

SLATE

FIFTY FIVE ST. CLAIR

Avenue west



CBRE



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Avenue west

SIZE: 1,193 sq. ft.

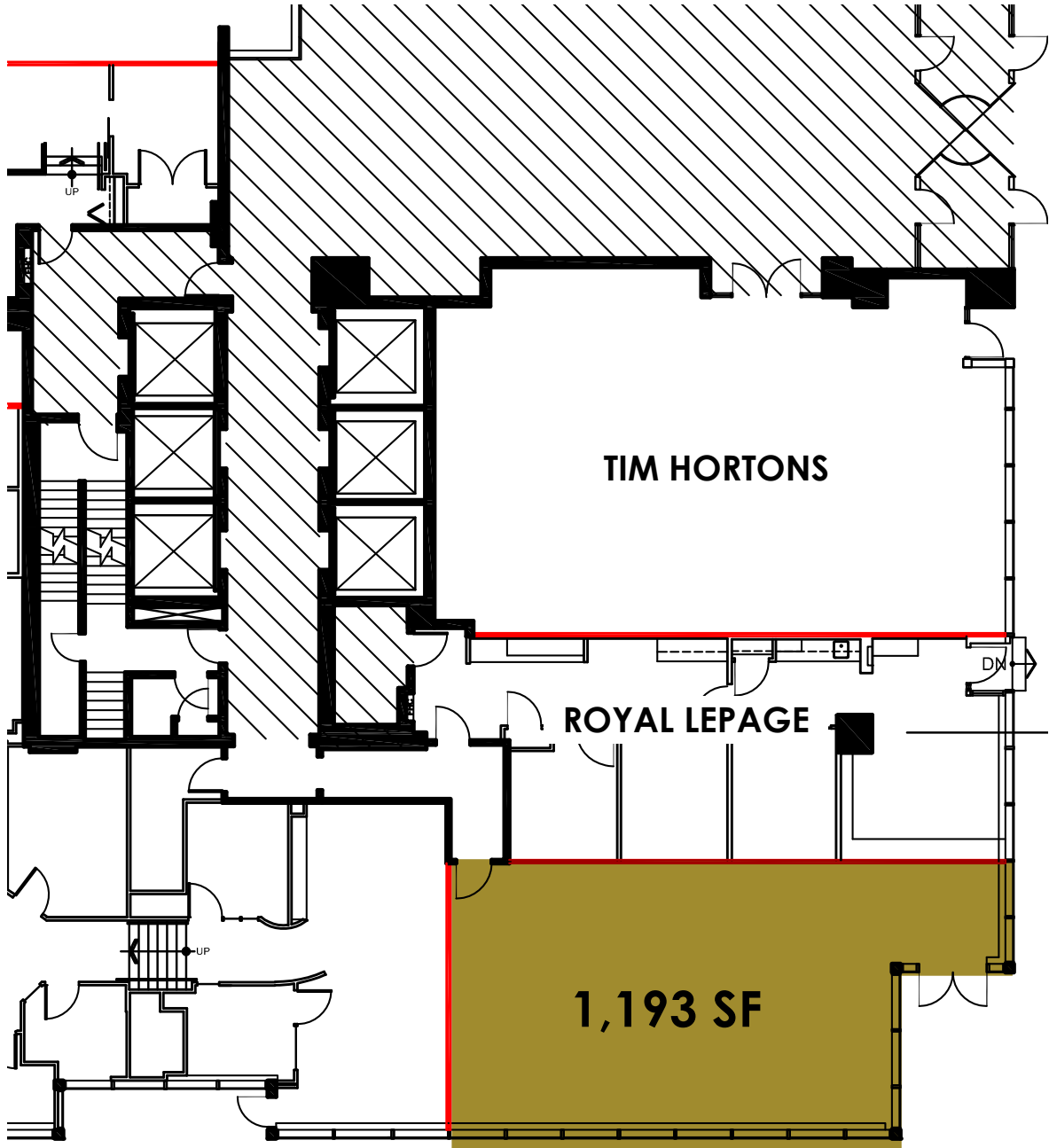
NET RENT: Please call listing agents

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

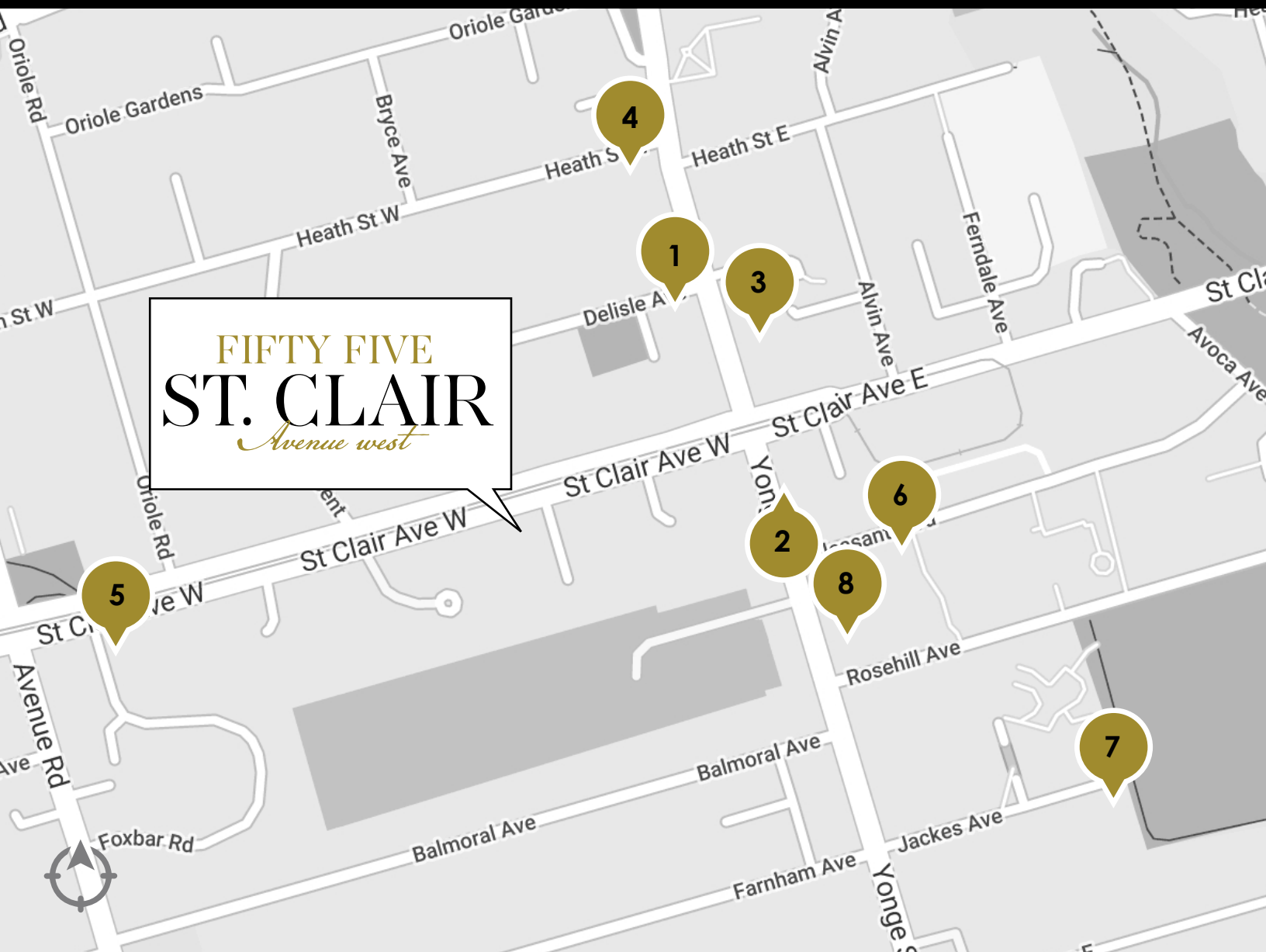


ST. CLAIR AVE WEST





NOTABLE AREA DEVELOPMENTS



1. One Delisle 2. The Clair 3. St. Clair Place 4. 7 Heath Street



1 Delisle Avenue
Pre-Construction
371 units
44 storeys



1421 Yonge Street
Pre-Construction
