



RETAIL

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ALLIED

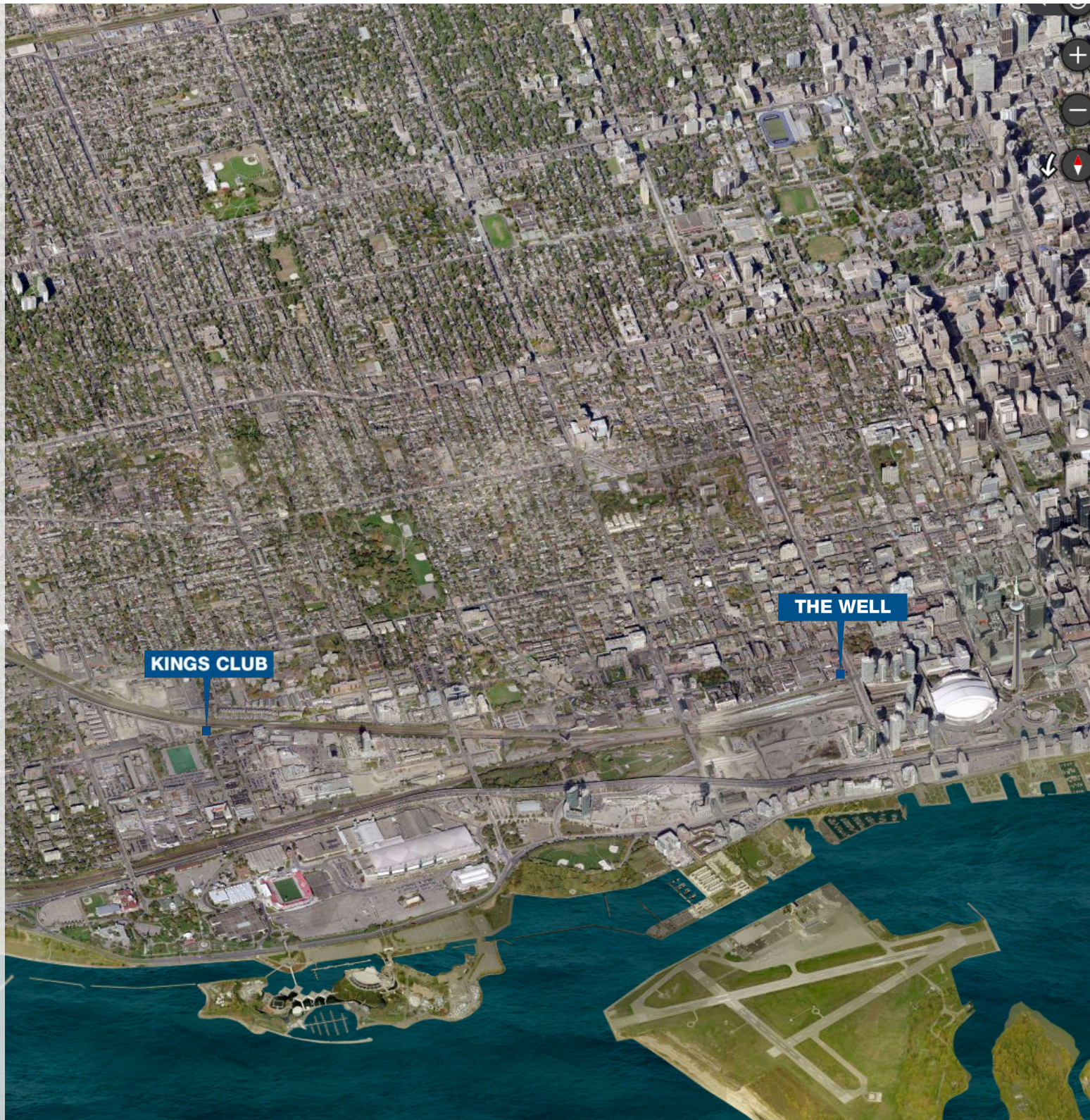




SEPTEMBER 2017



Proposed Locations



Liberty Village



Liberty Village

- Once an area thriving on industrial businesses, the district of Liberty Village has been rapidly changing to become one of Toronto's most unique districts
- Immediately north of Toronto's major event spaces like Exhibition Place, Ricoh Coliseum, BMO Field, The CNE, Ontario Place and Lamport Stadium
- Liberty Village is nestled in between King Street West and the Gardiner Expressway from Dufferin Street to Strachan Avenue and sits just south of West Queen West, one of Toronto's coolest shopping districts
- Liberty Village is currently a destination rife with young professionals primarily in their 20's and 30's making it a target for many up and coming start-up firms
- Relaxed and mellow atmosphere – commonly referred to as “business casual”
- The population of Liberty Village has increased 83% between 2001 and 2011
- Flourishing with new condos and a variety of unique restaurants, breweries and cafes
- Tech and media firms that operate out of brick and beam offices populate the area
- Many of these companies include application startups such as Flixiel, Snap Travel, Uberflip, Bubl, and The App Lab, all of which are hoping to explode in the Toronto tech scene
- Popular restaurants in the area are School Bakery and Cafe, Big Rock Brewery, Local Pub Eatery, Craft Brasserie, William's Landing, Mildred's Temple Kitchen and Brazen Head
- Ad agencies in Liberty Village include Vision 7 Communications Inc, DRAFTFCB Canada, Ig2, Resonator, One Method, 6S Marketing, Cossette, and Scratch

Liberty Village



RETAILERS

West Elm
School
EQ3
Williams Landing
Metro
LCBO
Bulk Bark
Bank of Montreal
Home Hardware
Craft Brasserie & Grill
Tim Hortons
Forty2 Supper Club
Mildred's Temple Kitchen
Brazen Head Irish Pub



HOTELS

The Drake Hotel
The Gladstone Hotel
The Thompson Hotel



TRANSIT

TTC Streetcar
504, 514, 509
GO Train
Exhibition Station

Kings Club



Kings Club

