

Signature Retail Offering

One Delisle

at Yonge & St. Clair

SLATE

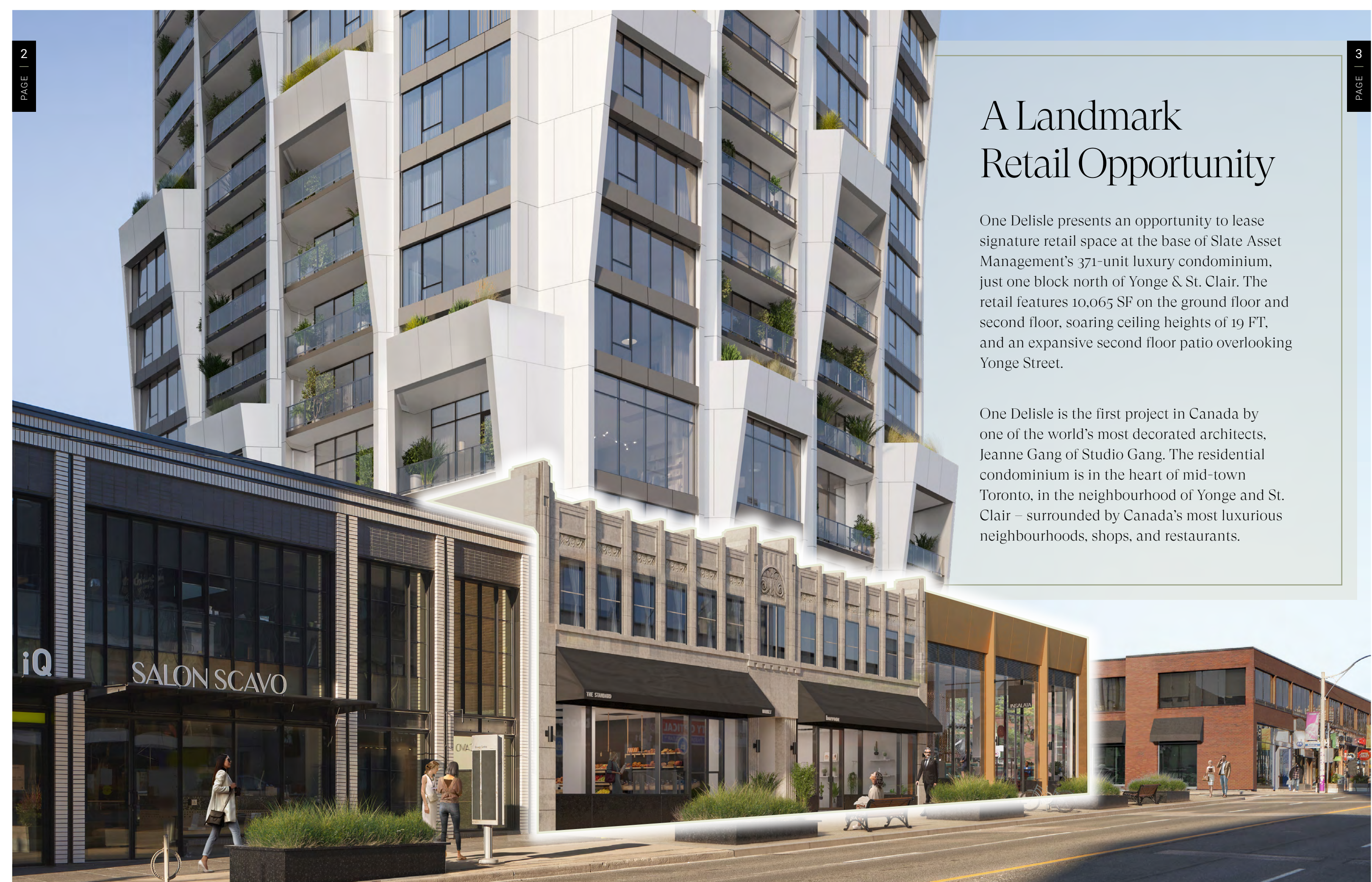
ONE DELISLE



A Landmark Retail Opportunity

One Delisle presents an opportunity to lease signature retail space at the base of Slate Asset Management's 371-unit luxury condominium, just one block north of Yonge & St. Clair. The retail features 10,065 SF on the ground floor and second floor, soaring ceiling heights of 19 FT, and an expansive second floor patio overlooking Yonge Street.

