

# 71 Front Street East

PRIME RETAIL OPPORTUNITY IN DOWNTOWN TORONTO



**CBRE** urban retail team



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## PROPERTY DETAILS

|                  |                               |
|------------------|-------------------------------|
| Address:         | 71 Front Street East, Toronto |
| Size:            | 3,200 sq. ft.                 |
| Asking Net Rent: | \$55.00 per sq. ft.           |
| TMI:             | \$24.54 per sq. ft.           |
| Available:       | Immediately                   |

- Prime ground floor opportunity in the heart of downtown Toronto, just steps from the iconic St. Lawrence Market
- Suitable for a wide range of uses including food, medical and professional services
- 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 Duke's Refresher Bar, Berczy Tavern, The Keg, Scotland Yard Pub, Shoppers Drug Mart, Winners, LCBO and Anejo Restaurant



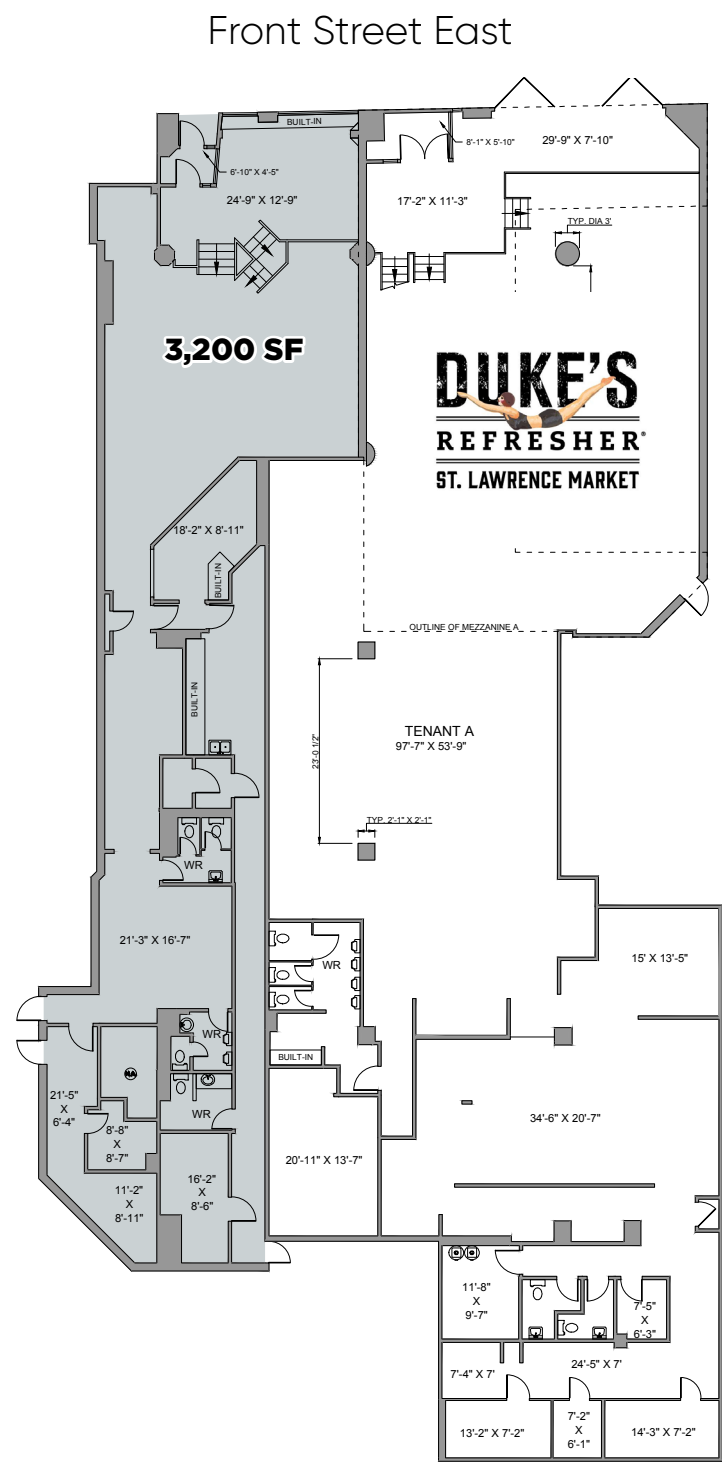


# 71 Front Street East





71 Front Street East Floor Plan – 3,200 SF





# Location Overview

Located in the heart of Downtown East, 71 King Street East 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.