Current Opportunities



1100 King Street West

North side of King Street West at Atlantic Avenue

Size	Ground Floor	1,628 SF	Rent	\$50/SF
	Second Floor	23,636 SF		
	Third Floor	6,462 SF		
	Total	31,726 SF		

Site Status	Newly Developed	Frontage	TBD
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Ceiling Height	16 feet
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Term	10 Years
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Possession	Spring 2018
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Comments	Brand new building with four season terraces. Minutes west of downtown Toronto. Directly on the King Street streetcar line, the most active transit line in the city. Easily accessible for vehicles, cyclists, and pedestrians with future access from King-Liberty pedestrian bridge.
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Multi-Level Floor Plans

The architectural floor plan of the Atlantic City Convention Center is a complex layout with various rooms and areas. The plan is oriented with the Atlantic Ocean to the right, indicated by the 'ATLANTIC ELEV' label. The building's footprint is roughly triangular, with the hypotenuse facing the ocean. Key areas include:

- Top Left:** 'CESS TO PARKING' and 'RAMP UP TO RETAIL PARKING'.
- Top Center:** 'RAMP UP TO RESIDENTIAL LOBBY'.
- Left Side (from top to bottom):**
 - RES 1 (1286 R')
 - RETAIL A (1286 R')
 - RETAIL B (1479 R')
 - RETAIL C (1963 R')
 - JOE SHUSTER ELEV
 - RETAIL COMMERCIAL LOBBY 1 (1451 R')
- Center (from top to bottom):**
 - SERVICE 1
 - RES 2 (32167 R')
 - SERVICE 2
 - RETAIL 11 (80 R')
 - RETAIL 10 (80 R')
 - RETAIL 9 (13728 R')
 - RETAIL 8 (80 R')
 - RETAIL 7 (80 R')
 - RETAIL 6 (80 R')
 - RETAIL 5 (80 R')
 - RETAIL 4 (80 R')
 - RETAIL 3 (80 R')
 - RETAIL 2 (80 R')
 - RETAIL 1 (80 R')
- Right Side (from top to bottom):**
 - ATLANTIC ELEV
 - LOADING TRUCK RAMP

The plan also includes numerous smaller labels for elevators (e.g., 'JOE SHUSTER ELEV', 'SHUTTLE ELEV', 'KING ELEV'), stairs, and other functional areas. Dimensions are provided for many of the larger rooms.

