

462 EASTERN AVENUE

WONDER

PREMIUM CHARACTER COMMERCIAL /
RETAIL SPACE FOR LEASE



PREMIUM LESLIEVILLE CHARACTER

Retail Opportunity.

Wonder Condos, located at 462 Eastern Avenue, presents an opportunity to lease three signature commercial / retail units in the bustling Leslieville neighbourhood in Toronto's Downtown East. The signature character units range from 2,735 to 6,900 SF and feature exposed brick and beams attributes, strong ceiling heights in excess of 12 FT, ample exposure with 233 FT of frontage on Eastern Avenue, and 10 retail visitor parking spaces. The premises is suitable for a variety of commercial uses including gallery studio space, food and beverage and professional office.

Situated on the northeast corner of Eastern Avenue & Booth Avenue at the base of Graywood Developments' and Alterra Developments' 286-unit residential condominium, this is an exceptional opportunity to lease space adjacent to East Harbour, Canada's largest planned commercial development that is expected to bring 50,000 jobs and a major transit hub with significant connections to subway lines, GO Transit, LRT's, and SmartTrack.



Property Details.

Premises:

Unit 1: 2,735 SF*

Unit 2: 3,972 SF

Unit 3: 4,165 SF*

* Unit 1 & 3 can be combined for 6,900 SF

Net Rent: \$40.00 PSF

Additional Rent: \$18.00 PSF (est. 2023)

Possession: November 1, 2023

Parking (P1 Level with elevator access): 10 retail visitor parking stalls
5 car-share parking stalls

Highlights

- ◆ Beautiful character space featuring exposed brick and beam characteristics
- ◆ Signature industrial style window façade providing ample natural light
- ◆ Ample signage and branding opportunity spanning 230+ FT of frontage on Eastern Avenue
- ◆ Rare onsite commercial parking for up to 10 cars with added car-share amenity
- ◆ Open floor plans with 12 FT ceiling heights

* Purchasers are advised that due to the nature of the building and construction of the building on a pre-existing structure, there may be unforeseen changes to aspects of the Unit, including without limitation, ceiling heights, finish, layout, design, etc..

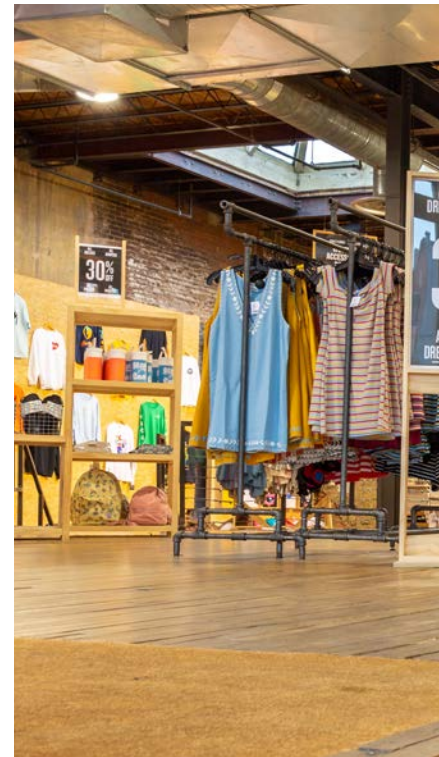
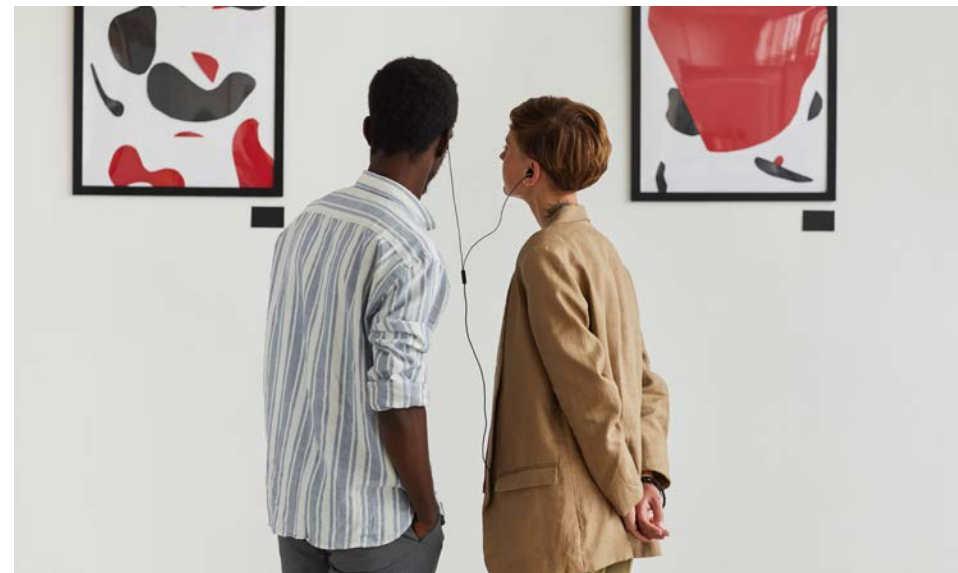
Permitted Uses.

