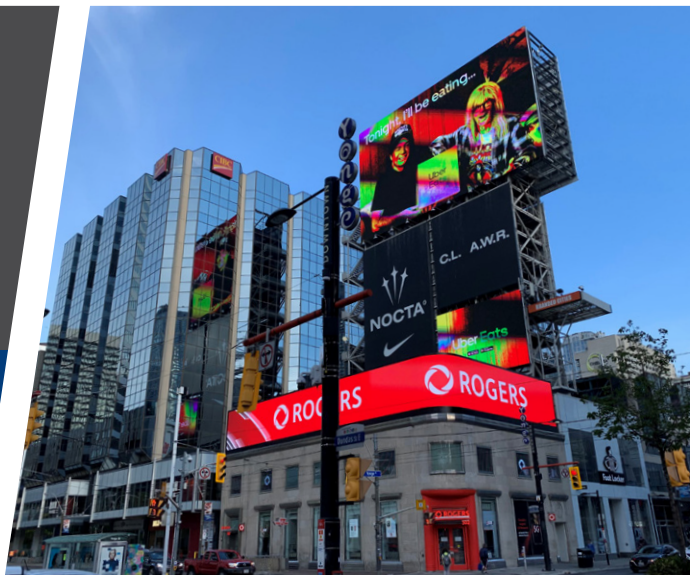


# atrium

## RETAIL SPACE FOR LEASE



### Property Highlights

- Atrium is a large-scale retail and office complex located adjacent to Toronto's Yonge-Dundas Square at one of Toronto's busiest intersections Yonge and Dundas and stretches along Dundas Street West to Bay Street
- Atrium is over 1 Million square feet, features more than 60 retail stores, restaurants and services of 150,000 square feet and three office buildings totaling approximately 900,000 square feet
- Access to the Atrium connects to Toronto Eaton Centre through PATH connection, as well as six street entrances from Yonge Street, Dundas Street West, Bay Street and Edward Street
- Direct access to TTC Subway Dundas Station (Yonge-University-Spadina Line)
- Amenities include: retail stores, full service restaurants, a sit down food court, pharmacy, medical clinic, banking and on-site parking (535 parking spaces)
- Total number of employees at the Atrium is over 5,000 people
- On-site property management and operations team with 24/7 manned security with patrols

### Availabilities

Unit	Area (SF)	Availability
S-02B	3,276	Immediate
S-02A & S-02B	13,108	Immediate
E-02	714	Immediate
E-05	3,216	Immediate
FC-1	659	Immediate
FC-6	403	Immediate
FC-7	407	Immediate
G-04	1,242	Immediate

### Property Information

Total GLA	1,043,845 SF
Total Office Space	894,714
Total Retail Space	149,131
Food Court Seating	360
Parking Stalls	535

### Demographics

2019	0.5 KMS	1 KMS	3 KMS
Total Population	11,360	47,415	298,712
Day Population	59,490	301,660	797,320
Total Households	6,165	26,740	165,170
Average Household Income	\$67,420	\$74,850	\$106,128
Average Annual Spending	\$71,250	\$77,580	\$99,664
	0.2 KMS	0.5 KMS	
Average Income Daytime Population	\$106,681	\$108,252	



