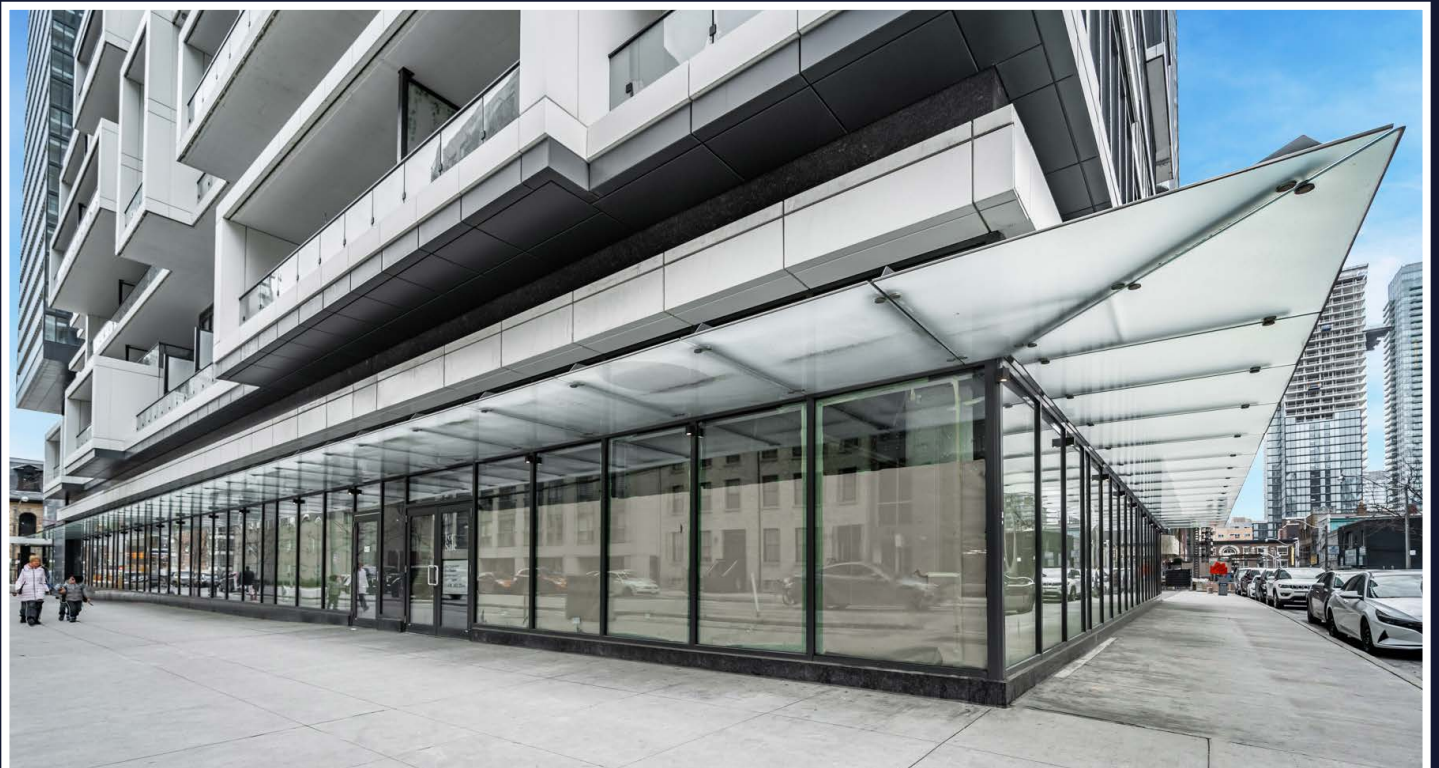
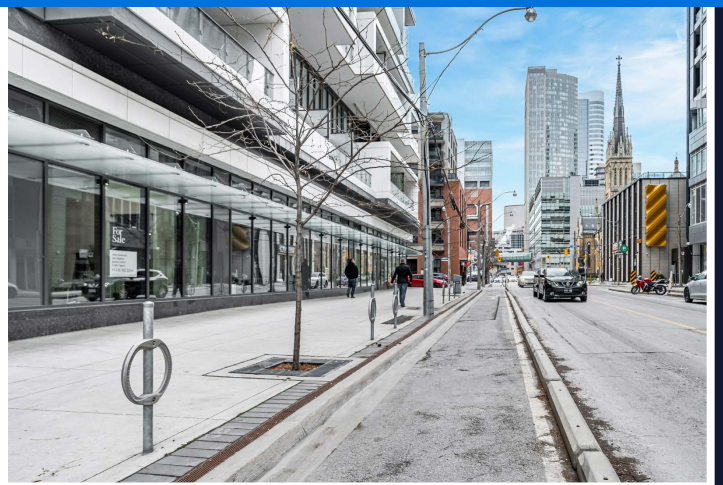
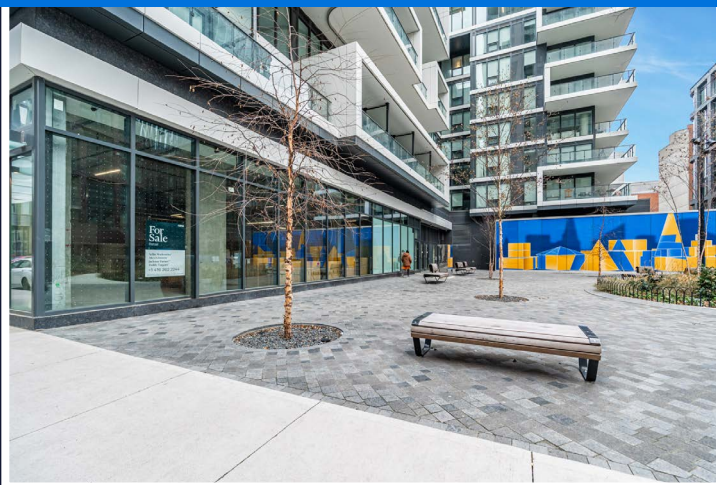


