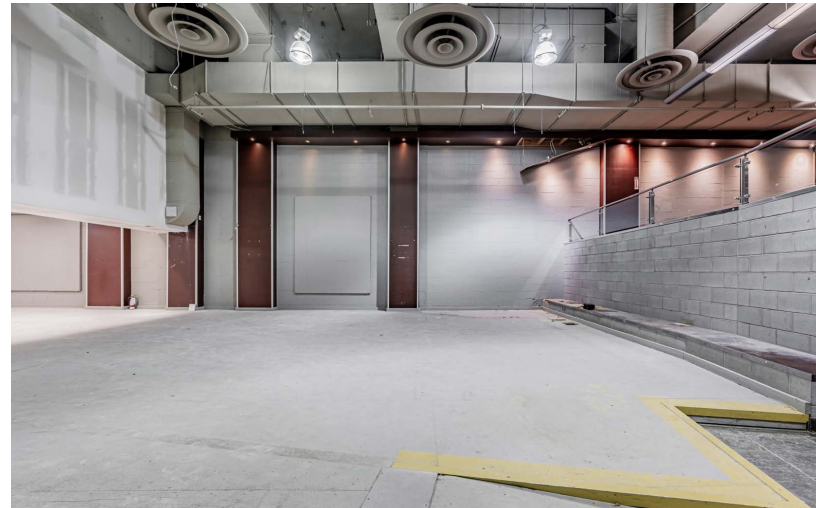
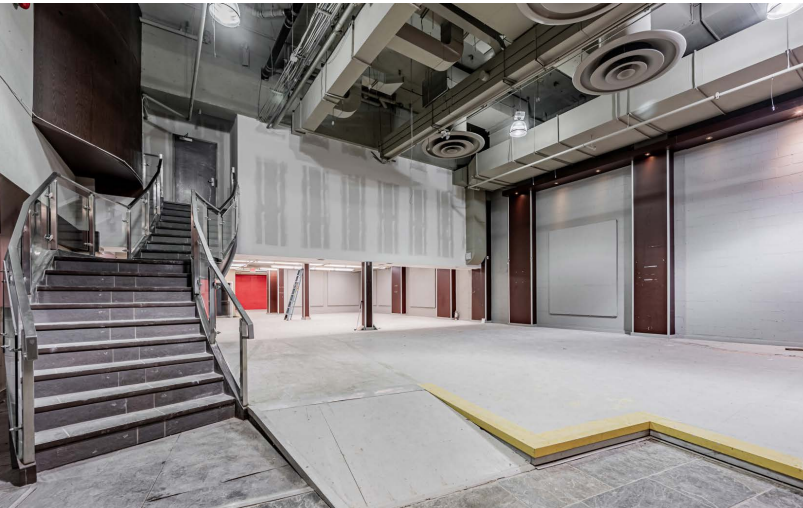


