

SLATE

YONGE +  
ST. CLAIR



# 55 St. Clair West Retail for Lease

CBRE Limited, Real Estate Brokerage | 145 King Street West | Suite 1100 | Toronto, ON M5H 1J8 | 416 362 2244 | [www.cbre.ca](http://www.cbre.ca)



# Property Highlights

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

**NET RENT:** Please call listing agents

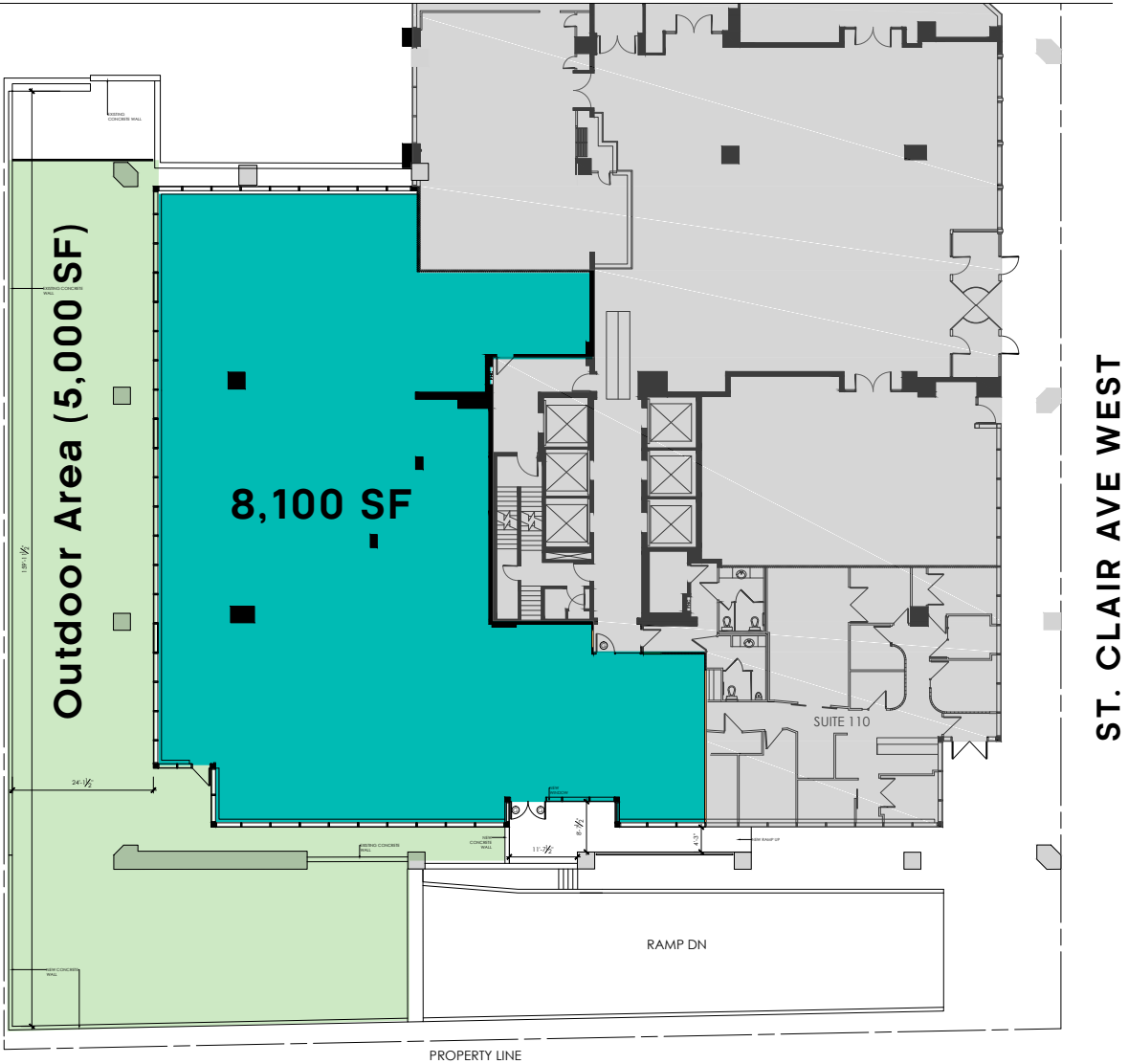
**TMI:** \$23.76 per sq. ft. (2021 est.)