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.



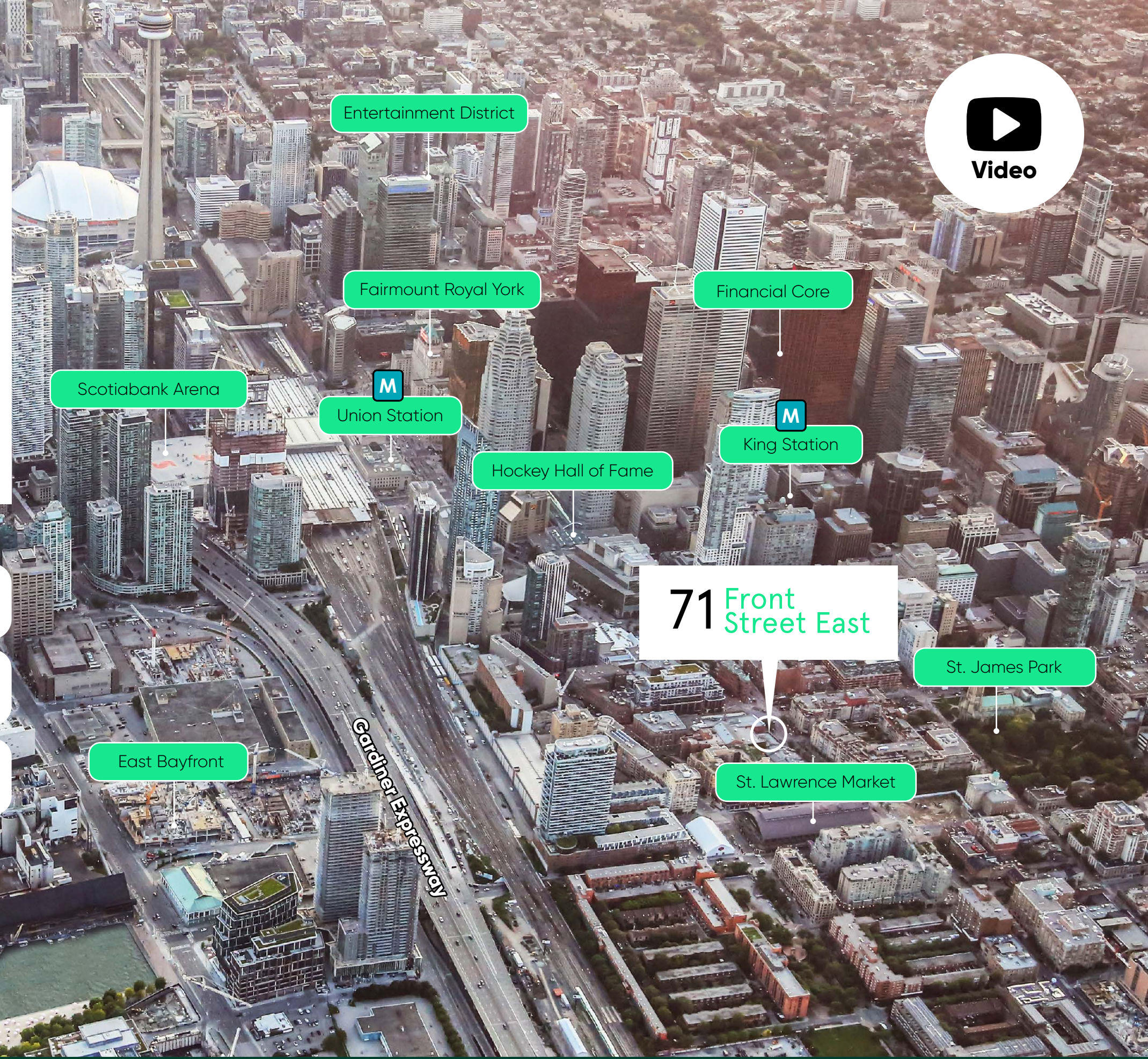
**8 Minute Walk to King Station**



**10 Minute Walk to Financial Core**

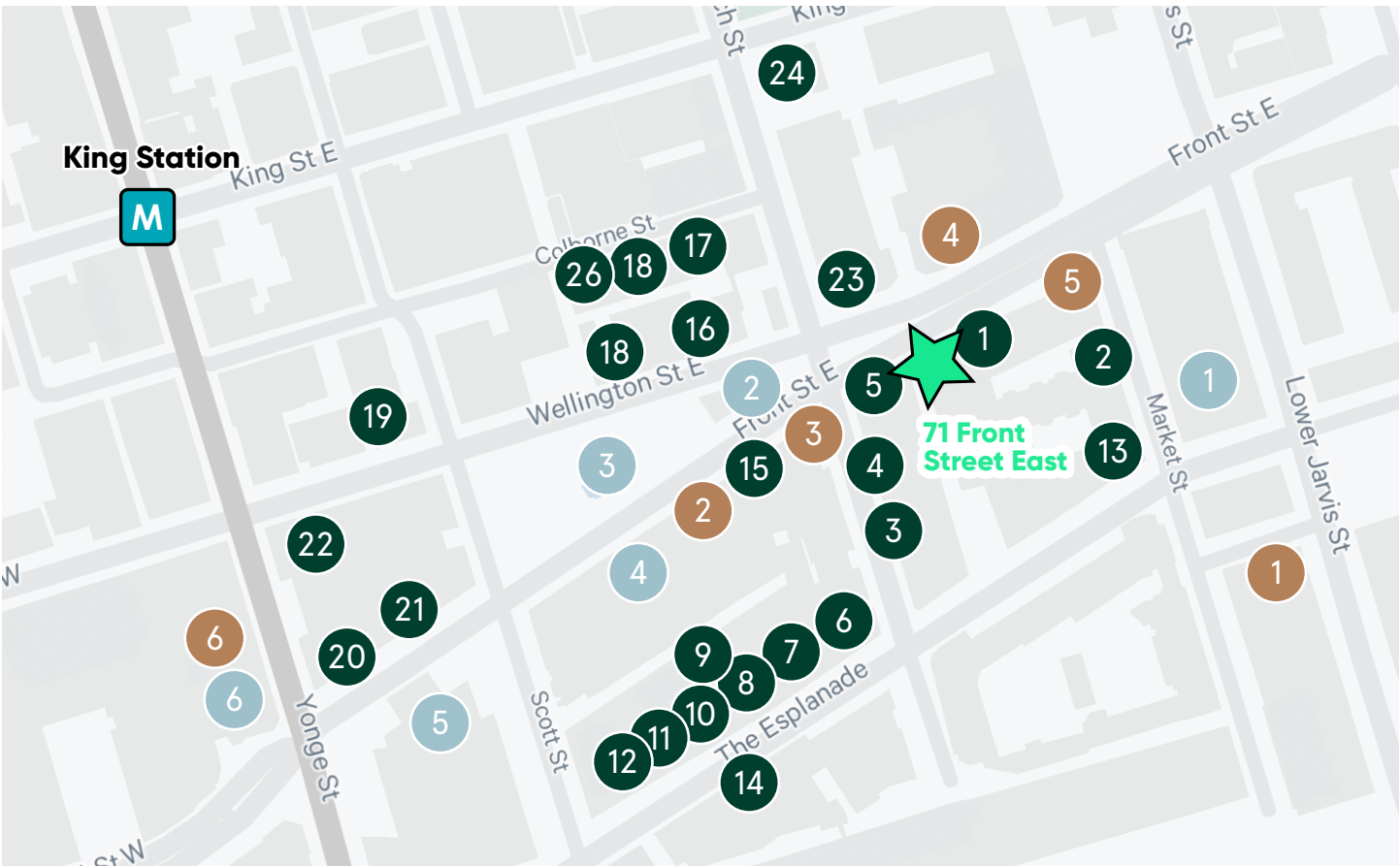


**10 Minute Walk to Union Station**





# 71 Front Street East The Neighbourhood



## Food & Beverage

- |                              |                      |
|------------------------------|----------------------|
| 1 Dukes Refresher            | 15 Fresh             |
| 2 Anejo                      | 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 Eloise                    | 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              |







## Advisory Team

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