

STREET RETAIL/RESTAURANT SPACES FOR LEASE

251 Queens Quay East, Toronto, ON



FOR REAL ESTATE INQUIRIES, PLEASE CONTACT:

RAMI KOZMAN *

Senior Director, Landlord Services
416.636.8898 EXT. 245
rkozman@thebehargroup.com

AVI BEHAR **

Chairman & CEO
416.636.8898 EXT. 227
abehar@thebehargroup.com

The Behar Group Realty Inc., Brokerage
1170 Sheppard Avenue West, Unit 24
Toronto, ON M3K 2A3
Tel: 416.636.8898 / Fax: 416.636.8890
www.thebehargroup.com
* Sales Representative ** Broker



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Project Highlights

T3 BAYSIDE

- A new office experience outside of the core at T3 Bayside. With views of Lake Ontario and direct access to the Martin Goodman Trail and surrounding dynamic parkland, Toronto's vibrant Bayside community sets the stage for an elevated work experience that will inspire the world's most progressive companies.
- Designed by world-renowned Danish architecture firm 3XN, T3 Bayside is the latest in a series of creative modern workplaces built with Hines' visionary T3 concept: Timber, Talent, Technology. Phase I will bring 251,000 sq. ft. of contemporary, innovative office space to Downtown Toronto's eastern waterfront in 2023.
- A planned twin building, adjacent to Phase I, will provide a rare opportunity for companies to build a true corporate campus experience and accommodate future growth.
- In the heart of a growing residential community, steps from three newly completed condo buildings, with a fourth timed for completion in 2025.
- Convenient access to the TTC transit system via the future Waterfront East LRT Extension.



Leasing Information

T3 BAYSIDE

Unit 1	Size: 5,310 SF	Space with corner exposure, patio potential along the eastern side of the West Plaza and direct access to the office lobby. Ideal for an outstanding casual dining restaurant experience.
Unit 2	Size: 5,268 SF	Space fronting on to Queen Quay East and may be demised into smaller units ideal for retail and service uses. Internal access to office building.
Pricing	Contact Listing Agent(s)	
Possession	Q1 2023	



Demographics &

KEY MAP



Sugar Wharf School
Anticipated Open 2024

Loblaws

LCBO

Sugar Beach Park

Tim Hortons

Fresh Burrito

Great Lakes Brewpub

POPEYES
LOUISIANA KITCHEN
Pizzaville

Scotiabank

Maverick's Burger Co.

Nforno Pizza

George Brown College
Waterfront Campus

Against The Grain Restaurant

PORSCHE

Gong cha

Waterfront East LRT Extension

Parliament Slip
(Future)

T3 BAYSIDE PHASE ONE

2023 ESTIMATES

1 KM

3 KM

Total Population	30,841	267,644
% Population Change 2018-2023	21.7%	15.3%
Total Households	18,737	155,161
Average Household Income	\$127,380	\$112,474
Daytime Population	47,467	631,132
Annual Household Restaurant Spend	\$6,139	\$5,420

