



WATERFRONT  
INNOVATION CENTRE

125 Queens Quay East

PREMIUM WATERFRONT RETAIL FOR LEASE





# 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, 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



# RETAIL AVAILABILITIES

## DETAILS



### RETAIL AVAILABILITIES

(Demising options available)

#### THE HIVE (EAST)

Unit 1: 3,038 SF

Unit 2: 12,757 SF

#### THE EXCHANGE (WEST)

Unit 3: 7,633 SF

#### THE NEXUS (SECOND FLOOR)

Kiosk 1: 241 SF

Kiosk 2: 525 SF

Kiosk 3: 553 SF

Availability: Q4 2021

Term: 10 years

Additional Rent: \$24.42 (2020 est)

### HIGHLIGHTS:

- Signature office development in the heart of Toronto's East Bayfront
- Direct exposure to the iconic Sugar Beach
- Restaurant infrastructure in place for all retail units
- Phenomenal frontage and exposure for all retail units
- Approx. 15 FT ceiling heights
- Unique 2nd floor kiosk opportunities in the Nexus area, a signature common area workspace
- Commercial parking onsite
- Potential for outdoor patio space (subject to municipal approval)



# THE HEART OF THE EAST BAYFRONT

125 QUEENS QUAY EAST



UNION STATION

PINNACLE MIXED USE

MENKES SUGAR WHARF

ST. LAWRENCE MARKET

CITY OF THE ARTS MIXED USE

MONDE CONDOS

SHERBOURNE COMMON

GEORGE BROWN COLLEGE Waterfront Campus

JACK LAYTON Ferry Terminal

LOBLAWS

REDPATH

SUGAR BEACH

CORUS QUAY

QUAYSIDE →

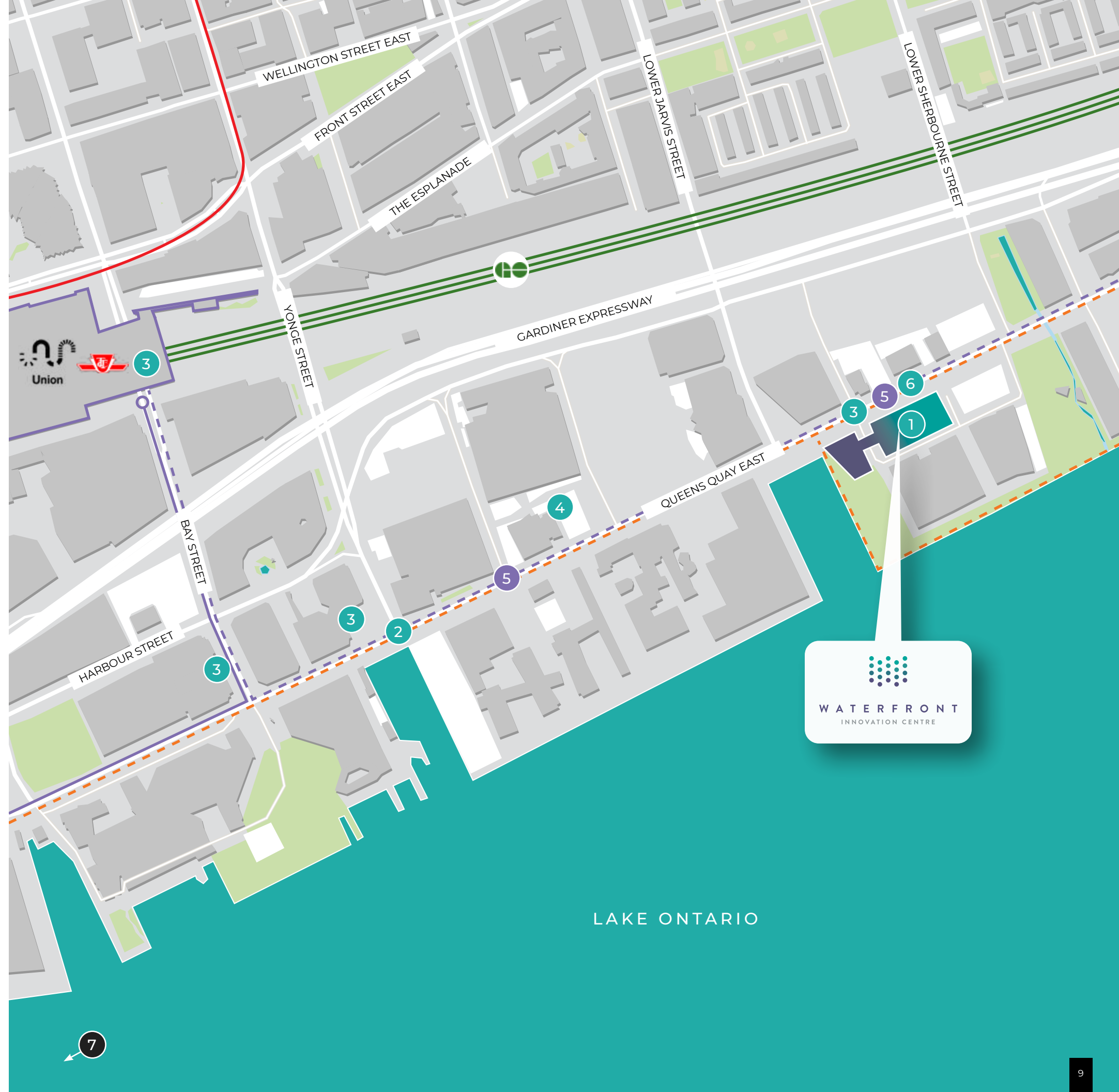
LAKE ONTARIO



