

21 LAWREN HARRIS SQUARE

PREMIUM RETAIL FOR LEASE



PREMIUM CORNER RETAIL OPPORTUNITY

Situated at the base of Urban Capital's River City 4 mixed-use development, 21 Lawren Harris Square is a stunning compliment to the industrial and historical character of West Don Lands and surrounding Downtown East neighbourhoods.

Featuring 1,223 SF of retail space with approximately 14 FT ceilings, a striking glass facade, and potential for a large outdoor patio, the space is ideally suited for restaurant and bar uses.

The West Don Lands location benefits from proximity to public transit and Gardiner Expressway/DVP, and with more than 10,000 residences planned within 1 KM of the property this location has become one of the city's most desirable places to live, work, and play.



1,223 SF
Retail



+/- 14 FT
Ceiling Heights

PROPERTY DETAILS

Ground Floor	1,223 SF
Term	5 - 10 Years
Available	Immediately
Net Rent	\$45.00 PSF
Additional Rent	\$17.00 PSF (est. 2022)

Highlights

- Right-sized retail space suitable for restaurant use
- Approximately 14 FT ceiling heights slab to slab
- Floor-to-ceiling glass windows and wraparound corner exposure
- Ventilation for food available through a louvre above easterly door
- Large patio opportunity



90/100
Walk Score

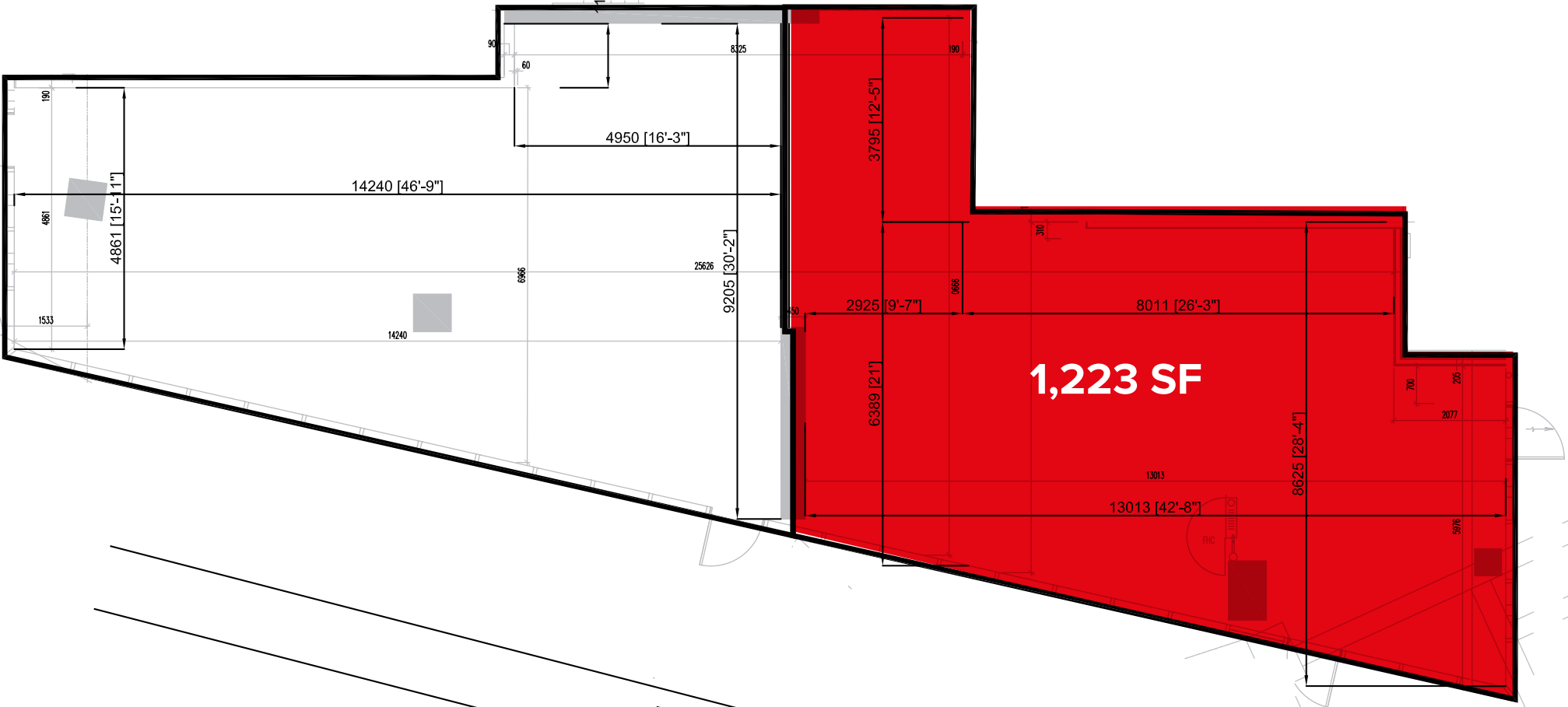


91/100
Transit Score



99/100
Bike Score

FLOOR PLAN



EASTERN AVENUE

LAWREN HARRIS SQUARE

DOWNTOWN EAST

Downtown East is one of Toronto's fastest growing nodes, with over 10,000 residential units set for completion over the next 3 years within 1 KM of the development. The neighbourhood is serviced by the 504 King, 503 Kingston, and 514 Cherry streetcars and is a short walking distance to the proposed Sumach Station on the Relief Line.

