



FLAGSHIP RETAIL FOR LEASE IN DOWNTOWN EAST

42COLBORNE

AT 65 KING STREET EAST



CBRE urban retail team

PROPERTY DETAILS

Address: 42 Colborne Street, Toronto

Size: Ground: 5,509 sq. ft.
Mezzanine: 3,957 sq. ft.
Total: 9,466 sq. ft.

Net Rent: Contact listing agents

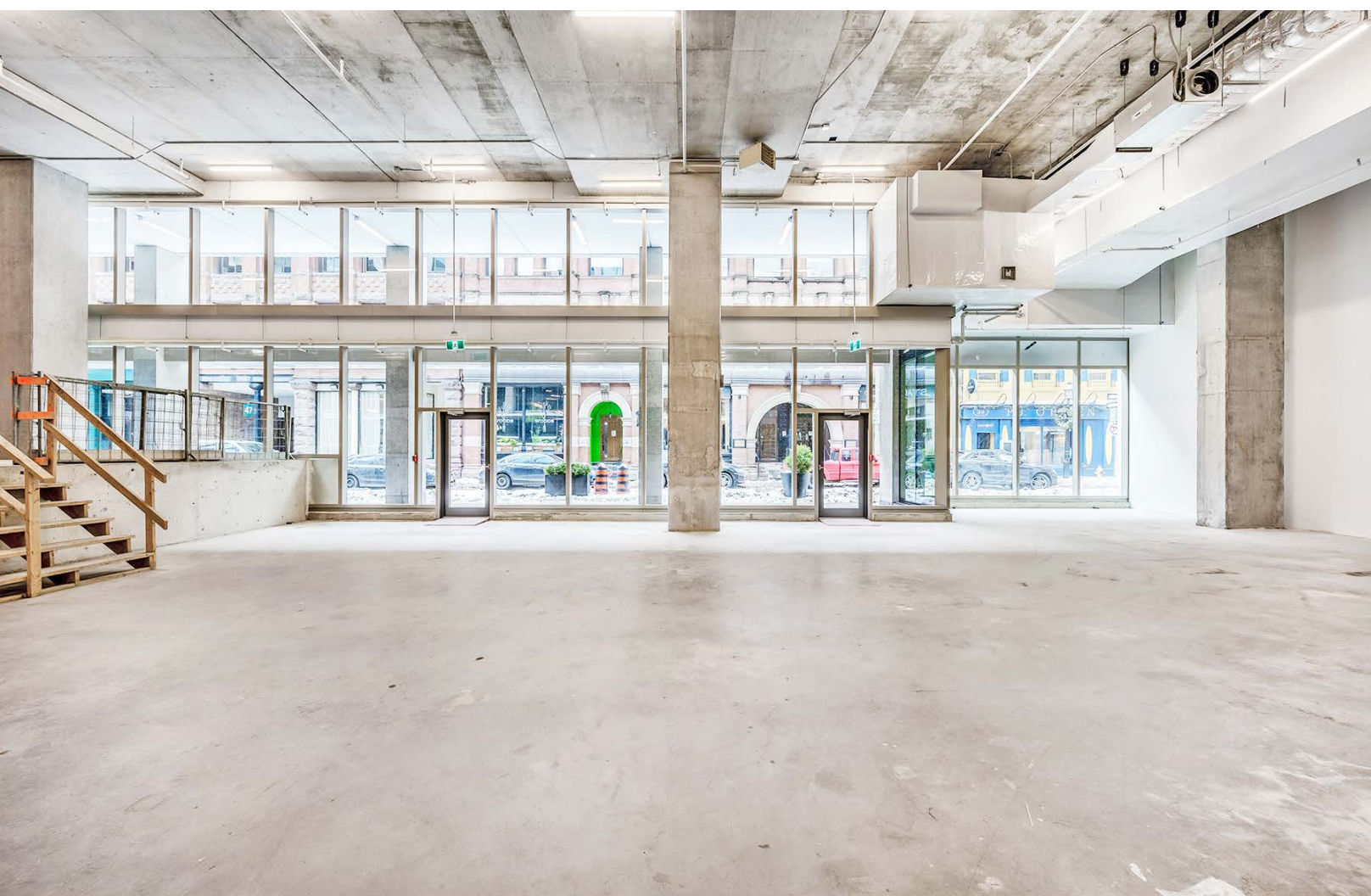
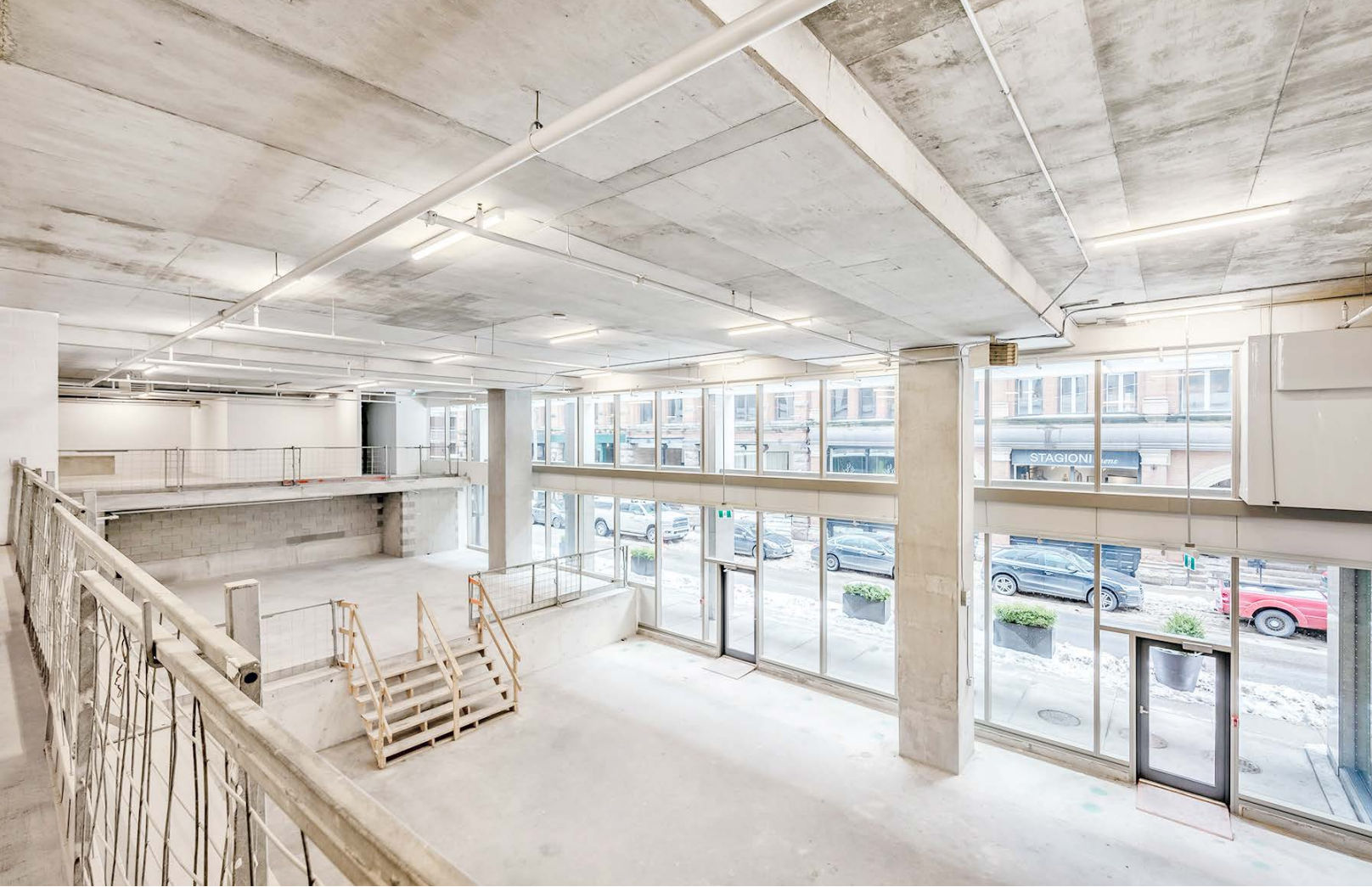
TMI: \$22.77 per sq. ft. (est.)