Source: Environics

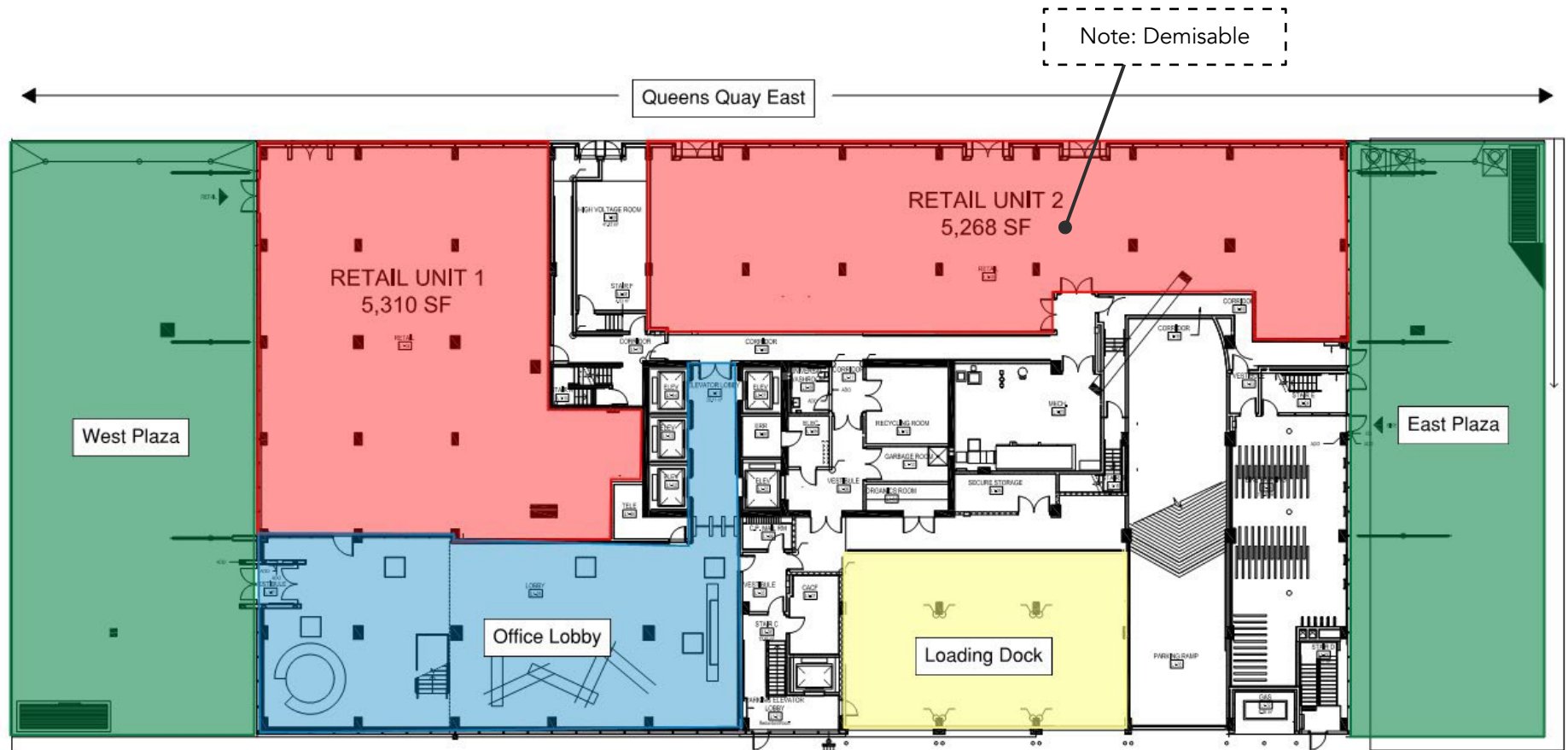


Overall T3 Bayside PROJECT MAP



Retail Site

PLAN - PHASE ONE



GROSS LEASABLE AREA NOTED (SF)
AS PER ANSI / BOMA Z65.5 2010

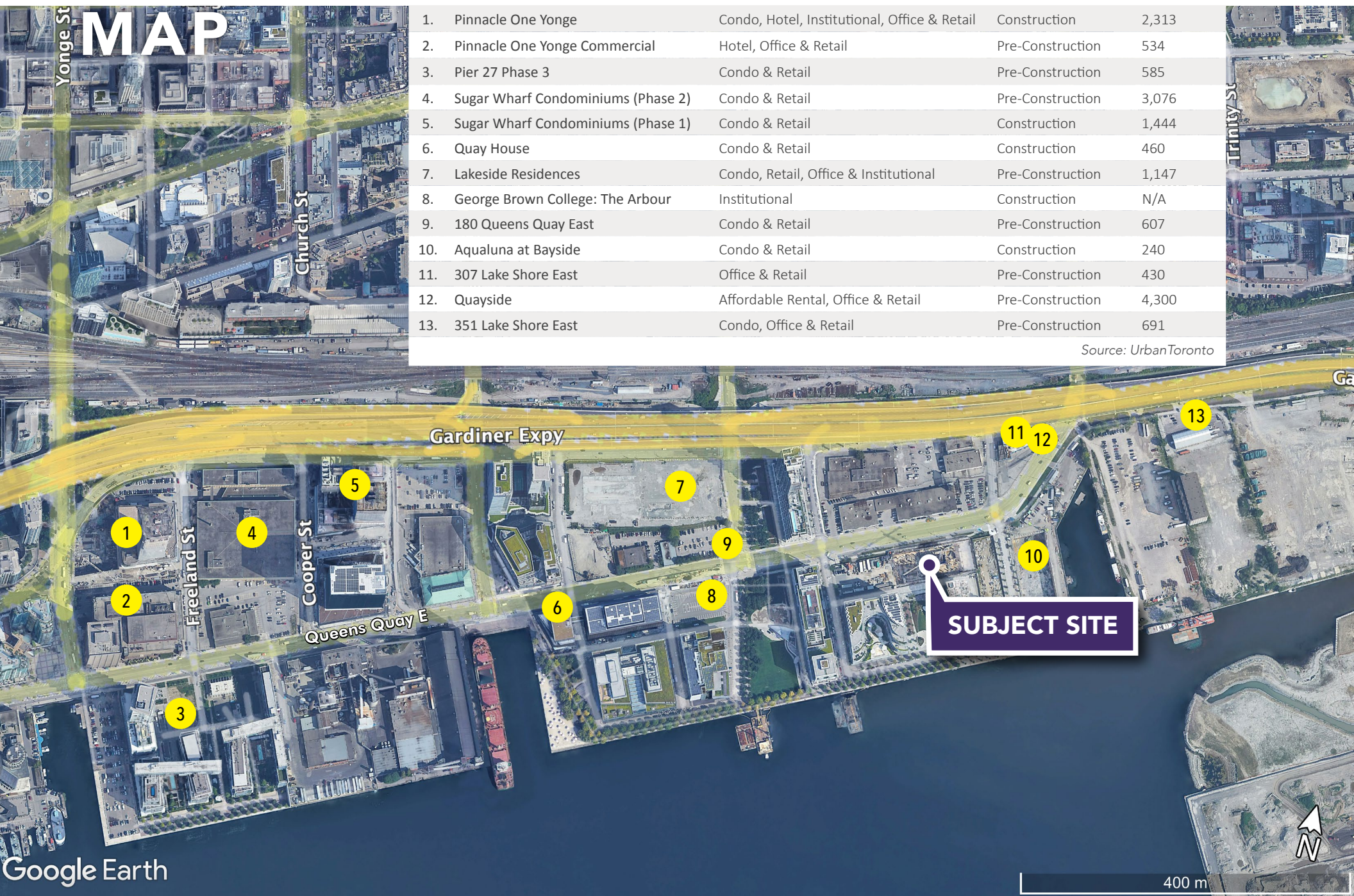
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Developments

#	ADDRESS/PROJECT	TYPE	STATUS	UNITS
1.	Pinnacle One Yonge	Condo, Hotel, Institutional, Office & Retail	Construction	2,313
2.	Pinnacle One Yonge Commercial	Hotel, Office & Retail	Pre-Construction	534
3.	Pier 27 Phase 3	Condo & Retail	Pre-Construction	585
4.	Sugar Wharf Condominiums (Phase 2)	Condo & Retail	Pre-Construction	3,076
5.	Sugar Wharf Condominiums (Phase 1)	Condo & Retail	Construction	1,444
6.	Quay House	Condo & Retail	Construction	460
7.	Lakeside Residences	Condo, Retail, Office & Institutional	Pre-Construction	1,147
8.	George Brown College: The Arbour	Institutional	Construction	N/A
9.	180 Queens Quay East	Condo & Retail	Pre-Construction	607
10.	Aqualuna at Bayside	Condo & Retail	Construction	240
11.	307 Lake Shore East	Office & Retail	Pre-Construction	430
12.	Quayside	Affordable Rental, Office & Retail	Pre-Construction	4,300
13.	351 Lake Shore East	Condo, Office & Retail	Pre-Construction	691

Source: UrbanToronto



Listing AGENTS

All inquiries should be directed to:

Rami Kozman *

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Head Office (Mailing Address)

1170 Sheppard Avenue West, Unit 24,
Toronto, ON M3K 2A3

Downtown Office

30 Duncan Street, Suite 201
Toronto, ON M5V 2A3

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