

SLATE

ONE ST. CLAIR

Avenue east



CBRE

ONE ST. CLAIR

Avenue east

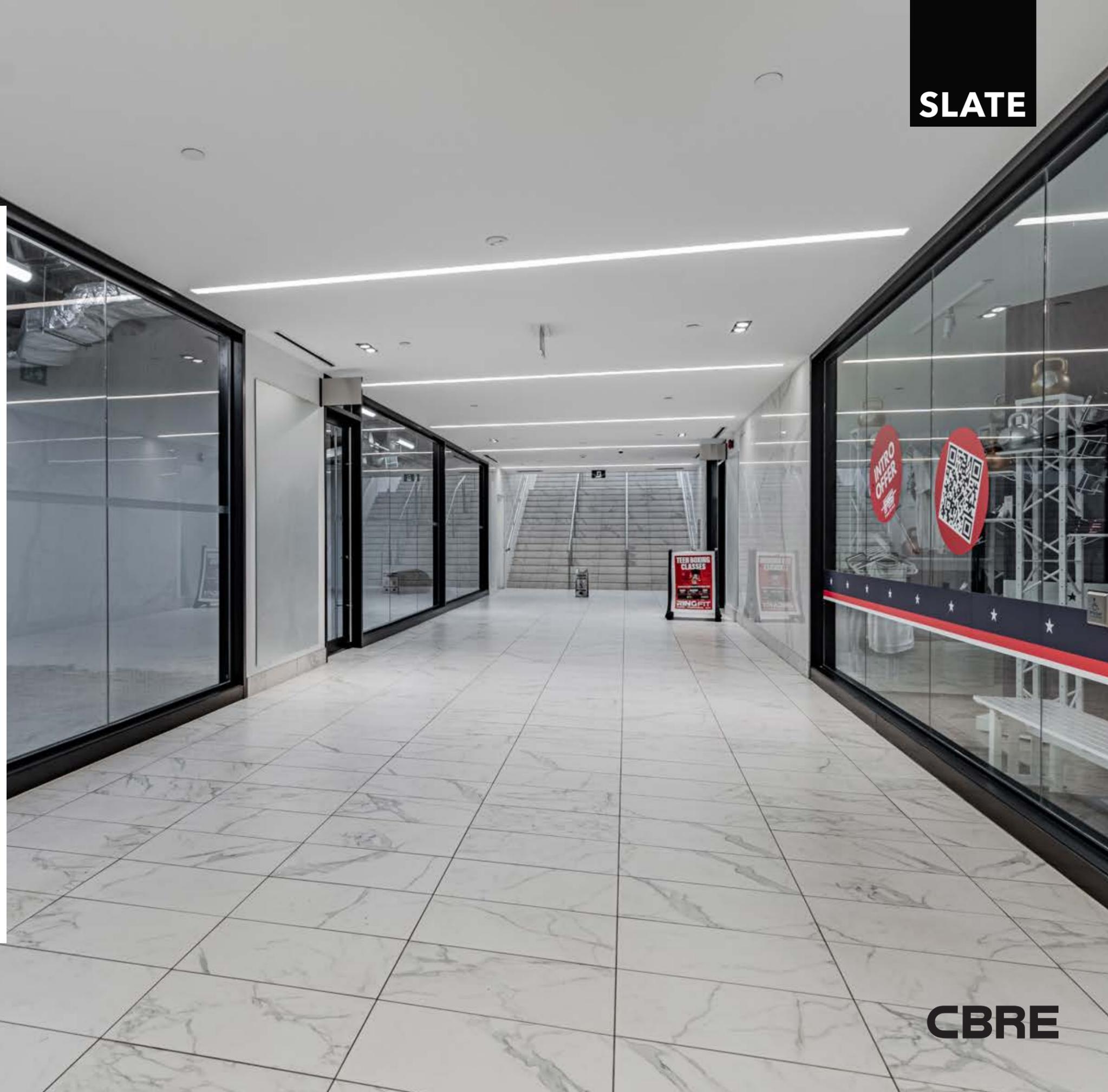
SIZE: Unit 1: 1,129 sq. ft.
Unit 2: 779 sq. ft.