# 75 Shuter

PRIME RETAIL/OFFICE FOR LEASE



LOCATED STEPS FROM TORONTO'S EATON CENTRE



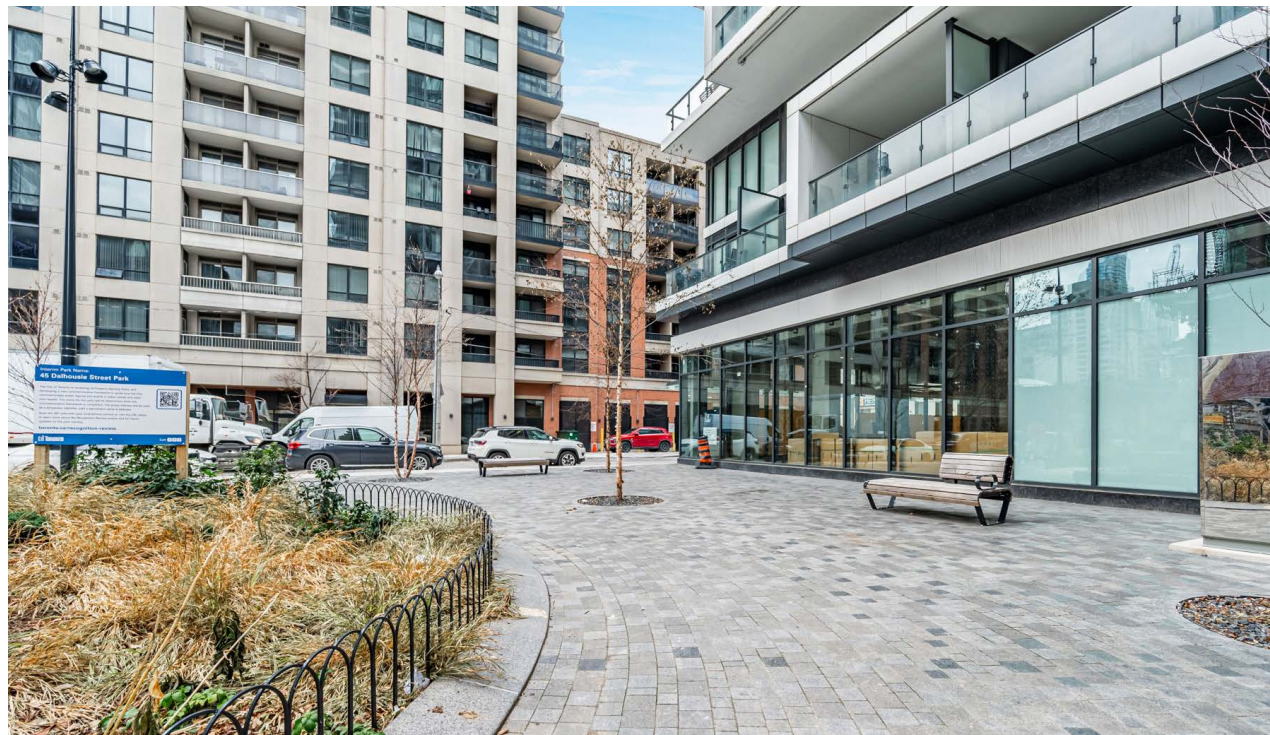
**CBRE** urban retail team

# 75 Shuter

PRIME RETAIL/OFFICE FOR SALE

**Address:** 75 Shuter Street, Toronto  
**Size:** 8,276 sq. ft. (plus 1,433 sq. ft. of additional storage space)  
**Net Rent:** \$45.00 per sq. ft.  
**TMI:** \$18.63 per sq. ft.  
**Available:** March 1, 2024

- Incredible retail/office opportunity in the heart of Downtown Toronto with ample frontage onto Shuter Street as well as frontage onto a public park
- Located on the ground level of 88 North Condos (407 residential units), the first phase of a multi-building, mixed-use project by St. Thomas Developments and designed by Hariri Pontarini Architects