# 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

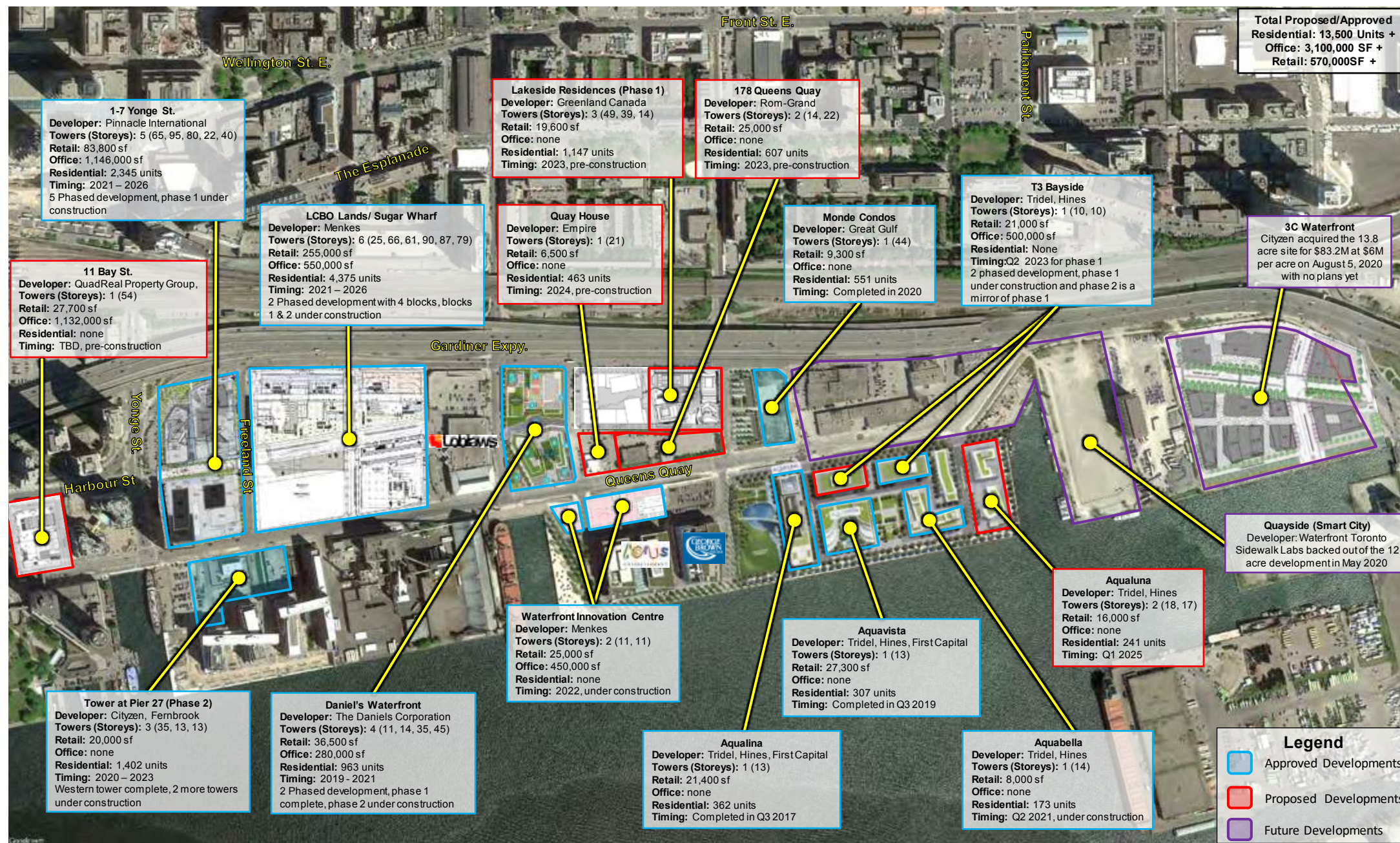
550,000+ SF RETAIL

# TOTAL PROPOSED/ APPROVED

13,500+ UNITS  
RESIDENTIAL

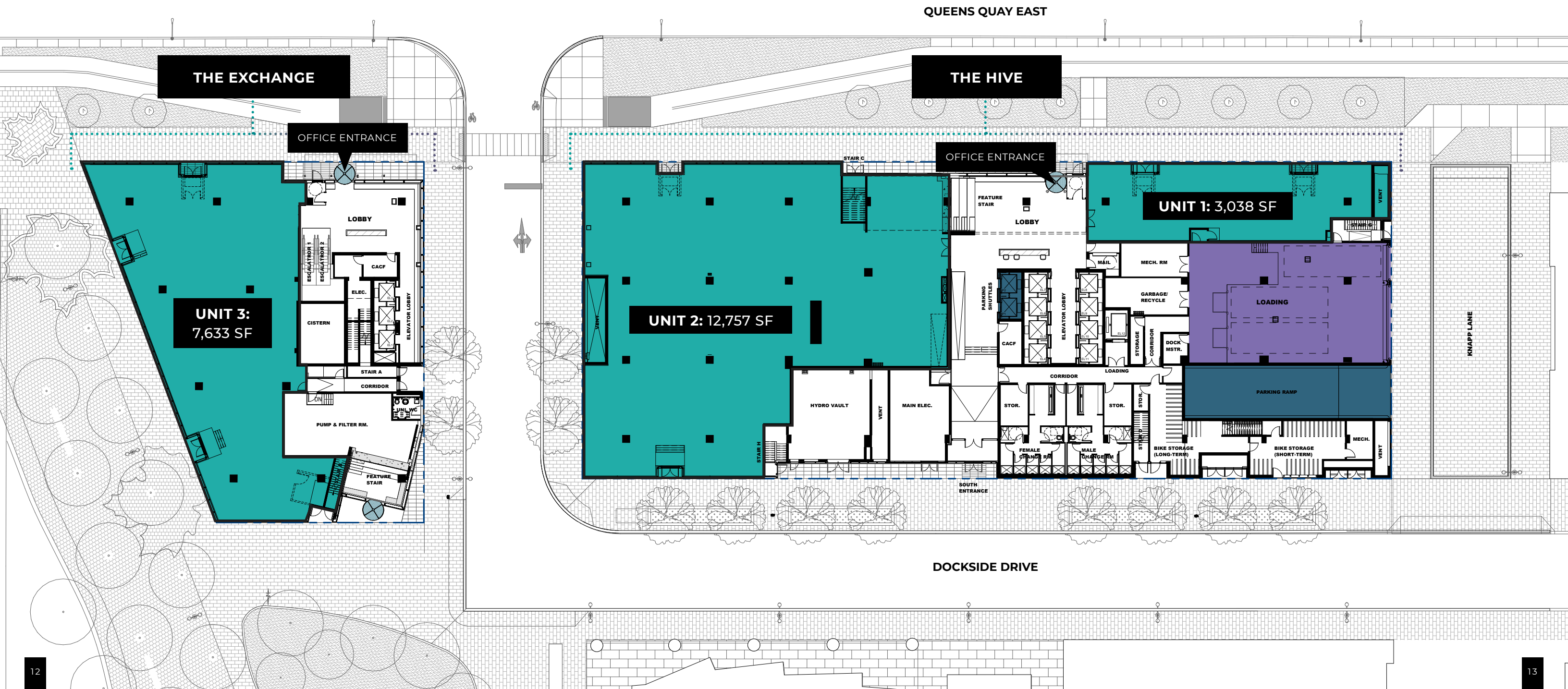
2.6MM+ SF  
OFFICE

550,000+ SF  
RETAIL



# SITE PLAN

## GROUND FLOOR

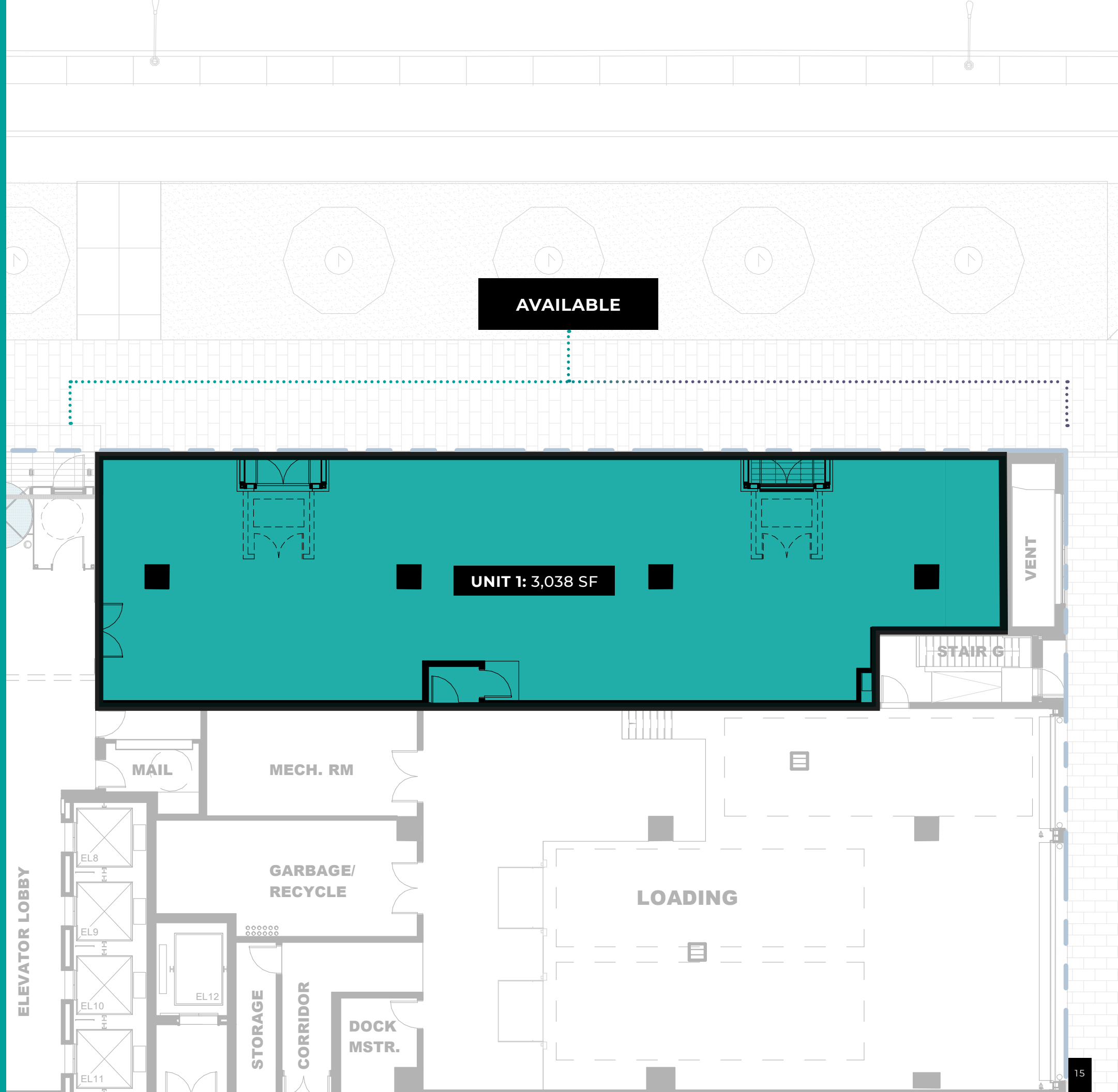




# EAST RETAIL

## FLOOR PLAN - UNIT 1

- Right-sized unit with ample frontage adjacent to main office entrance
- Ideally suited for coffee, quick service restaurants and amenity based uses