NET RENT: Please call listing agents

TMI: \$26.94 per sq. ft.

AVAILABLE: Immediately

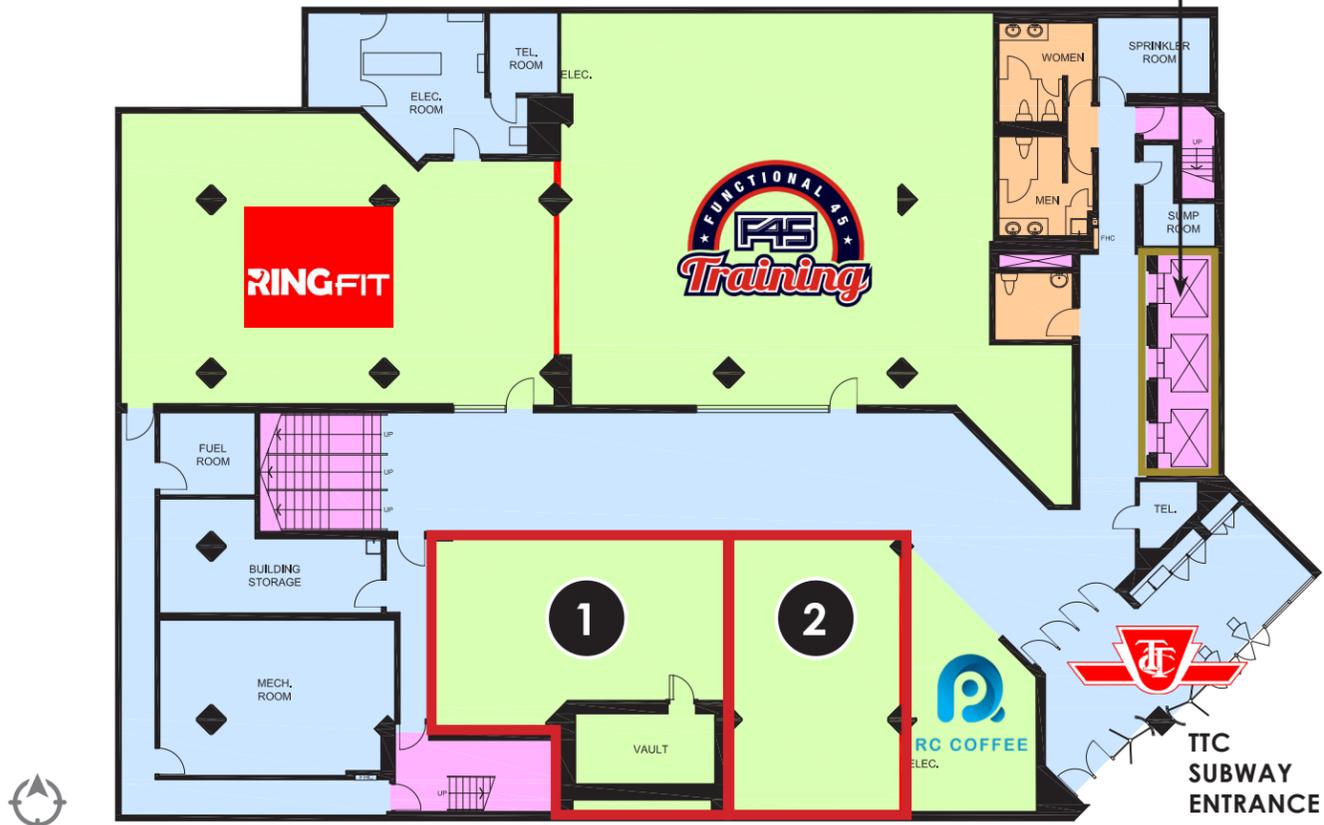
- 1 St. Clair East, along with neighbouring properties, have received a complete renovation and re-merchandising
- Building has direct access to the St. Clair subway station
- Concourse has excellent pedestrian volume as TTC riders must pass through to enter the station; St. Clair Station sees on average 34,610 people each weekday



