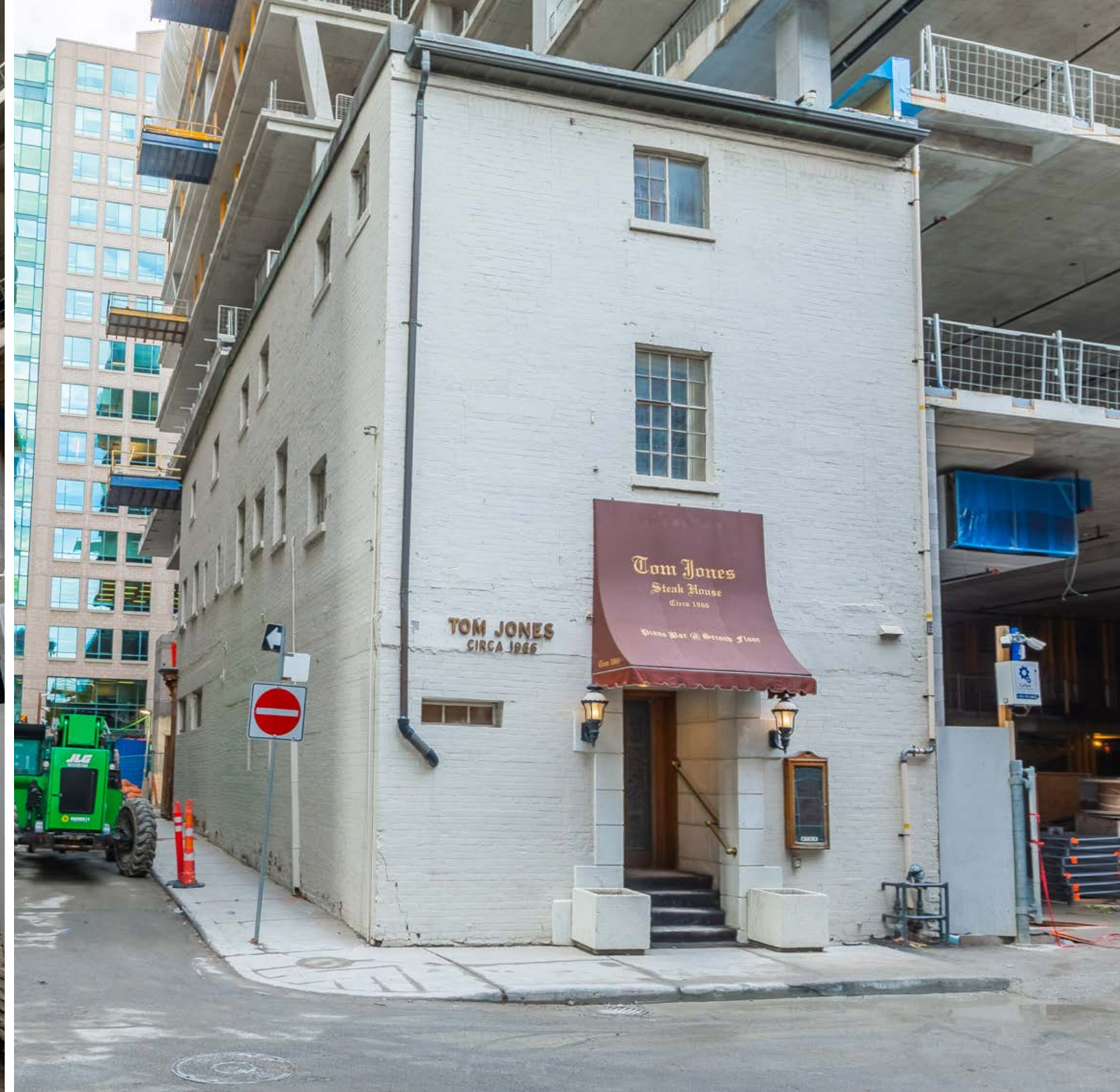




FREESTANDING BUILDING FOR SALE IN DOWNTOWN TORONTO

CBRE



THE OFFERING

CBRE Limited is pleased to offer for sale a prime freestanding building at 40 Colborne Street, situated in the heart of downtown Toronto. 40 Colborne Street comprises of 5,133 sq. ft. over the first, second and third levels, plus a 1,721 sq. ft. basement. Located where St. Lawrence Market meets the Financial District, 40 Colborne is ideally positioned between two dynamic nodes in the city.



