



CBRE

AQUABELLA

PRIME WATERFRONT RETAIL FOR LEASE IN TORONTO'S BAYSIDE COMMUNITY

AQUABELLA

Address: 110 Merchants' Wharf, Toronto

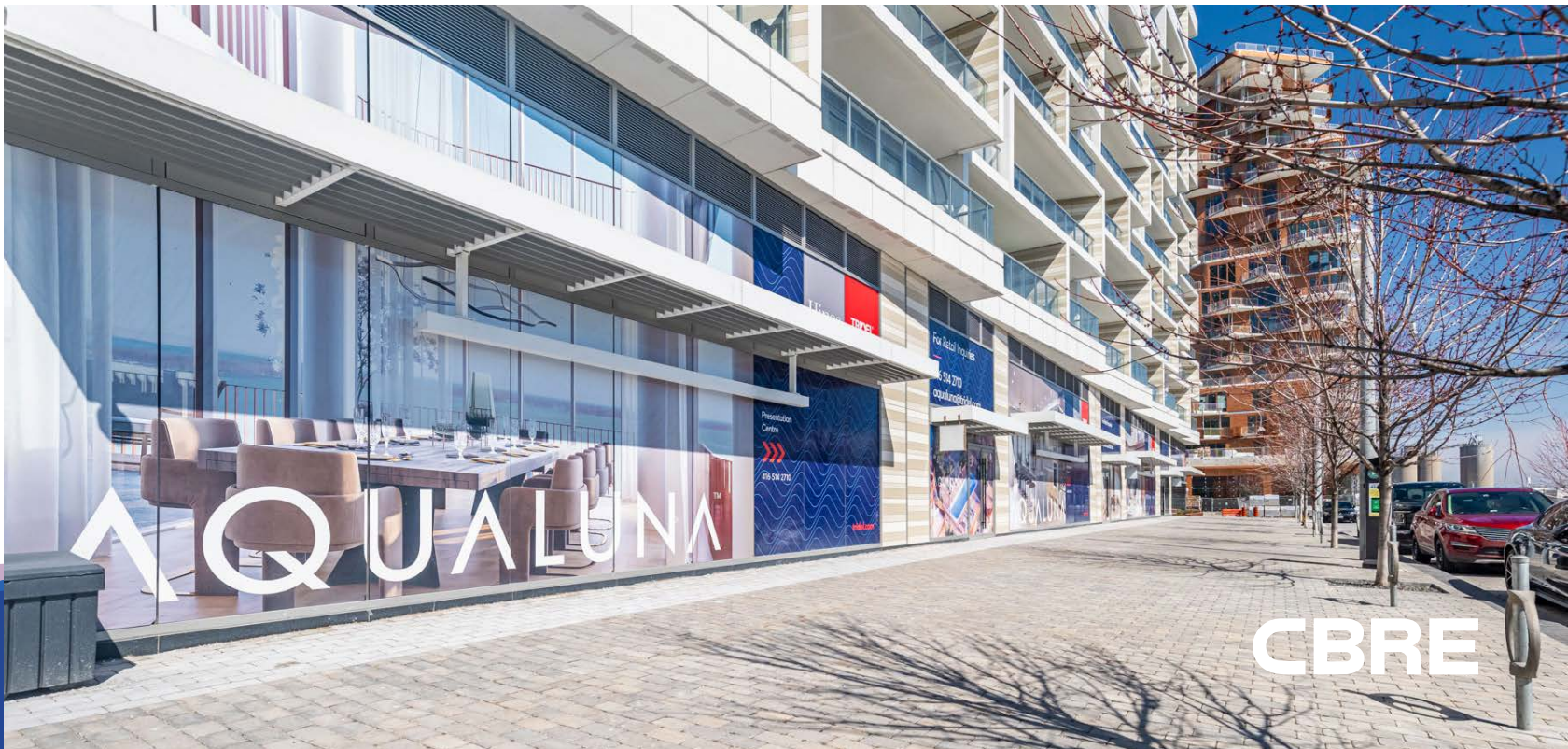
Size:* Retail 1: 2,135 sq. ft.
Retail 2: 1,534 sq. ft.
Retail 3: 1,523 sq. ft.
Total: 5,192 sq. ft.

Net Rent: Please contact listing agents

TMI: \$22.00 per sq. ft. (est.)

