

SLATE

TWO ST. CLAIR

Avenue east



CBRE

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Avenue east

SIZE: 1,058 sq. ft.

NET RENT: \$60.00 per sq. ft.

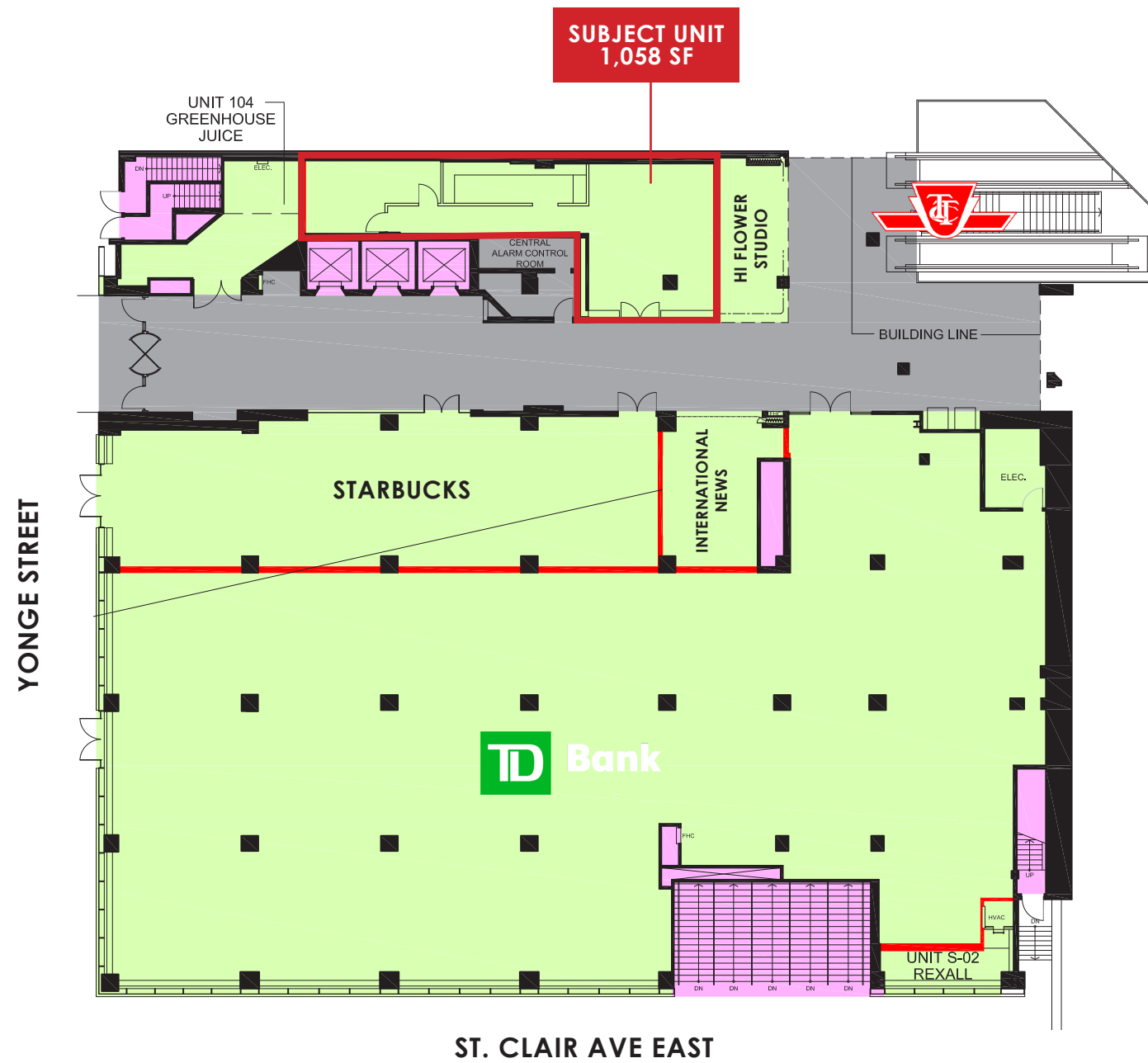
TMI: \$28.42 per sq. ft.