- The space features high ceilings and floor-to-ceiling windows
- Steps to Massey Hall, Yonge-Dundas Square, The Eaton Centre and Toronto Metropolitan University



# 75 Shuter

THE LOCATION

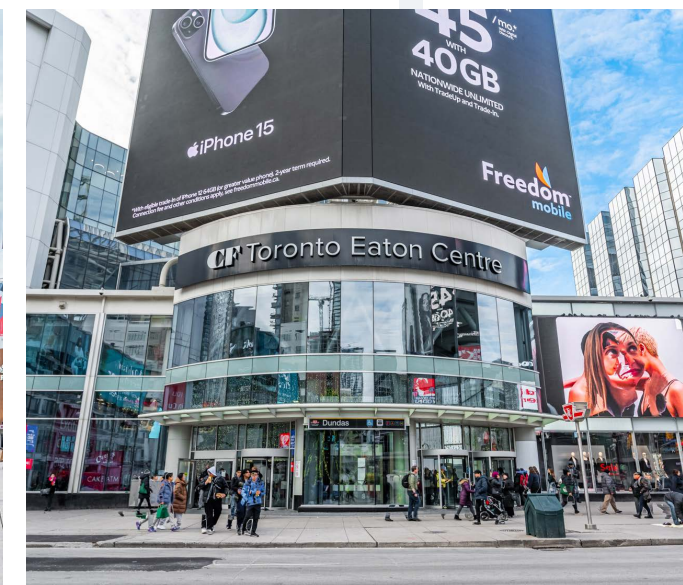
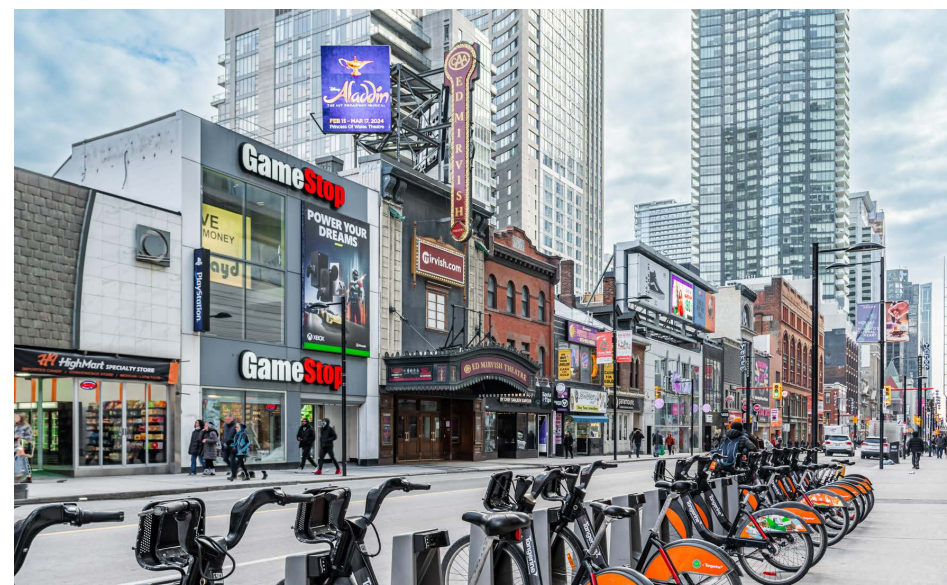
75 Shuter Street is located in the heart of Toronto's vibrant downtown core. The property is ideally situated within a stone's throw to key landmarks including The Eaton Centre, Toronto Metropolitan University, Massey Hall, and Yonge-Dundas Square. The area is experiencing significant development, promising an influx of new residents to the neighbourhood.

