

48 Power Street

Prime Retail for Lease

at the Corner of Adelaide Street East & Parliament Street



48 Power Street Prime Retail

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Size: Unit 1: 7,283 sq. ft.
Unit 2: 1,391 sq. ft.
Unit 3: 3,530 sq. ft.
Unit 4: 1,320 sq. ft.

Net Rent: TBN

TMI: \$21.00 per sq. ft. (est.)

Available: Q4 2021

Comments:

- Highly visible corner retail on a busy street
- Located in the rapidly growing Downtown East neighbourhood which is seeing an influx of residential and office developments
- Underground customer parking



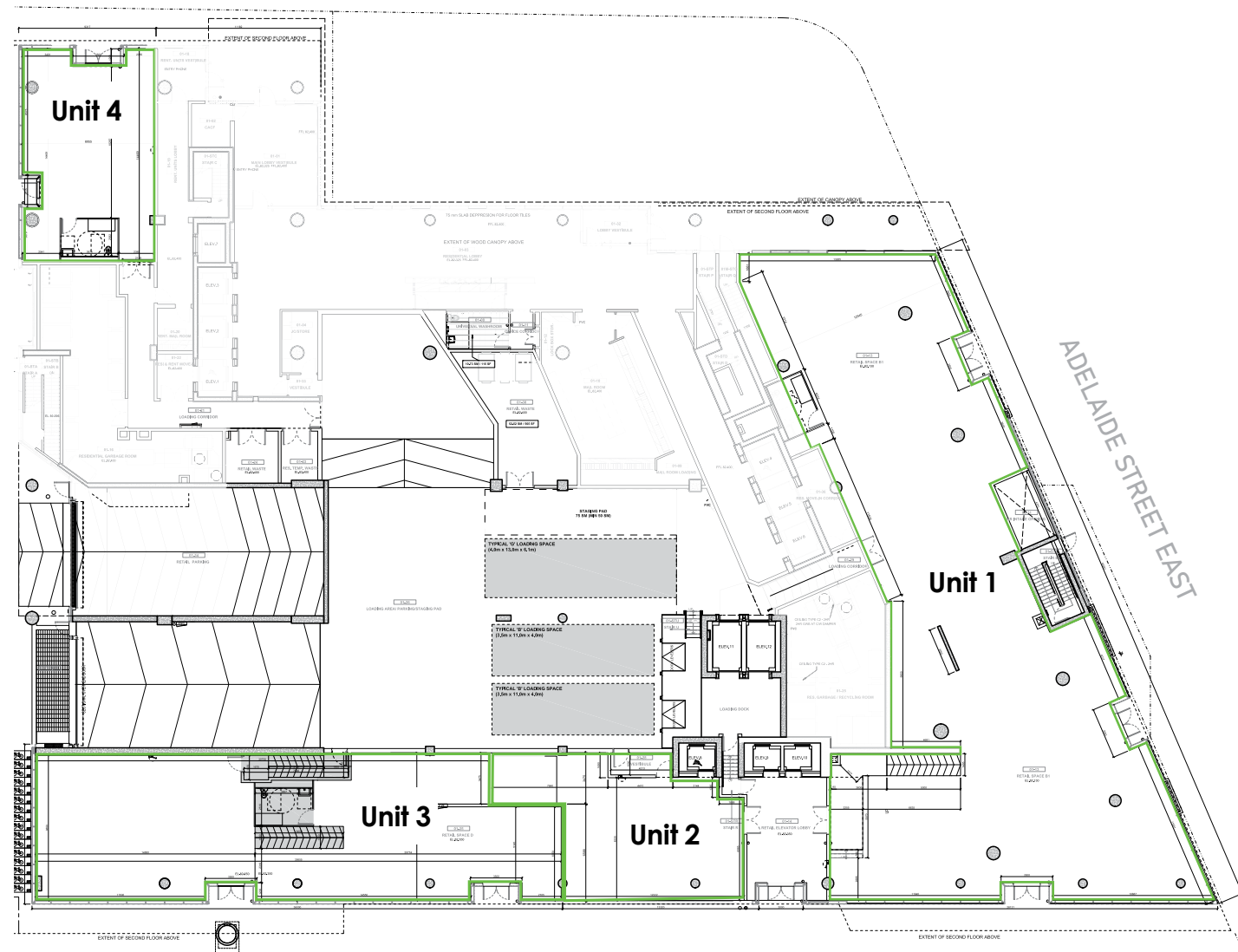
Level 1

UNIT 1: 7,283 sq. ft.

UNIT 2: 1,391 sq. ft.

UNIT 3: 3,530 sq. ft.

UNIT 4: 1,320 sq. ft.