PROPERTY DETAILS

Lower Level:	1,721 sq. ft.
Ground Floor:	1,691 sq. ft.
Second Floor:	1,721 sq. ft.
Third Floor:	1,721 sq. ft.
Total:	6,854 sq. ft.

Land Size:	1,721 sq. ft.
Frontage:	22.5 ft.
Depth:	76.5 ft.

**Offers will be reviewed on or after
January 21st, 2021**

RARE FREESTANDING BUILDING IN THE DOWNTOWN CORE

Rare opportunity to own a freestanding building in Toronto's downtown core.



A BUILDING WITH HISTORY

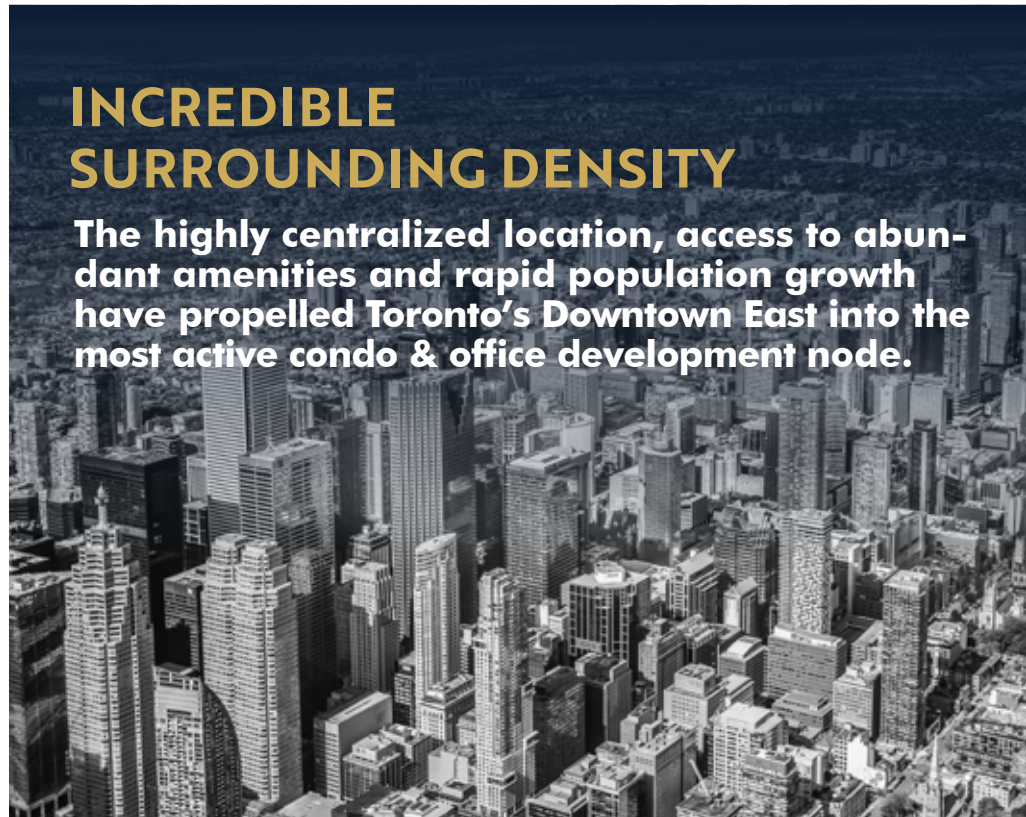
A rare surviving late-19th century three-storey commercial building that housed the first Grand and Toy store, and for the past 50 years has been the location of Tom Jones Steakhouse.



