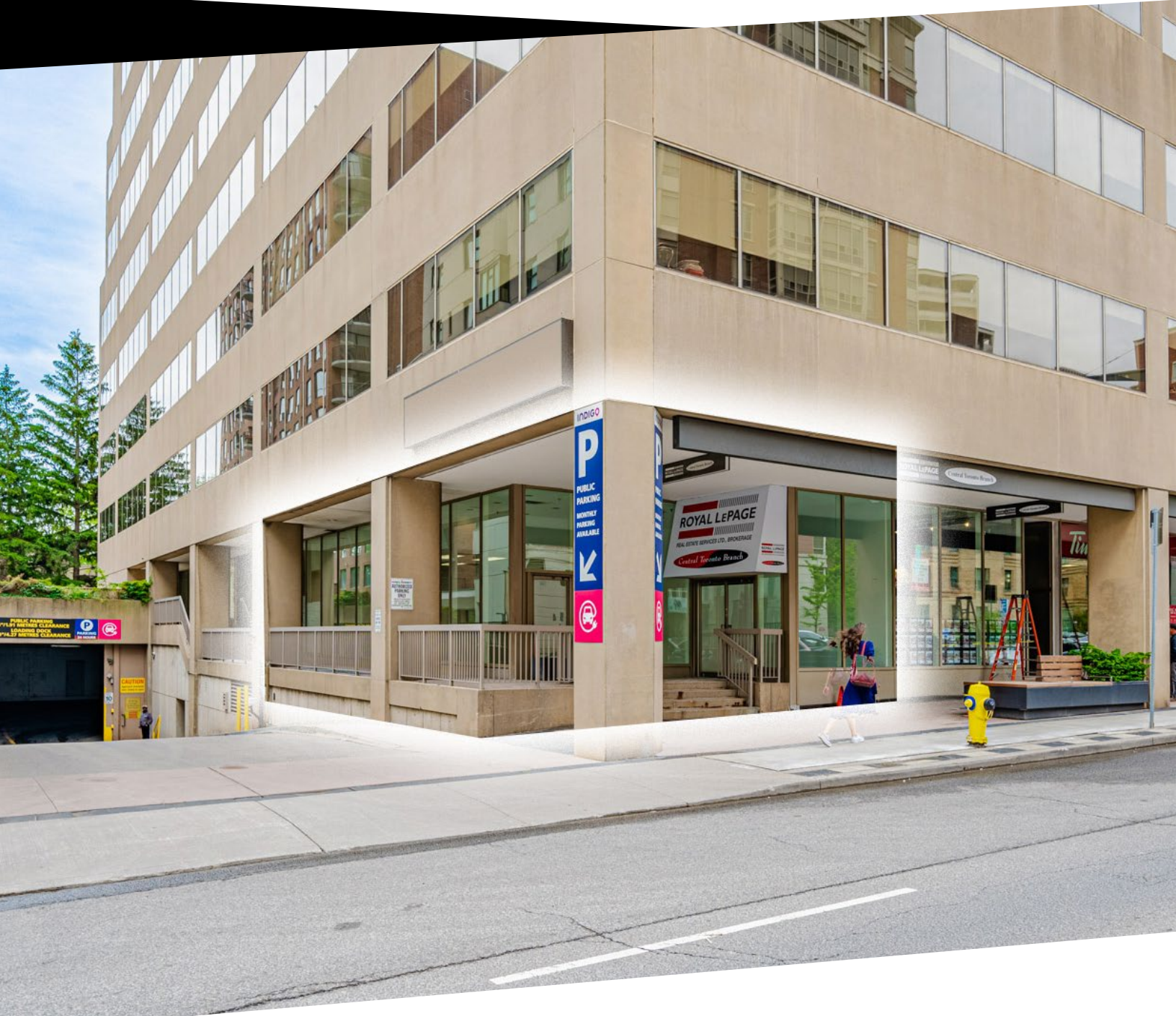


SLATE

FIFTY FIVE ST. CLAIR

Avenue west



CBRE

SLATE

FIFTY FIVE ST. CLAIR

Avenue west

SIZE: 1019 sq. ft.