98 ^{The} Esplanade

PRIME RETAIL OPPORTUNITY IN DOWNTOWN TORONTO



CBRE urban retail team

98 ^{The} Esplanade

PRIME RETAIL OPPORTUNITY IN DOWNTOWN TORONTO

PROPERTY DETAILS

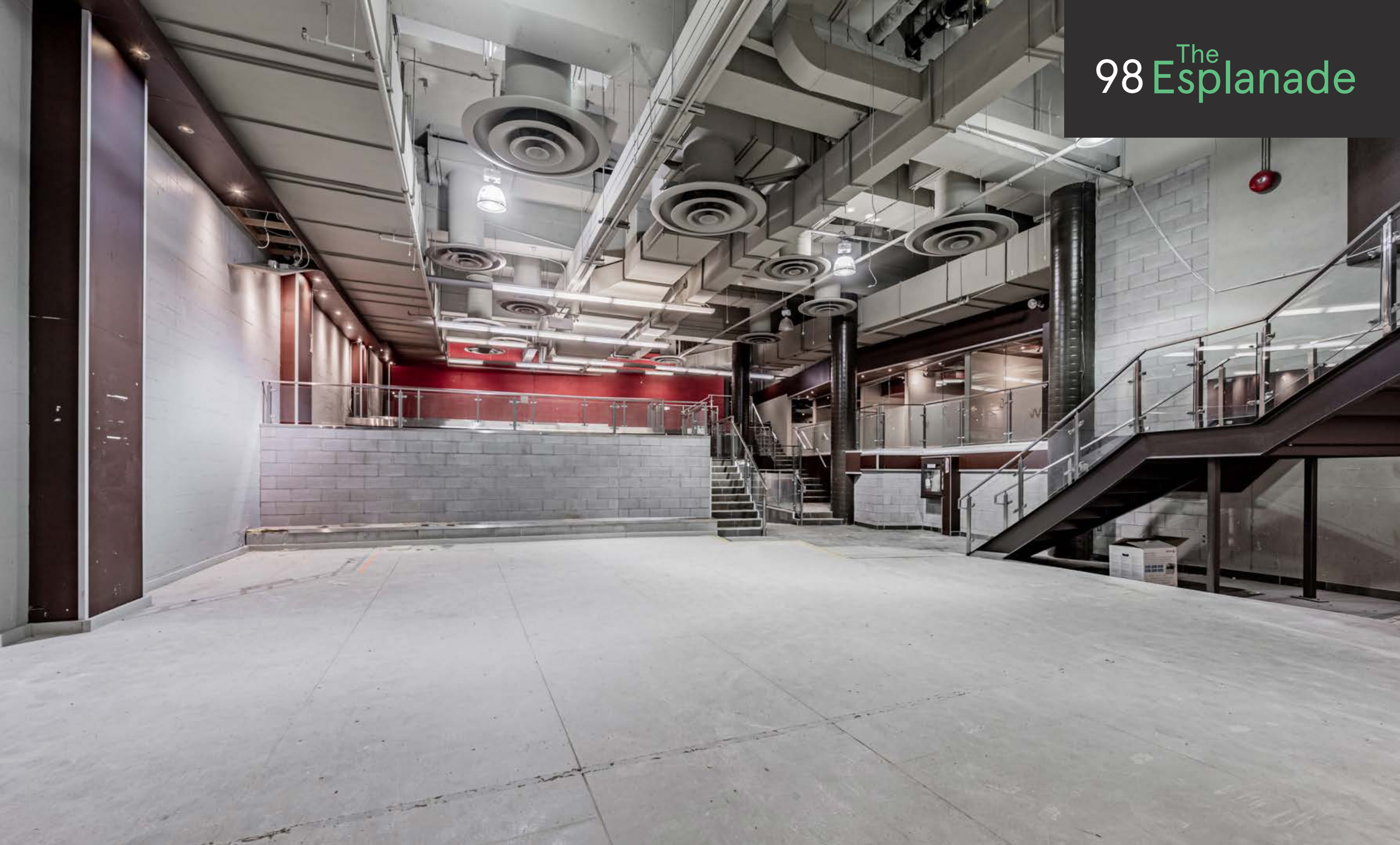
Address:	98 The Esplanade, Toronto
Size:	11,289 sq. ft.
Asking Net Rent:	\$23.00 per sq. ft.
TMI:	\$18.50 per sq. ft. (est.)
Available:	Immediately

- Rare retail opportunity along The Esplanade, a popular restaurant and bar destination in Downtown Toronto
- The space features incredible ceiling heights
- Steps to many of Toronto's iconic tourist destinations including the St. Lawrence Market, Flatiron Building, Berczy Park, The Hockey Hall of Fame and The Distillery District
- Incredibly accessible location with access to the Gardiner and Lake Shore Boulevard only seconds away and within walking distance to both Union and King subway stations
- Neighbouring restaurants and retailers include The Keg, Bier Markt, Goose Island Brewhouse, Bar Cathedral, Scotland Yard Pub, Shoppers Drug Mart, Winners, LCBO and Bar St. Lo