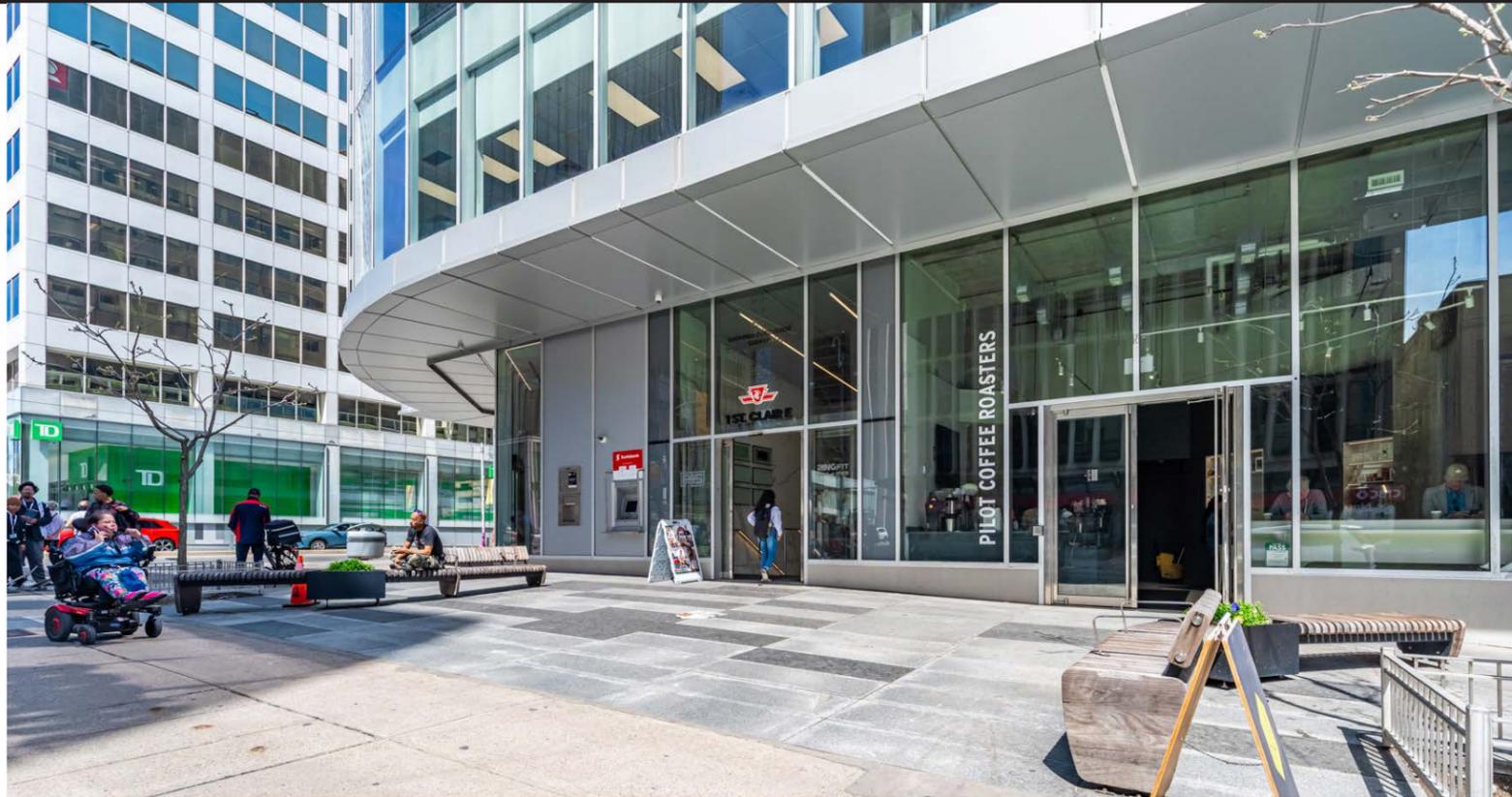
1 ST. CLAIR AVENUE EAST FLOOR PLAN

Concourse Level

Elevators with direct access to office floors



- 1 1,129 sq. ft.
- 2 779 sq. ft.