One Delisle is the first project in Canada by one of the world's most decorated architects, Jeanne Gang of Studio Gang. The residential condominium is in the heart of mid-town Toronto, in the neighbourhood of Yonge and St. Clair – surrounded by Canada's most luxurious neighbourhoods, shops, and restaurants.

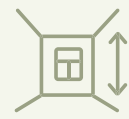


Property Details

Ground Floor:	6,405 SF
Second Floor:	3,660 SF
Term:	10 Years
Available:	Q4 2027
Net Rent:	Please Contact Listing Agent
Additional Rent:	\$26.91 PSF
Ceiling Heights (slab-to-slab):	Ground Floor (Ft): 14'.5" - 22'.1" Second Floor (Ft): 12'.8"
Frontage (Ft):	Yonge Street: 135' Delisle Avenue: 47'

Highlights:

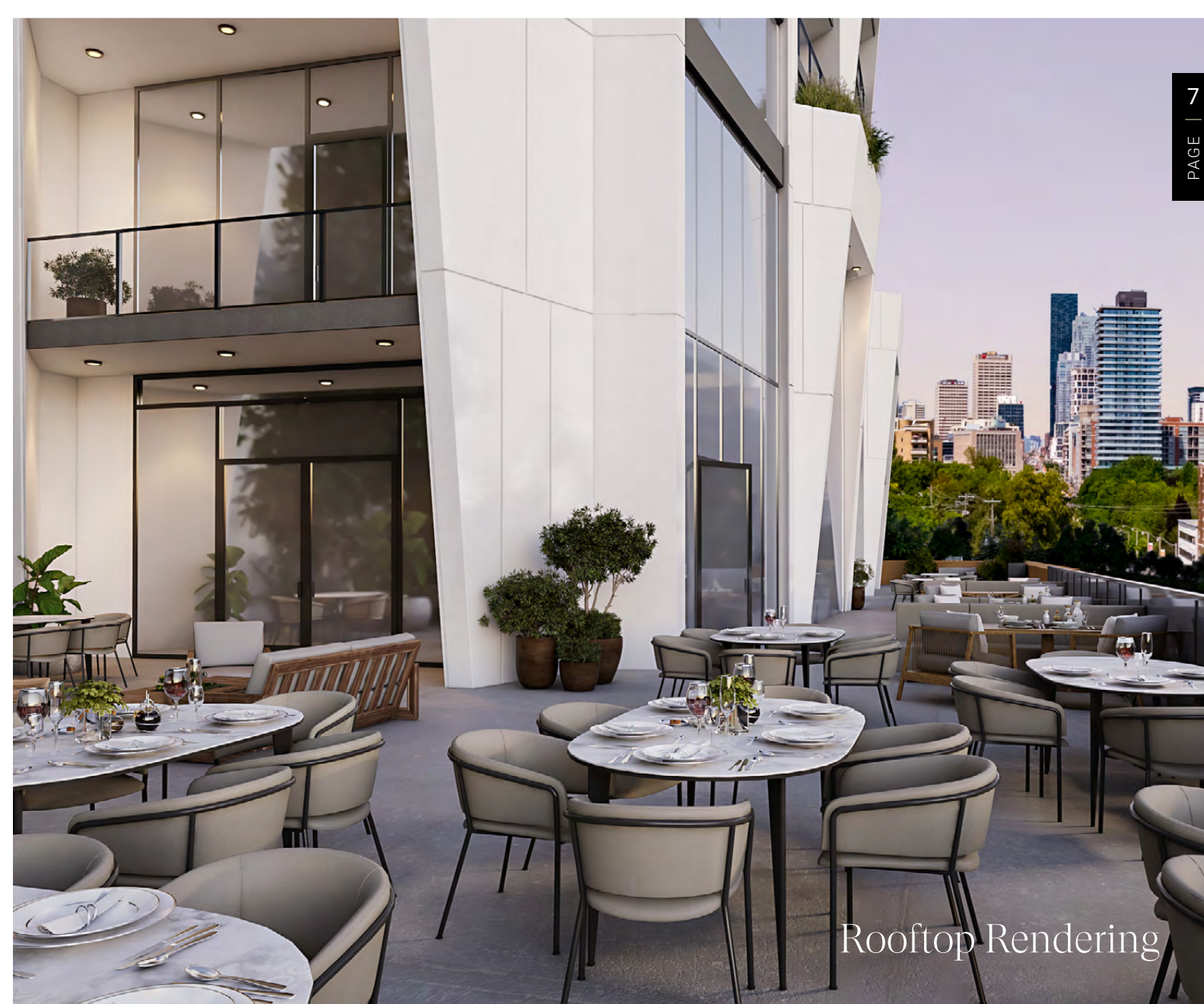
- Soaring double height retail façade offers incredible exposure on the corner of Yonge & Delisle
- Signature second floor retail terrace offers one of the best patios in Toronto
- Towering ceiling heights on ground and second floor
- Dedicated garbage room and access to shipping / receiving on P1 level
- One block north of the Yonge & St. Clair intersection, subway station, and streetcar line
- Excellent neighbouring retailers, including BUCA, Greenhouse Juice Co., iQ Food Co., Loblaws, and Playa Cabana
- Outstanding signage opportunity fronting Toronto's most famous thoroughfare