Available: Immediately

- Located at the base of 65 King Street East, Carttera's 400,000 sq. ft. fully leased office development, home to Google Headquarters
- Approximately 80 ft. of frontage onto Colborne Street
- Bright and open space with soaring ceiling heights
- 3-minute walk to King subway station
- Patio opportunity
- Dedicated retail storage, garbage room and shipping and receiving access
- Central location in Downtown East, where the Financial Core meets St. Lawrence Market



CLICK FOR VIDEO



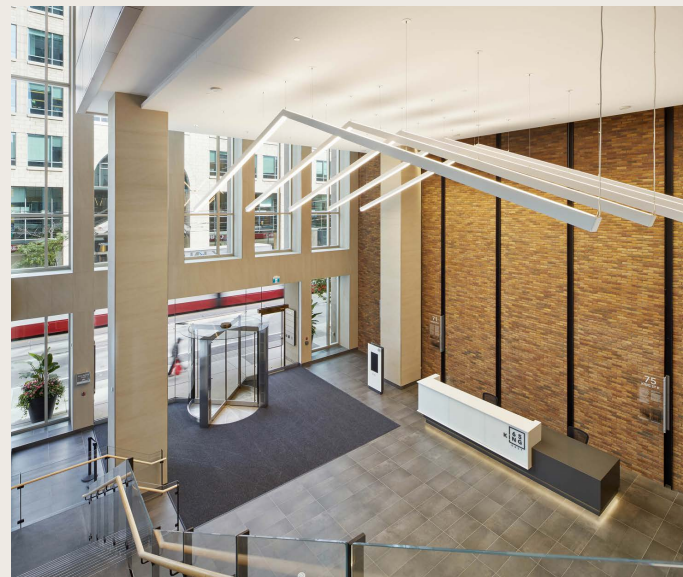




ABOUT THE DEVELOPMENT

Located in Downtown East Toronto, this 400,000 sq. ft. development by Carttera boasts LEED Gold and WiredScore Platinum certifications. **The office space is 100% leased to Google Canada.**

42 Colborne is located on the ground level at the south side of the development with an impressive 80 ft. of frontage onto Colborne Street.



FLOOR PLANS

GROUND LEVEL 5,509 SF

Ceiling Heights: 22 ft. (clear height) / 10 ft (under mezzanine)



MEZZANINE 3,957 SF

Ceiling Height: 10 ft.



THE LOCATION



Located in the heart of Downtown East, 42 Colborne Street is surrounded by iconic Toronto points-of-interests, unmatched transit infrastructure, urban amenities and high population density. Located where the Financial Core and St. Lawrence Market neighbourhood meet, the area is uniquely characterized by older brick-and-beam commercial assets situated amongst a number of recently complete and currently under construction residential buildings and high-profile office developments.

Neighbouring traffic drivers include the St. Lawrence Market, the Gooderham Flatiron Building, The Hockey Hall of Fame, Berczy Park and the Meridian Hall.

