

SLATE

FIFTY FIVE
ST. CLAIR
Avenue west



DAYCARE OPPORTUNITY

CBRE

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55 St. Clair Ave. West

CBRE

FIFTY FIVE ST. CLAIR

Avenue west

SIZE: 8,100 sq. ft. + 2,000 sq. ft. outdoor area

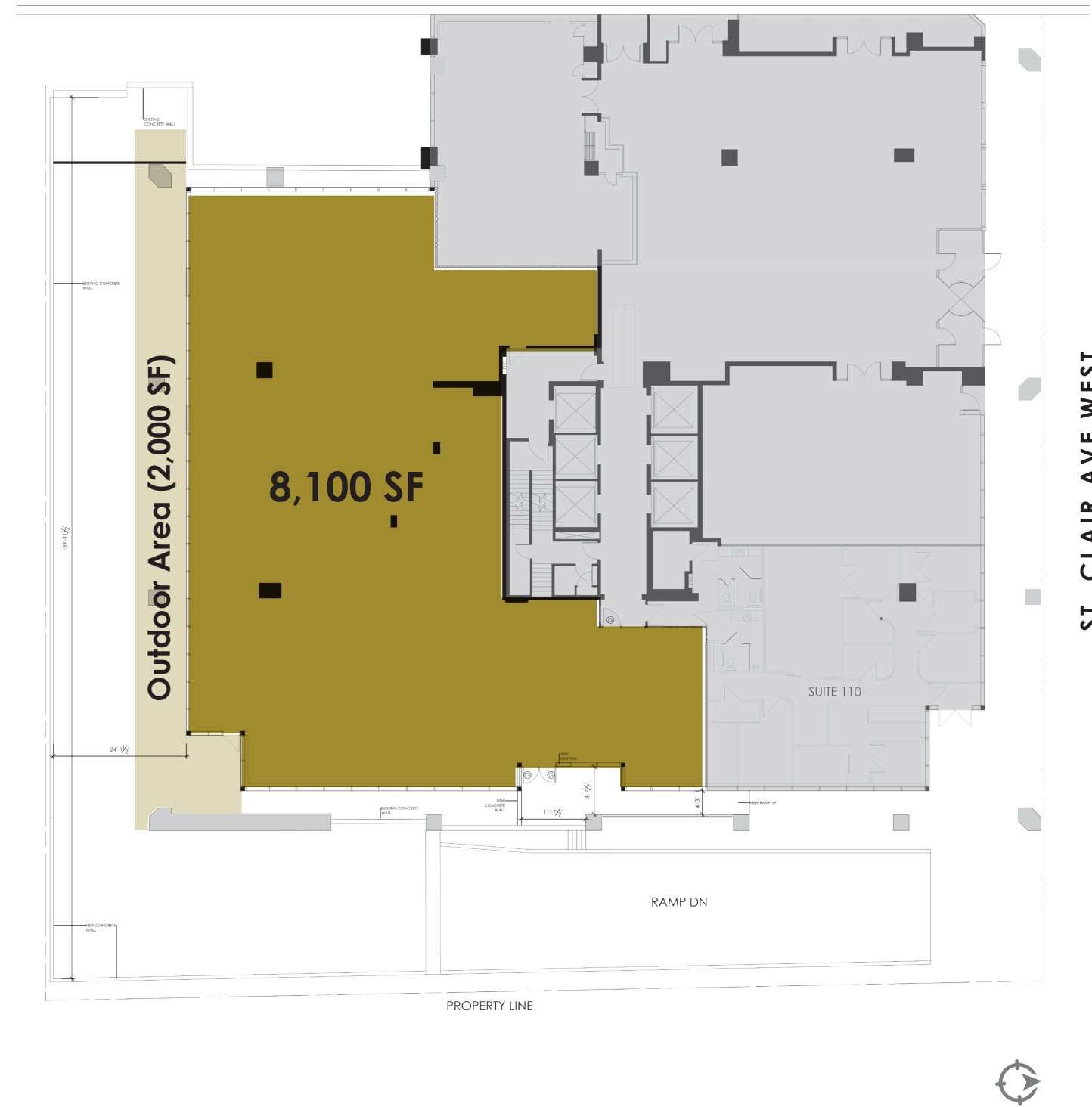
NET RENT: Please call listing agents

TMI: \$24.96 per sq. ft.