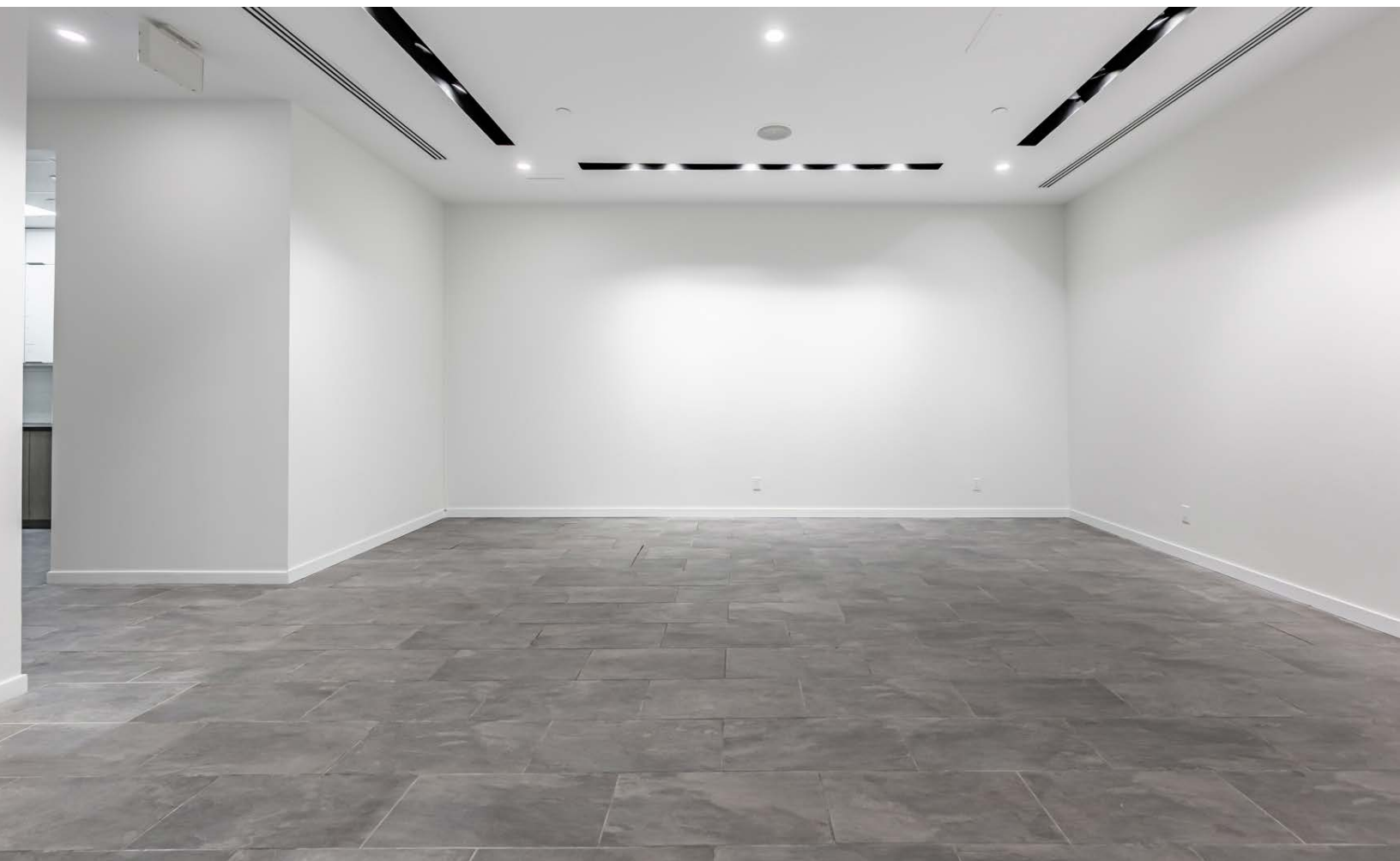
AVAILABLE: Immediately

- Right-sized retail unit across from Starbucks and Loblaws
- Building has direct access to St. Clair subway station
- Incredible foot traffic as TTC riders must pass through to enter the station
- Ideal for a variety of retail uses