Kings Club

Signage Opportunities



Kings Club

Signage Opportunities



Kings Club

King Street Lookout
& Pedestrian Bridge



Kings Club

North Retail Entrance
From Pedestrian Bridge



Downtown West



Downtown West

- Steps from the Rogers Centre, Ripley's Aquarium, Metro Convention Centre and the Air Canada Centre
- One of Toronto's hottest tourist destinations, perfect for retailers looking to capitalize on high volumes of morning to evening traffic
- This immediate area of Toronto has more than eight proposed mixed-use developments, which will add over 9,000 residential units to the area and hundreds of thousands of square feet of retail and office space
- Many marketing and advertising firms set up shop in this district in order to be centrally located within their target market
- Creative agencies in Downtown West include Blueprint Marketing, Ariad Communications, Femme Fatale Event Staffing, Union Advertising, Groundzero Marketing, Mirum Canada Agency, Dash Agency, Page Zero Media, Harbinger, Mcann Advertising, Tenzing Communications and Bensimon Byrne
- This area is also home to a variety of tech startups including; Askuity, Zoom.ai, OneEleven, Plooto Inc. Influitive Corporation, Tribal Scale and Unata

Downtown West



RETAILERS

Scaddabush
Boston Pizza
Mascot Brewery
Wahlburgers
Luckee
Senses
Bloke
Bar Hop
The Keg
Spice Route
Spin Toronto
Rodney's Oyster House
Patria
Wilbur Mexicana
Colette Grand Café



HOTELS

The Ritz-Carlton
Renaissance Hotel
SOHO Metropolitan Hotel
Le Germain Hotel
Bisha Hotel
Delta Hotel



TRANSIT

TTC Streetcar
504, 511, 514
Union Station
GO Train
VIA Rail

The Well



The Well

Current Opportunities

RIOCAN
ALLIED



410 Front Street

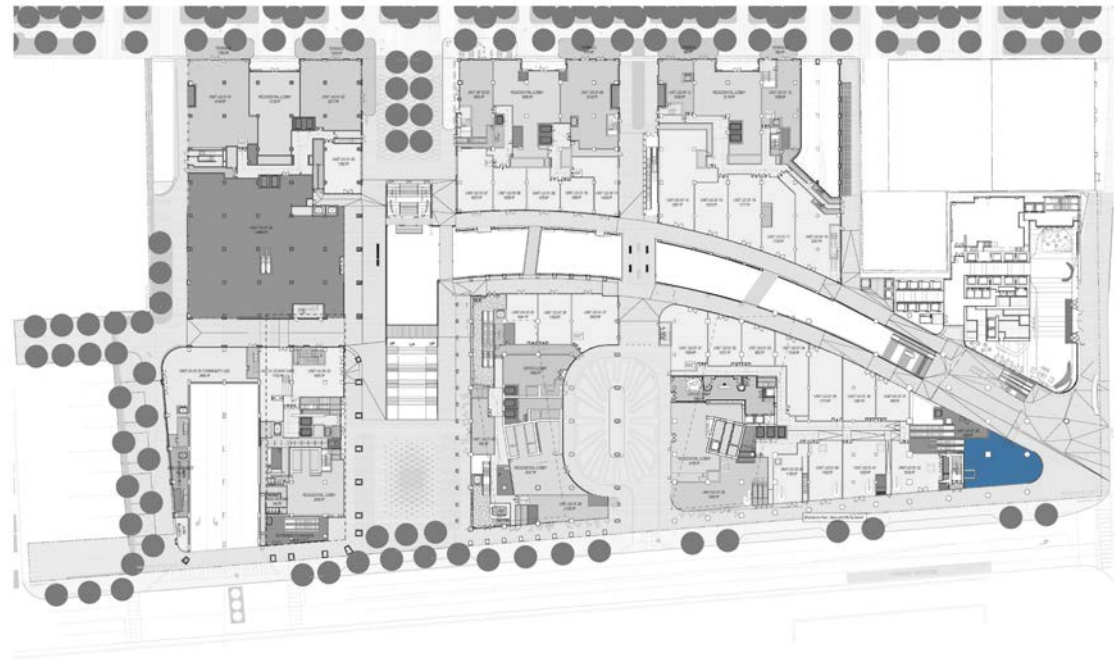
Northwest corner of Front Street and Spadina Avenue

Size	Ground Floor	2,492 SF	Rent	\$60/SF
	Second Floor	27,949 SF		
	Total	30,441 SF		
Site Status	Under Development		Frontage	TBD
Ceiling Height	18 feet			
Term	10 Years			
Possession	2021			
Comments	One of Toronto's most anticipated future developments. This multi-use complex will bring a great sense of community to the Downtown West district.			