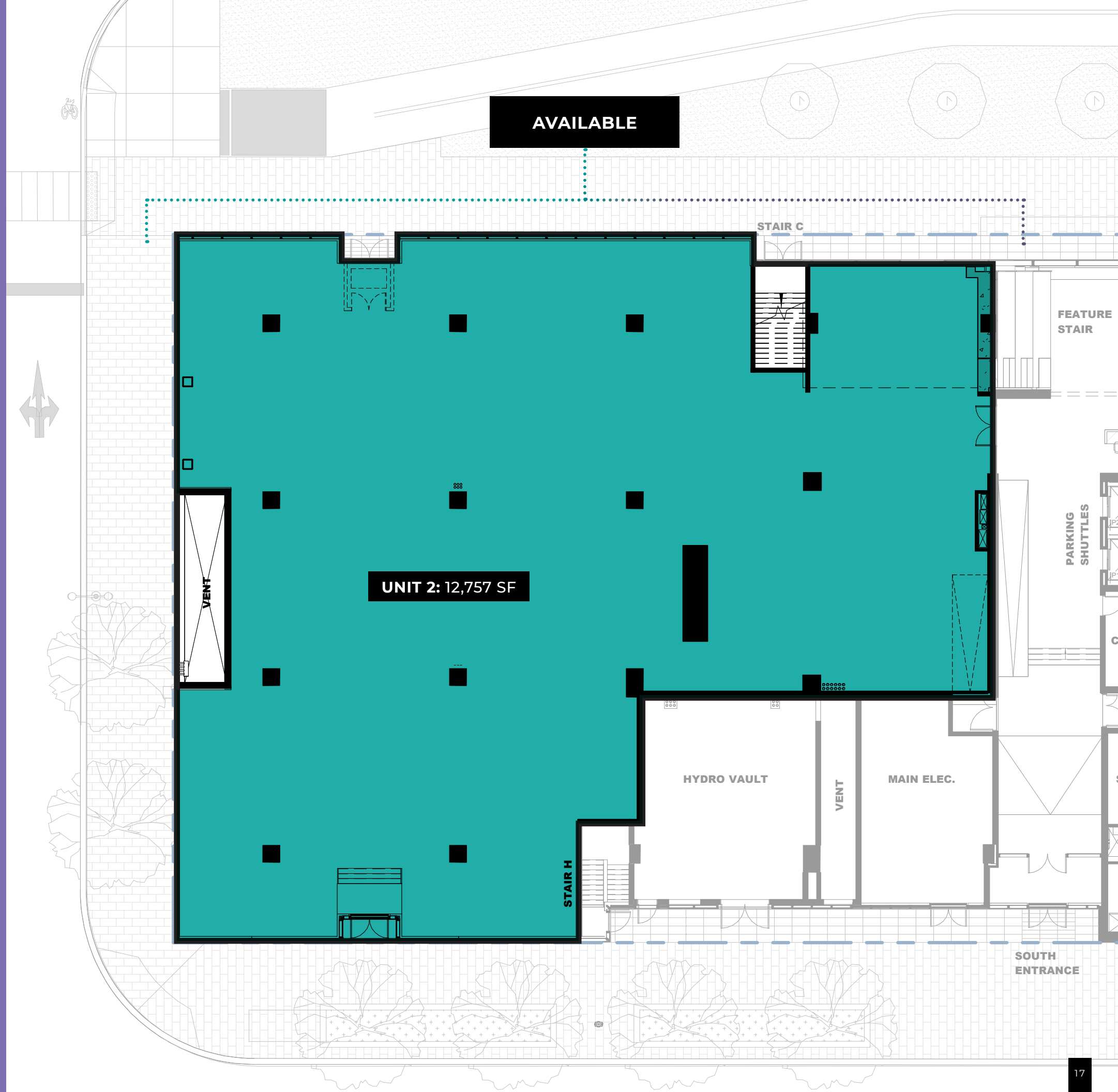




# EAST RETAIL

## FLOOR PLAN - UNIT 2

- Corner presence features glass curtain wall façade on 3 sides of the premises
- Flexible demising options to accommodate various size requirements

