



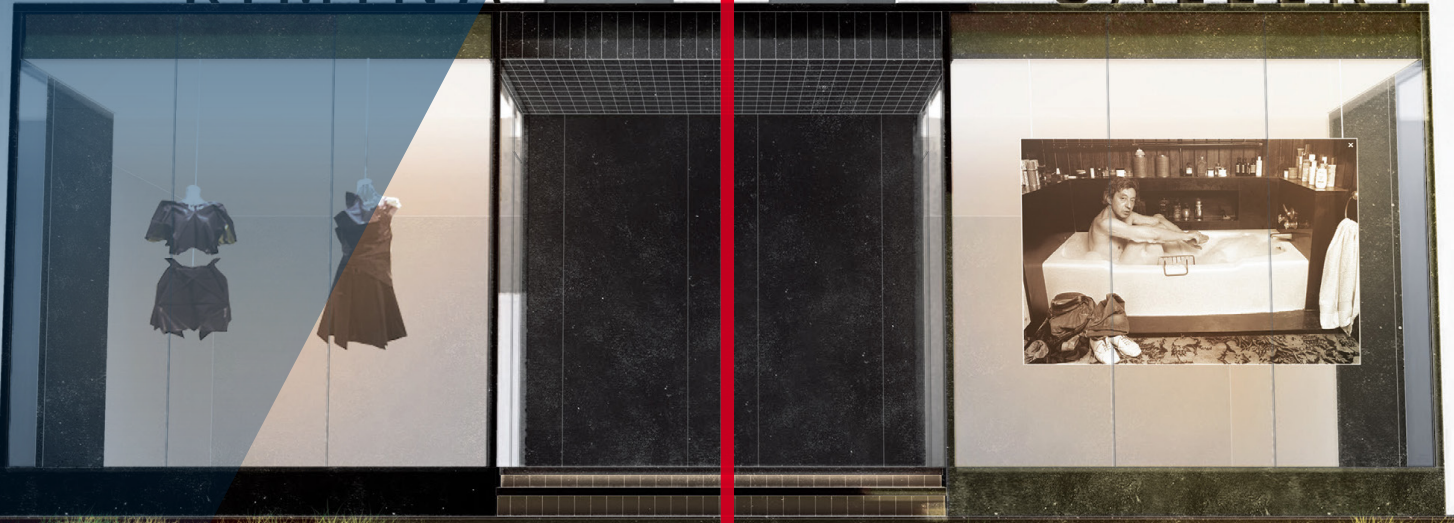
CUSHMAN &
WAKEFIELD

BUILDING FOR LEASE FLAGSHIP RETAIL

110
YORKVILLE
AVENUE

KIMINA

GALLERY



CENTRE-ICE
BLOOR-YORKVILLE
LUXURY NODE

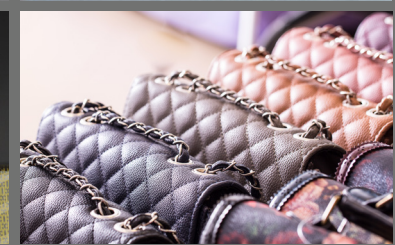
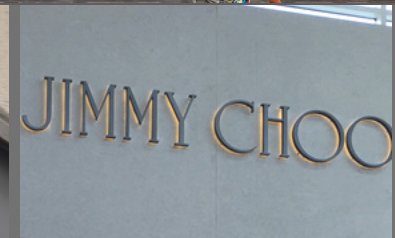
110 YORKVILLE AVENUE

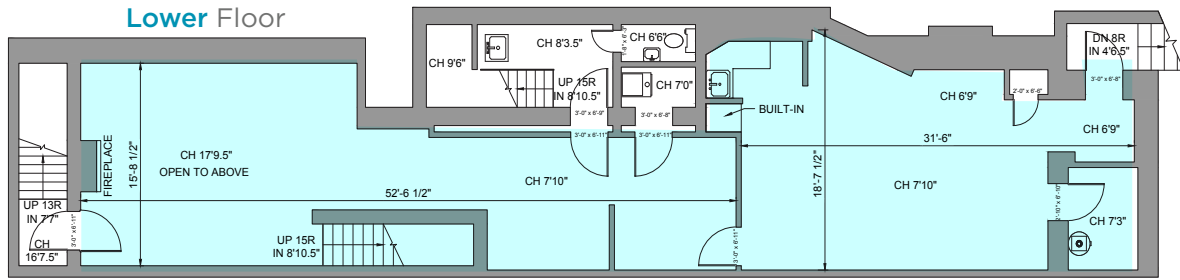
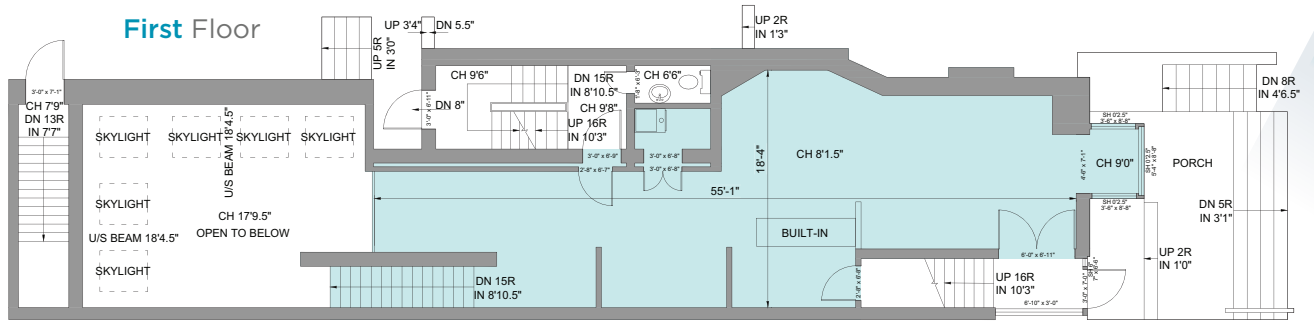
THE OPPORTUNITY