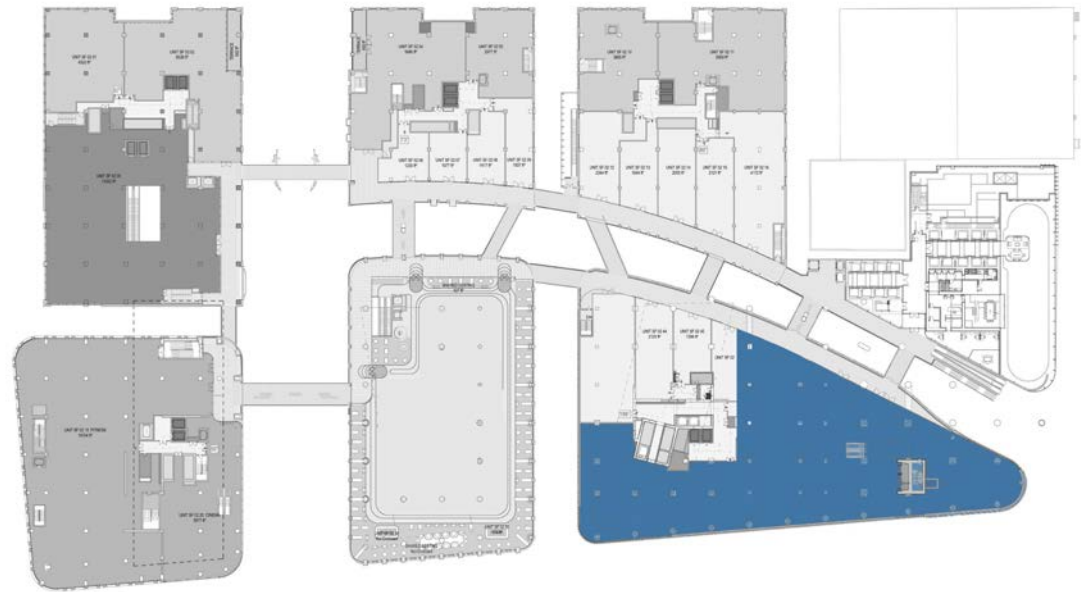
The Well

Multi-Level Floor Plans

Ground Floor

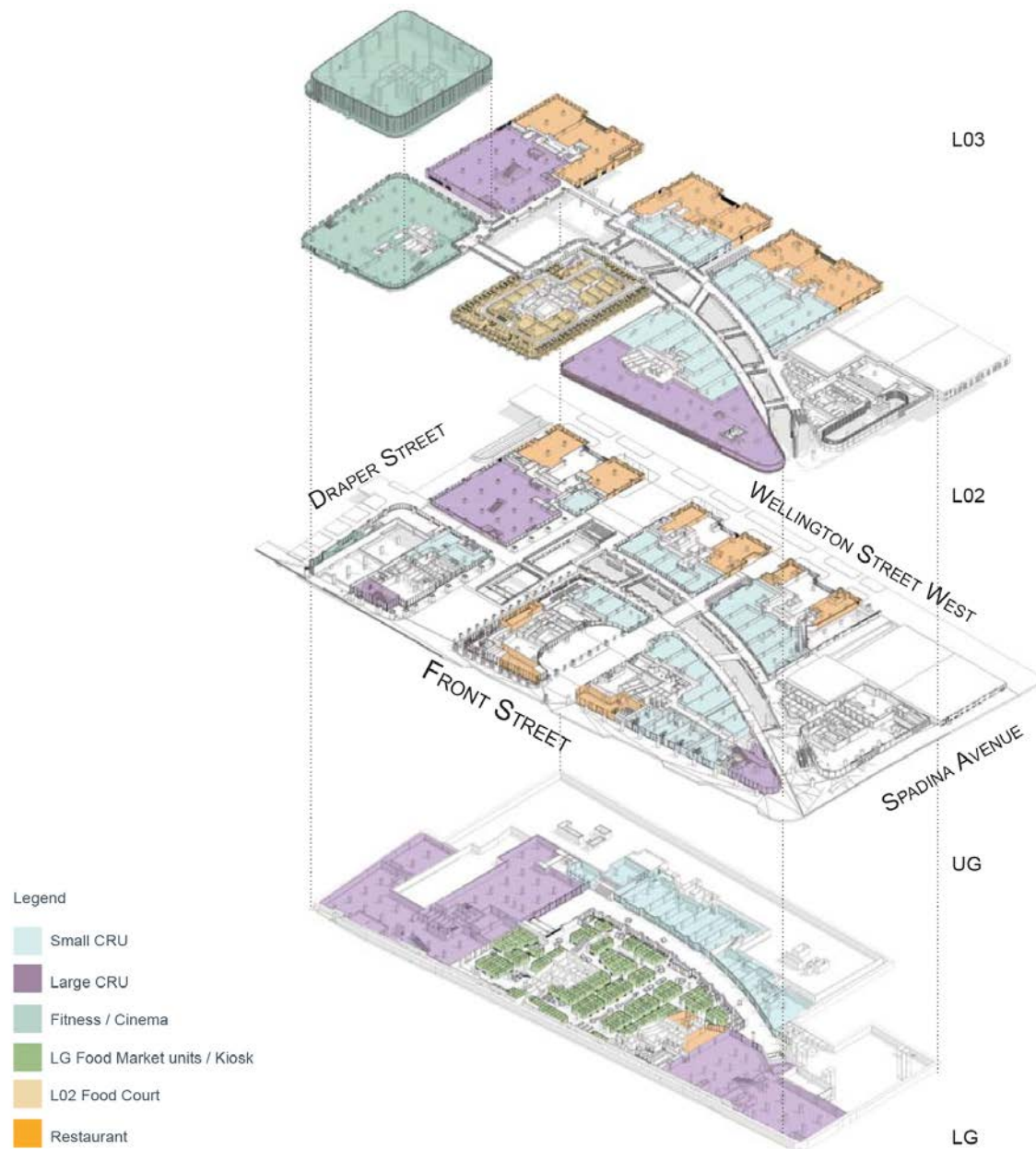