AVAILABLE: Immediately

- Located on the ground floor of a 9-storey office building
- Features a rare large outdoor/playground area
- Estimated capacity for 88 kids
- Streetcar and subway access are steps away
- Next to the entrance to an underground public parking lot with 200 spaces
- Neighbouring tenants include Mary Be Kitchen, Rolex Head Office, Union Social Eatery, Presse Cafe, Buca, IQ Foods, RBC

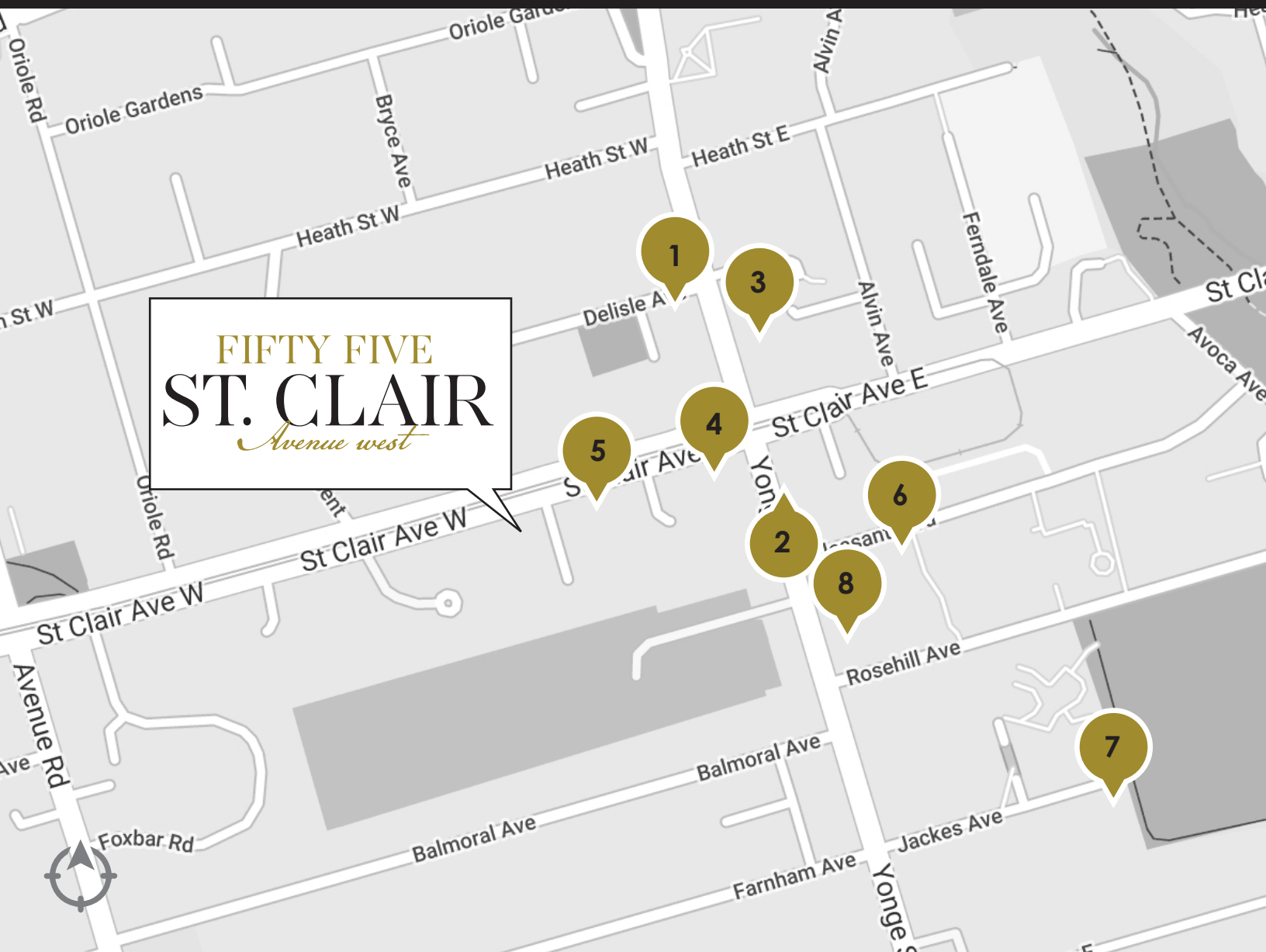
55 ST. CLAIR AVENUE WEST FLOOR PLAN



ST. CLAIR AVE WEST



NOTABLE AREA DEVELOPMENTS



1. One Delisle



1 Delisle Avenue
Construction
371 units
44 storeys

2. The Clair



1421 Yonge Street
Pre-Construction
198 units
34 storeys

3. St. Clair Place



1485 Yonge Street
Pre-Construction
1,361 units
44,39,27,13 storeys

4. 1 St. Clair W



1 St. Clair West
Pre-Construction
340 units
49 storeys

5. 45 St. Clair W



45 St. Clair Ave W
Pre-Construction
629 units
50 storeys

6. 29 Pleasant



29 Pleasant Blvd.
Construction
303 units
35 storeys

7. 49 Jackes




49 Jackes Avenue
Pre-Construction
217 units
29 storeys


8. 1365 Yonge




1365 Yonge Street
Construction
239 units
17 storeys




27,364
TOTAL
POPULATION



10%
GROWTH RATE
(2015-2020)