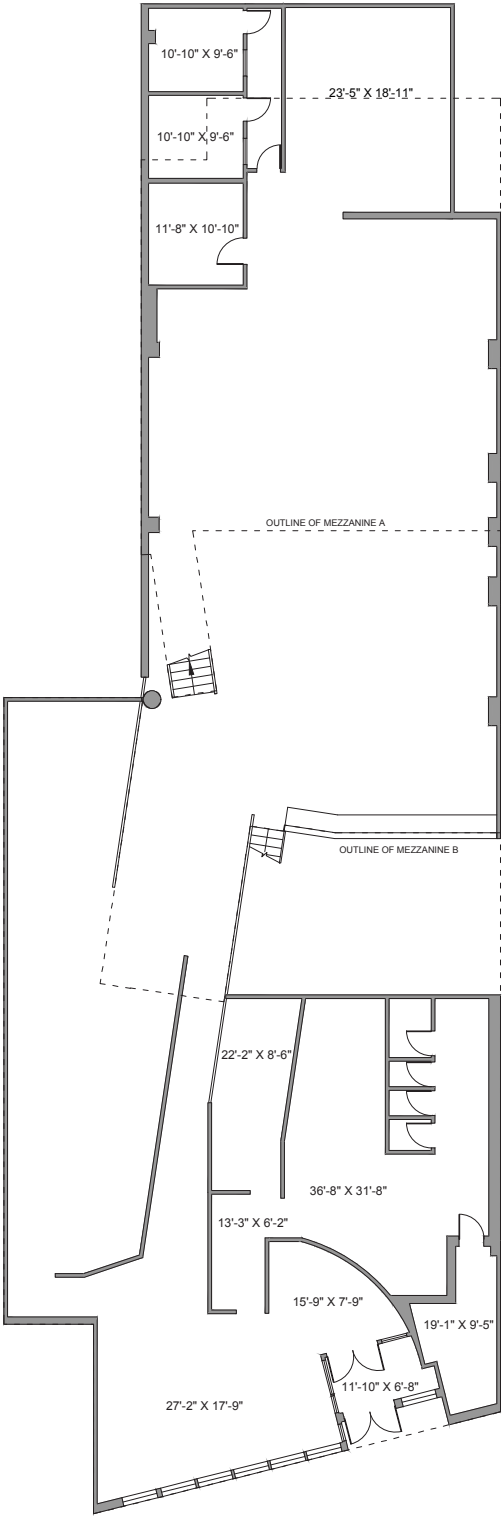
 **Property Video**