The property is zoned CR – Commercial Residential, the following uses are permitted:

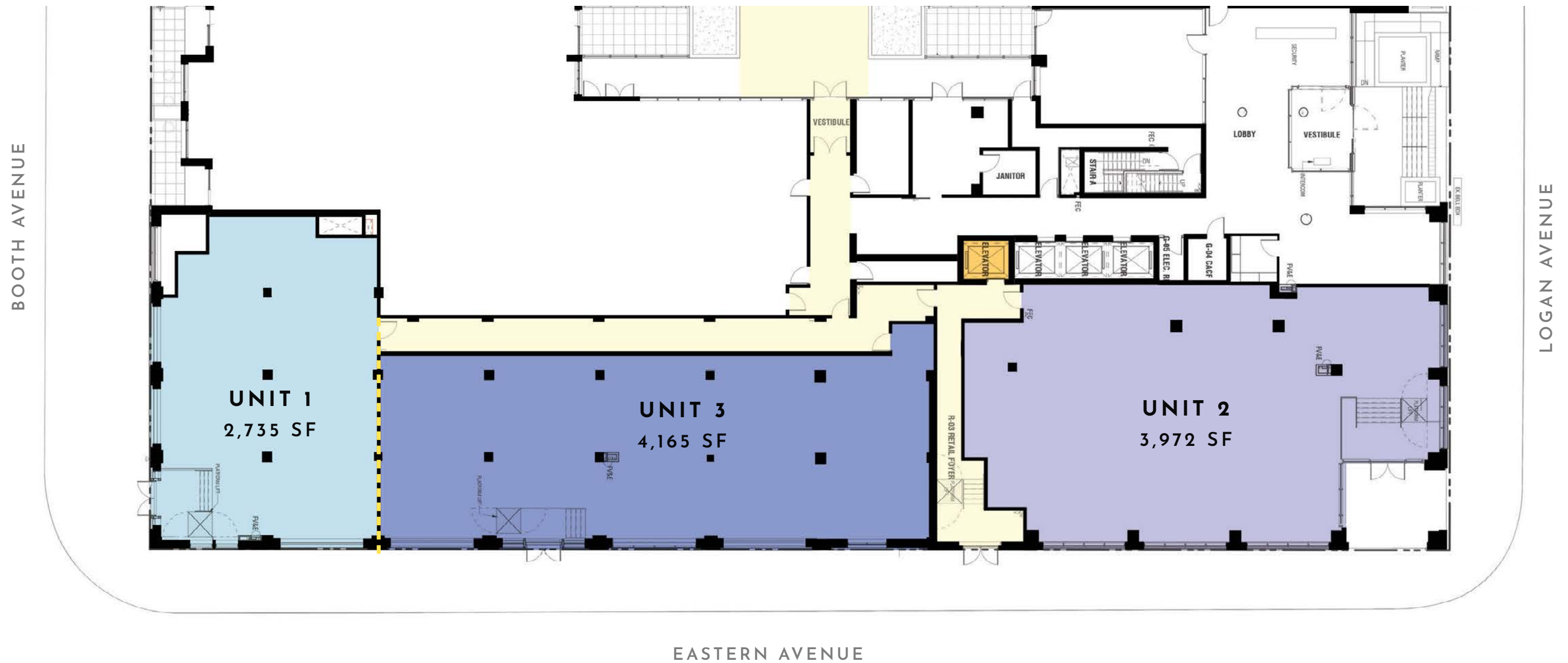
- ◆ Art Gallery
- ◆ Artist Studio
- ◆ Automated Banking Machine
- ◆ Community Centre
- ◆ Courts of Law
- ◆ Education Use
- ◆ Financial Institution
- ◆ Massage Therapy
- ◆ Medical Office
- ◆ Office
- ◆ Performing Arts Studio
- ◆ Personal Service Shop
- ◆ Pet Services
- ◆ Post-Secondary School
- ◆ Production Studio
- ◆ Religious Education Use
- ◆ Software Development and Processing
- ◆ Veterinary Hospital
- ◆ Wellness Centre