PARLIAMENT STREET



CBRE

The location

48 Power Street is located in Downtown East, a neighbourhood characterized by brick-and-beam office space, high-end furniture stores, independent restaurants and trendy coffee shops & bars.

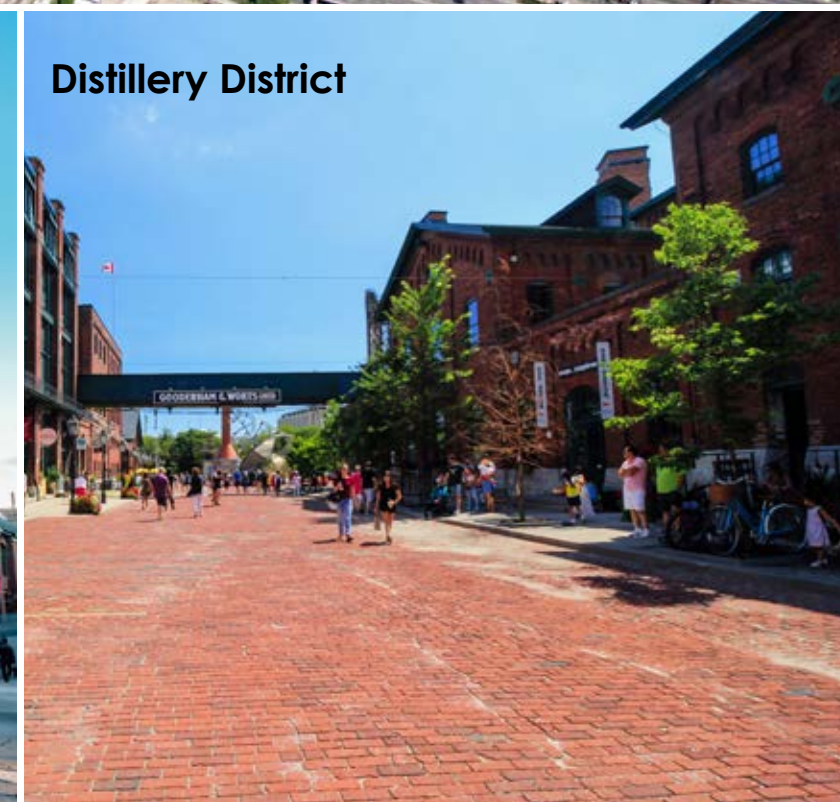
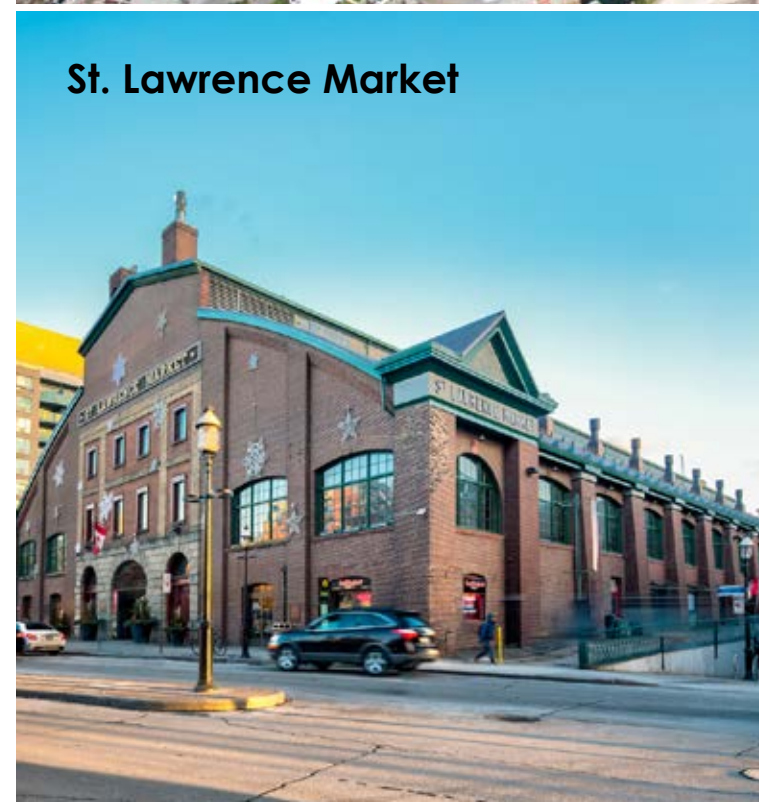
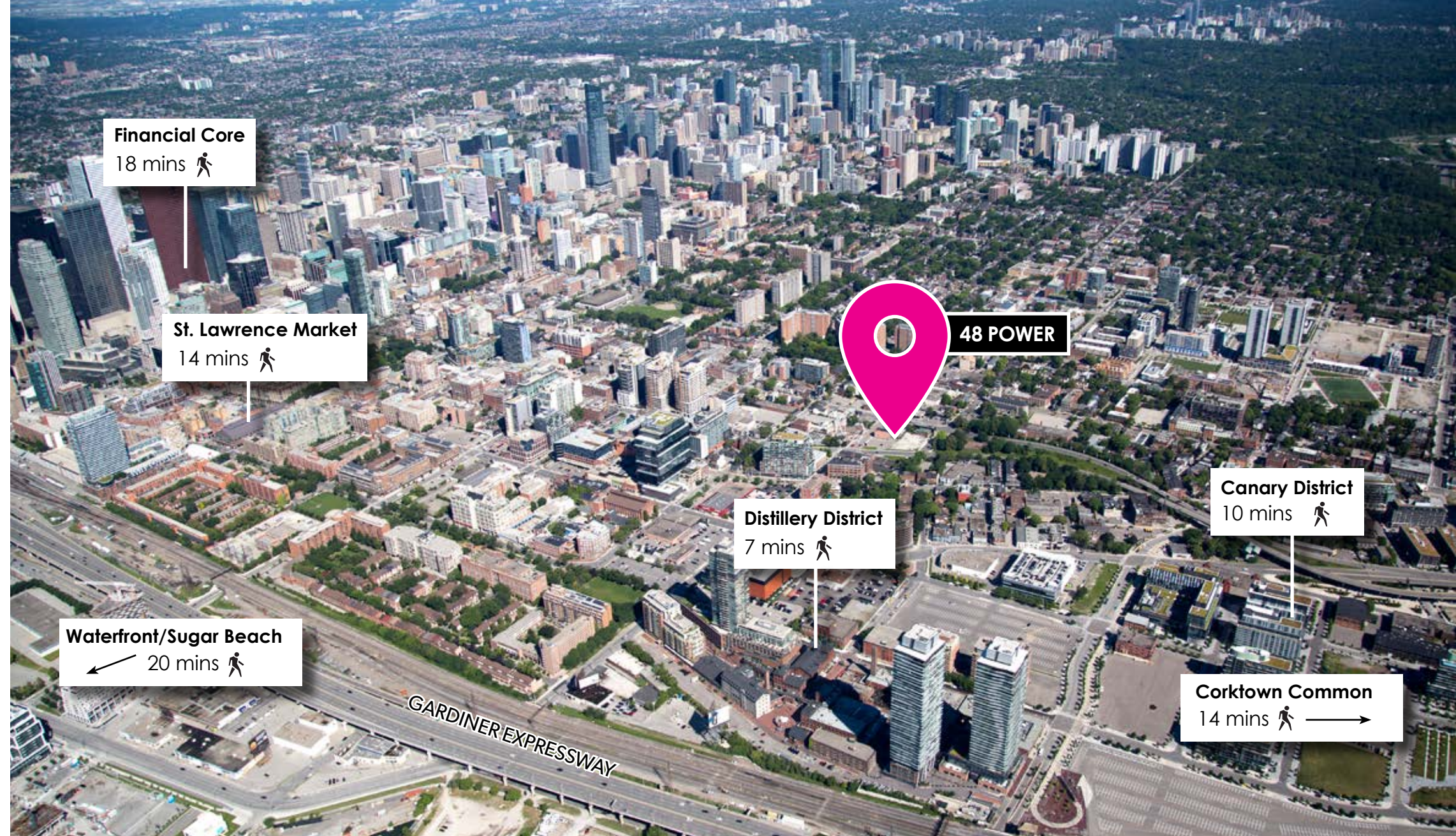
NEIGHBOURHOOD GROWTH

In 2016, The Globe and Mail Centre (351 King Street East) opened at King and Berkeley, bringing nearly 500,000 sq. ft. of new office space to the neighbourhood. An additional 460,000 sq. ft. of office space is currently under construction at EQ Bank Tower and another 400,000 sq. ft. is under construction at 65 King East, where Google has leased the entirety of the office space. Nearly 600,000 sq. ft. more is proposed at the next phase of the King East Centre.

The neighbourhood has also seen an influx of condominiums in recent years. The population within 1 km of the site increased by 22.0% between 2015-2020 and is projected to grow 15.8% between 2020-2025. There are currently 16 proposed/under construction residential/office projects within a 500 metre radius of the site bringing a total of approximately 7,260 new units to the area.

CONNECTIVITY

48 Power Street has exceptional access to public transit via the 504 King & 501 Queen TTC Streetcar routes. It is in between two arterial roadways, Richmond Street East and Adelaide Street East, both of which have dedicated bike lanes. The Financial Core is 10 minutes away via public transit, car and bicycle. Access to the Don Valley Parkway seconds away.





Neighbouring Tenants





Retail

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Senior Vice President
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*Sales Representative



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