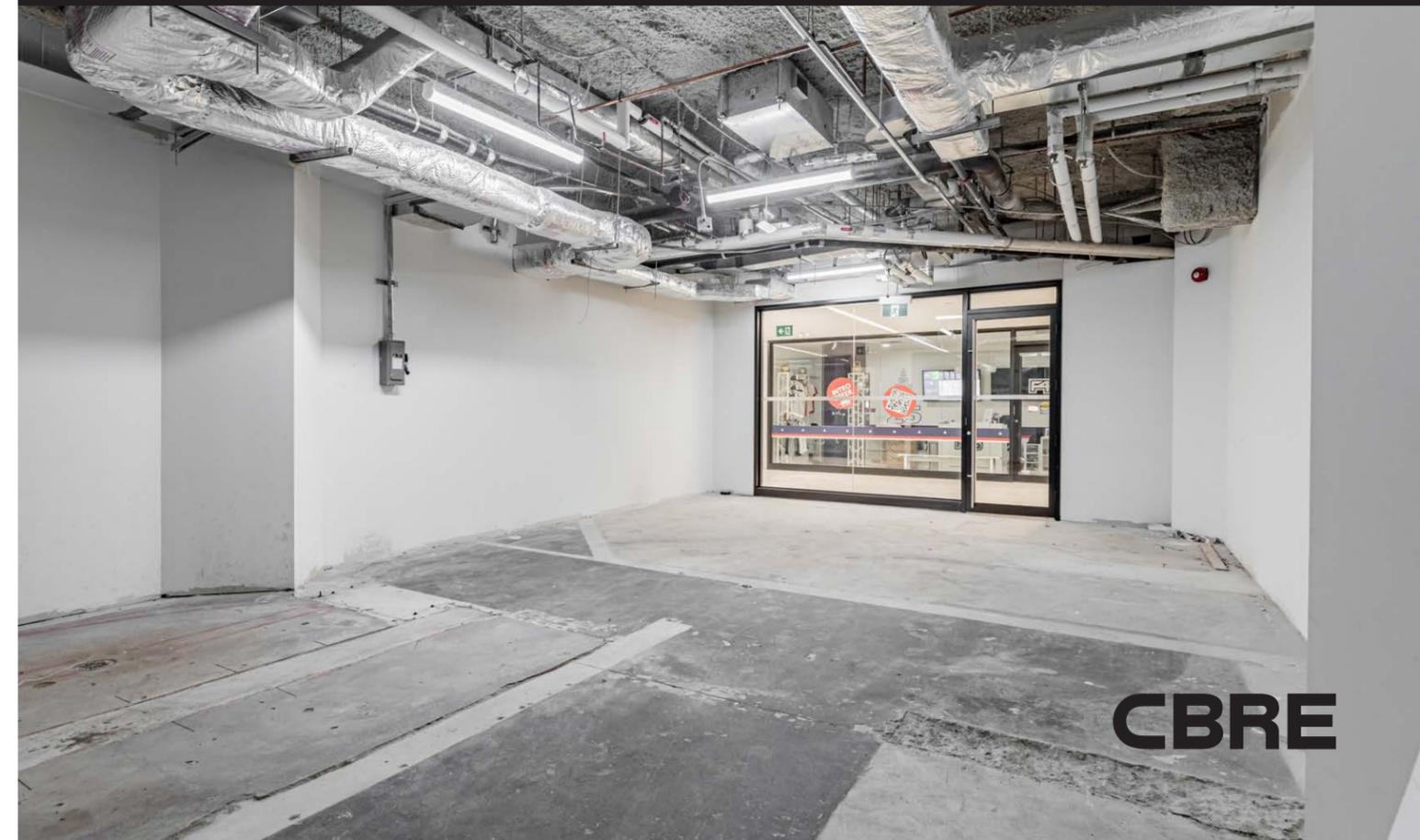