## TRAFFIC GENERATORS

**Toronto Eaton Centre** is the city's top tourist attraction with over 52 million visitors annually. It is the busiest shopping centre in North America in terms of annual pedestrian count. It is consistently one of the top five performing malls in Canada. The Eaton Centre is anchored by Saks Fifth Avenue and Hudson's Bay.

**Yonge-Dundas Square** is often compared to NYC's Time Square, and is the central hub of downtown Toronto. The square hosts community celebrations, promotions and concerts and sees over 250 events each year with an average of 1,000,000 + event attendees each year.

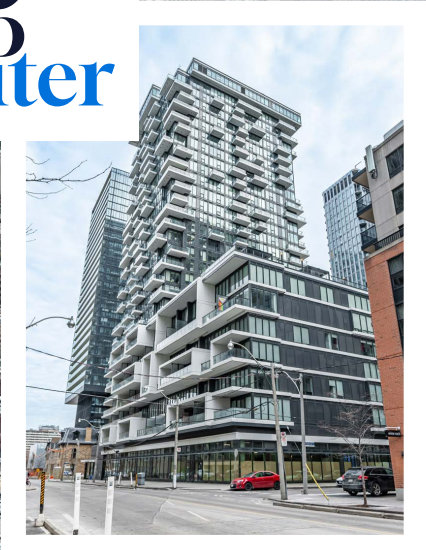
**Toronto Metropolitan University** (Formally Ryerson University) offers more than 100+ undergraduate and graduate programs and is home to over 45,000 students. TMU has the highest increase in applications in Canada and is the most applied to university in Ontario relative to available space.