**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

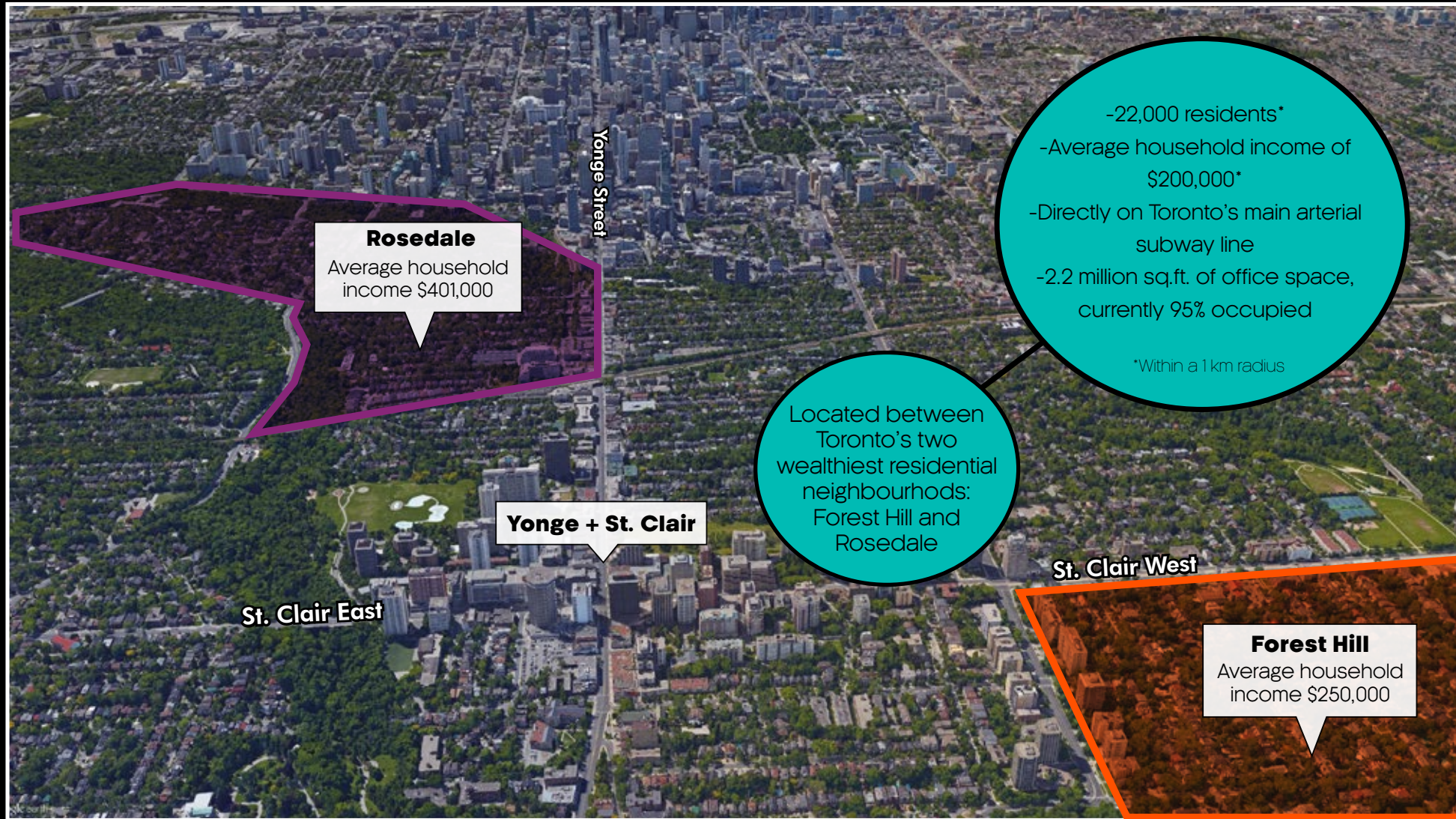


## FLOOR PLAN



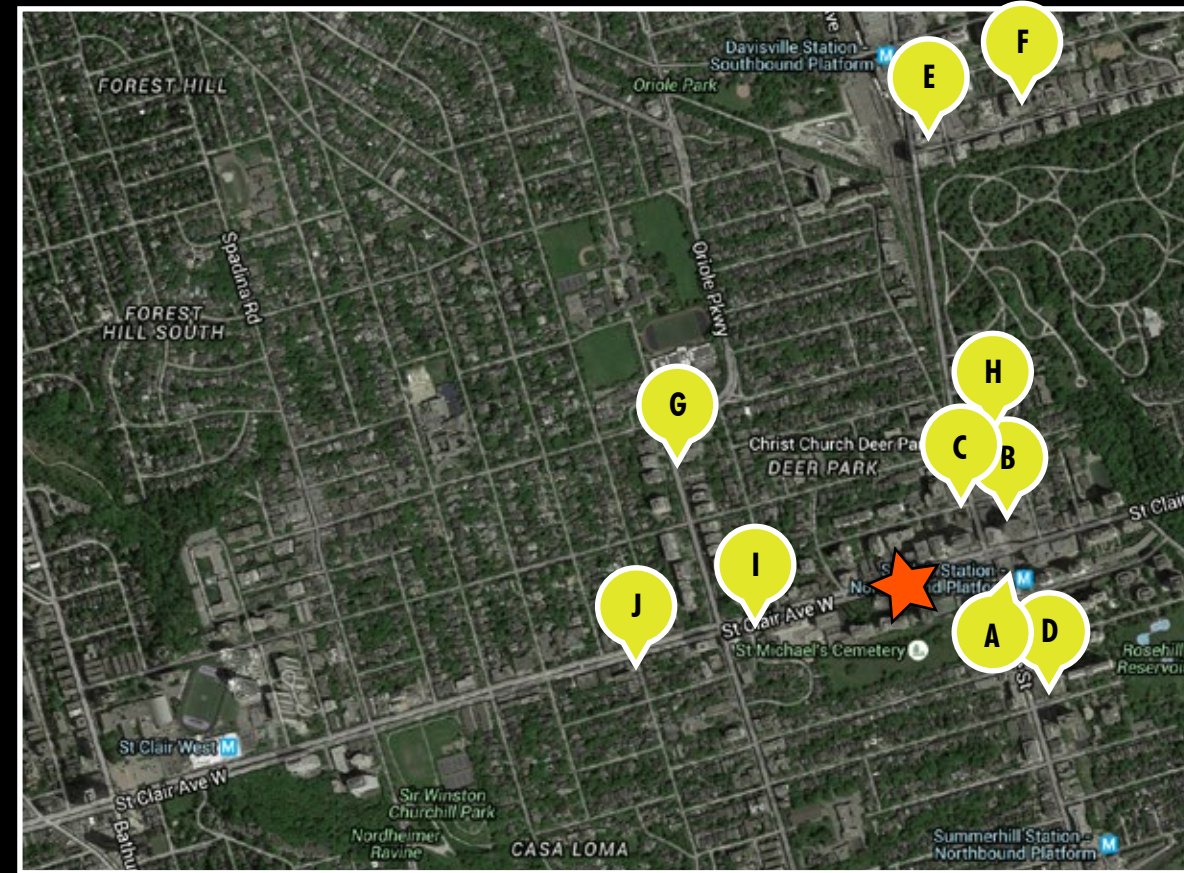


## Area Overview



# YONGE + ST. CLAIR

## Condo Developments In the Area



- |   |   |   |
|---|---|---|
| <p><b>E.</b></p>  <p><b>Yonge &amp; Merton St</b><br/>Cresford<br/>Status: Complete<br/>Storeys: 28</p>                  | <p><b>F.</b></p>  <p><b>68 Merton St</b><br/>Life Condominiums<br/>Status: Recently Complete<br/>Units: 149<br/>Storeys: 13</p>                      | <p><b>G.</b></p>  <p><b>609 Avenue Road</b><br/>The Upper Canada Condos<br/>Status: Under Construction<br/>Units: 161<br/>Storeys: 19</p>    |
| <p><b>H.</b></p>  <p><b>7 Heath Street</b><br/>7 Heath Street<br/>Status: Construction<br/>Units: 97<br/>Storeys: 13</p> | <p><b>I.</b></p>  <p><b>129 St. Clair Avenue West</b><br/>Blue Diamond On the Hill<br/>Status: Under Construction<br/>Units: 220<br/>Storeys: 26</p> | <p><b>J.</b></p>  <p><b>St. Clair Avenue West &amp; Poplar Plains Road</b><br/>Status: Under Construction<br/>Units: 166<br/>Storeys: 11</p> |

**CBRE**



# YONGE + ST. CLAIR

**HEATH STREET WEST**

**One Delisle**  
Future 47- luxury residential building with 383 residential units by Slate Asset Management