Second Floor



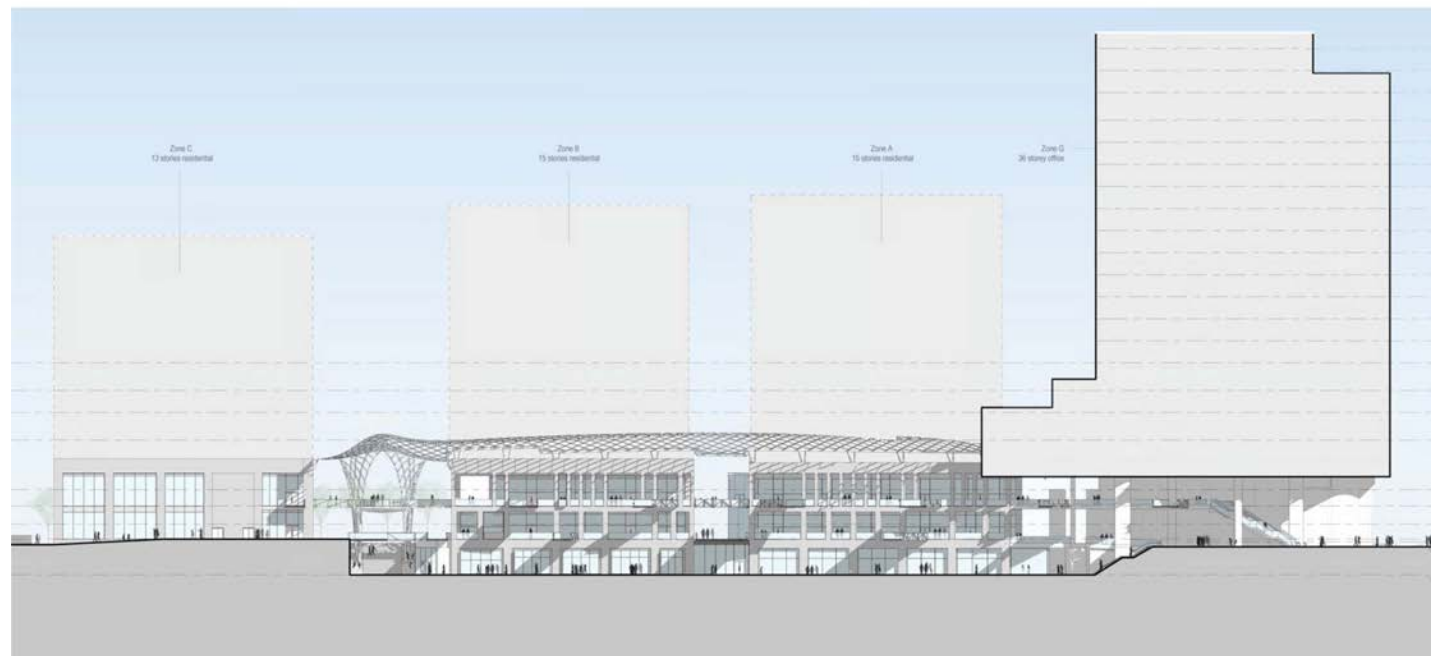
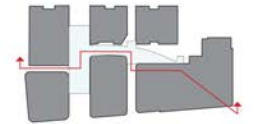
The Well