220 units
34 storeys



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



7 Heath Street
Pre-Construction
97 units
13 storeys

5. 129 St. Clair E 6. 29 Pleasant 7. 49 Jackes 8. 1365 Yonge



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




29 Pleasant Blvd.
Pre-Construction
281 units
32 storeys




49 Jackes Avenue
Pre-Construction
217 units
29 storeys




1365 Yonge Street
Construction
239 units
17 storeys




27,364
TOTAL
POPULATION



10%
GROWTH RATE
(2015-2020)



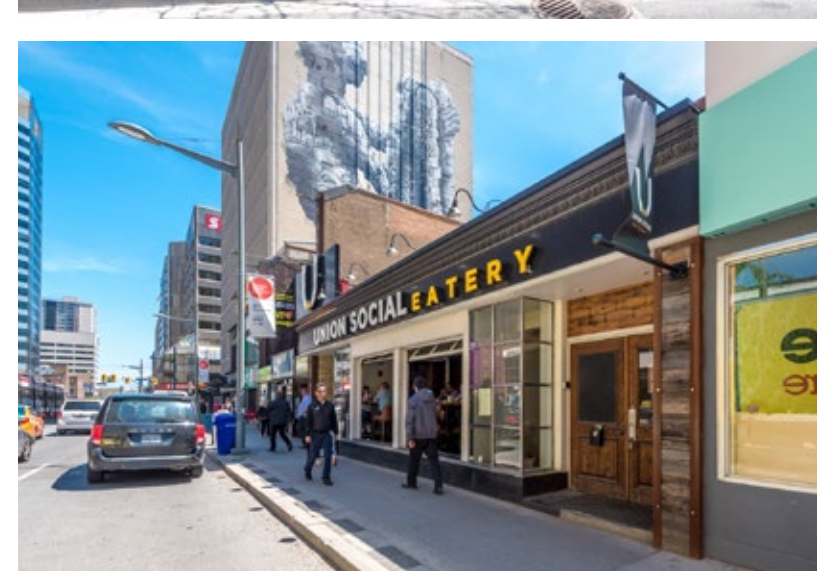