**DELISLE AVENUE**

Kwan Dim Sum  
**MODO YOGA**  
**iQ**  
**FIORIO**  
**BUCA**

**ROLEX** HEAD OFFICE  
Deaco Sushi  
PRESSED CAFE  
RBC

**AMBIYAN**  
on Yonge  
**freshii**  
**BMO**

**HEATH STREET WEST**

Midtown Gastro Hub  
Tim Hortons  
**SHOPPERS DRUG MART**

**Loblaws**  
Greenhouse Juice Co.  
**STARBUCKS**  
**TD** **Rexall**  
**ARTHUR'S** RESTAURANT  
**GoodLife FITNESS**

**ST. CLAIR AVENUE WEST**

**LCBO** **Longo's** **PASTA PRONTA** **Tim Hortons** **MARY BE KITCHEN** **U** **Kia's** Pizzaiolo Scallywags **CIBC**

**55 ST. CLAIR AVE WEST**

**HOLY CHUCK** - Business - Burgers!  
**mean bao.**  
**THE Bagel House**  
**NOVE TRATTORIA**  
Spiga Ristorante  
Capocaccia

**BALMORAL AVENUE**

**BARNSTEINER'S**

St. Michael's Cemetery

**ST. CLAIR AVENUE EAST**

**Scotiabank** **PS** **PLAYA CABANA**

**1421 YONGE ST**  
Future 34-storey mixed-use building with 220 residential units by Terracap/ Great Gulf

**Aroma Espresso Bar**

**PLEASANT BLVD**

**HERO CERTIFIED BURGERS**

**ROSEHILL AVENUE**

**STARBUCKS**  
Blodry Lounge  
**TERRONI**

Balfour Park







# YONGE + ST. CLAIR

## 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

St. Clair East

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