DEMOGRAPHIC SNAPSHOT



68,804
POPULATION



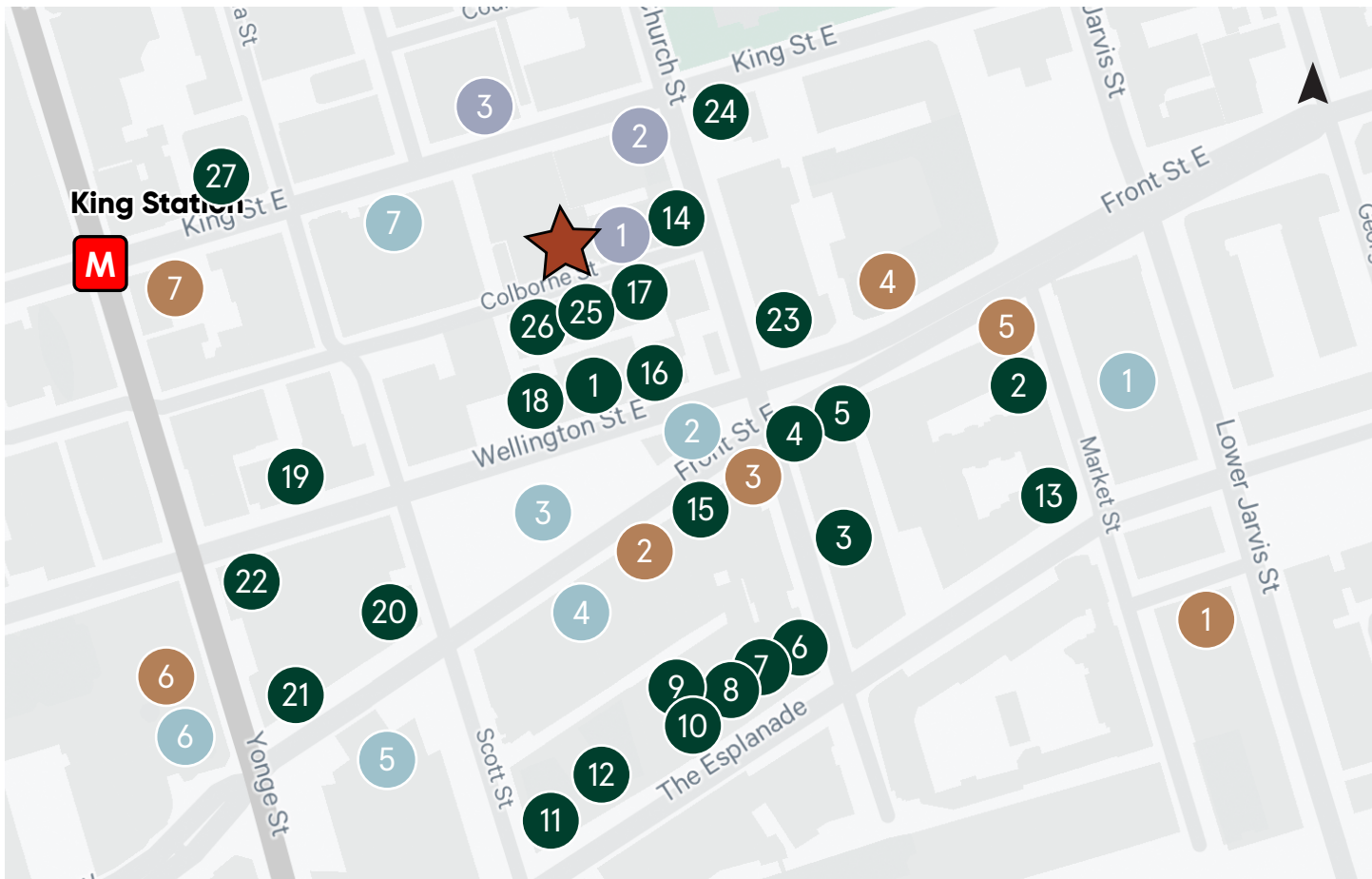
23%
POPULATION CHANGE
2024-2029



\$136,084
AVERAGE
HOUSEHOLD INCOME

(2024 Demographics within 1km of 42 Colborne St)