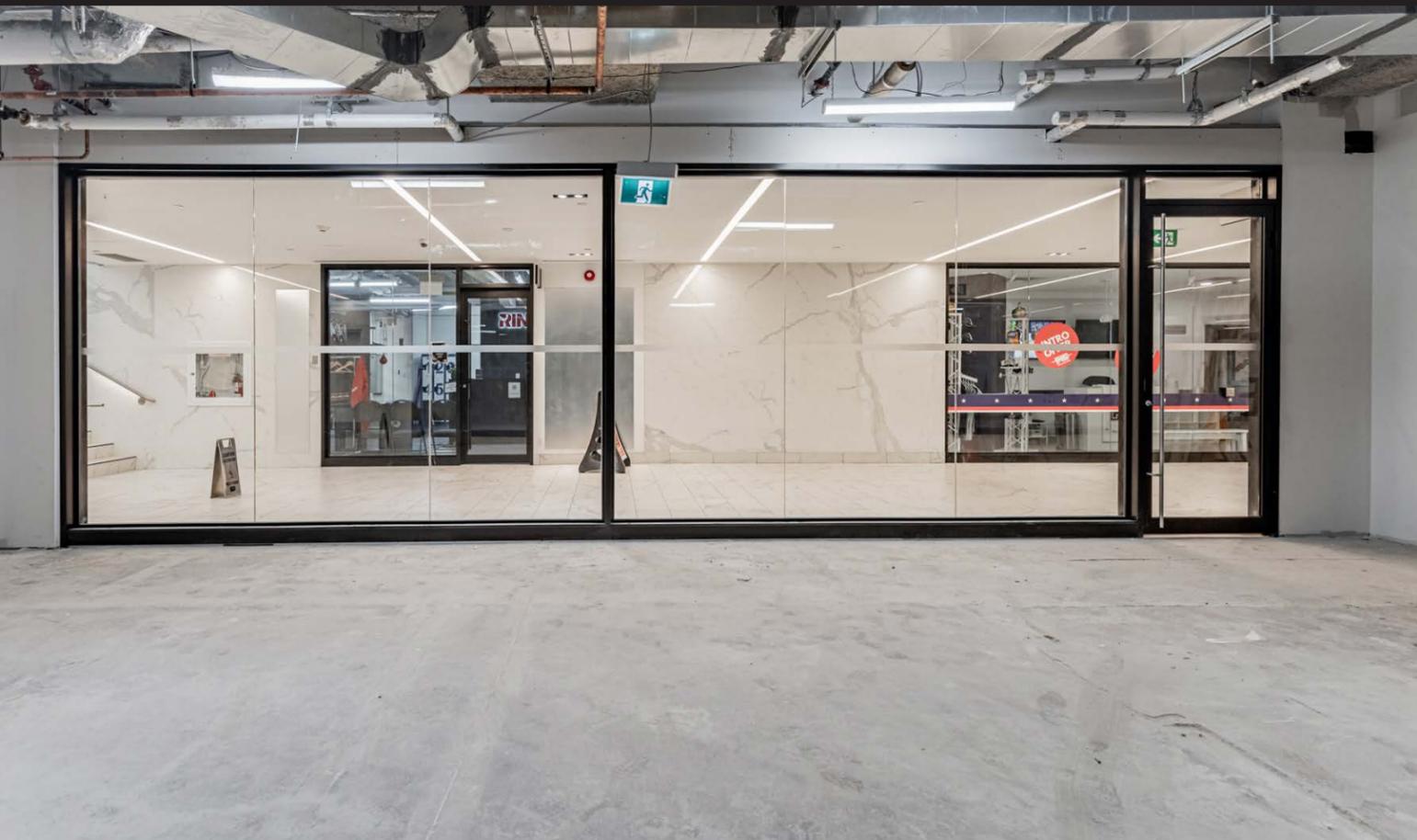