City of Toronto Archives, Fonds 1526, Item 97

INCREDIBLE SURROUNDING DENSITY

The highly centralized location, access to abundant amenities and rapid population growth have propelled Toronto's Downtown East into the most active condo & office development node.



SHADOW ANCHORED BY GOOGLE HEADQUARTERS

Currently under construction, 65 King East will be the new home to Google's 400,000 sq. ft. headquarters.





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LOCATION OVERVIEW

Located in the heart of Downtown East, 40 Colborne Street is surrounded by iconic Toronto points-of-interests, unmatched transit infrastructure, urban amenities and high population density. Proximity to key employment nodes including the Financial Core, government offices, hospital districts, Ryerson University and George Brown College, enables the neighbourhood to attract a high concentration of young professionals, new graduates and students in addition to the diverse and significant that traffic gravitates to the downtown core during the day.

Located where the Financial Core and St. Lawrence Market neighbourhood meet, the area is uniquely characterized by older brick-and-beam commercial assets situated amongst a number of recently complete and currently under construction residential buildings and high-profile office developments. Most notable is 65 King East, currently under construction directly next door to 40 Colborne. This 18 storey office building features 400,000 sq. ft. of office space, 100% leased to Google.

Given the rapid pace of population growth and influx in investment and residential/office development activity, this area of Downtown Toronto remains the City's focal point for real estate.



NEIGHBOURING TENANTS



FOOD/DRINK

- 1 PJ O'Brien Pubs
- 2 Woods Restaurant
- 3 Sukho Thai
- 4 Fresh
- 5 CC Lounge
- 6 HotHouse Restaurant
- 7 Third Wave Coffee
- 8 Pi Co. Pizza Bar
- 9 Score on King
- 10 Starbucks
- 11 Barsa Taberna
- 12 Terroni
- 13 Carisma
- 14 Beer Market
- 15 The Old Spaghetti Factory
- 16 The Keg
- 17 Jump
- 18 Cantina Mercatto
- 19 Craft Beer Market
- 20 AAA Bar
- 21 Popeyes
- 22 Beer Bistro
- 23 O&B Cafe
- 23 Goose Island Brewhouse

ENTERTAINMENT/TOURIST ATTRACTION

- 1 Hockey Hall of Fame
- 2 Meridian Hall
- 3 Imagine Cinemas
- 4 Flatiron Building
- 5 St. Lawrence Market