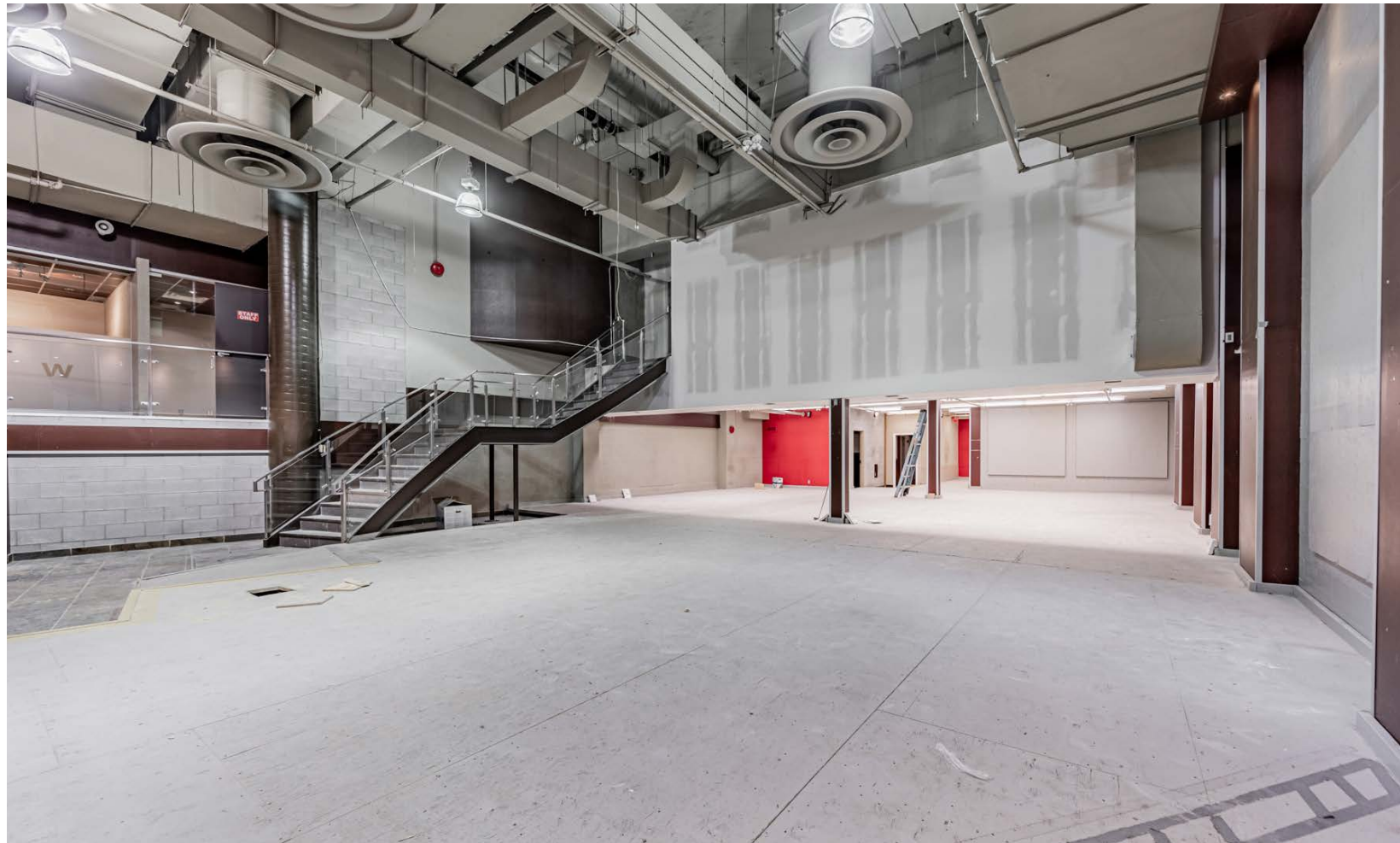
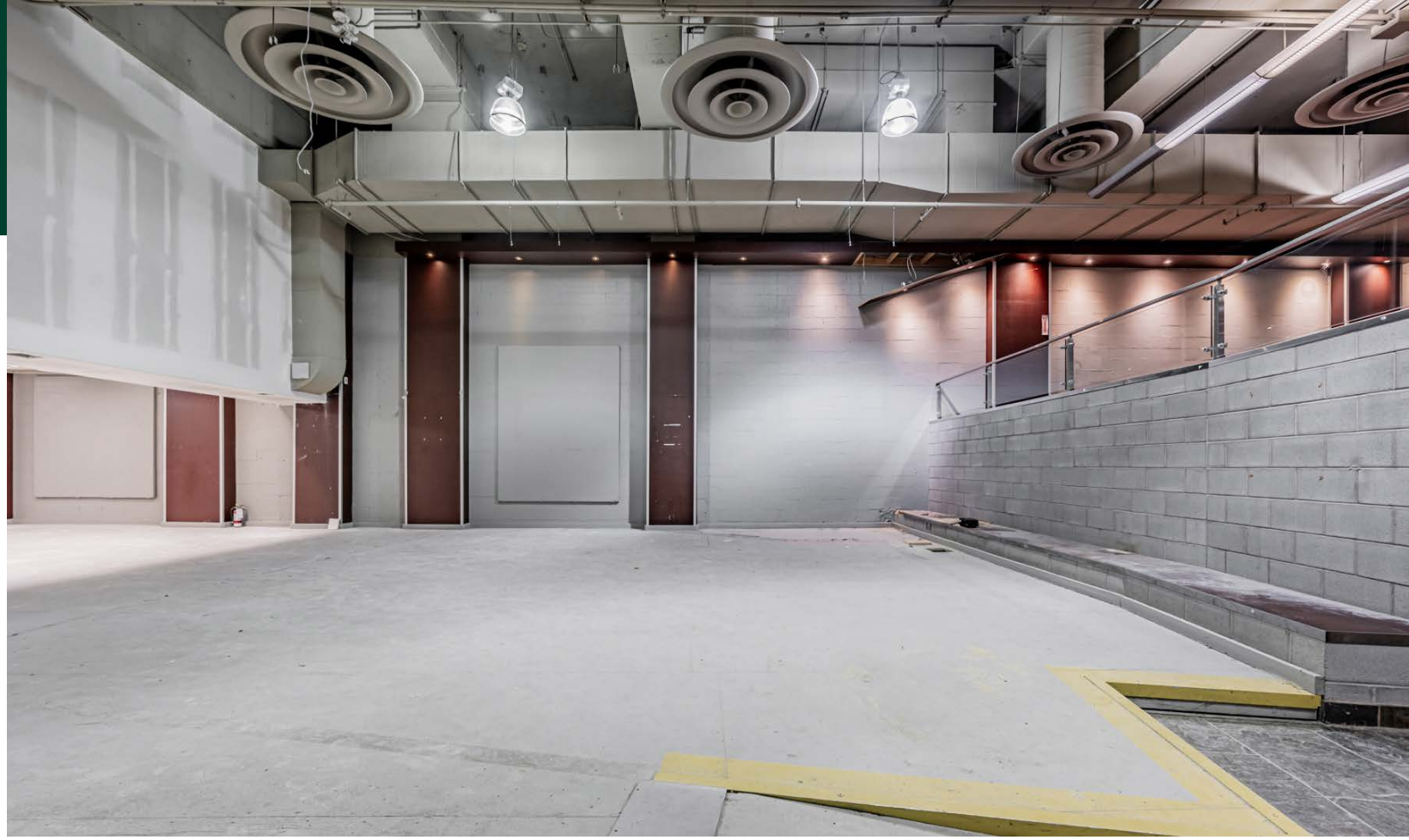
98 ^{The} Esplanade