+/- 22 FT
Ceiling Heights



180+ FT
Corner Exposure



Rooftop Rendering

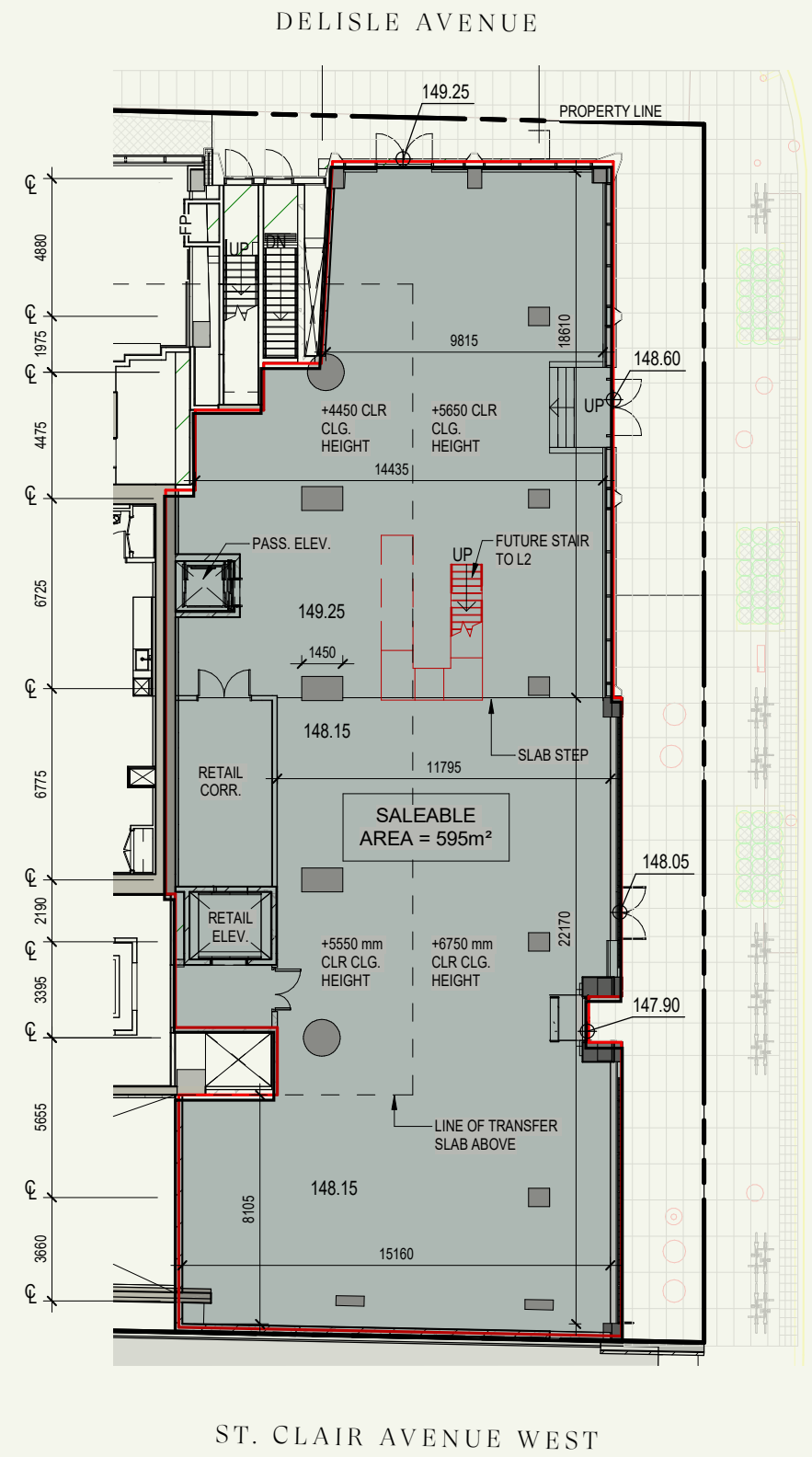
Enhanced Guest Experience

The rooftop terrace will offer an enhanced experience for guests and set this retail opportunity apart from others in the area. This stunning second floor patio will provide an inviting environment for guests to socialize and relax while enjoying the views of Midtown Toronto.