SHOPPING

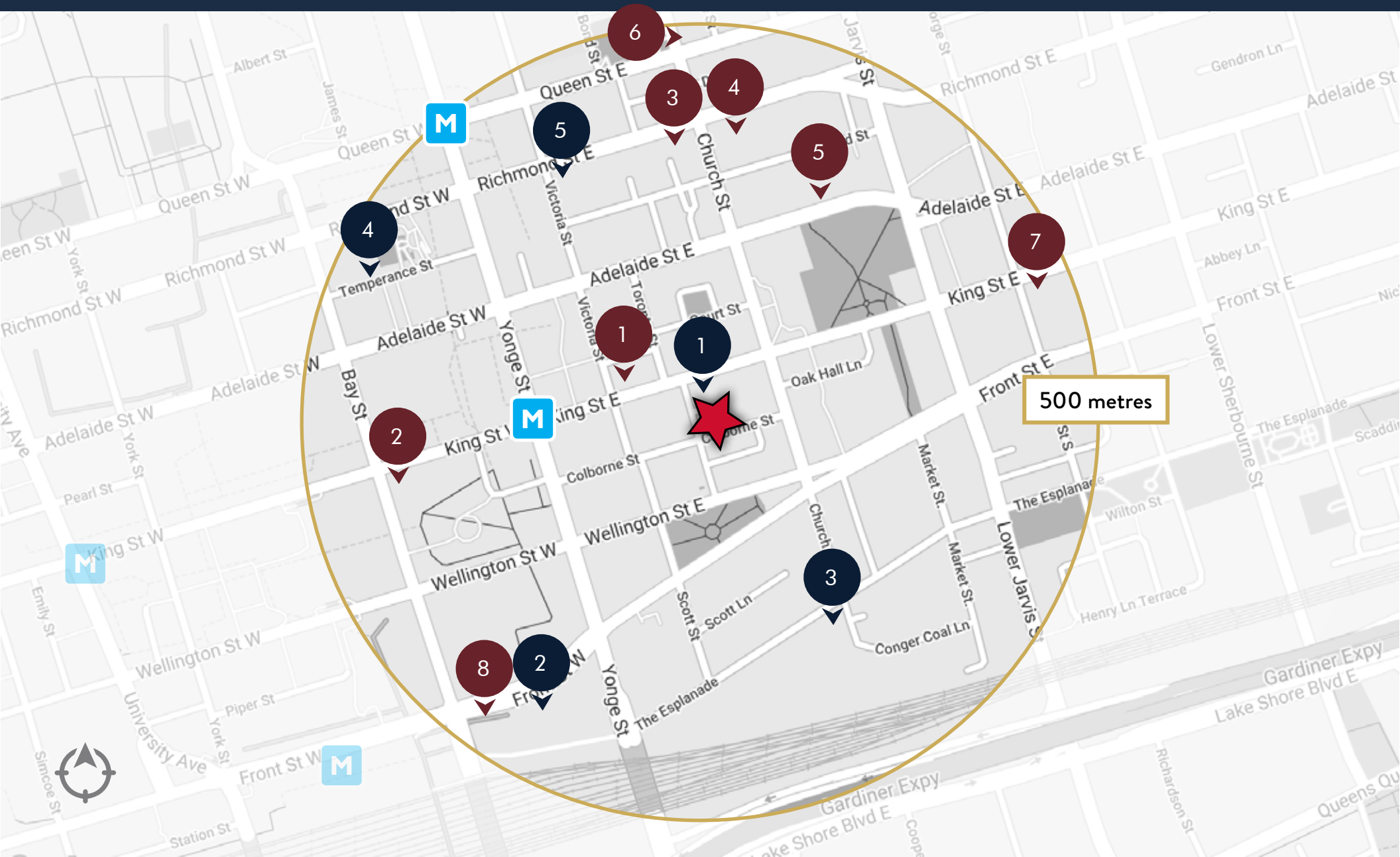
- 1 St. Lawrence Market
- 2 Winners
- 3 Rexall
- 4 Metro
- 5 Garrison Bespoke
- 6 LCBO
- 7 Shoppers Drug Mart
- 8 BoConcept
- 9 Drechsel Studio
- 10 Wine Rack
- 11 Shoppers Drug Mar

HOTELS

- 1 King Edard Hotel
- 2 One King West
- 3 Novotel
- 4 St. Regis
- 5 Hotel Victoria
- 6 Cosmopolitan



AREA DEVELOPMENT OVERVIEW



NOTABLE ACTIVE DEVEMOPMENTS*

#	Name/Address	Category	Storeys	# of Units
1	65 King East	Office, Retail	19	-
2	CIBC Square	Office, Retail	50 & 49	-
3	75 on the Esplanade	Condo, Retail	29	308
4	Scotiabank North Tower	Office, Retail	32	-
5	Yonge + Rich Condo	Condo, Retail	46	682