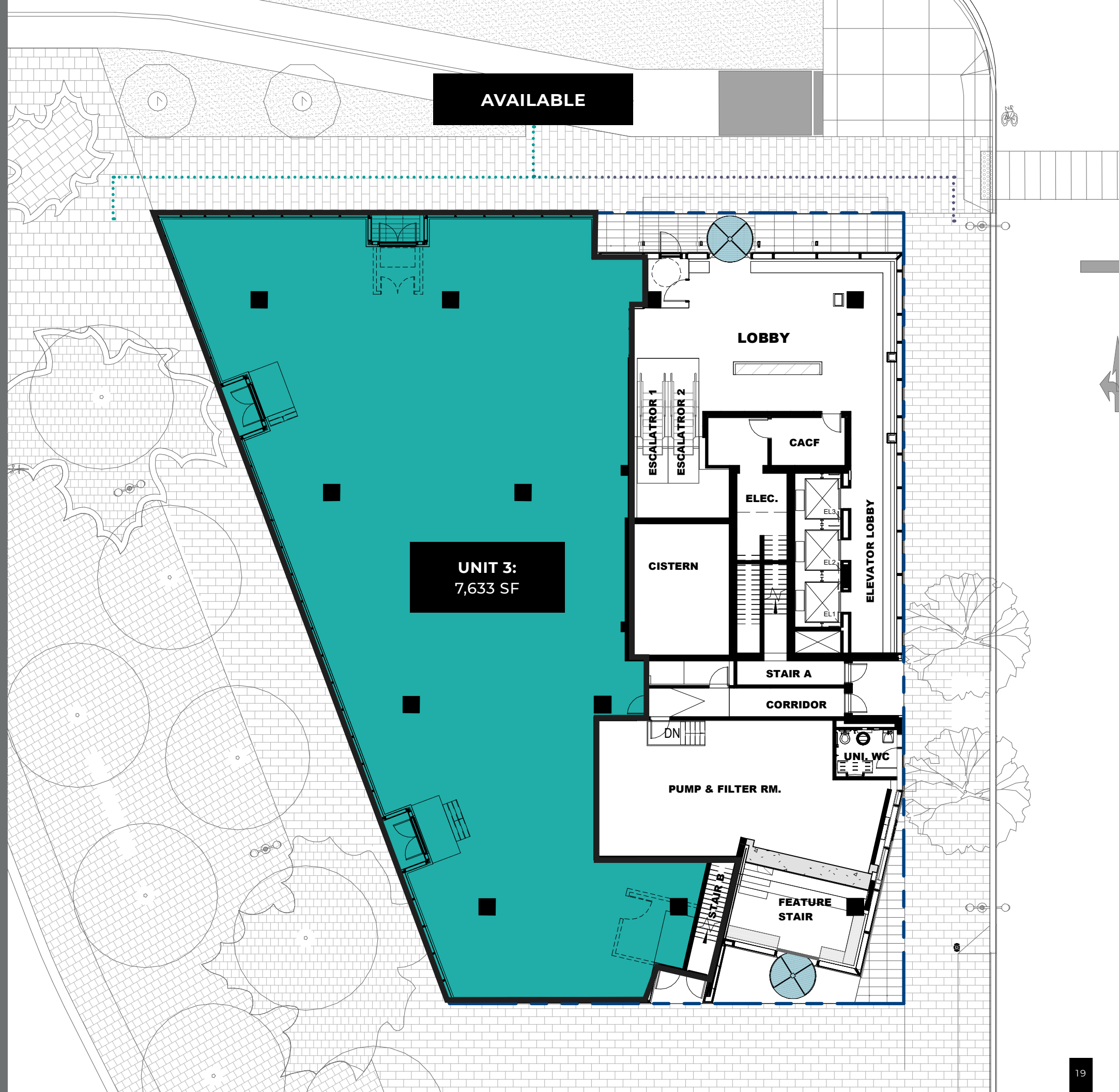




# WEST RETAIL

## FLOOR PLAN - UNIT 3

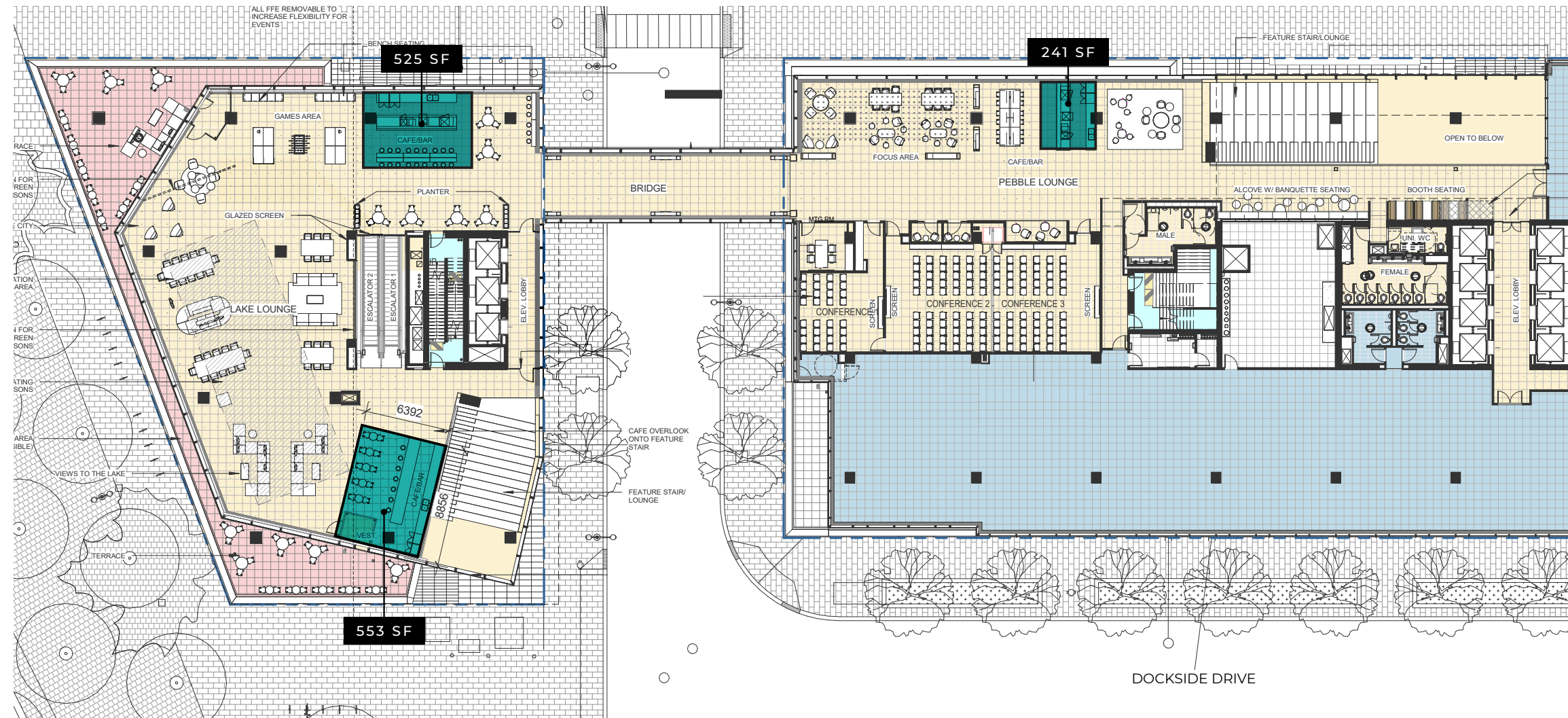
- Signature retail premises overlooking Sugar Beach
- Direct exposure to main pedestrian walkway with potential for signature patio opportunity



# FLOOR PLAN







## THE NEXUS (KIOSK AVAILABILITIES SECOND FLOOR)

- Nexus Powered by Mars: A 13,000 SF common space directly connected to Sugar Beach connects the two office buildings on the second floor
- Vision is to create a unique experience for building occupants providing collaboration areas, curated retail and meeting spaces that will connect the building to the community and vice versa



# AREA DEMOGRAPHICS



	Primary (2020)	Primary (2023 Projections)	Secondary	Greater
 Total Population	5,714	29,578	39,588	45,302
 Daytime Population	15,478	40,678	81,866	97,344
 Median Age	33.7	N/A	37.2	36.7
 Total Households	3,334	16,834	23,938	27,272
 Average HH Income	\$143,681	N/A	\$125,820	\$128,004
 Total Expenditure (Per Household)	\$141,490	N/A	\$122,500	\$124,822



Source: Statistics Canada, 2020



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125 QUEENS QUAY EAST

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