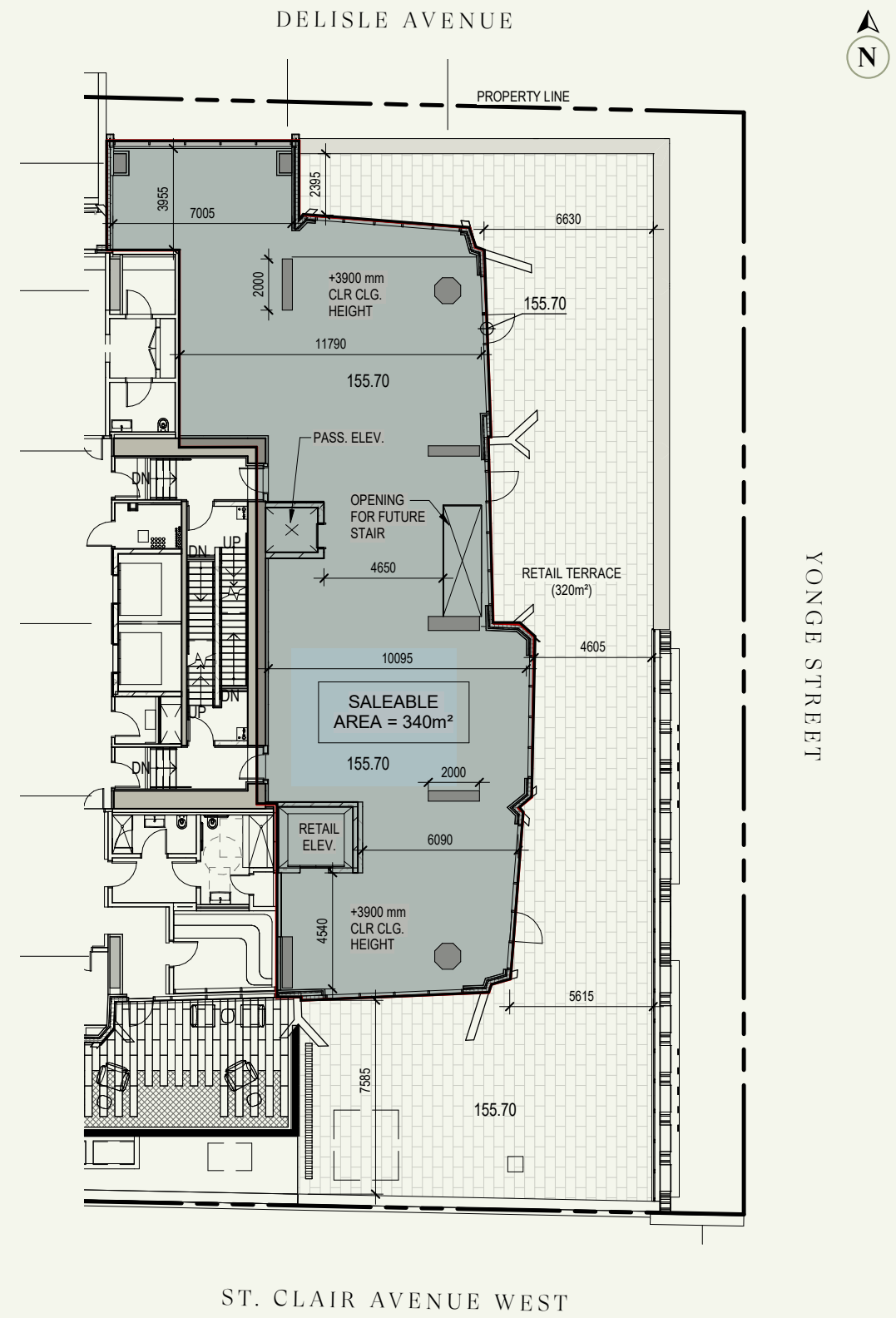


Ground Floor Rendering

Floor Plan



Ground Floor | 6,405 SF



Second Floor | 3,660 SF

Area Overview

Yonge and St. Clair is one of Toronto's most significant intersections and is experiencing a remarkable transformation that will include the addition of new retailers, restaurants, and mixed-used developments. The dining options reflect the vibrant character of the neighbourhood: clean-eating kitchens, taquerias, and high-end Italian restaurants, while the retail offerings extend from elegant homeware to grocers and florists. The location is highly desirable given that it is adjacent to some of Canada's most affluent neighbourhoods, including Forest Hill, Moore Park, and Rosedale.

Across the street from One Delisle, the St. Clair TTC Station provides passengers with immediate access to the two largest subway lines in Toronto: Line 1 Yonge-University and Line 2 Bloor-Danforth, just three stops south at Bloor-Yonge Station. The property is also easily accessible via the St. Clair streetcar and the 97 Yonge bus.