With certain conditions the following uses are permitted:

- ◆ Amusement Arcade
- ◆ Cabaret
- ◆ Club
- ◆ Cogeneration Energy
- ◆ Custom Workshop
- ◆ Day Nursery
- ◆ Eating Establishment
- ◆ Entertainment Place of Assembly
- ◆ Funeral Home
- ◆ Hotel
- ◆ Laboratory
- ◆ Nightclub
- ◆ Outdoor Patio
- ◆ Outdoor Sales or Display
- ◆ Place of Assembly
- ◆ Place of Worship
- ◆ Private School
- ◆ Public Parking
- ◆ Public School
- ◆ Public Utility
- ◆ Recreation Use
- ◆ Renewable Energy
- ◆ Retail Service
- ◆ Retail Store
- ◆ Service Shop
- ◆ Sports Place of Assembly
- ◆ Take-out Eating Establishment
- ◆ Transportation Use
- ◆ Vehicle Dealership
- ◆ Vehicle Fuel Station

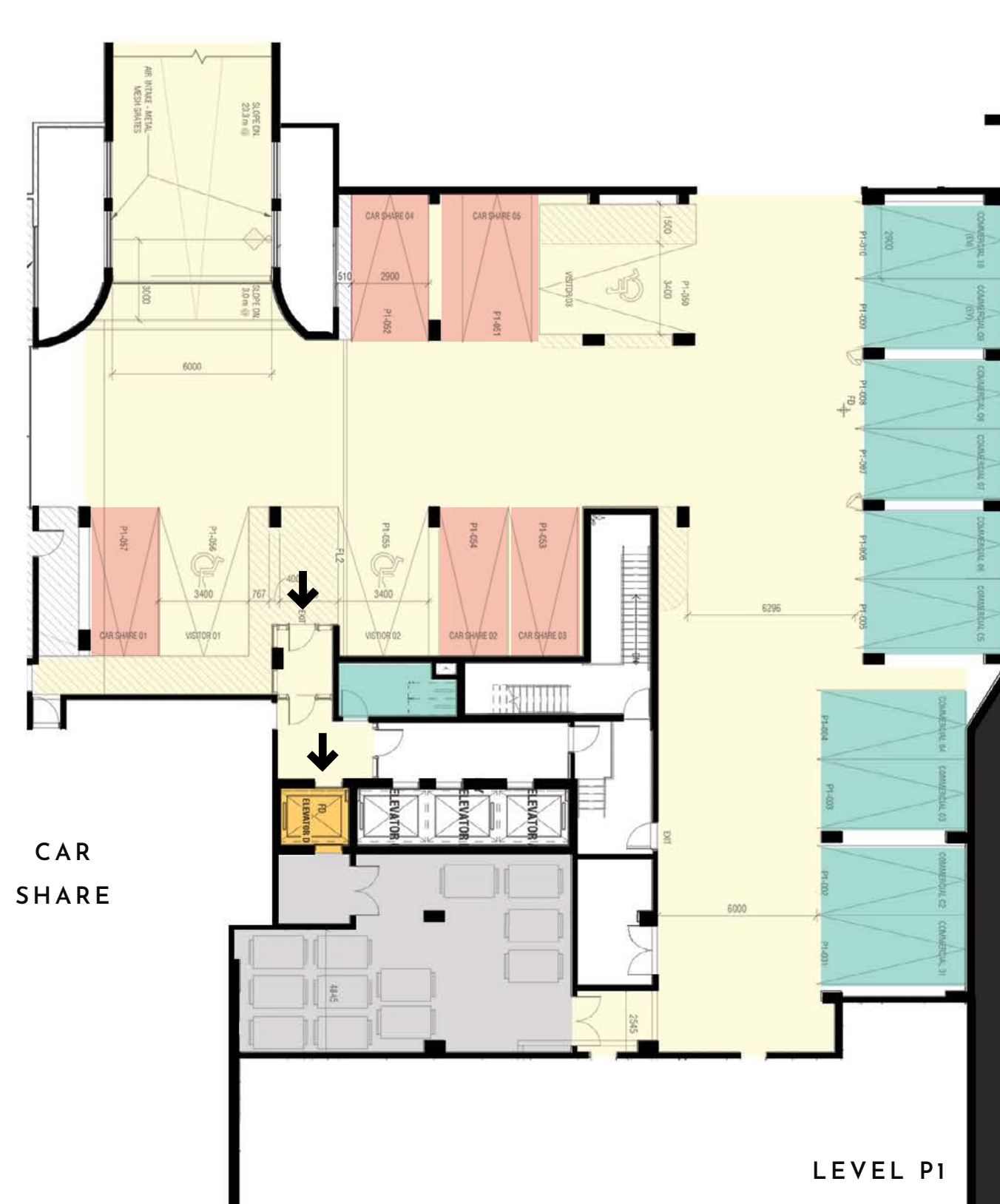


Floor Plan.



Commercial Parking.

- ➔ Retail Entrance
- ◻ Retail Circulation
- ◻ Retail Parking / Retail Bicycle Parking
- ◻ Retail Elevator
- ◻ Retail Waste Room
- ◻ Car Share Space




Neighbourhood Overview.

Once known for its brickyards, tanneries, metal factories and nurseries, Leslieville has evolved significantly in the past decade. Today the area is home to a multitude of lifestyle stores, art galleries, hip bars, gourmet food shops, and a range of cafés and brunch spots. Perfectly positioned within Leslieville, Wonder sits at the cusp of an explosion in innovation and growth. The former Unilever site, East Harbour will be the commercial heart of the redeveloped Port Lands. Dubbed as Canada's largest planned commercial development, this innovative office-retail hub is expected to bring 50,000 jobs. With significant connections to the Regional Express Rail, SmartTrack, Broadview LRT, Queen's Quay LRT, and Relief Line subway, owning a car will be optional. And all this will be 500 steps from Wonder's front door.





Demographics


Within 1km Radius | Statistics Canada, 2021


 **18,592**
Total Population

 **8,590**
Total Households

 **29,405**
Daytime Population

 **\$123,031**
Average Household Income

 **39.0**
Median Age

 **40%**
Education
(Bachelor Degree or Higher)



Street Map.