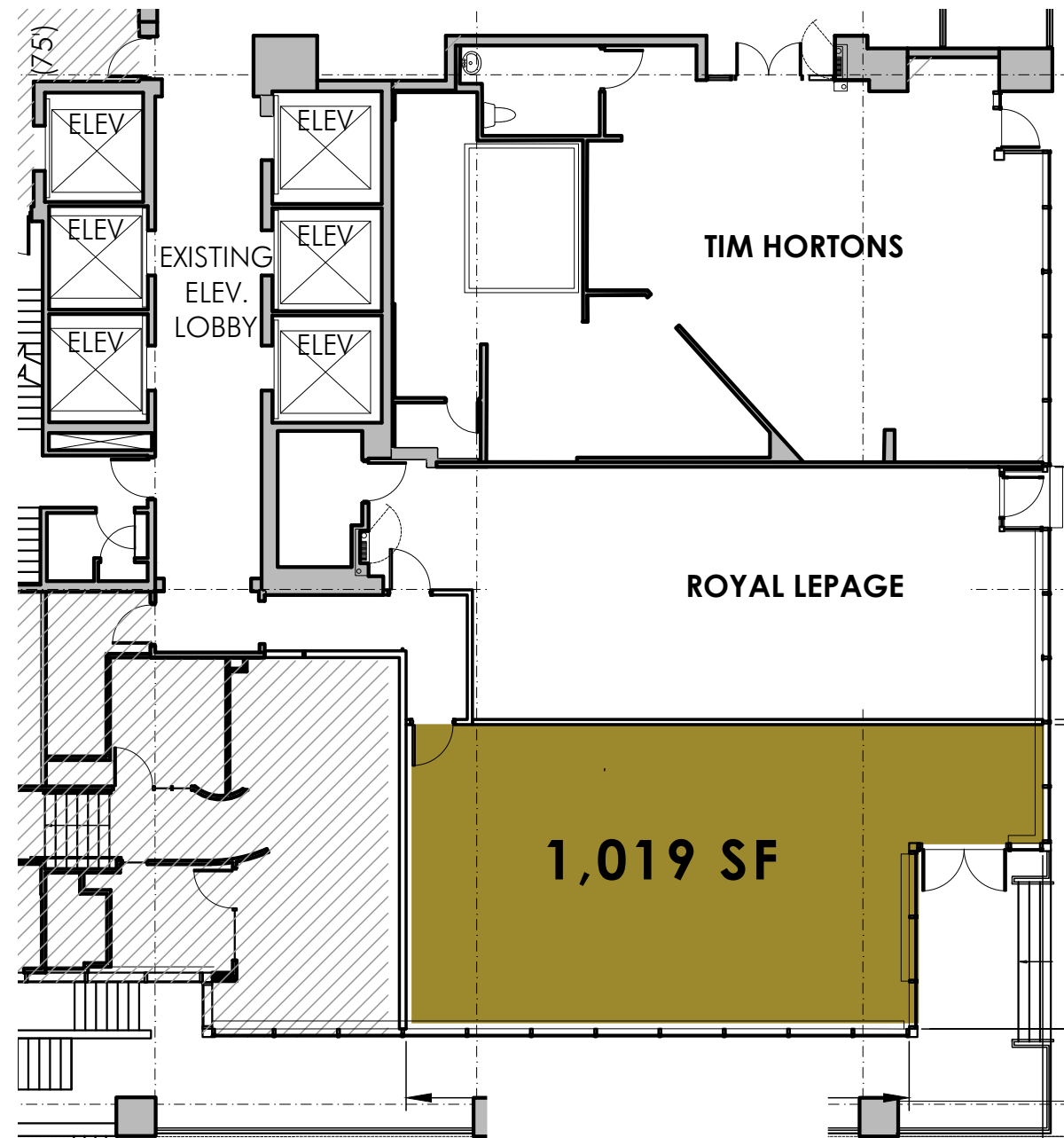
NET RENT: Please call listing agents

TMI: \$24.20 per sq. ft.