AREA RETAILERS & AMENITIES



Food & Beverage

- | | |
|-------------------------------|-----------------------|
| 1. Grandma Loves You | 18. Playa Cabana |
| 2. Bar St. Lo | 19. Cantina Mercatto |
| 3. Amano Trattoria | 20. Cafe Landwer |
| 4. Mofer Coffee | 21. Biff's Bistro |
| 5. C'est What | 22. The Joneses |
| 6. Goose Island Brewery | 23. Hothouse |
| 7. Bier Market | 24. The Score on King |
| 8. Scotland Yard Pub | 25. Woods Restaurant |
| 9. Bar Cathedral | 26. PJ O'Brien |
| 10. The Old Spaghetti Factory | 27. Beer Bistro |
| 11. Urban Maharajas | |
| 12. The Keg | |
| 13. Cirillo's | |
| 14. Pi Co. | |
| 15. Fresh | |
| 16. Sukho Thai | |
| 17. Piano Plano | |

Amenities

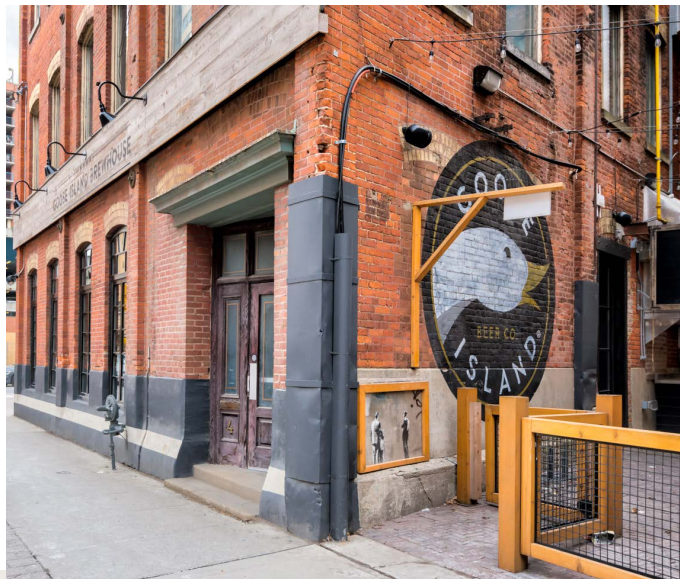
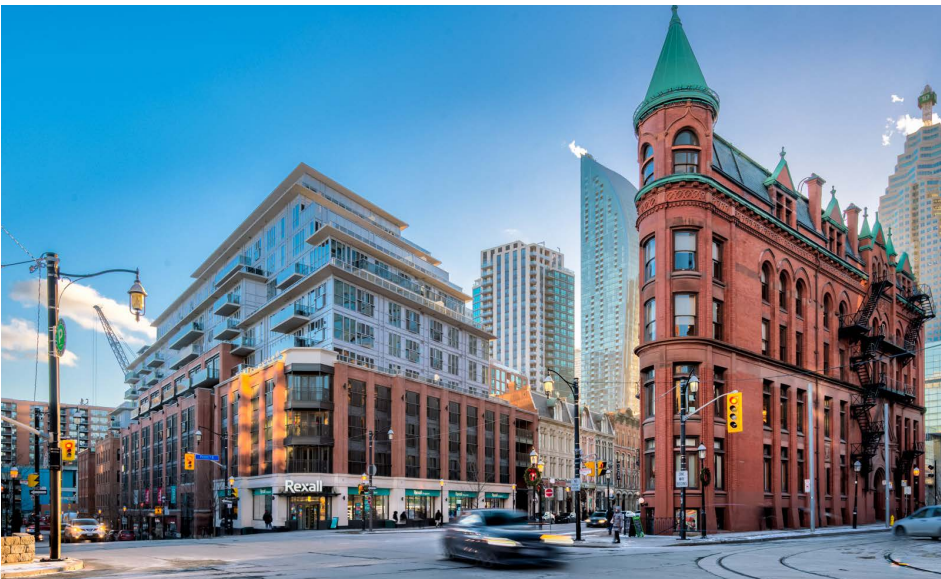
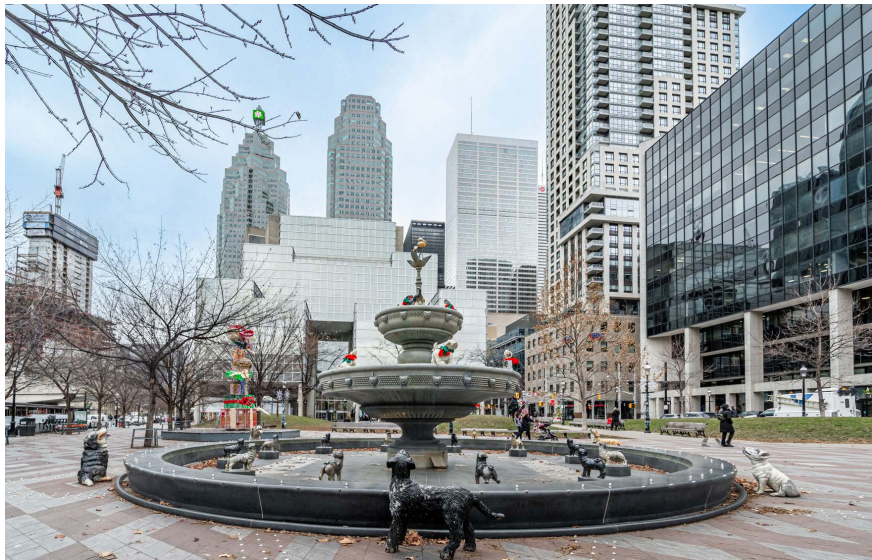
- | |
|-------------------------------|
| 1. Altitude Athletic Training |
| 2. BMO |
| 3. CIBC |