98 The Esplanade Floor Plan - 11,289 SF



The Esplanade



Location Overview

Located in the heart of Downtown East, 98 The Esplanade is surrounded by iconic Toronto points-of-interest, unmatched transit infrastructure, urban amenities and high population density. Proximity to key employment nodes including the Financial Core, Toronto Metropolitan University and George Brown College, enables the neighbourhood to attract a high concentration of young professionals, new graduates and students.

98 The Esplanade is ideally located on The Esplanade where the Financial Core and St. Lawrence Market neighbourhood meet. This stretch of The Esplanade between Lower Jarvis and Yonge is characterized by older brick-and-beam buildings filled with popular restaurants, bars and unique office spaces. Neighbouring Food & Drink include The Keg, Bar Notte, Amano Trattoria, Goose Island Brewhouse, Bier Markt, The Old Spaghetti Factory and Shoeless Joes. The iconic St. Lawrence Market is just steps away and is a culinary hotspot home to more than 120 food merchants.

The site is situated amongst a number of recently complete and currently under construction residential buildings and high-profile office developments. Given the rapid pace of population growth and influx in investment of residential development activity, Downtown East remains one of the City's focal points for real estate.



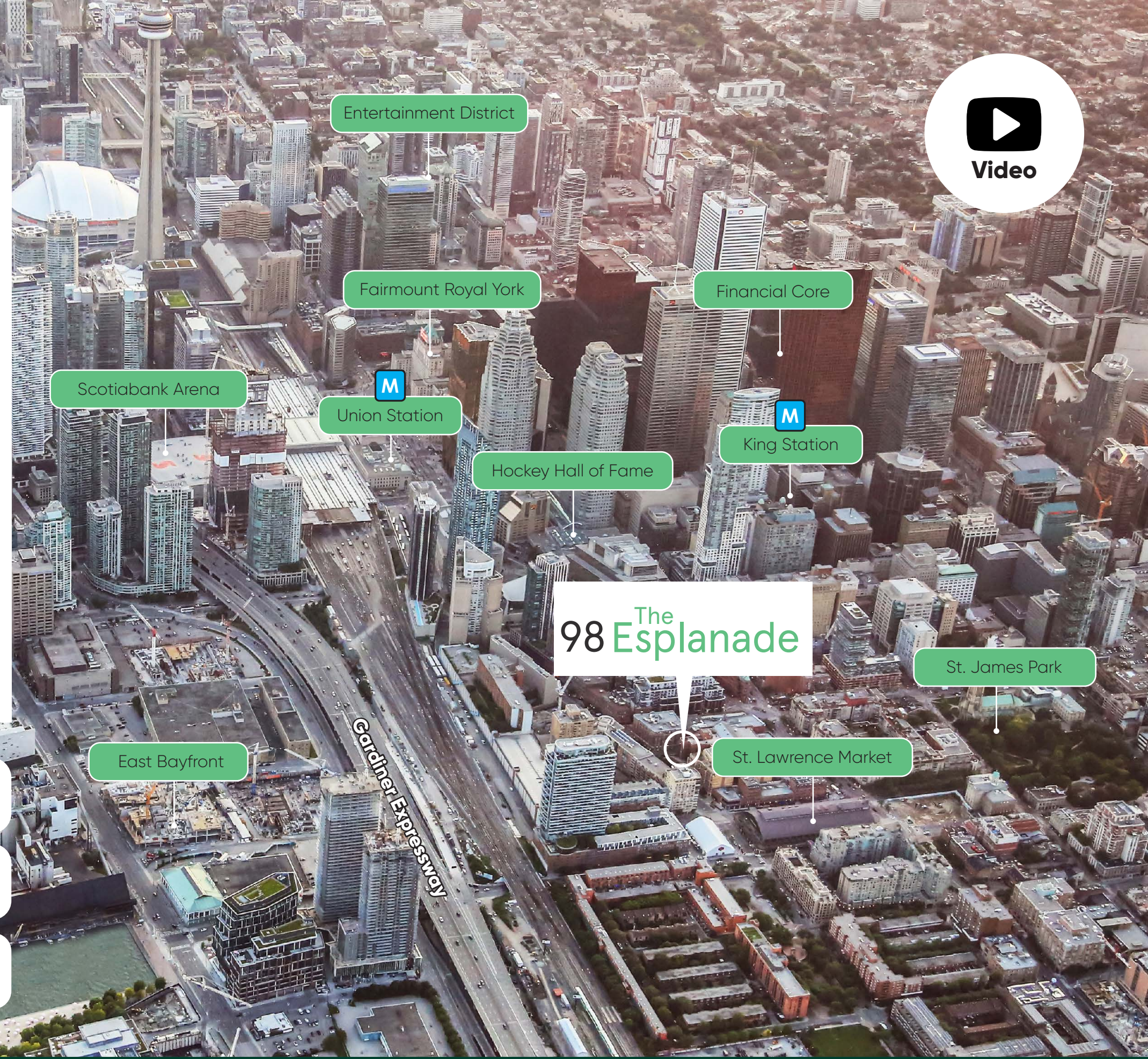
8 Minute Walk to King Station



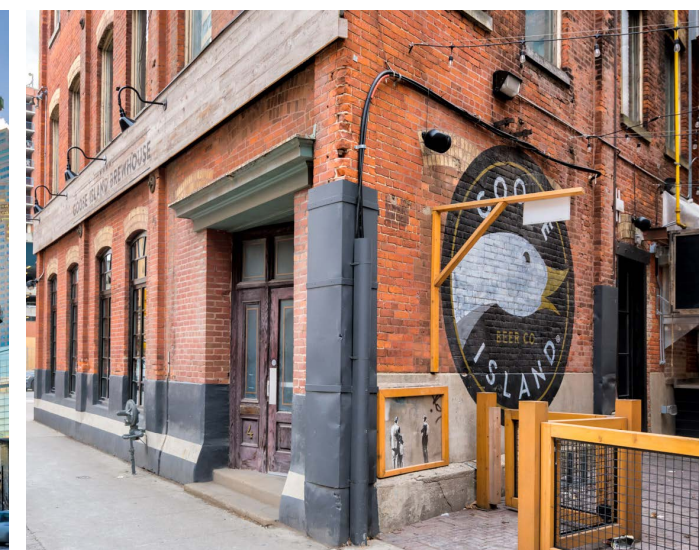
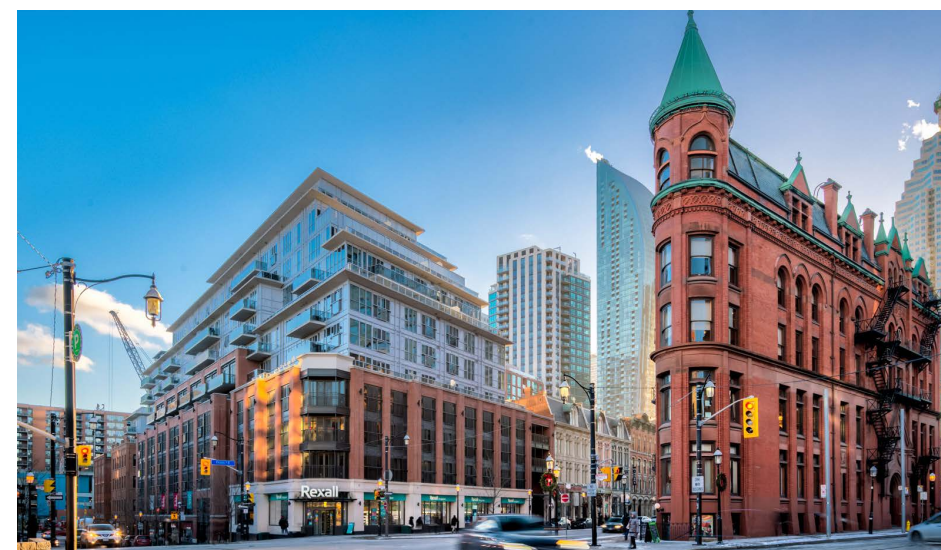
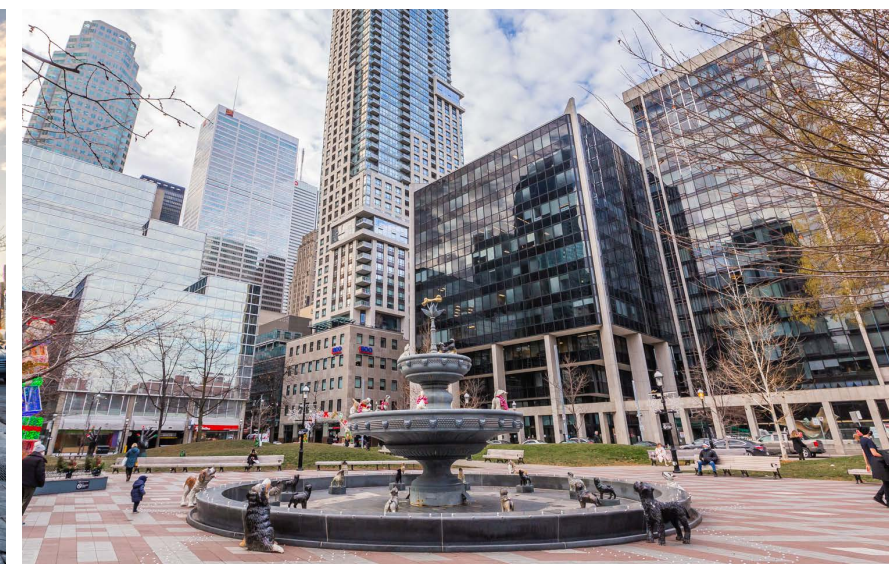
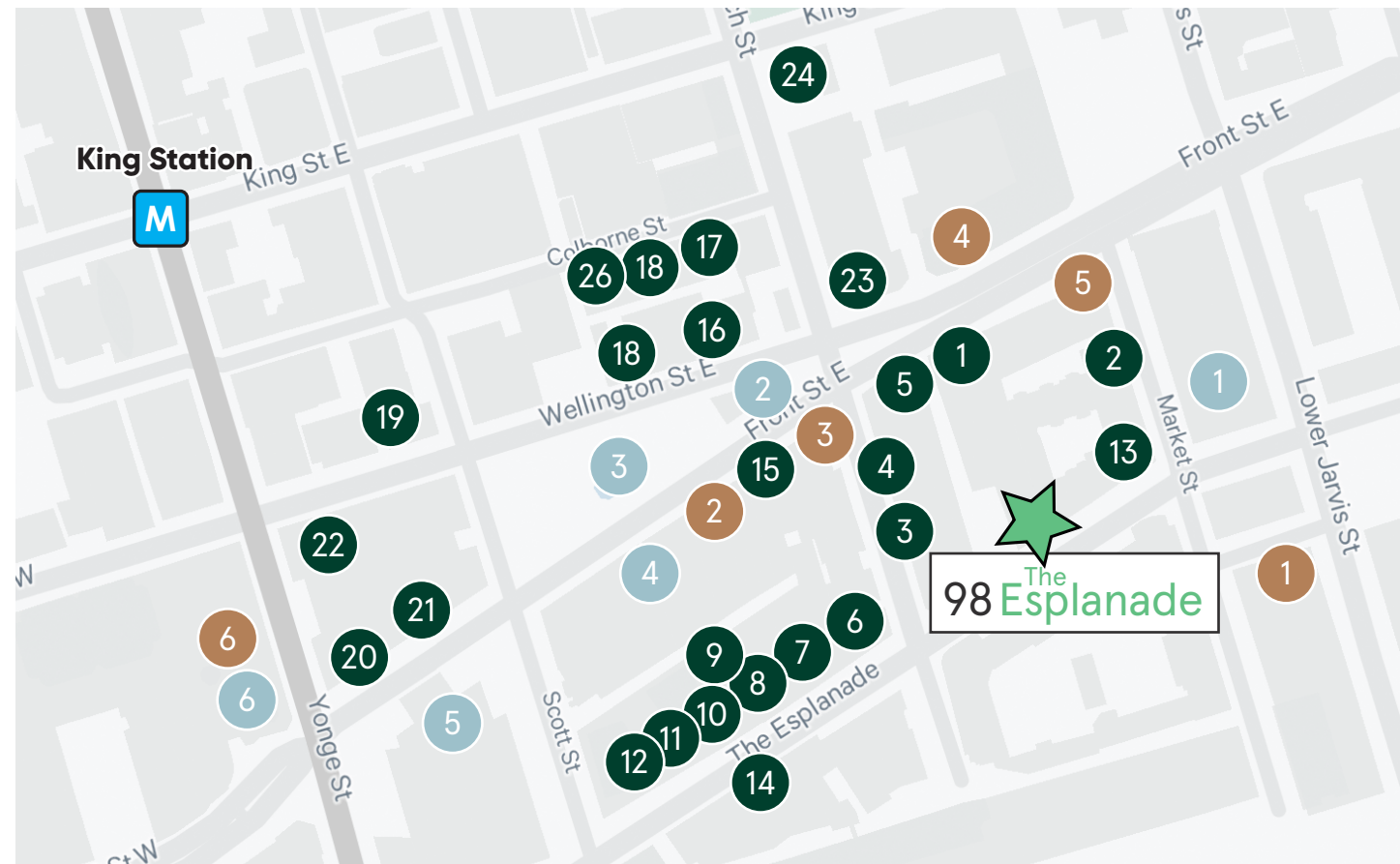
10 Minute Walk to Financial Core