RESTAURANTS + CAFES

- 1 Andrea's Gerrard St. Bakery
- 2 Ascari Enoteca
- 3 Barrio Cervceria
- 4 Bonjour Brioche
- 5 Boxcar Social
- 6 Brick Street Bakery
- 7 Chula Taberna Mexicana
- 8 Completo
- 9 Delica Kitchen
- 10 Dineen Outpost
- 11 East Side Social
- 12 Gio Rana's
- 13 Kristapson's Smoked Salmon
- 14 La Carnita
- 15 La Cubana
- 16 Lady Marmalade
- 17 Leslieville Pumps
- 18 Maple Leaf Tavern
- 19 Mean Bao
- 20 Mercury Espresso Bar
- 21 Craig's Cookies
- 22 Purple Penguin Café
- 23 Starbucks
- 24 COPS Coffee and Doughnuts
- 25 Tabule
- 26 Tango Palace Coffee Co.
- 27 Te Aro
- 28 The Real Jerk
- 29 White Lily Diner

SHOPPING/SERVICES

- 1 Black Rooster Décor
- 2 BMO
- 3 Bobbette + Belle
- 4 Canadian Tire
- 5 Common Sort Vintage
- 6 East Room
- 7 Ed's Real Scoop
- 8 Fresh Co.
- 9 Fruitful Market
- 10 Gerrard Square (Walmart, LCBO, Home Depot, Winners, Food Basics)
- 11 Good Neighbour
- 12 Guff
- 13 Kids at Home
- 14 Leslieville Cheese Market
- 15 Little Peeps
- 16 Loblaws
- 17 Ollie Quinn
- 18 Queen Books
- 19 Quince Flowers
- 20 Rowe Farms
- 21 Shoppers Drug Mart
- 22 Soul Chocolate
- 23 TD Canada Trust

BARS + ENTERTAINMENT

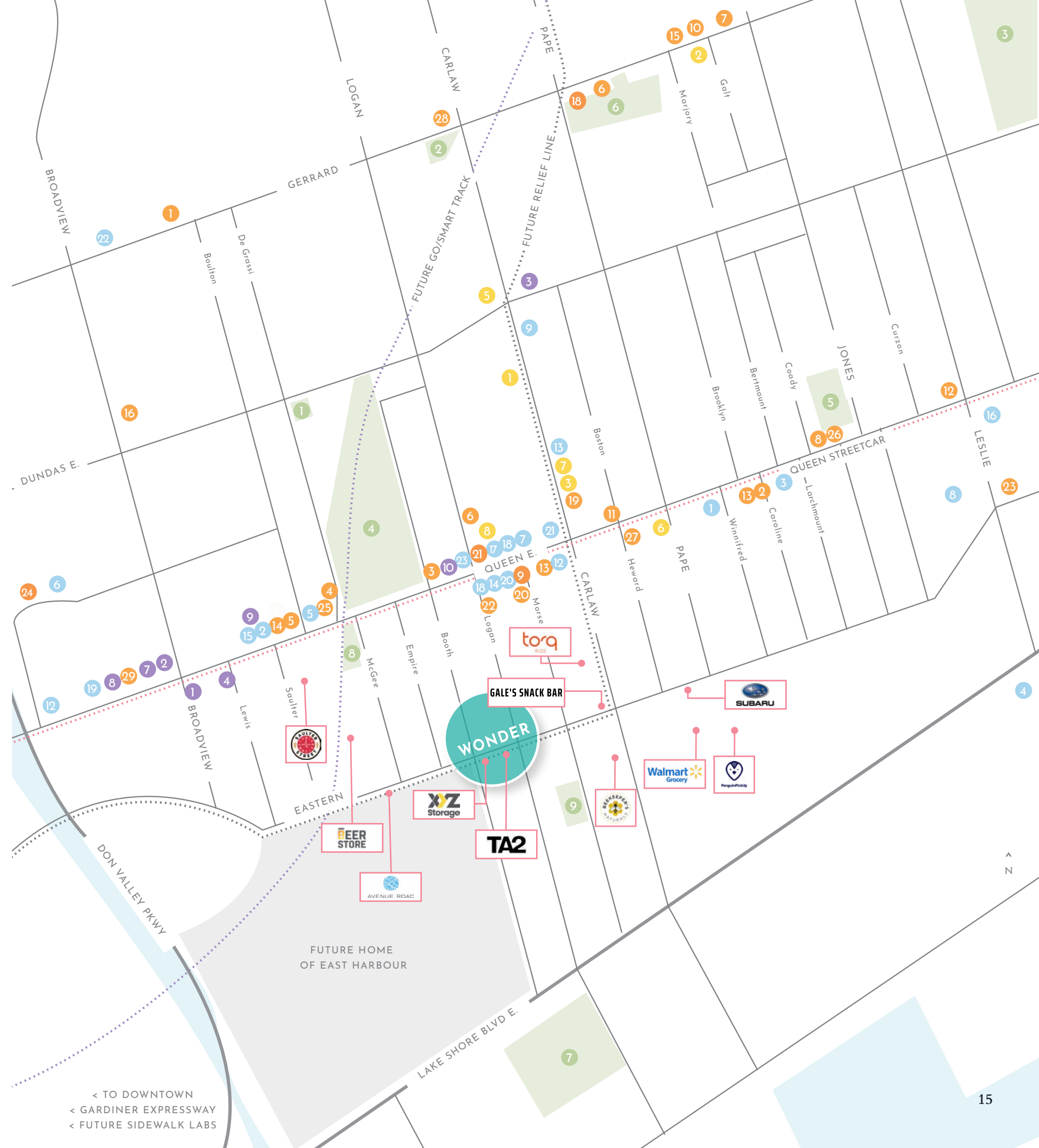
- 1 Brickworks Ciderhouse
- 2 Broadview Hotel
- 3 Crows Theatre
- 4 Opera House
- 5 Pinkertons
- 6 Poor Romeo
- 7 Prohibition Gastrohouse
- 8 Smash Ping Pong Loung
- 9 The Comrade
- 10 The Roy Public House

