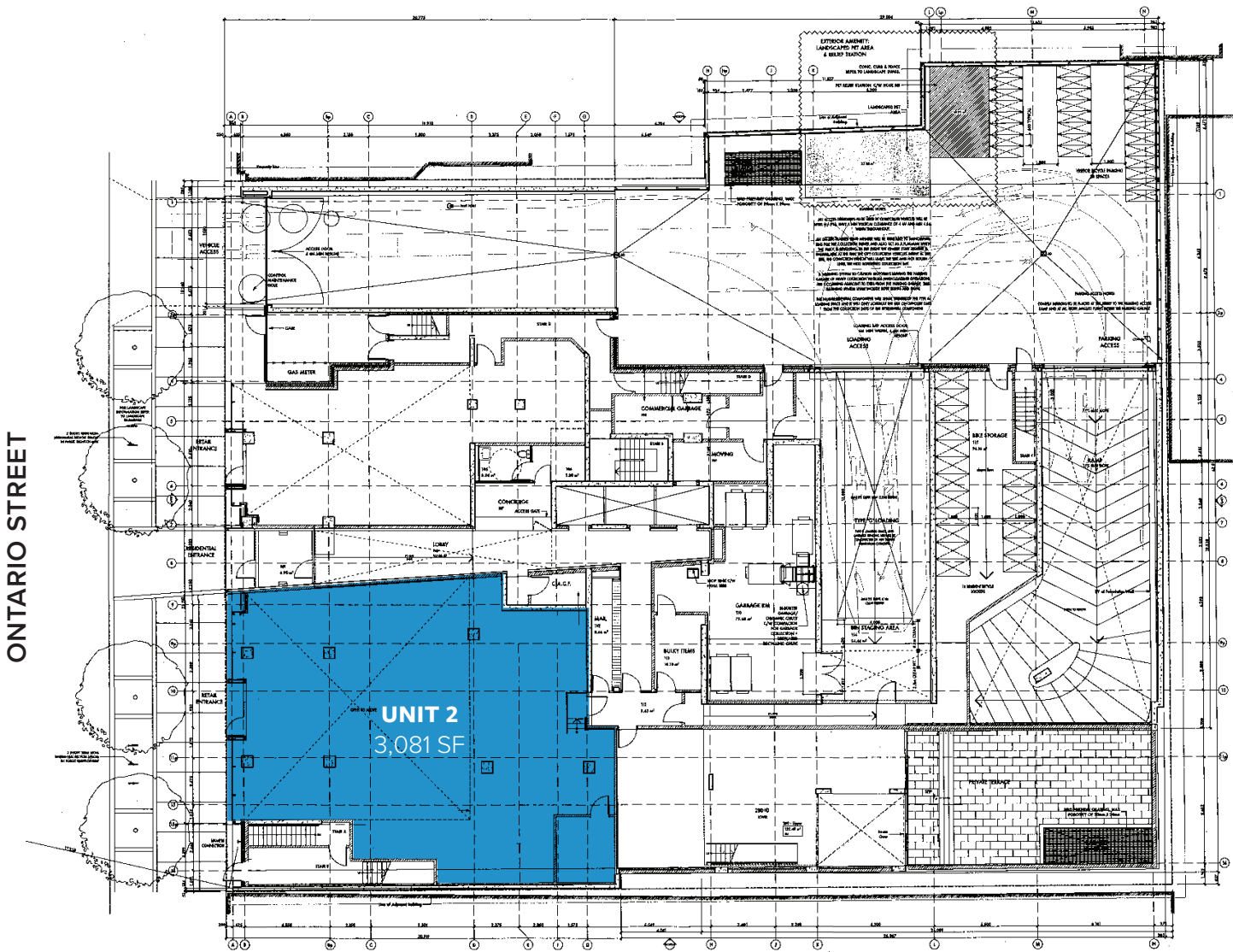
TIME & SPACE CONDOS
450 metres away



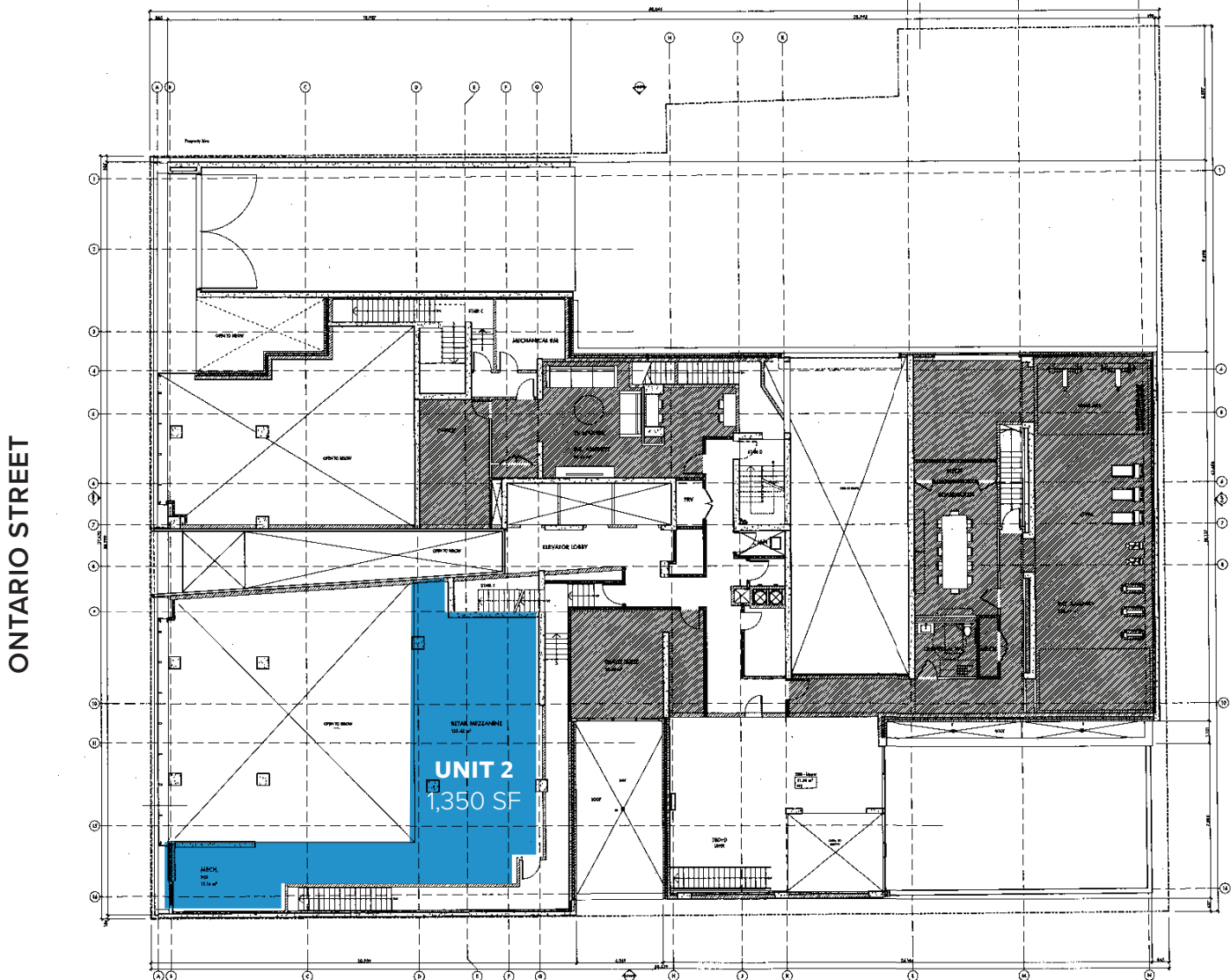
KING EAST CENTRE
200 metres away



Ground Floor



Mezzanine





Retail

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