

SLATE

FIFTY FIVE
ST. CLAIR
Avenue west



CBRE

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55 St. Clair Ave. West

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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

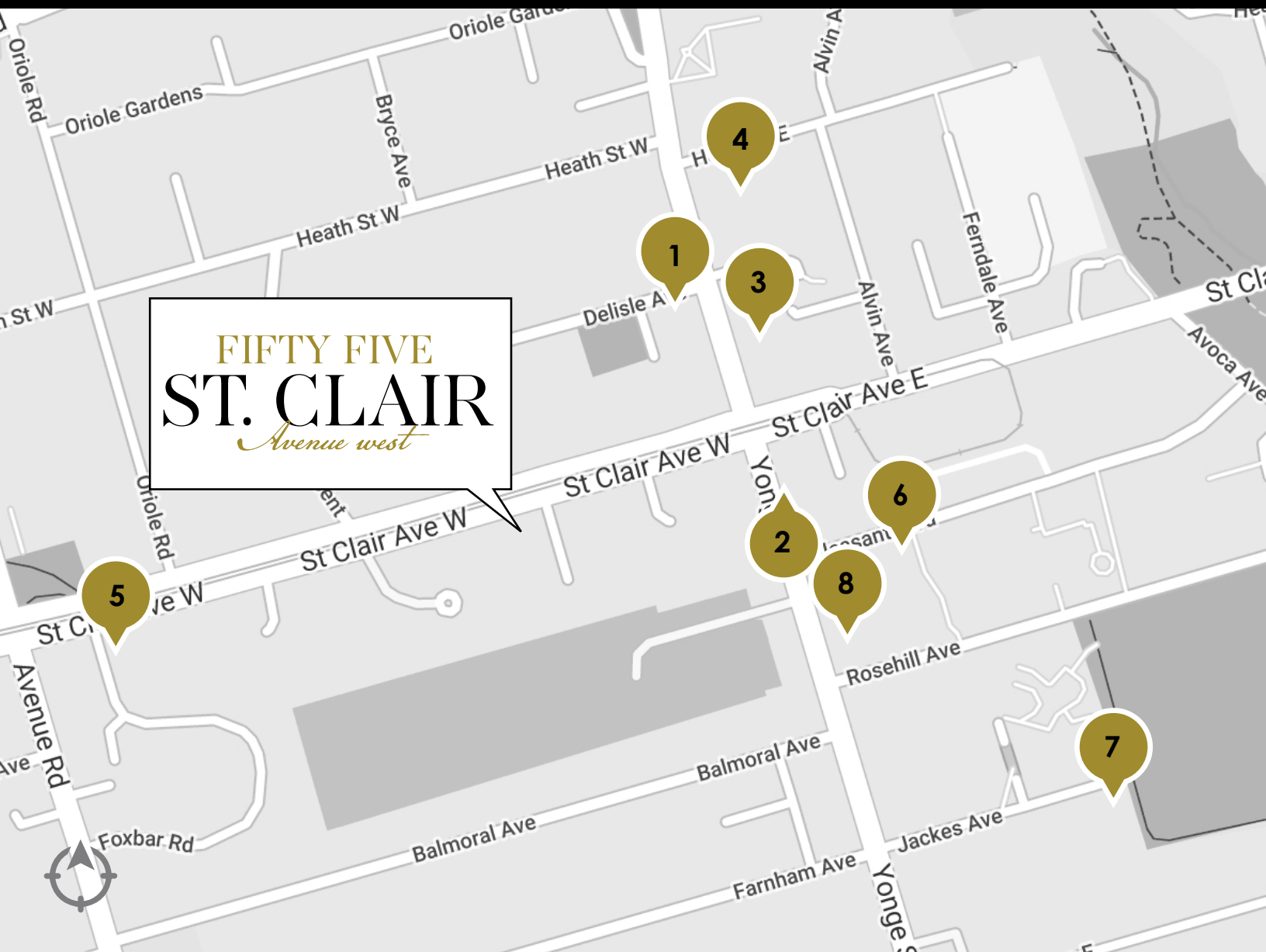
55 ST. CLAIR AVENUE WEST FLOOR PLAN



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



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

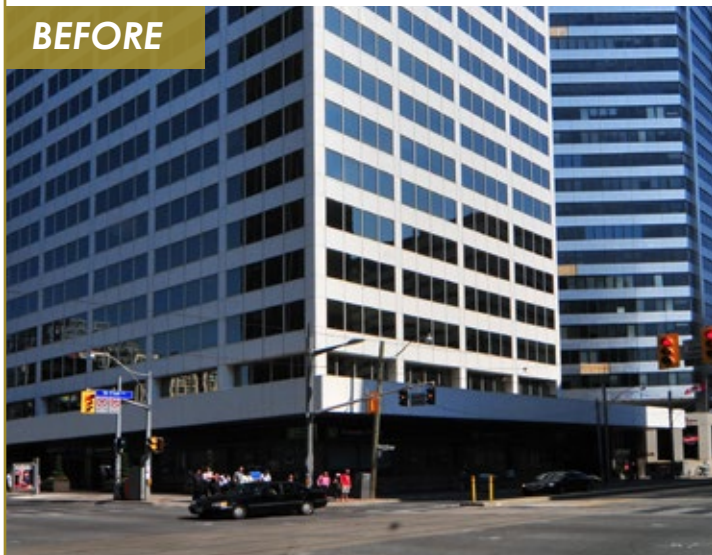


Completion in 2021

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

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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