Available: Immediately

- Prime waterfront retail located on the ground level of Aquabella, a brand new 174-unit condominium building by Tridel and Hines
- Space is part of a dynamic mixed-use community anchored by a 20,000 SF grocery store and numerous other retail and restaurant amenities
- Building abuts a public park and has fantastic waterfront views



*SF inclusive of common area

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AQUABELLA



**INCREDIBLE
WATERFRONT VIEWS**



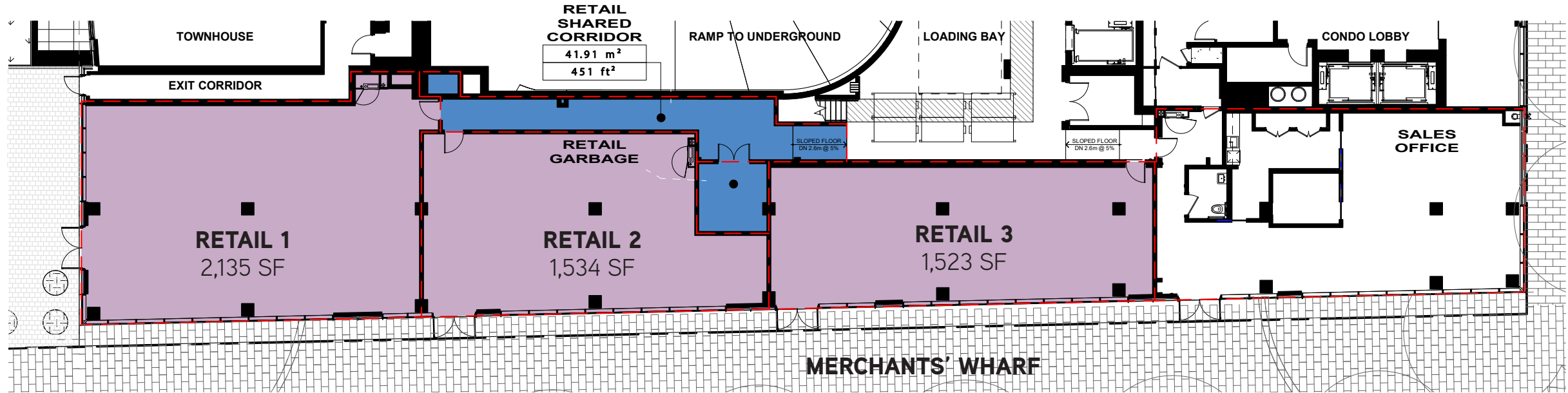
**DYNAMIC MIXED-USE
COMMUNITY**



**BRIGHT & OPEN SPACE
WITH HIGH CEILINGS**

WATERFRONT VIEW FROM AQUABELLA

FLOOR PLAN



BAYSIDE TORONTO

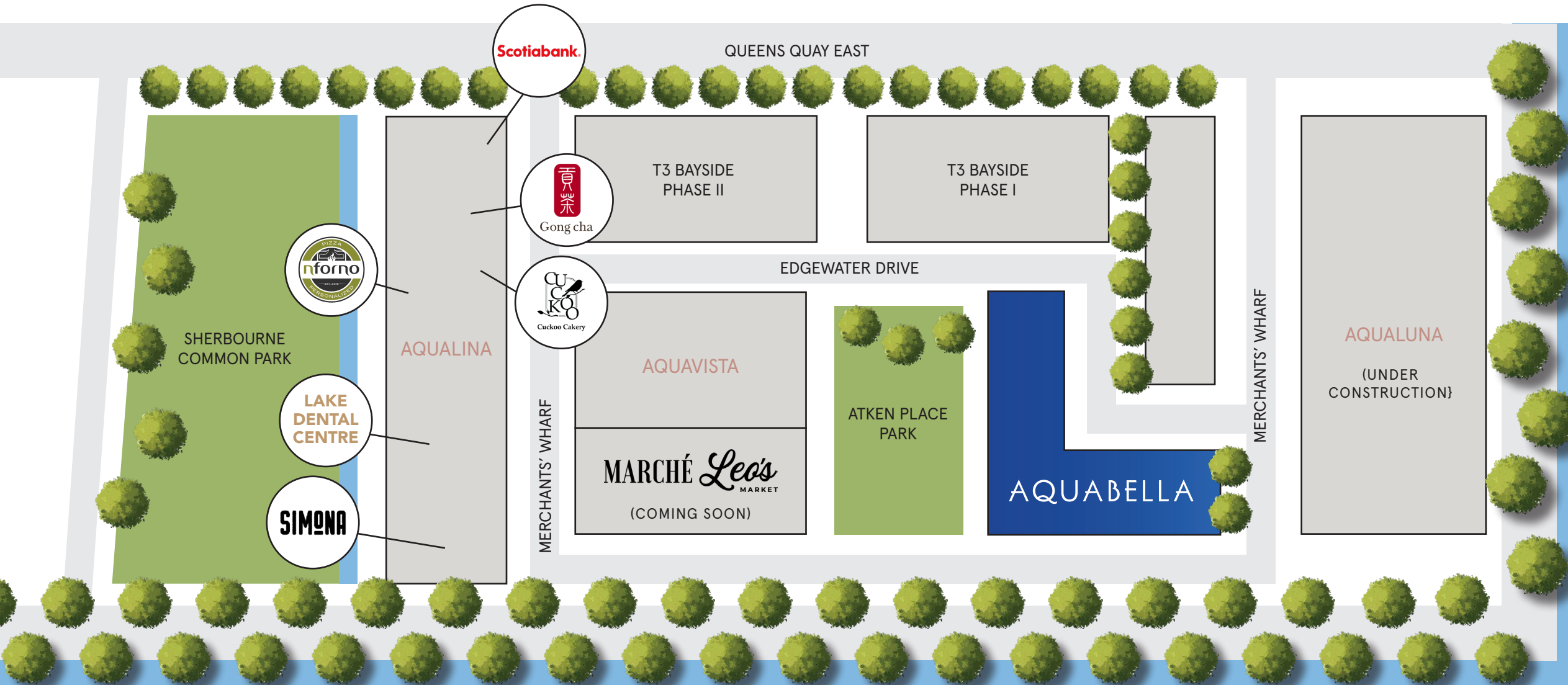
A mixed-use waterfront community part of Waterfront Toronto's 2,000-acre revitalization plan, the largest such initiative currently underway in the world.

