



WATERFRONT  
INNOVATION CENTRE

125 Queens Quay East

FLAGSHIP RESTAURANT ADJACENT SUGAR BEACH







# PROPERTY OVERVIEW

The Waterfront Innovation Centre (“WIC”) is located in the heart of Toronto’s East Bayfront on Queens Quay East. The area is one of North America’s largest redevelopment projects (approx. 2,400 acres), managed by Waterfront Toronto. Within steps of the future PATH connection and TTC LRT, WIC is a premium mixed-use development fronting onto Toronto’s exclusive Waterfront.

WIC is an ~475,000 SF office and retail development, comprised of the two structures: the Hive (~375,000 SF) and the Exchange (100,000 SF). The office space is anchored by WPP plc (~260,000 SF), a multinational communications, advertising, public relations, technology, and commerce holding company The Score (~80,000 SF), and MaRS Discovery District (~55,000 SF), North America’s largest innovation hub.

WIC continues the growth of the South Core, Toronto’s fastest growing submarket. Situated adjacent to Canada’s Sugar Beach and Toronto’s iconic Redpath Sugar Factory, WIC is a rare beachfront retail opportunity in Toronto.



**3,500**  
EST. BUILDING POPULATION

**30,000**  
2023 PROJECTED PRIMARY AREA POPULATION





# THE HEART OF THE EAST BAYFRONT

125 QUEENS QUAY EAST



UNION STATION

PINNACLE MIXED USE

MENKES SUGAR WHARF

ST. LAWRENCE MARKET

LOBLAWS

CITY OF THE ARTS MIXED USE

GEORGE BROWN COLLEGE Waterfront Campus

MONDE CONDOS

SHERBOURNE COMMON

JACK LAYTON Ferry Terminal

REDPATH

SUGAR BEACH

CORUS QUAY

QUAYSIDE

LAKE ONTARIO



# RETAIL OPPORTUNITY

DETAILS

## PROPERTY DETAILS

(Demising options available)

### THE EXCHANGE (WEST)

Premises: 7,633 SF | Potential to demise

Available: Immediately

Term: 10 Years

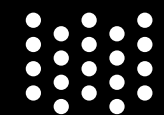
Net Rent: Negotiable

Additional Rent: \$22.04 (Est 2024)

Ceiling Height: 15 FT

## HIGHLIGHTS:

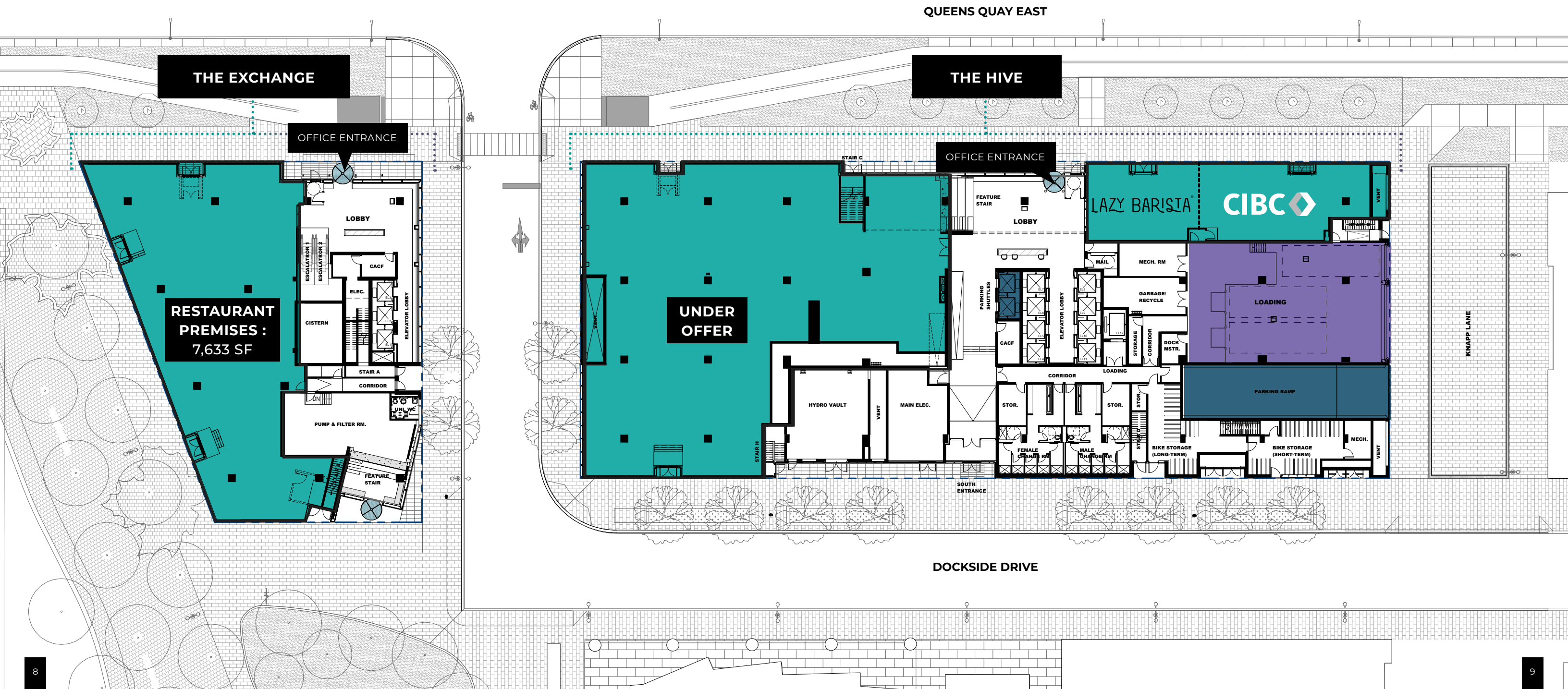
- Signature full-service restaurant opportunity at the base of the new, class A Waterfront Innovation Centre
- Direct exposure to the iconic Sugar Beach and waterfront
- Phenomenal corner exposure featuring 3-sided glass curtain wall
- Potential for large format patio space overlooking Lake Ontario
- Premises has been designed to accommodate restaurant use
- Ample parking on-site