Shopping

- | |
|-----------------------|
| 1. Shoppers Drug Mart |
| 2. Winners |
| 3. Rexall |
| 4. Metro Grocery |
| 5. LCBO |
| 6. Roots |
| 7. Shoppers Drug Mart |

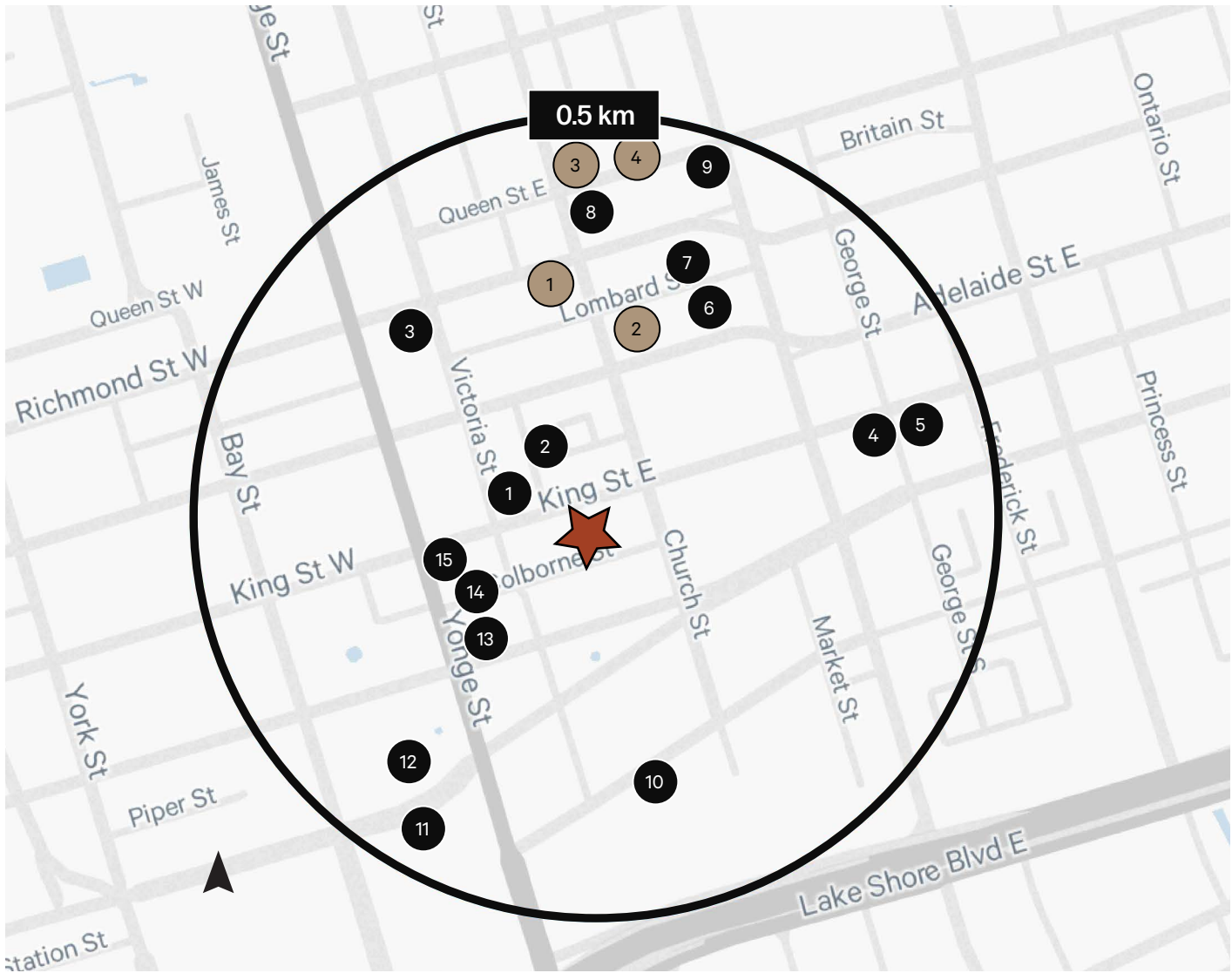
Points of Interest/Entertainment

- | |
|------------------------|
| 1. St. Lawrence Market |
| 2. Flatiron Building |
| 3. Berczy Park |
| 4. St. Lawrence Centre |
| 5. Meridan Hall |
| 6. Hockey Hall of Fame |
| 7. King Edward Hotel |



NEIGHBOURING DEVELOPMENTS

INCOMING UNITS: 9,398 (WITHIN 0.5KM)



Notable Active Developments

#	Condo	Units
1	Alias	592
2	The Saint	418
3	QueenChurch	445
4	88 Queen	747
	Total	2,202

Notable Development Applications

#	Condo	Units
1	34-50 King East	361
2	15 Toronto Street	310
3	Cambridge Suites	565
4	185 King East	437
5	65 George	16
6	110 Adelaide St E	600
7	100 Lombard	480
8	119-127 Church St	690

#	Condo	Units
9	133 Queen East	400
10	45 The Esplanade	867
11	One Front	661
12	20 Front West	599
13	49-51 Yonge Street	247
14	55 Yonge	836
15	69 Yonge	127
	Total	7,196



TRANSIT CONNECTIVITY



Located steps from the 504 King streetcar line and a 3 minute walk to King subway station. Union Station, Toronto's main transit hub, is a ten minute walk away.



Union Station serves as the central hub for all GO Train lines serving the Greater Golden Horsehoe.



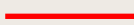
Union Station also serves the UP Express, a rail service linking downtown Toronto to Pearson Airport in 25 minutes.



Access to the Gardiner Expressway is a 5-minute drive away. This major arterial highway provides excellent access to the Greater Toronto Area's 400-series highway network.



STREETCAR LINE



SUBWAY LINE

CONTACT

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 Associate

647 943 4185

emily.everett@cbre.com

*Sales Representative **Broker

CBRE

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (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. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.