PARK

- 1 De Grassi St. Park
- 2 Gerrard Carlaw Parkette
- 3 Greenwood Park
- 4 Jimmie Simpson Park
- 5 Leslie Grove Park
- 6 Matty Eckler Playground
- 7 McCleary Park
- 8 McCleary Playground
- 9 Morse Street Playground

HEALTH + WELLNESS

- 1 Dwell
- 2 Greenwood Park Animal Hospital
- 3 Hone Fitness
- 4 Leslieville Animal Hospital
- 5 Move Fitness
- 6 Restore Integrative Health
- 7 Sprouts Growing Bodies and Minds
- 8 Ten Spot

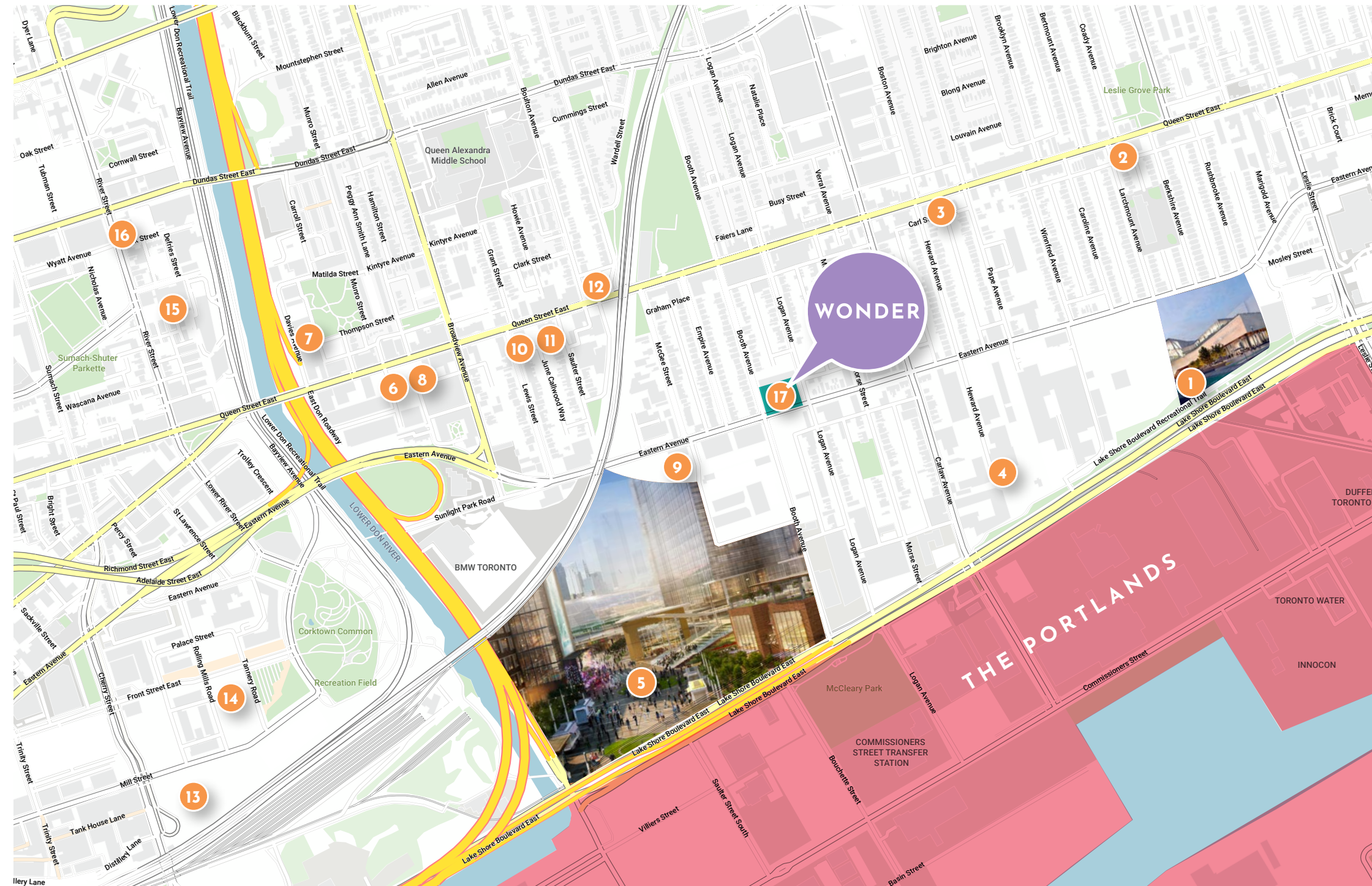


< TO DOWNTOWN
 < GARDINER EXPRESSWAY
 < FUTURE SIDEWALK LABS

**AREA DEVELOPMENTS
WITHIN 2 KM OF WONDER CONDOS**

Project Name	# of Res.
1 Toronto GM Mobility Campus 721 Eastern Avenue	N/A
2 1151 Queen East	52
3 Grove Condos 1001 Queen Street East	28
4 65-87 Heward	N/A
5 East Harbour 21 Don Roadway	4300
6 Riverside Square - Phase 5	124
7 33 Davies Avenue	N/A
8 685 Queen East	26
9 405 Eastern Avenue	N/A
10 751 Queen East	9
11 Biblio Lofts 763 Queen Street East	30
12 8 De Grassi	17
13 West Don Lands: Block 20	654
14 Canary Commons 475 Front Street West	401
15 7 Labatt Avenue	547
16 111 River Street	433
17 Wonder	286

Area Developments.



7K RESIDENTIAL UNITS 11.2M SF COMMERCIAL SPACE



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All renderings and site plans are artist's concept. Dimensions and details are subject to change.