# SITE PLAN

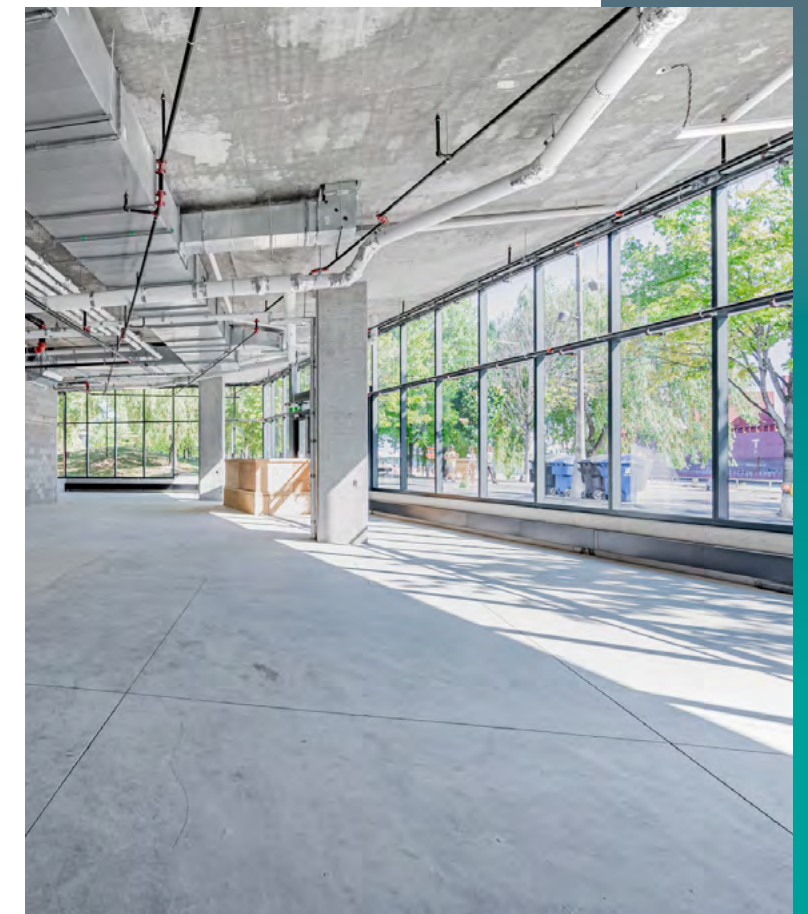