Multi-Level Floor Plans



The Well

Elevations
Looking North



The Well

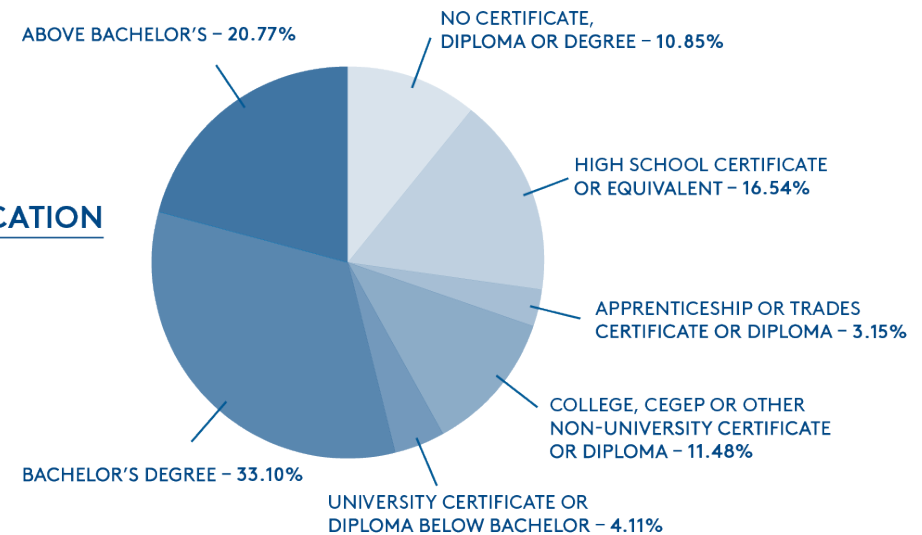
Demographics

WHO WILL ENJOY THE WELL?

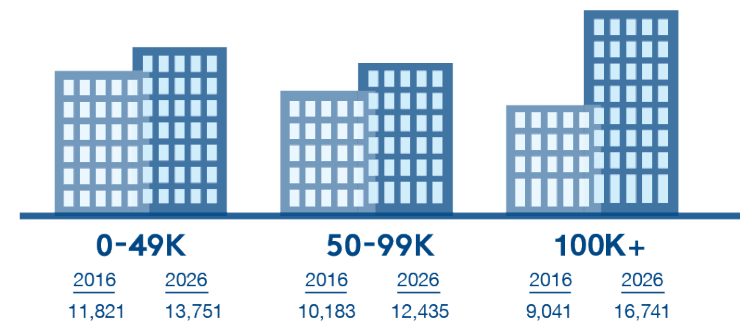
The site is well located relative to employment opportunities with an estimated 509,000 jobs within the downtown area, according to the City of Toronto's 2015 Employment Survey. Employment in downtown has increased 17.5% since 2010, including a 5.4% increase between 2014 and 2015.