Loblaws



Mary Be Kitchen



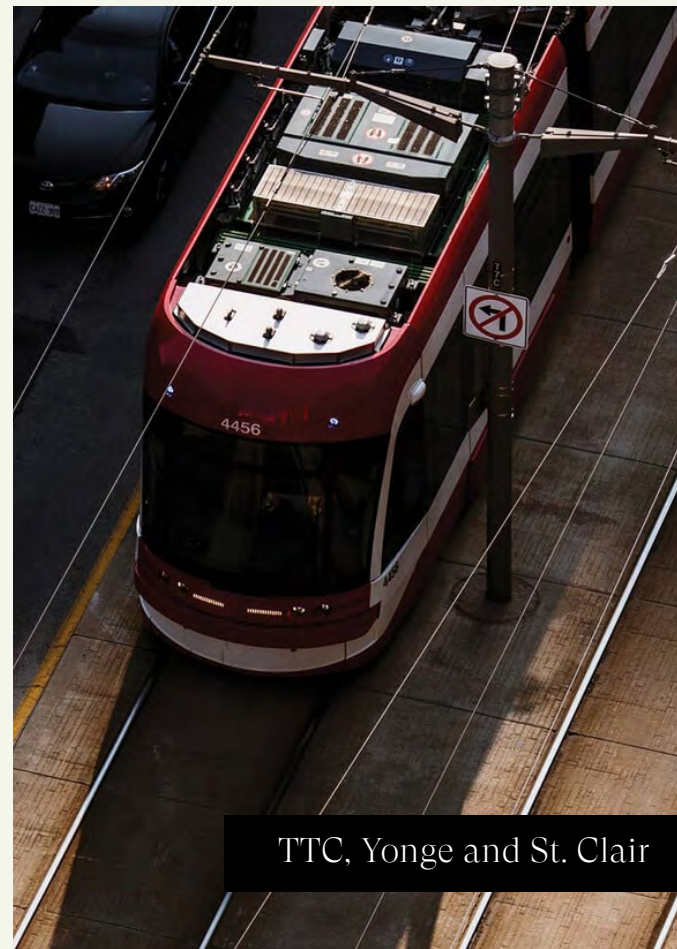
Playa Cabana



92
Walk Score



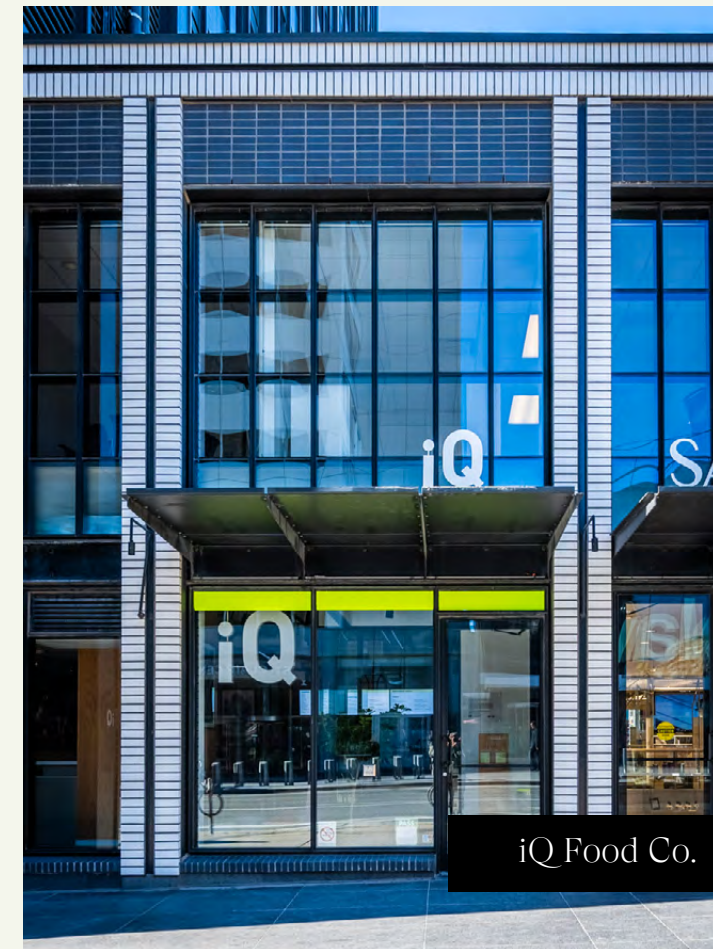
85
Transit Score



TTC, Yonge and St. Clair



Capocaccia



iQ Food Co.