34,610
DAYTIME
POPULATION



\$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

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

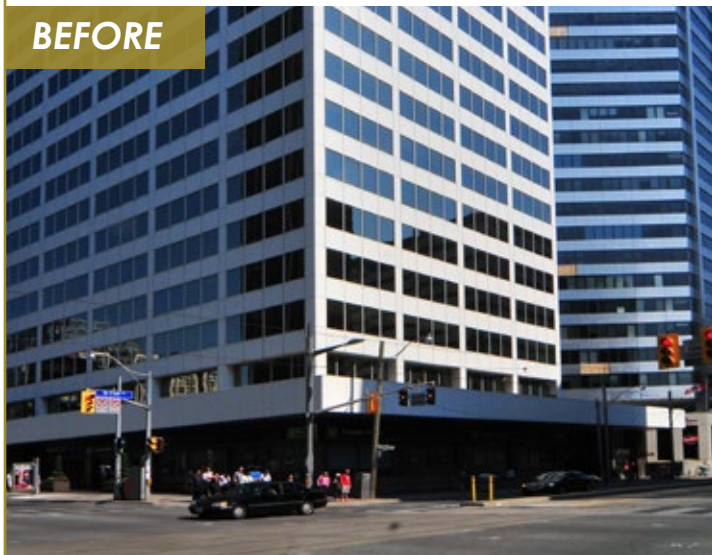


Completed in 2021

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

Yonge Street

21 St. Clair
Ave East

1 St. Clair
Ave East

2 St. Clair
Ave East

1 St. Clair
Ave West

2 St. Clair
Ave West

30 St. Clair
Ave West

40 St. Clair
Ave West

55 St. Clair
Ave West

St. Clair East

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