Nearby employment clusters include the King West and Spadina corridors, which are home to numerous employers including retailer Indigo, architectural/engineering firm Stantec and technology companies eBay and NVIDIA.

LEVEL OF EDUCATION (WITHIN A 3 KM RADIUS)

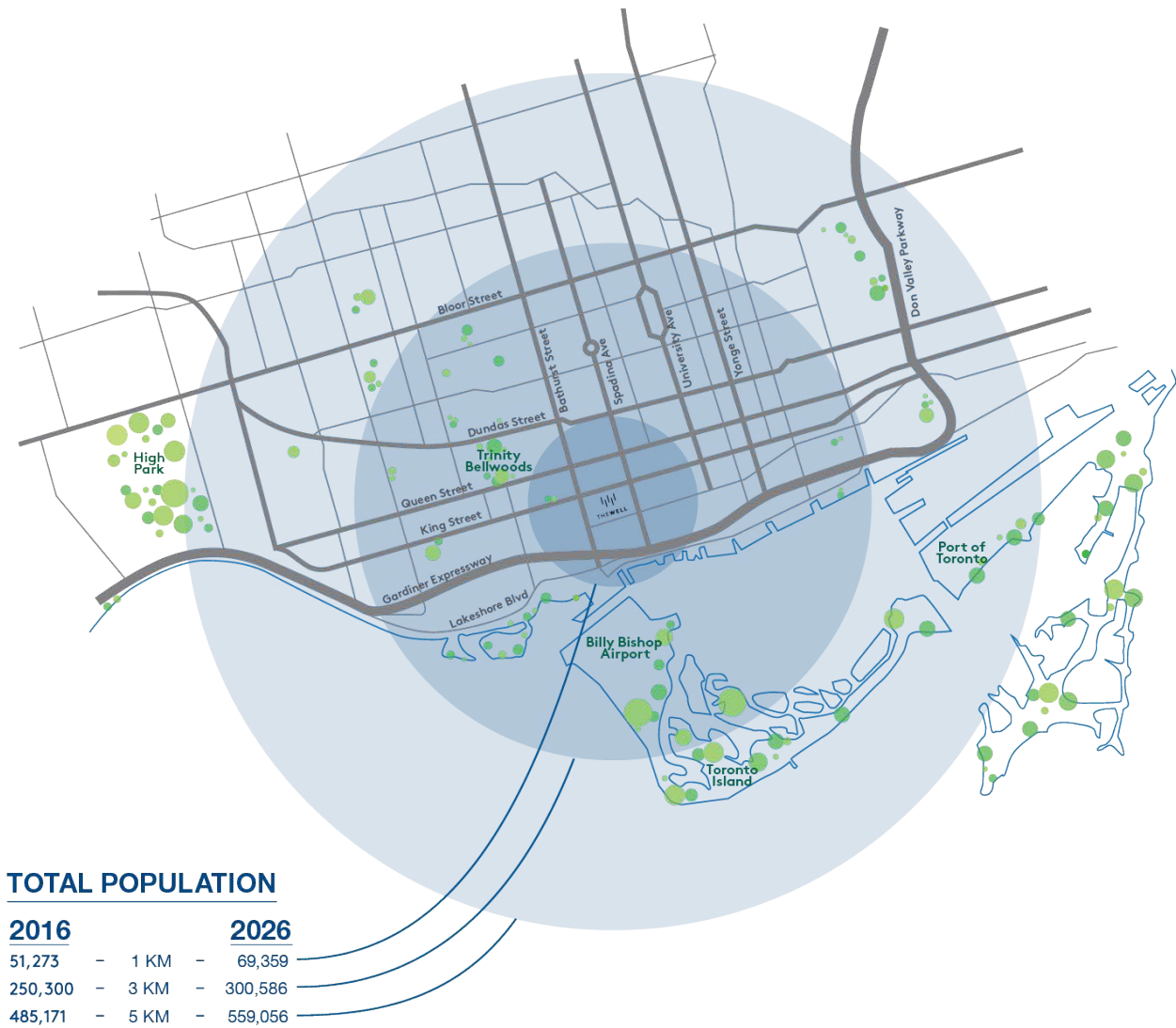


INCOME PER HOUSEHOLD (WITHIN A 1 KM RADIUS)



The Well

Demographics



Source: Environics Analytics, DemoStats 2016.