NOTABLE DEVELOPMENT APPLICATIONS*

#	Condo	Category	Storeys	# of Untis
1	30-50 King East	Office, Retail, Rental	33	219
2	Commerce Court 3	Office	64	-
3	120 Church	Condo, Retail	45	442
4	The Saint	Condo, Retail	46	419
5	110 Adelaide Street E	Office, Condo, Retail	42	287
6	60 Queen East	Condo, Retail	57	445
7	65 George	Condo	17	16
8	One Front	Hotel, Rental, Retail	49 & 45	836

*Located within 500 metres of 40 Colborne Street



65 KING EAST- GOOGLE HEADQUARTERS



SCOTIABANK NORTH TOWER



CIBC SQUARE



YONGE + RICH

TRANSIT CONNECTIVITY



Located steps from the 504 King streetcar line and a three minute walk to King subway station. Union Station, Toronto's main transit hub, is a ten minute walk away.



Union Station serves as the central hub for all GO Train lines serving the Greater Golden Horseshoe.



Union Station also serves the UP Express, a rail service linking downtown Toronto to Pearson Airport in 25 minutes.

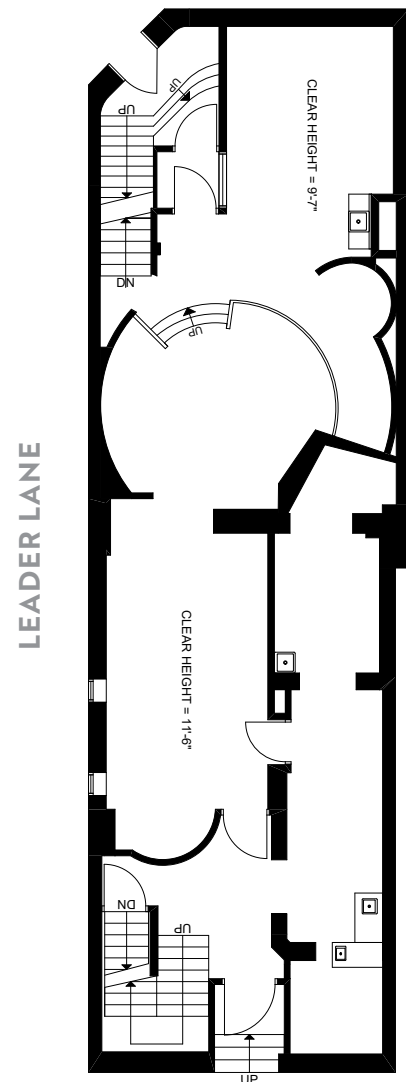


Access to the Gardiner Expressway is a 5-minute drive away. This major arterial highway provides excellent access to the Greater Toronto Area's 400-series highway network.



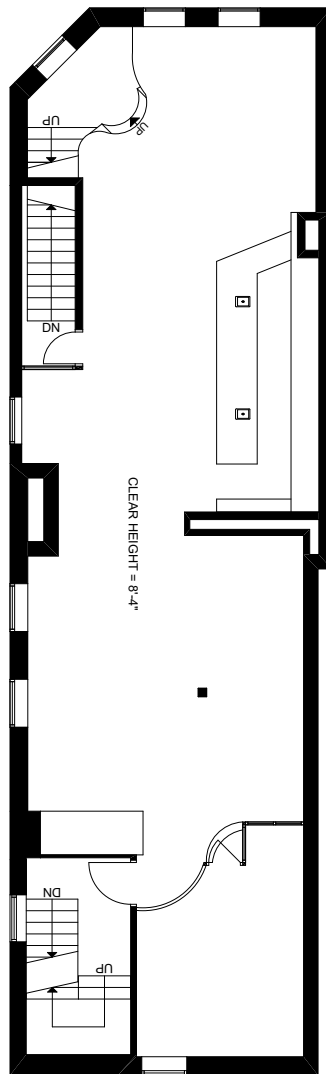
FLOOR PLANS

GROUND
1,691 sq.ft.