### Bryon Breau

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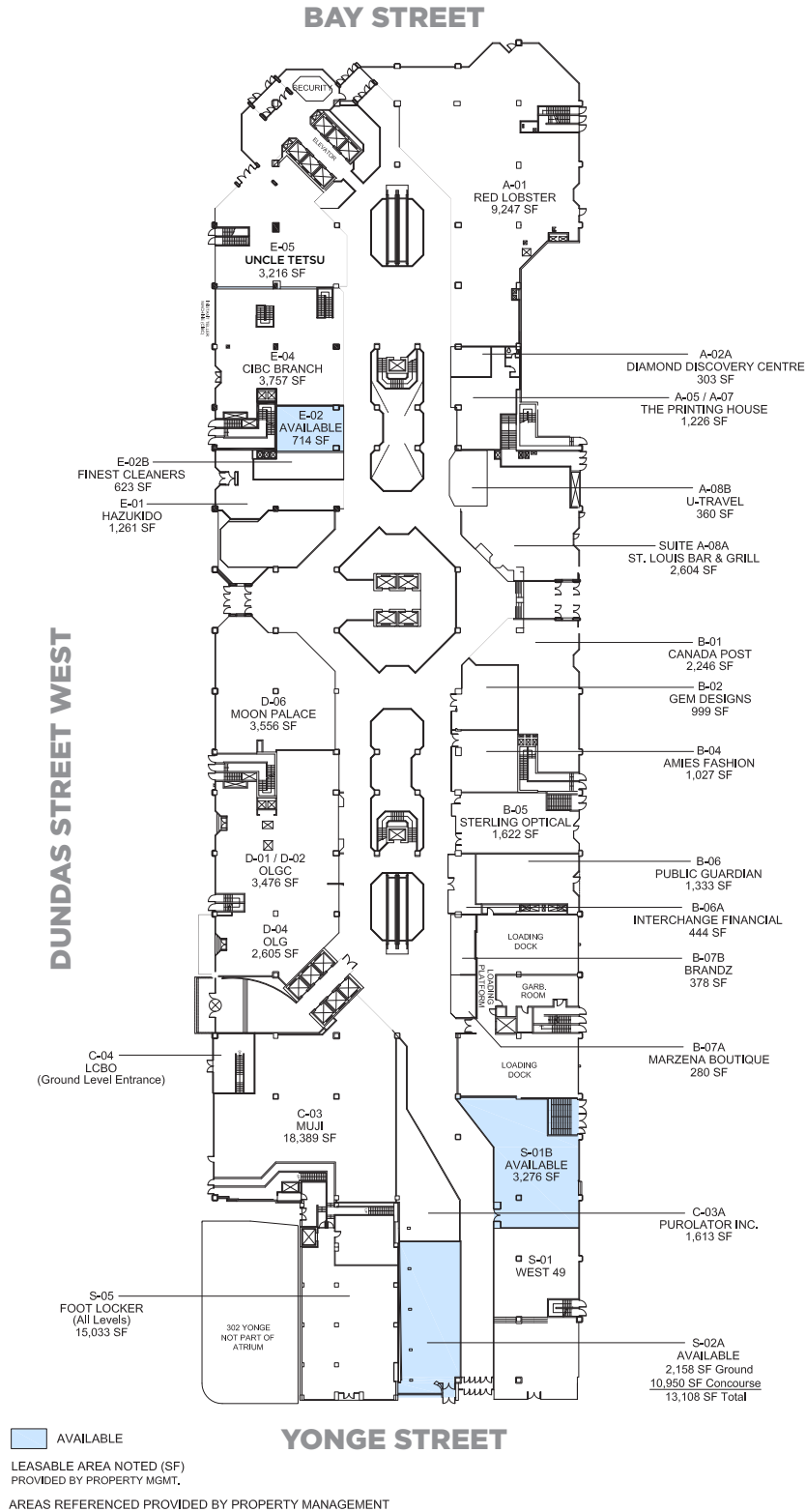
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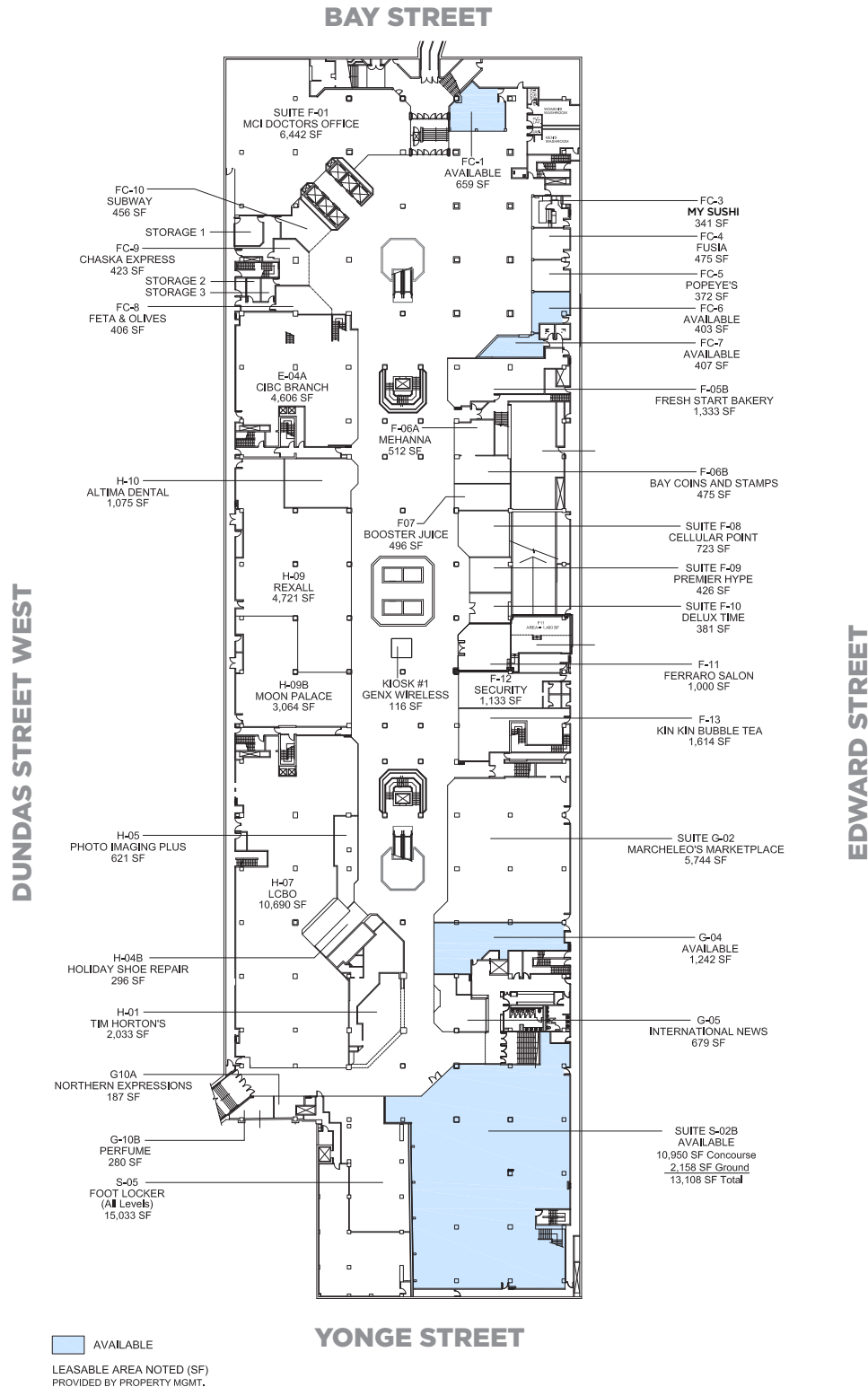
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## GROUND FLOOR



## CONCOURSE



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## ABOUT TRIOVEST



8

CORPORATE OFFICES  
CANADA-WIDE



460

EMPLOYEES



385

PROPERTIES ACROSS  
CANADA



44

MILLION  
SQUARE FEET



\$12

BILLION  
PORTFOLIO UNDER  
MANAGEMENT



\$3

BILLION  
UNDER DEVELOPMENT

Triovest Realty Advisors Inc. is a fully integrated commercial real estate company. We provide investment, asset management, leasing and property management services for income properties on behalf of institutional and private investors. Our approach to commercial real estate investment is to continually seek opportunities to improve and enhance properties to achieve their full potential.

Over the years, we have achieved an enviable record of success through our investments and excellence in management. Triovest is a leader in strategic real estate advisory and management services and will continue to be at the forefront of change within our industry. Triovest employs 460 employees to manage 385 properties out of regional offices in Toronto, Montreal, Mississauga, Saskatoon, Edmonton, Calgary, Burnaby and Vancouver.

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