The Well

Signage Opportunities



The Well

Signage Opportunities



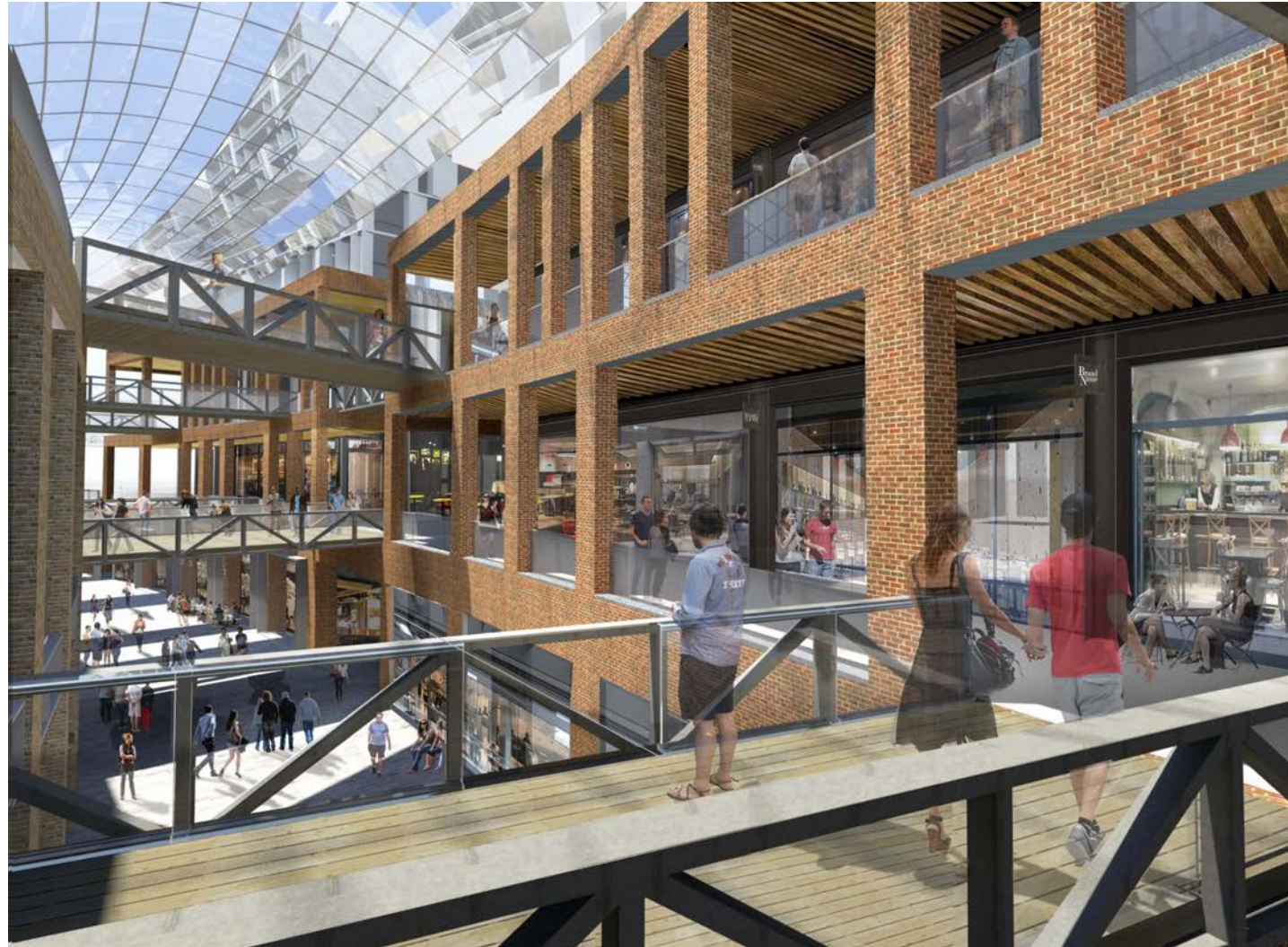
The Well



The Well



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