UNIT 1



UNIT 2



NOTABLE AREA DEVELOPMENTS




27,364
 TOTAL
 POPULATION


10%
 GROWTH RATE
 (2015-2020)


34,610
 DAYTIME
 POPULATION


\$242,148
 AVG. HOUSEHOLD
 INCOME

*Within 1KM Radius (Statistics Canada)

1. One Delisle



1 Delisle Avenue
 Construction
 371 units
 44 storeys

2. The Clair



1421 Yonge Street
 Pre-Construction
 198 units
 34 storeys

3. St. Clair Place



1485 Yonge Street
 Pre-Construction
 1,361 units
 44,39,27,13 storeys

4. 1 St. Clair W



1 St. Clair West
 Pre-Construction
 340 units
 49 storeys

5. 45 St. Clair W



45 St. Clair Ave W
 Pre-Construction
 629 units
 50 storeys

6. The Notable



29 Pleasant Blvd.
 Pre-Construction
 409 units
 50 storeys

7. 49 Jackes



49 Jackes Avenue
 Pre-Construction
 217 units
 29 storeys

8. Yonge & Rosehill



1365 Yonge Street
 Construction
 239 units
 17 storeys

9. The Hill Condos



1406 Yonge Street
 Pre-Construction
 542 units
 50 storeys

10. Rosehill Tower



44 Jackes Ave
 Construction
 263 units
 31 storeys

11. 11 Pleasant



11 Pleasant Blvd.
 Pre-Construction
 72 units
 14 storeys

12. 1303 Yonge



1303 Yonge Street
 Pre-Construction
 102 units
 10 storeys

NEIGHBOURING RETAILERS

POPEYES — Popeye's

petvalu — Pet Valu

BMO — BMO Bank of Montreal

Delisle Avenue

Heath Street

- Mr. Thai
- Pizza Pizza
- Tim Hortons

Shoppers Drug Mart — **SHOPPERS DRUG MART**

One Delisle Condo Development Site

Salon Scavo

iQ — IQ Foods

Grandma Loves You

RBC — RBC

BUCA

Yonge Street

- Freedom Mobile
- Legs Beautiful
- Roots — **Roots**
- Loblaws — **Loblaws**

Greenhouse Juice Co. **GoodLife FITNESS**

TD **Rexall**

St. Clair Avenue West

- Step Up Massage
- Mary Be Kitchen
- Union Social
- Holy Chuck
- Topcuts
- Bagel House
- Book City
- Condo Development

CIBC

MARY BE KITCHEN

St. Clair Avenue East

1 St. Clair Ave E

Scotiabank.

pilot **FIS Training**

Playa Cabana

PLAYA CABANA

- St. Clair Greetings
- Olsson Optical

Boccone Deli

Pharmasave

Capocaccia

Pleasant Boulevard

- Hero Certified Burgers — **HERO CERTIFIED BURGERS**
- Eden Flower Shop

Balmoral Avenue

Barnsteiner's

Rosehill Avenue

- The Ten Spot — **THE TEN SPOT Beauty Bars**



THE FUTURE OF YONGE & ST. CLAIR *Slate Retail Repositioning*

2 St. Clair Avenue West



Completed in 2019

The newly renovated retail podium features high-end food and beverage offerings including Buca and IQ Foods.

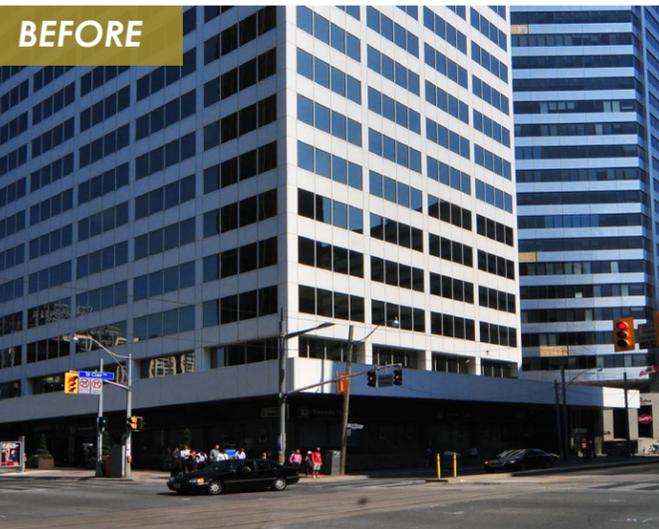
1 St. Clair Avenue East



Completed in 2021

Revitalization of the podium and Scotiabank, with the repositioning of the ground and retail concourse.

2 St. Clair Avenue East



Completed in 2017

Repositioned 30,000 sq. ft. of underutilized retail with high-traffic amenities including Loblaws, Greenhouse Juice, Starbucks, Rexall and TD Bank.

One Delisle (Yonge & Delisle)



Expected Completion 2025

New 44-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

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