AVAILABLE: Immediately

- Located on the ground floor of a 9-storey office building
- Multiple signage opportunities for maximum exposure
- 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

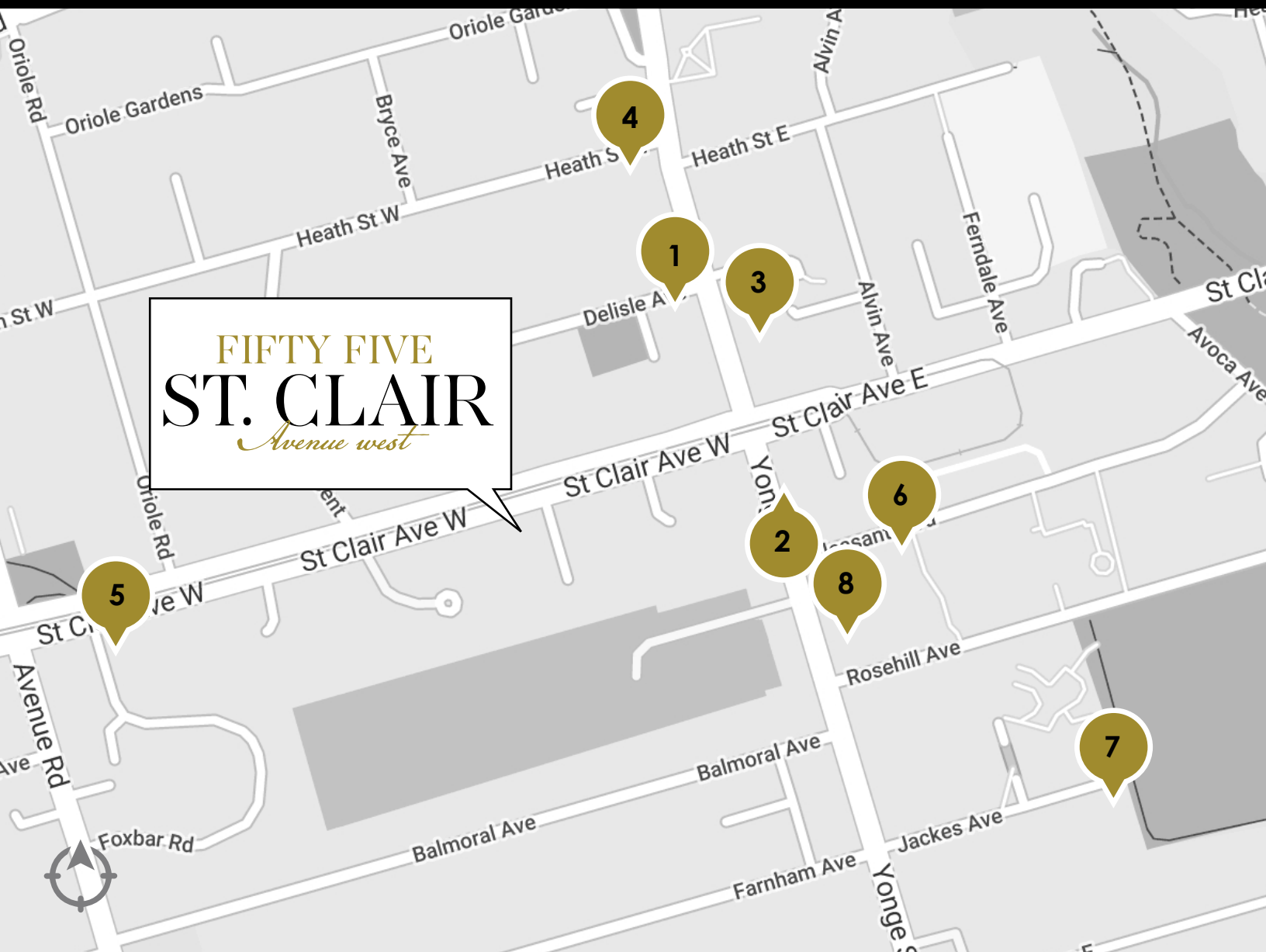


ST. CLAIR AVE WEST





NOTABLE AREA DEVELOPMENTS

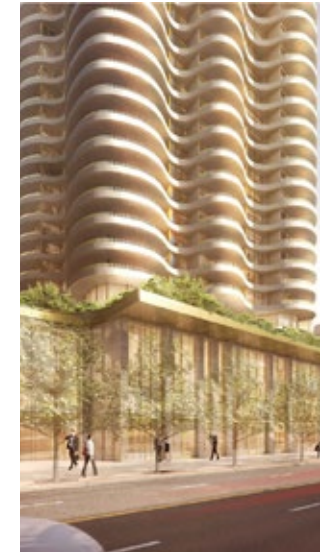


1. One Delisle



1 Delisle Avenue
Pre-Construction
371 units
44 storeys

2. The Clair



1421 Yonge Street
Pre-Construction
220 units
34 storeys

3. St. Clair Place



1535 Yonge Street
Pre-Construction
1,361 units
44,39,27,13 storeys

4. 7 Heath Street



7 Heath Street
Pre-Construction
97 units
13 storeys

5. 129 St. Clair E



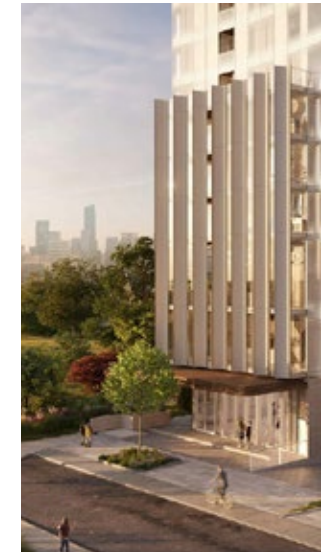
129 St. Clair Ave E
Construction
259 units
28,3 storeys

6. 29 Pleasant



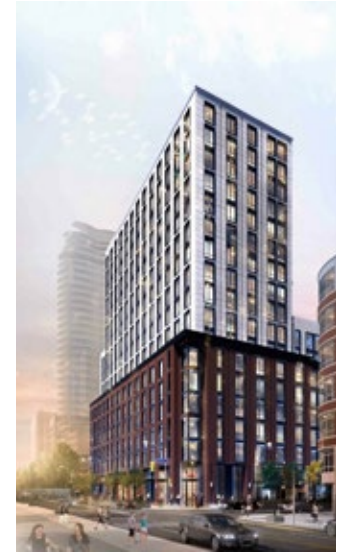
29 Pleasant Blvd.
Pre-Construction
281 units
32 storeys

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

Delisle Avenue

- POPEYES — Popeye's
- Dove Cleaners
- petvalu — Pet Valu
- freshii — Freshii
- BMO — BMO Bank of Montreal

Yonge Street

- One Delisle Condos
- Sushi Gen
- Walking on Cloud
- Modo Yoga Uptown
- Salon Scavo
- IQ Foods
- Pressé Cafe
- RBC
- BUCA

St. Clair Avenue West

- Pasta Pronto
- MARY BE KITCHEN
- Mary Be Kitchen
- Kiva's Bagel Bar
- Holy Chuck
- Topcuts
- Bagel House
- Book City
- Home Hardware

Balmoral Avenue

- Nove Trattoria
- Bombay Roti
- Barnsteiner's

Heath Street

- Midtown Gastro Hub
- Harvey's
- Tim Hortons
- Shoppers Drug Mart — SHOPPERS DRUG MART