ST. LAWRENCE MARKET

75  
Shuter



FINANCIAL CORE

TORONTO CITY HALL

MASSEY HALL

EATON CENTRE

YONGE-DUNDAS SQUARE

ST. MICHAEL'S HOSPITAL

TORONTO METROPOLITAN UNIVERSITY

# Upcoming Developments

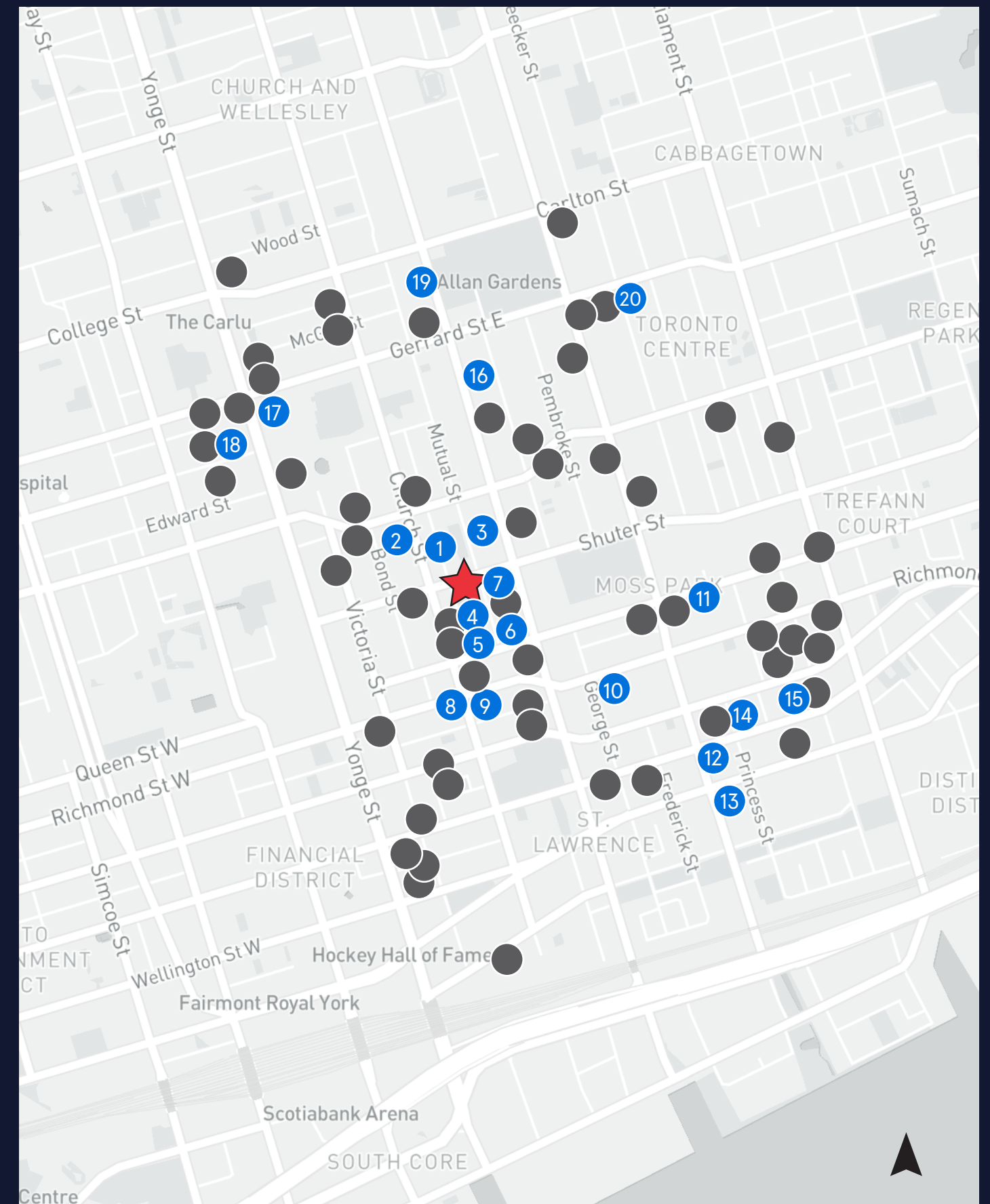
## Within 1 km

There are currently 20 developments under construction within a 1 km radius of 75 Shuter Street that will provide 12,145 new residential units within the next few years. There are nearly 60 developments in the pre-construction phase that will create over 26,000 additional new units in the years to come.

