

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:** \$24.20 per sq. ft.

**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

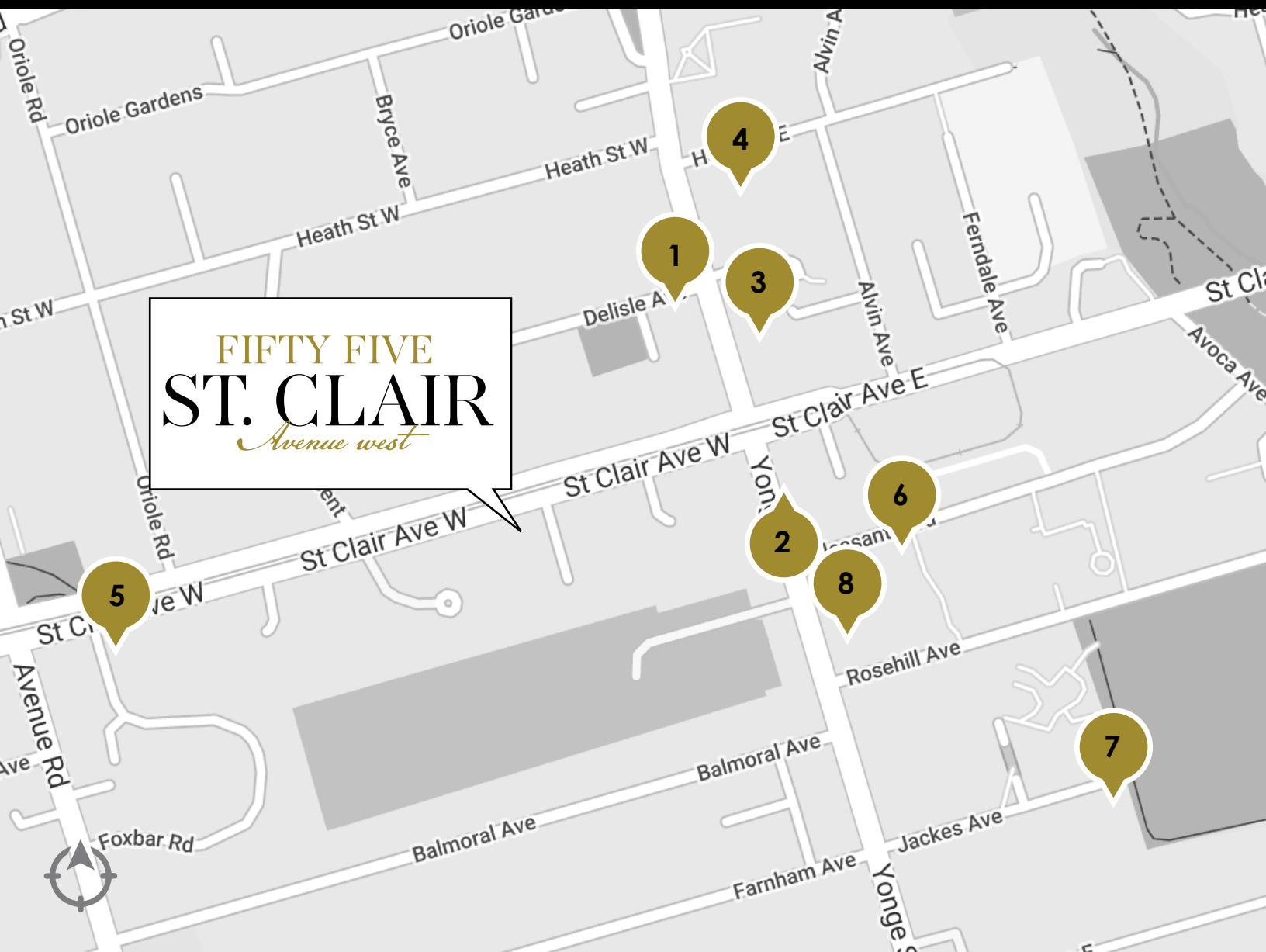
# 55 ST. CLAIR AVENUE WEST FLOOR PLAN



ST. CLAIR AVE WEST



# NOTABLE AREA DEVELOPMENTS

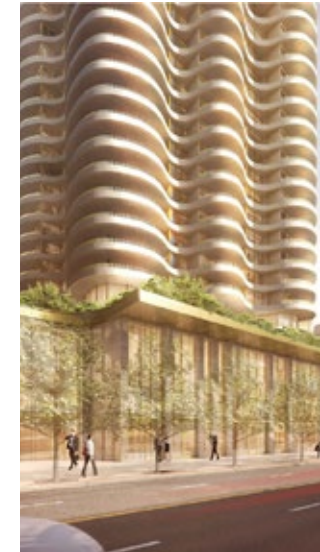


1. One Delisle



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



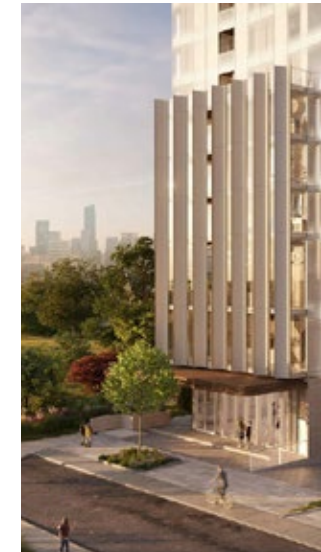
129 St. Clair Ave E  
Construction  
259 units  
28 storeys

6. 29 Pleasant



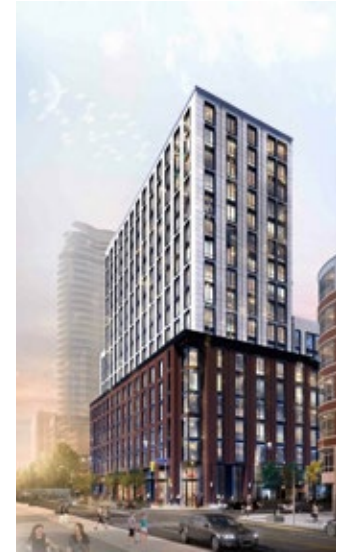
29 Pleasant Blvd.  
Construction  
302 units  
34 storeys

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  
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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