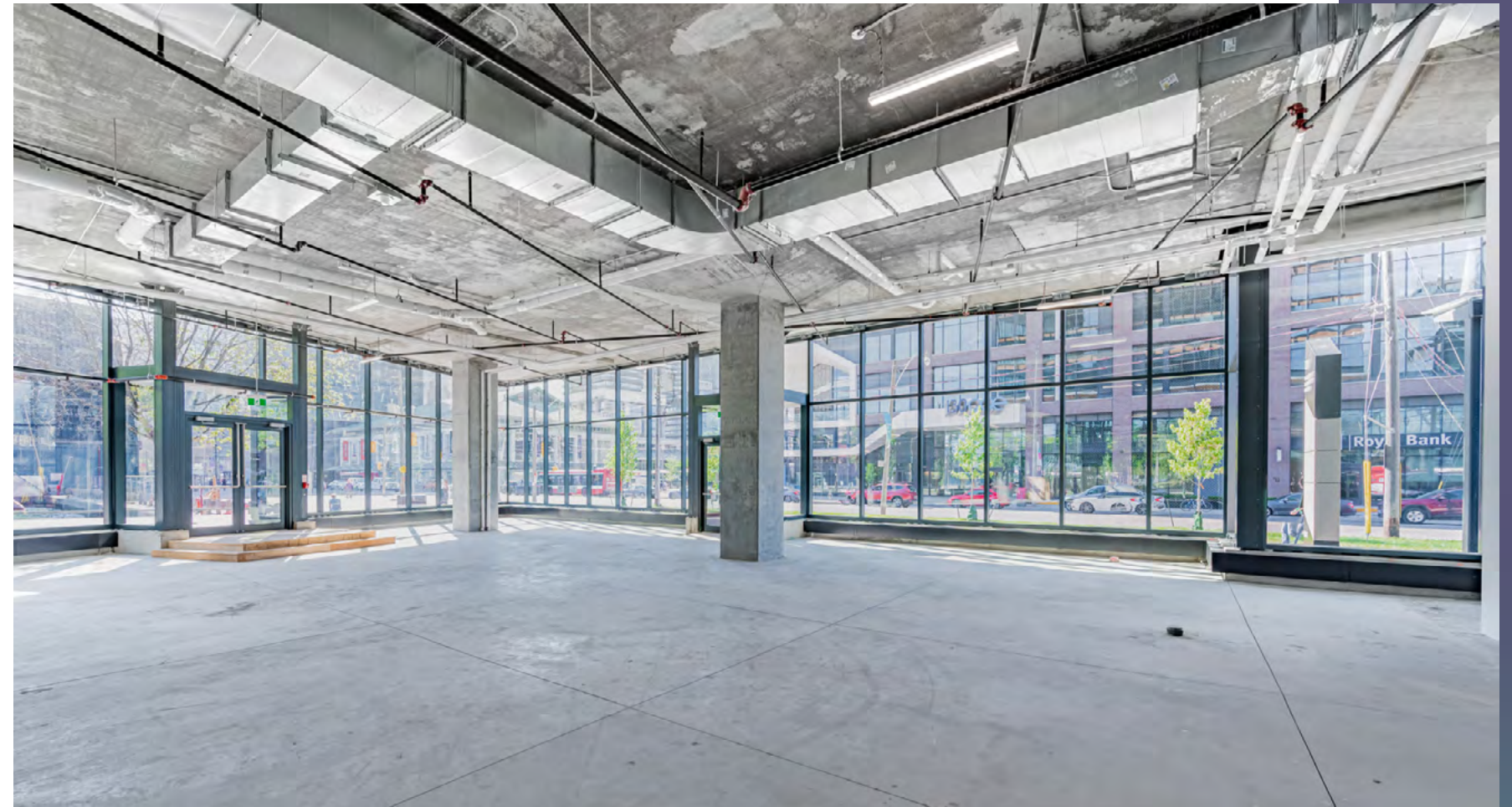
## GROUND FLOOR