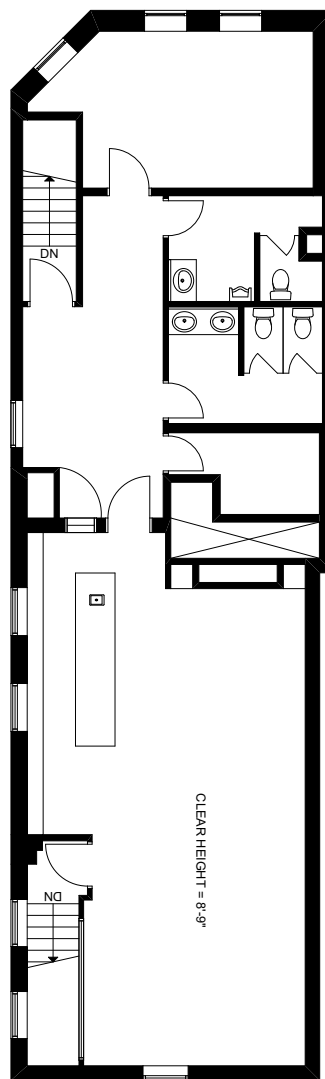


COLBORNE STREET

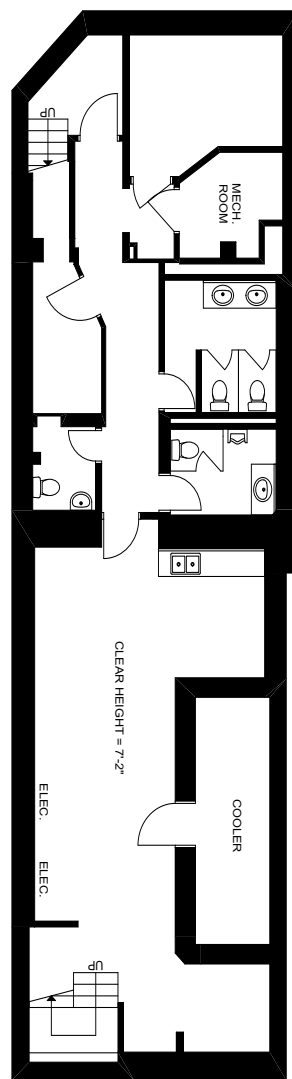
SECOND
1,721 sq.ft.



THIRD
1,721 sq.ft.



LOWER LEVEL
1,721 sq.ft.



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OFFERING PROCESS

DOCUMENT CONTENTS

This document is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This document does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This document is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The document provides selective information relating to certain of the physical, locational and financial characteristics of the Property.

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If any information relating to the Property, in addition to the information provided in this document, is provided at any time, orally or otherwise, by the Vendor and/or the Advisors or anyone acting

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OFFERING PROCESS

The Vendor will be reviewing offers on or after January 21st, 2020. Based on information contained in this document and other information that may be made available upon request, interested parties are invited to submit a proposal that addresses the requirements outlined under "Submission Guidelines".

Submissions should be directed electronically to:

CBRE Limited, Brokerage
145 King Street West, Suite 1100 Toronto
Ontario, M5H 1J8

Attention: Arlin Markowitz/Jackson Turner

SUBMISSION GUIDELINES

- Purchase price;
- Transaction Timelines (APS Negotiation & Closing)
- Name of the ultimate beneficial Vendors of the purchaser; and
- Evidence of the purchaser's financial ability to complete the transaction, including the method of financing the transaction.

The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole and absolute discretion.

SALE CONDITIONS

The Property and all fixtures included are to be purchased on an "as is, where is" basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser.

Any information related to the Property which has been or will be obtained from the Vendor or the Advisor or any other person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between Vendor and purchaser.

ADVISORS

The Advisors are acting solely as agents for the Vendor(s) and not as agents for the purchaser. All inquiries regarding the Property or any information contained in this document should be directed to CBRE Limited, Brokerage, as Advisors for the Vendor:

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Toronto Downtown Office
145 King Street West
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