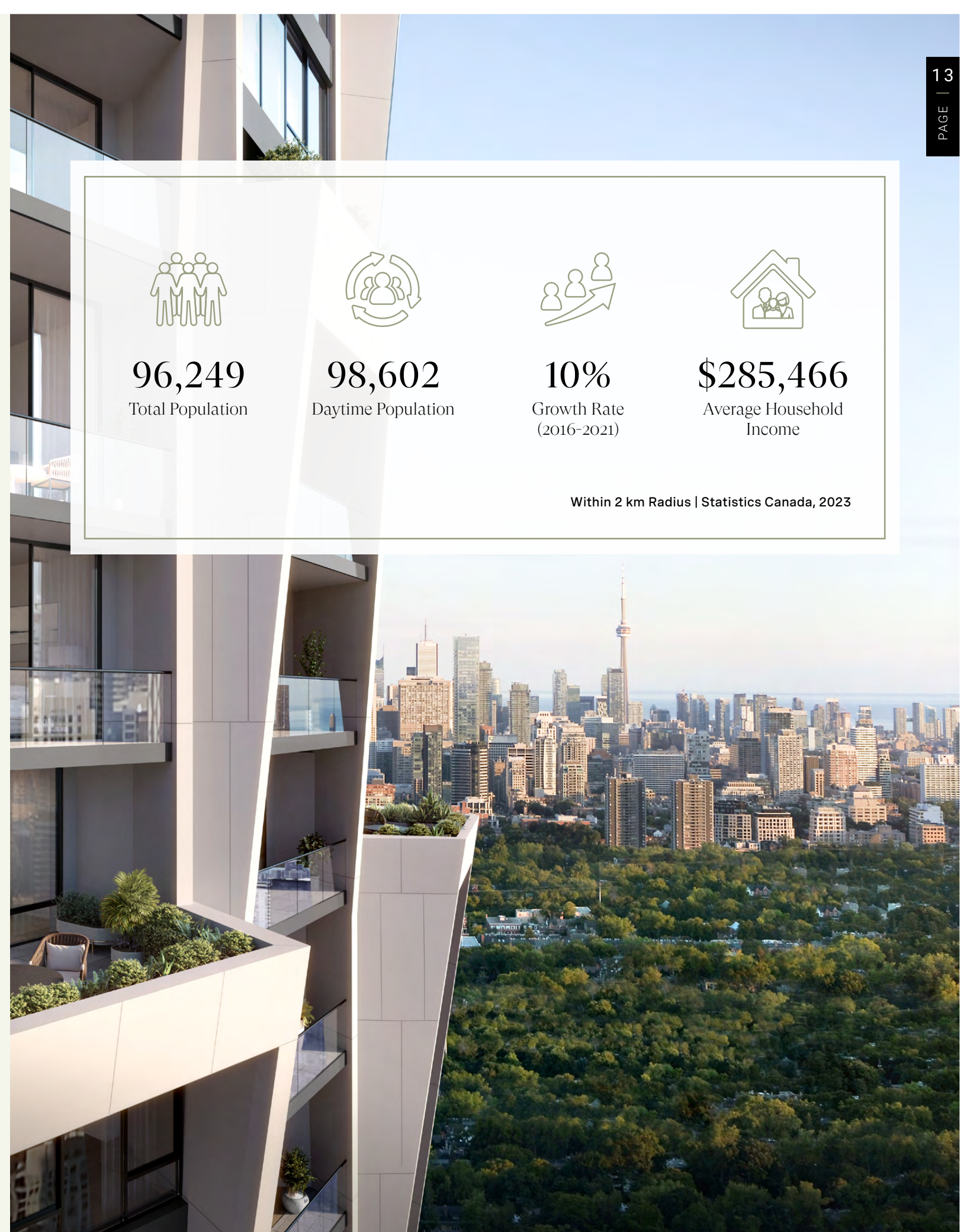


St. Clair Centre

Neighbourhood Retailers

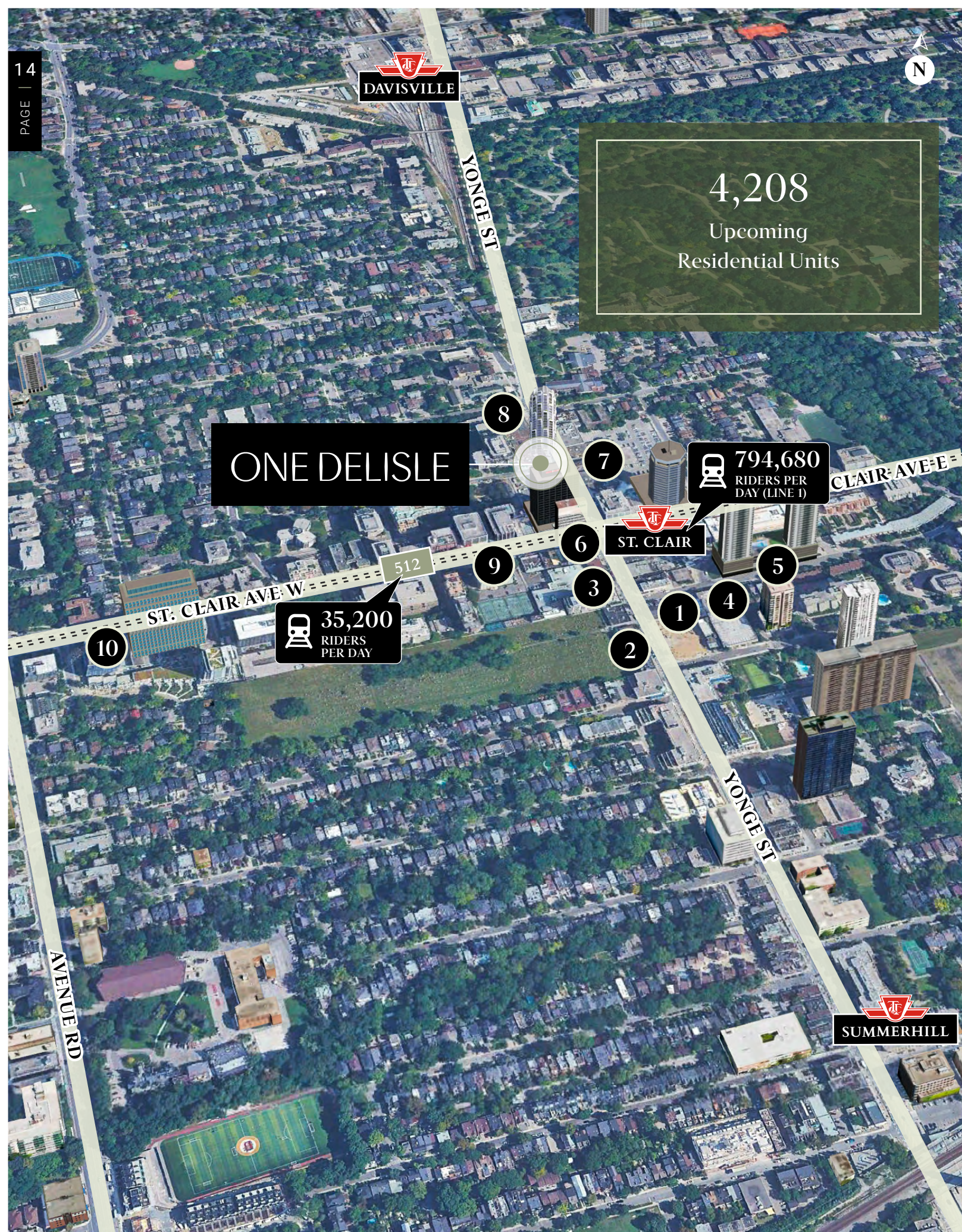


96,249 Total Population	98,602 Daytime Population	10% Growth Rate (2016-2021)	\$285,466 Average Household Income
Within 2 km Radius Statistics Canada, 2023			



Area Developments

(within 500M of the property)



	Project Name	Developer	# Units	Status
1	1365 Yonge Street	Welltower Inc. The Daniels Corporation Sunrise Senior Living	239	Under Construction
2	1366 Yonge Street	Bazi's	489	Preconstruction
3	1406 Yonge Street	Metropia	419	Preconstruction
4	11 Pleasant Boulevard	Plaza	72	Preconstruction
5	29 Pleasant Boulevard	Graywood Developments KingSett Capital	303	Preconstruction
6	1 St. Clair Avenue West	Slate Asset Management	340	Preconstruction
7	1485 Yonge Street	Wittington Properties	1361	Preconstruction
8	7 Heath Street	Undisclosed	97	Preconstruction
9	45 St. Clair Avenue West	Manulife	629	Preconstruction
10	129 St. Clair Avenue West	Camrost Felcorp Diamond Corp Whitecastle Investments	259	Under Construction

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Graham Smith*
Senior Vice President
+1 416 855 0914
Graham.Smith@jll.com

Brandon Gorman**
Senior Vice President
+1 416 855 0907
Brandon.Gorman@jll.com

Matthew Marshall*
Sales Associate
+1 416 238 9925
Matthew.Marshall@jll.com

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