10 Minute Walk to Union Station



98 The Esplanade The Neighbourhood



Food & Beverage

- | | |
|------------------------------|----------------------|
| 1 Dukes Refresher | 15 Fresh |
| 2 Bar St. Lo | 16 Sukho Thai |
| 3 Amano Trattoria | 17 Piano Piano |
| 4 Bar Notte | 18 Playa Cabana |
| 5 C'est What | 19 Cantina Mercatto |
| 6 Goose Island Brewery | 20 O&B |
| 7 Bier Markt | 21 Biff's Bistro |
| 8 Scotland Yard Pub | 22 The Joneses |
| 9 Bar Cathedral | 23 Hothouse |
| 10 The Old Spaghetti Factory | 24 The Score on King |
| 11 Shoeless Joes | 25 Woods Restaurant |
| 12 The Keg | 26 PJ O'Brien |
| 13 Cirillo's | |
| 14 Cafe Nicole | |

Points of Interest/Entertainment

- 1 St. Lawrence Market
- 2 Flatiron Building
- 3 Berczy Park
- 4 St. Lawrence Centre
- 5 Meridian Hall
- 6 Hockey Hall of Fame

Shopping

- 1 Shoppers Drug Mart
- 2 Winners
- 3 Rexall
- 4 Metro Grocery
- 5 LCBO
- 6 Roots



98 ^{The} Esplanade

Advisory Team

ARLIN MARKOWITZ*

Executive Vice President
416 815 2374
arlin.markowitz@cbre.com

ALEX EDMISON*

Senior Vice President
416 874 7266
alex.edmison@cbre.com

JACKSON TURNER**

Senior Vice President
416 815 2394
jackson.turner@cbre.com

TEDDY TAGGART*

Vice President
416 847 3254
teddy.taggart@cbre.com

EMILY EVERETT

Sales Representative
647 943 4185
emily.everett@cbre.com

*Sales Representative **Broker

CBRE

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.