Yonge Street

- Freedom Mobile
- Legs Beautiful
- Roots — Roots
- Loblaws — Loblaws
- Greenhouse Juice — Greenhouse Juice Co.
- Starbucks
- Rexall — Rexall
- GoodLife FITNESS — Goodlife Fitness

St. Clair Avenue East

- Scotiabank
- F45 — F45 Training
- Playa Cabana — PLAYA CABANA
- Prairie Boy — prairie boy
- Canada Post
- Olsson Optical
- Aroma Espresso Bar — aroma

Pleasant Boulevard

- Hero Certified Burgers — HERO CERTIFIED BURGERS
- Eden Flower Shop

Rosehill Avenue

- C. C. Pharmacy



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

2 St. Clair Avenue West

BEFORE



AFTER



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

BEFORE



AFTER



Completed in 2021

Revitalization of the podium and Scotiabank, with the repositioning of the ground and retail concourse. Tenants include F45 and Prairie Boy.

2 St. Clair Avenue East

BEFORE



AFTER



Completed in 2017

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

1 Delisle (Yonge & Delisle)

BEFORE



AFTER



Expected Completion 2024/2025

New 47-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

Advisors

Arlin Markowitz*
Executive Vice President
416 815 2374
arlin.markowitz@cbre.com

Alex Edmison*
Senior Vice President
416 874 7266
alex.edmison@cbre.com

Jackson Turner**
Vice President
416 815 2394
jackson.turner@cbre.com

Teddy Taggart*
Associate Vice President
416 847 3254
teddy.taggart@cbre.com

*Sales Representative **Broker



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