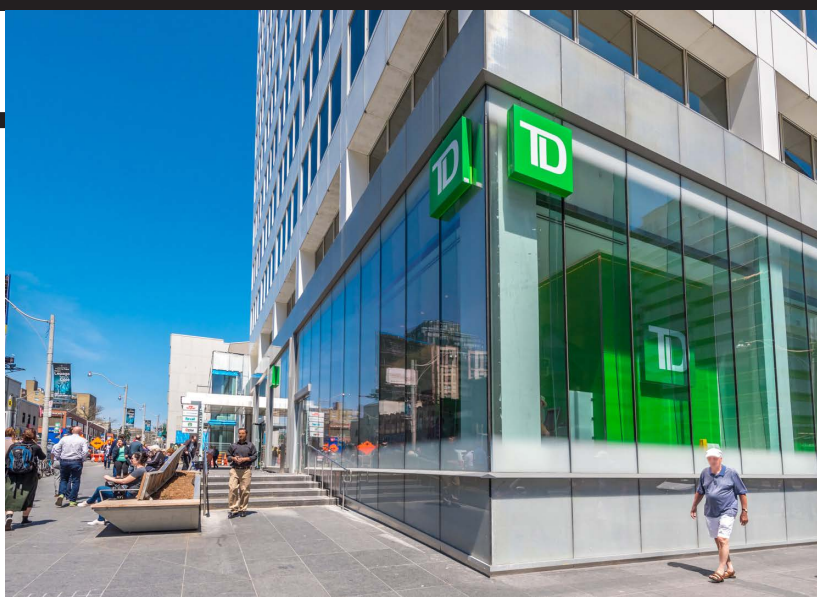
34,610
DAYTIME
POPULATION



\$242,148
AVG. HOUSEHOLD
INCOME

*Within 1KM Radius (Statistics Canada)

NEIGHBOURING RETAILERS



THE FUTURE OF YONGE & ST. CLAIR *Slate Retail Repositioning*

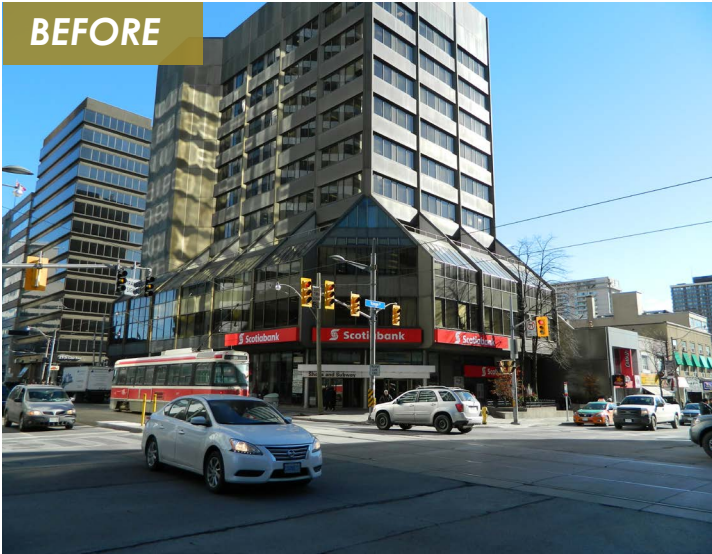
2 St. Clair Avenue West



Completed in 2019

The newly renovated retail podium features high-end food and beverage offerings including Buca and IQ Foods.

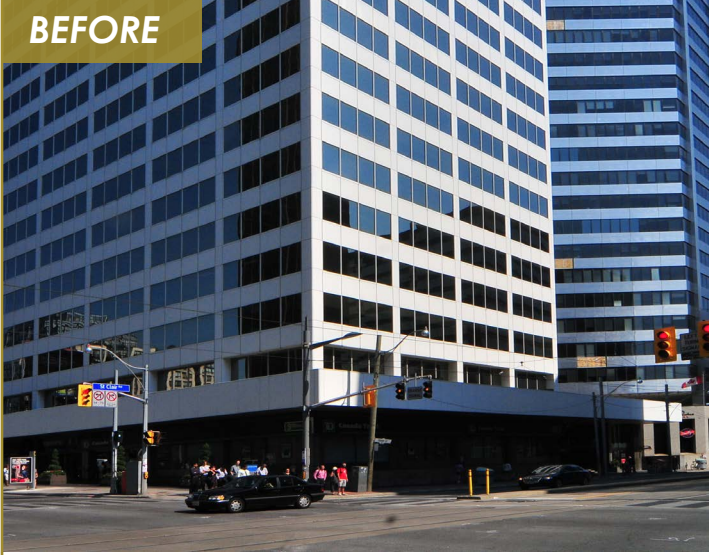
1 St. Clair Avenue East



Completed in 2021

Revitalization of the podium and Scotiabank, with the repositioning of the ground and retail concourse.

2 St. Clair Avenue East



Completed in 2017

Repositioned 30,000 sq. ft. of underutilized retail with high-traffic amenities including Loblaws, Greenhouse Juice, Starbucks, Rexall and TD Bank.

One Delisle (Yonge & Delisle)



Expected Completion 2025

New 44-storey residential development designed by renowned architect Studio Gang, with 6,000 sq. ft. + of new retail.



Slate Portfolio

1.2 million sq.ft. of
office space with over
5,400 office tenants

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