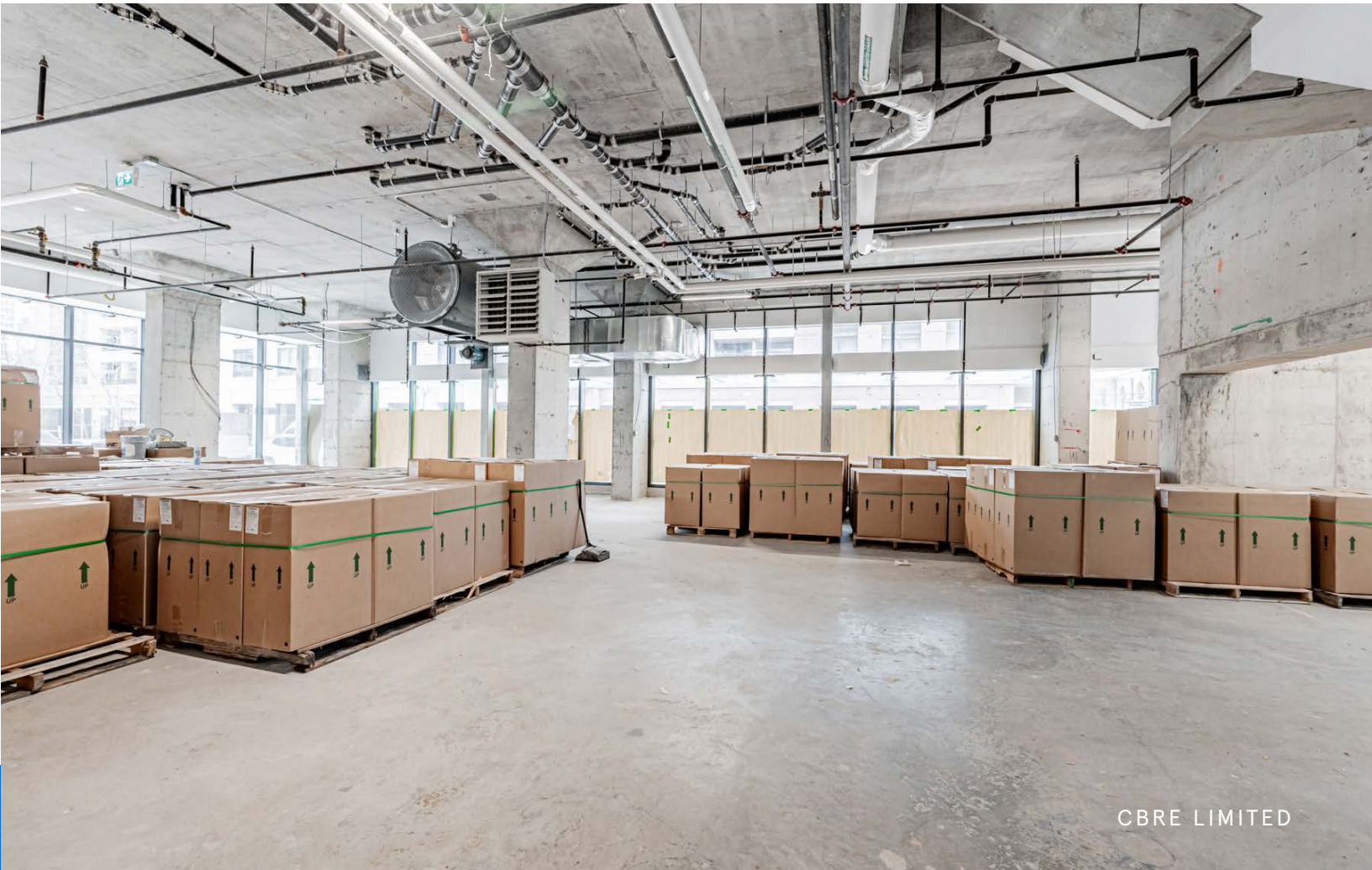
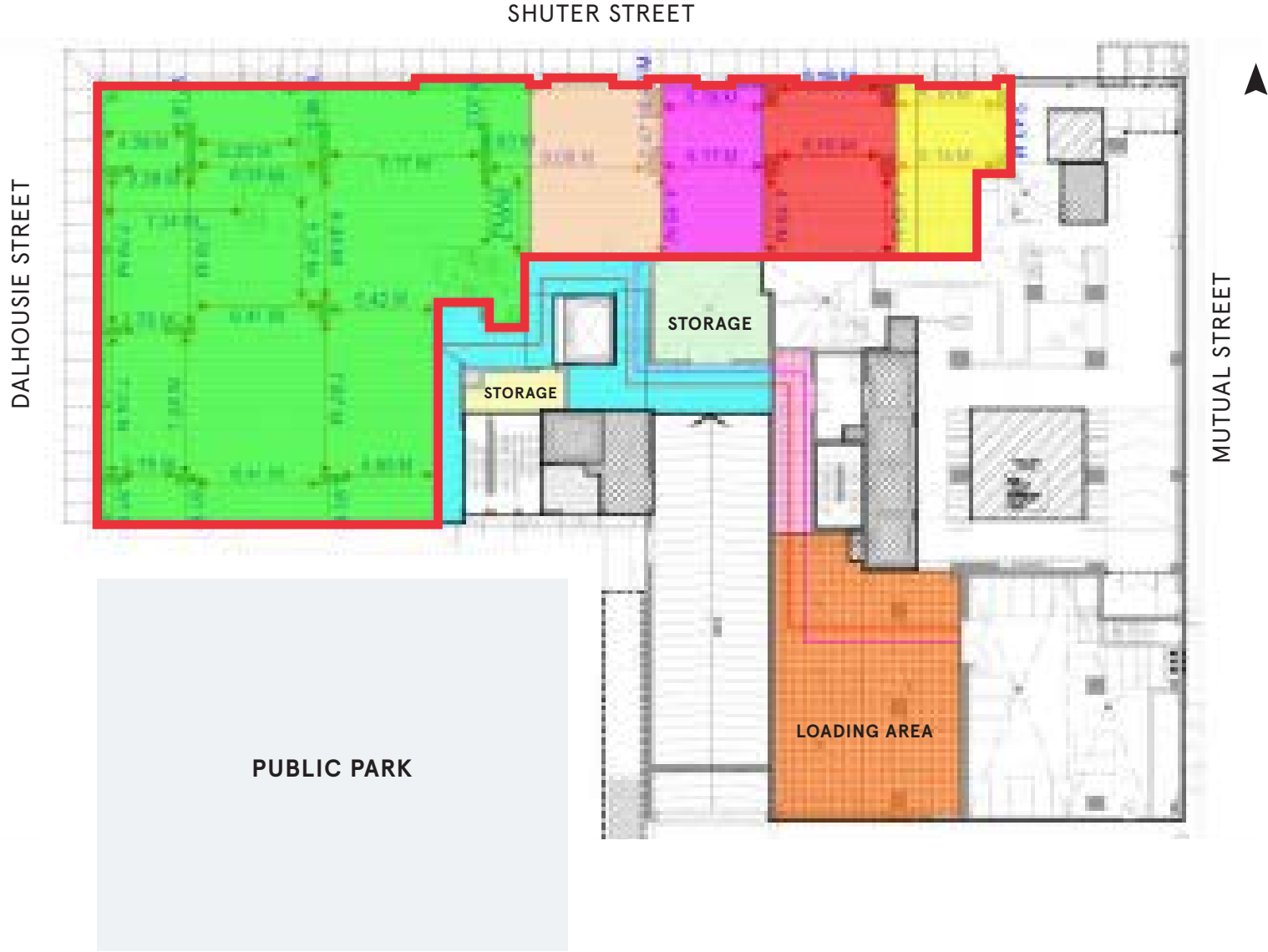
 **UNDER CONSTRUCTION**  
12,145 NEW RESIDENTIAL UNITS

 **PRE-CONSTRUCTION**  
26,360 NEW RESIDENTIAL UNITS

1. 199 Church Street
2. 252 Church Street
3. Ivy Condos
4. The Elm & Ledbury
5. 88 Queen
6. Queen Central
7. Garden District Condos
8. Alias
9. The Saint
10. Celeste Condos
11. ROQ City
12. The Whitfield
13. Time and Space
14. The Grainger and The Sanderson
15. Bauhaus Condos
16. PRIME Condos
17. Concord Sky
18. 8 Elm
19. JAC Condos
20. The Georgian



# Floor Plan





## Advisory Team

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# CBRE

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