Situated in the heart of the emerging East Bayfront waterfront district and only five minutes from Union Station, Bayside Toronto is located on a 13-acre site along Toronto's waterfront between Lower Sherbourne Street to the west and Parliament Street to the east.

When complete Bayside Toronto will contain more than two million square feet of residential, office, retail and cultural uses resulting in diverse live-work-play neighborhood. Two mass timber office buildings, T3 Bayside (500,000 SF + of innovative office space), will provide daytime activity to the Bayside community. Three of four planned condominium developments have been completed – Aqualina (362 units). Aquavista (227 units) and Aquabella (174 units). The fourth development, Aqualuna (240 units) is scheduled for completion in 2025.



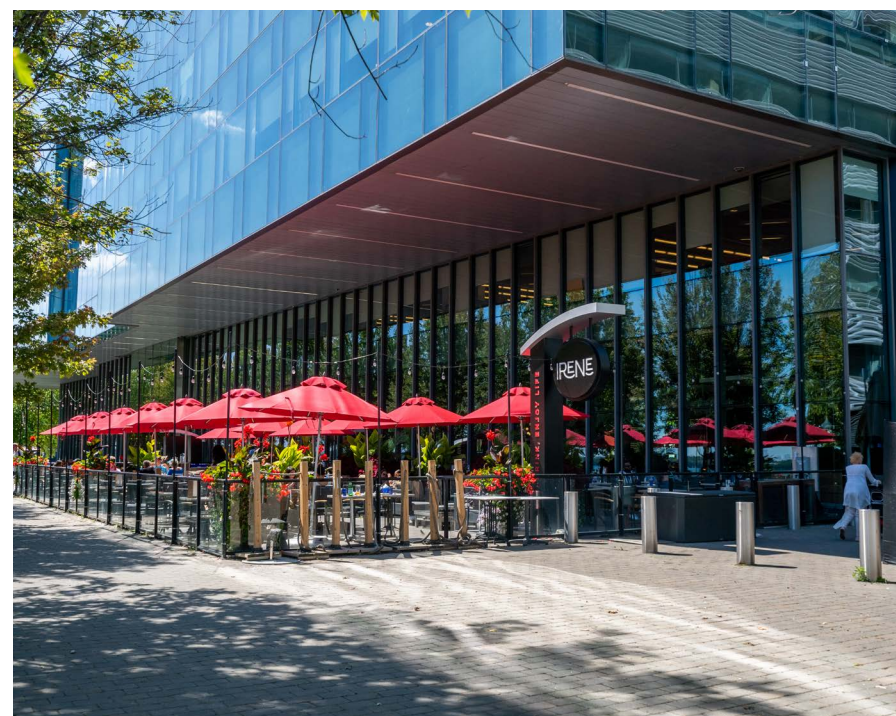
BAYSIDE TORONTO COMMUNITY



LAKE ONTARIO





BAYSIDE TORONTO COMMUNITY



AREA RESIDENTIAL OVERVIEW




245,050
 POPULATION
 (2023)


11.8%
 POPULATION CHANGE
 (Between 2023-2028)

(Within a 3km Radius of Aquabella)

Currently Under Construction		
#	Building Name/Address	# of Units
1	Aqualuna	240
2	Lakeside Residences	1,147
3	Quay House	463
		Total Units: 1,850

Pre-Construction		
#	Building Name/Address	# of Units
1	Bayside Block R6	325
2	307 Lake Shore East	430
3	Quayside: The Overstory	816
4	Quayside: The Western Curve	894
5	Quayside: Timber House	463
6	180 Queens Quay East	607
7	Lakeside Residences II	844
		Total Units: 4,379

Existing Residential Building		
#	Building Name/Address	# of Units
1	Aquavista	227
2	Aqualina	362
3	Monde	552
4	Daniels Waterfront	963
★	Aquabella	174
		Total Units: 2,278


8,507 Units
 EXISTING/INCOMING
 RESIDENTIAL UNITS



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CBRE Hines **TRIDEL®**

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