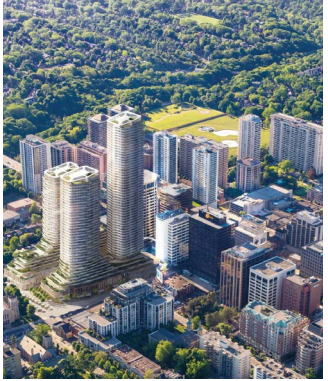









2 ST. CLAIR AVENUE EAST FLOOR PLAN


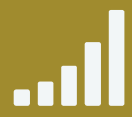






NOTABLE AREA DEVELOPMENTS



<p>1. One Delisle</p>  <p>1 Delisle Avenue Construction 371 units 44 storeys</p>	<p>2. The Clair</p>  <p>1421 Yonge Street Pre-Construction 198 units 34 storeys</p>	<p>3. St. Clair Place</p>  <p>1485 Yonge Street Pre-Construction 1,361 units 44,39,27,13 storeys</p>	<p>4. 1 St. Clair W</p>  <p>1 St. Clair West Pre-Construction 340 units 49 storeys</p>
<p>5. 45 St. Clair W</p>  <p>45 St. Clair Ave W Pre-Construction 629 units 50 storeys</p>	<p>6. The Notable</p>  <p>29 Pleasant Blvd. Pre-Construction 409 units 50 storeys</p>	<p>7. 49 Jackes</p>  <p>49 Jackes Avenue Pre-Construction 217 units 29 storeys</p>	<p>8. Yonge & Rosehill</p>  <p>1365 Yonge Street Construction 239 units 17 storeys</p>
<p>9. The Hill Condos</p>  <p>1406 Yonge Street Pre-Construction 542 units 50 storeys</p>	<p>10. Rosehill Tower</p>  <p>44 Jackes Ave Construction 263 units 31 storeys</p>	<p>11. 11 Pleasant</p>  <p>11 Pleasant Blvd. Pre-Construction 72 units 14 storeys</p>	<p>12. 1303 Yonge</p>  <p>1303 Yonge Street Pre-Construction 102 units 10 storeys</p>

 <p>27,364 TOTAL POPULATION</p>	 <p>10% GROWTH RATE (2015-2020)</p>	 <p>34,610 DAYTIME POPULATION</p>	 <p>\$242,148 AVG. HOUSEHOLD INCOME</p>
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*Within 1KM Radius (Statistics Canada)

NEIGHBOURING RETAILERS

POPEYES — Popeye's

petvalu — Pet Valu

BMO — BMO Bank of Montreal

Dollarama

Swiss Chalet

Dove Cleaners

Delisle Avenue

One Delisle Condo Development Site

Salon Scavo

iQ — IQ Foods

Grandma Loves You

RBC — RBC

BUCA

St. Clair Avenue West

Step Up Massage

Mary Be Kitchen

Union Social

CIBC

Holy Chuck

Topcuts

Bagel House

Book City

Condo Development

MARY BE KITCHEN

Balmoral Avenue

Boccone Deli

Pharmasave

Capocaccia

Barnsteiner's

Heath Street

Mr. Thai

Pizza Pizza

Tim Hortons

Shoppers Drug Mart — **SHOPPERS DRUG MART**

Yonge Street

Freedom Mobile

Legs Beautiful

Roots — **Roots**

Loblaws — **Loblaws**

2 St. Clair Ave E

Greenhouse Juice Co.

GoodLife FITNESS

TD

Rexall

St. Clair Avenue East

Scotiabank.

Playa Cabana

pilot COFFEE ROASTERS

PLAYA CABANA

St. Clair Greetings

Olsson Optical

Pleasant Boulevard

Hero Certified Burgers — **HERO CERTIFIED BURGERS**

Eden Flower Shop

Rosehill Avenue

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



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

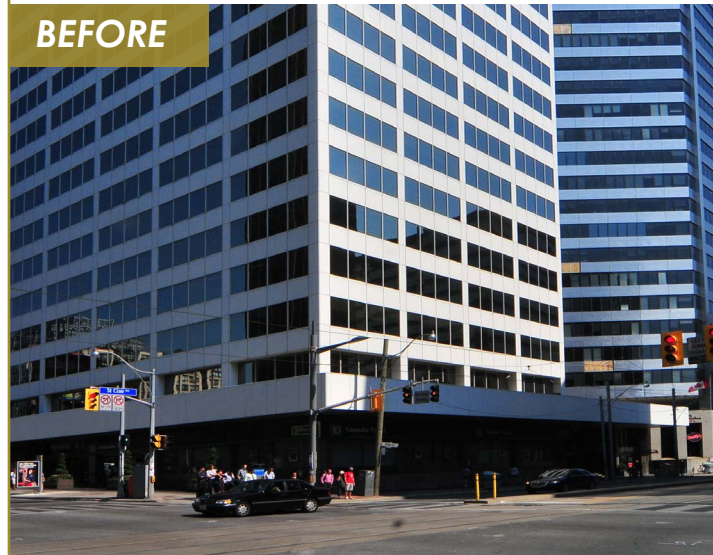


Completed in 2021

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

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.

One Delisle (Yonge & Delisle)

BEFORE



AFTER



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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