

SLATE

FIFTY FIVE
ST. CLAIR
Avenue west



CBRE

SLATE

55 St. Clair Ave. West

FIFTY FIVE ST. CLAIR

Avenue west

SIZE: 8,100 sq. ft. + 5,000 sq. ft. outdoor area

NET RENT: Please call listing agents

TMI: \$23.76 per sq. ft. (2021 est.)

AVAILABLE: Q1 2022

- Located on the ground floor of a 9-storey office building
- Features a rare large outdoor/playground area (5,000 sq. ft.)
- 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

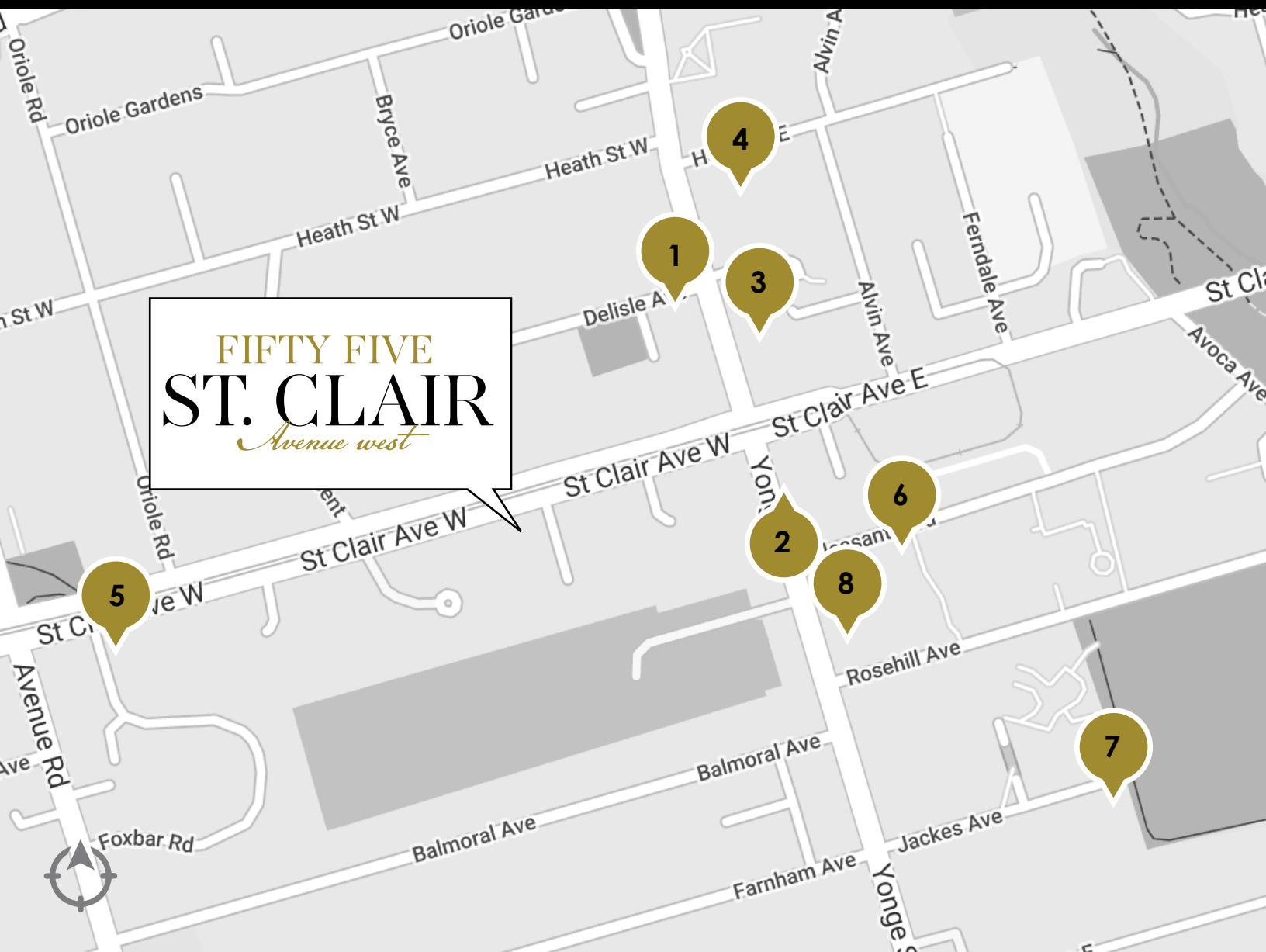
55 ST. CLAIR AVENUE WEST FLOOR PLAN



ST. CLAIR AVE WEST



NOTABLE AREA DEVELOPMENTS

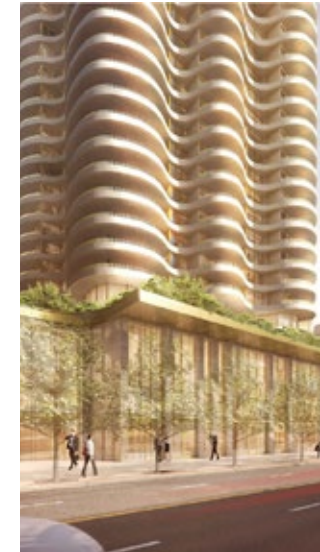


1. One Delisle



1 Delisle Avenue
Pre-Construction
383 units
47 storeys

2. The Clair



1421 Yonge Street
Pre-Construction
220 units
34 storeys

3. St. Clair Place



1535 Yonge Street
Pre-Construction
1,387 units
59,39,34 storeys

4. 7 Heath Street



7 Heath Street
Pre-Construction
97 units
13 storeys

5. 129 St. Clair E



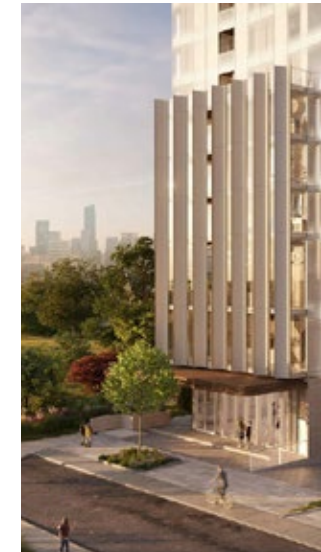
129 St. Clair Ave E
Construction
259 units
28 storeys

6. 29 Pleasant



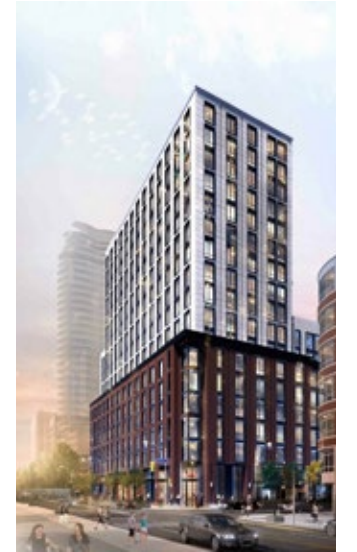
29 Pleasant Blvd.
Construction
302 units
34 storeys

7. 49 Jackes



49 Jackes Avenue
Pre-Construction
217 units
29 storeys

8. 1365 Yonge



1365 Yonge Street
Construction
237 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

POPEYES — Popeye's
Dove Cleaners

petvalu — Pet Valu
freshii — Freshii

BMO — BMO Bank of Montreal

Delisle Avenue

One Delisle Condos
Sushi Gen
Walking on Cloud
Modo Yoga Uptown

Salon Scavo
iQ — IQ Foods

Presse Cafe — Presse Cafe
RBC — RBC
BUCA

St. Clair Avenue West

Pasta Pronto
55 ST. CLAIR AVENUE W
MARY BE KITCHEN

Mary Be Kitchen
Kiva's Bagel Bar
Holy Chuck
Topcuts
Bagel House
Book City
Home Hardware

Balmoral Avenue

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

TD — TD
Rexall — Rexall
GoodLife FITNESS — Goodlife Fitness

St. Clair Avenue East

Scotiabank — Scotiabank
F45 — F45 Training
Playa Cabana — Playa Cabana

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



Completion 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

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

Yonge Street

St. Clair East

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