# INTERIOR PHOTO GALLERY

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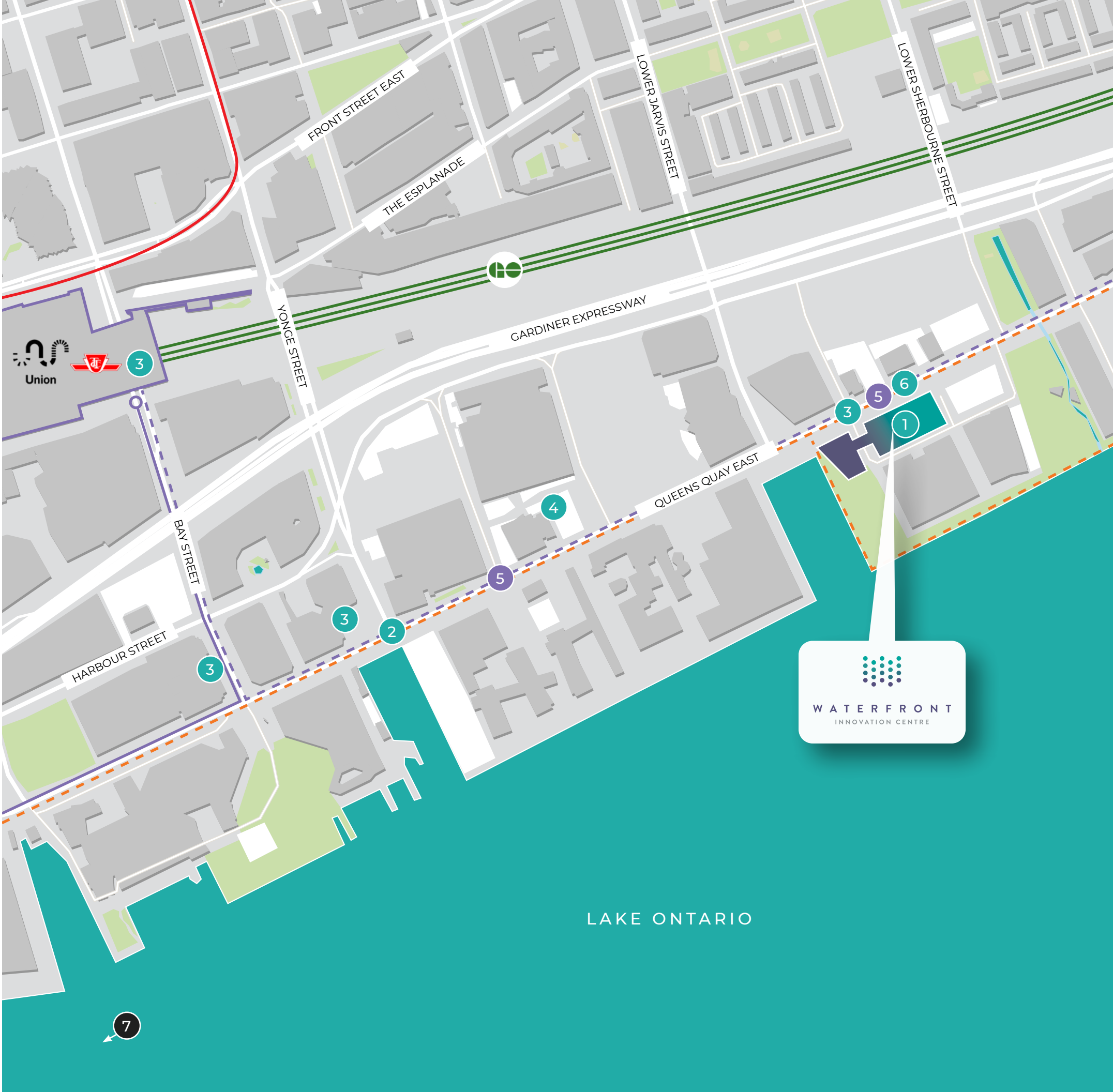




# URBAN CONNECTIVITY

## MAP

- 1 WATERFRONT INNOVATION CENTRE  
On-site customer parking available
- 2 QUEENS QUAY  
Reimagined for pedestrians, bikes, cars and light rail
- 3 6A TTC BUS STOPS TO UNION
- 4 FUTURE PATH CONNECTION  
2 minute walk
- 5 FUTURE LRT STOPS
- MARTIN GOODMAN MULTI-USE TRAIL
- 6 POINT OF PICKUP "POP" SHUTTLE
- 7 BILLY BISHOP INTERNATIONAL AIRPORT  
7 minutes to airport
- GO TRAIN/VIA RAIL
- SUBWAY





# DEVELOPMENT AERIAL

550,000+ SF RETAIL

TOTAL  
PROPOSED/  
APPROVED

13,500+ UNITS  
RESIDENTIAL







2.6MM+ SF  
OFFICE

550,000+ SF  
RETAIL





# AREA DEMOGRAPHICS

	Primary	Secondary	Greater
 Total Population	9,687	46,736	56,423
 Daytime Population	16,523	103,293	119,816
 Median Age	32.9	36.6	35.8
 Total Households	5,910	28,383	34,293
 Average HH Income	\$129,468	\$131,249	\$130,942
 Total Expenditure (Per Household)	\$118,547	\$119,674	\$119,480



Source: Statistics Canada, 2024





## PREMIUM WATERFRONT RETAIL FOR LEASE

125 QUEENS QUAY EAST

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