21 Lawren Harris Square is situated in West Don Lands, an 80 acre site that is in the midst of being transformed from former industrial lands into a sustainable, mixed-use, pedestrian-friendly, riverside community. The revitalized West Don Lands will feature approximately 6,000 new residential units, ample employment and commercial space, at least one elementary school, and two child-care centres, all surrounded by nearly 23 acres of parks and public spaces.

Over 12 million square feet of office, retail, and institutional development

Over 50,000 new jobs

Substantial investments to local transit infrastructure

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EAST HARBOUR

East Harbour, by Cadillac Fairview, is currently the single largest commercial Real Estate development in Canada. The 60-acre master planned development is located at the south end of the Don Valley Parkway and promises to revolutionize Toronto's East End.

Source: Eastharbour.ca

TRANSIT & CONNECTIVITY

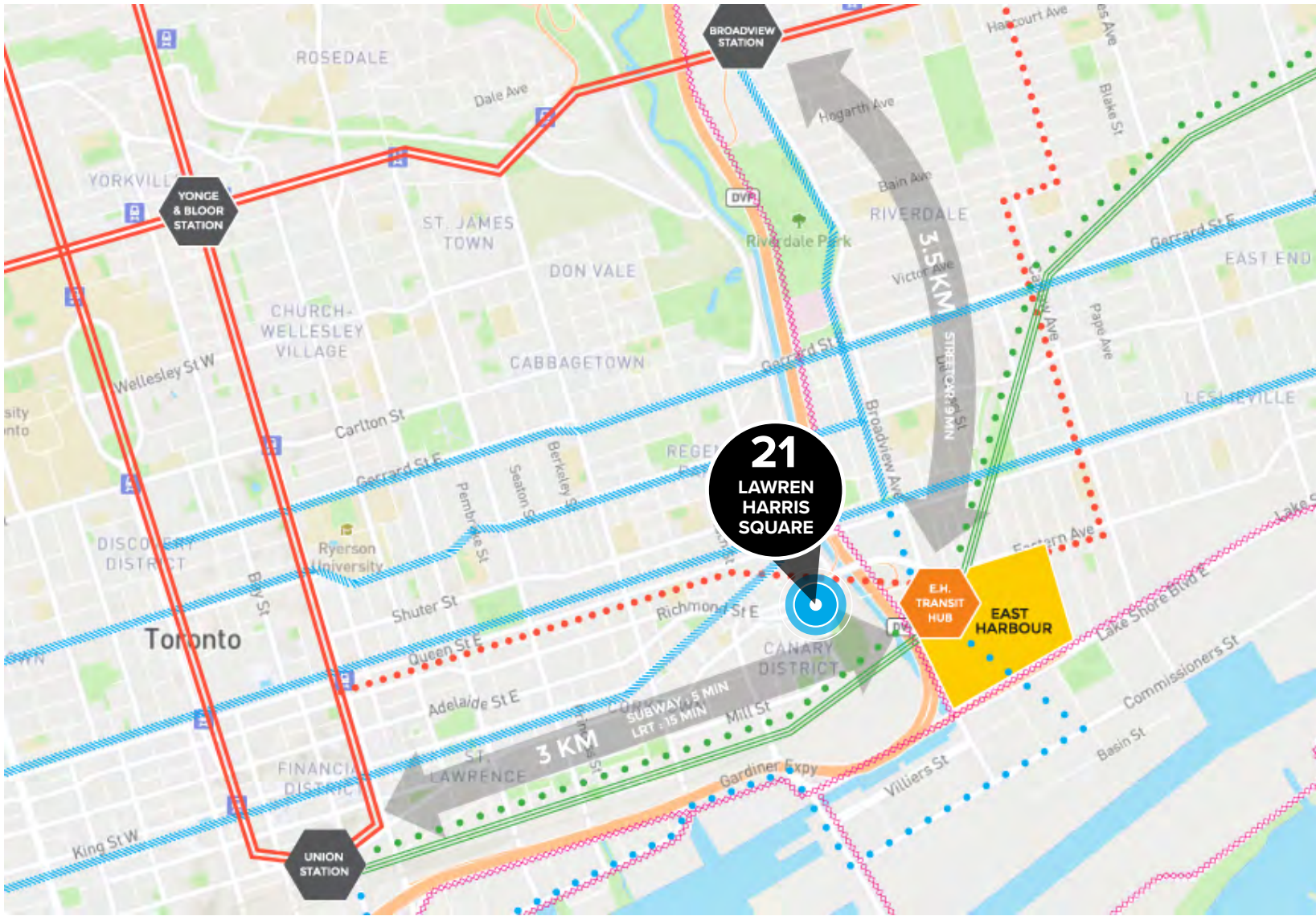
IMPROVING TRANSIT

East Harbour will create one of the largest transit hubs in Canada, rivaling Union Station and integrating subway, streetcar, and GO Transit service lines together. The future Relief Line has been proposed to connect with Union Station to the West, and to the Bloor-Danforth line to the north. It is expected that upon completion the location could become the 2nd busiest transit hub in Canada.

EAST HARBOUR TRANSIT HUB



Source: Eastharbour.ca



NEIGHBOURING RETAILERS



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