Flagship Retail strategically located in *Luxury Node*.

Ground floor with walk-up will be located adjacent to Kiton and New Luxury Retailer (*to be announced*).

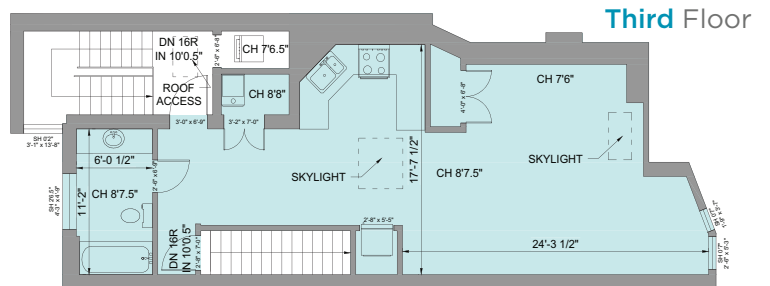
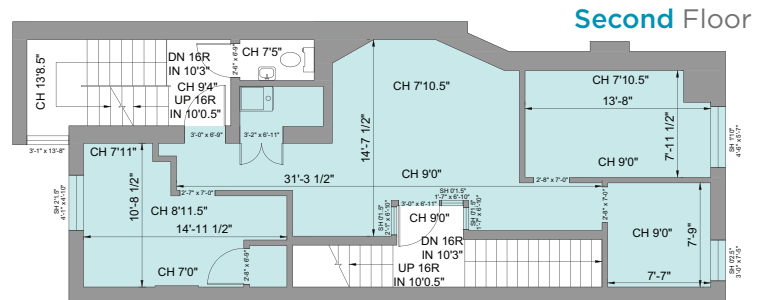
Yorkville retailers include Chanel, Christian Louboutin, Jimmy Choo, Four Seasons, Anthropologie, SuitSupply, Hazelton Hotel, One Restaurant, STK and Kasamoto. Ideal for high fashion tenants looking for luxury retailer co-tenancies.





PROPERTY DETAILS

GROUND FLOOR:	933 SF
REAR EXTENSION/ LOWER FLOOR:	1,519 SF (18 ft high ceiling with skylights)
SECOND FLOOR:	737 SF
THIRD FLOOR:	815 SF
TOTAL:	4,004 SF
FRONTAGE ON YORKVILLE AVE:	22 ft
CEILING HEIGHTS:	10 ft to 18 ft
BASE RENT:	Negotiable
ADDITIONAL RENT:	\$25.00 PSF (estimated)
POSSESSION:	60 days



\$2,500 PSF

Sales of retailers on Bloor Street West between Yonge Street and Avenue Road



\$120,000

Bloor-Yonge average annual household income in 2016



48,492

24 hour Bloor-Yorkville pedestrian traffic



99

Walk score for 110 Yorkville Avenue



100

Transit score for 110 Yorkville Avenue



41,092

24 hr. Bloor-Yorkville vehicular traffic

Source: Envirionics Analytics 2015, www.walkscore.com

CENTRE-ICE PRIME YORKVILLE AVENUE WITH HIGH CONCENTRATION OF EXISTING, NEW AND DEVELOPING LUXURY RETAIL, OFFICE AND RESIDENTIAL PROJECTS. WORLD-RENOWN MUSEUMS, FINE ART GALLERIES AND FIVE-STAR HOTELS ARE WALKING DISTANCE TO SUBJECT PROPERTY.



NEW AREA DEVELOPMENTS

- | | | | | |
|---|--|--|--|--|
| 1 2 Bloor St W
57 storeys (575 units),
4.5 storey parking
building | 3 1 Yorkville Ave
58 storeys (577 units),
160 parking spaces | 5 94 Cumberland St
22 storeys (122 units),
8 storeys (office),
87 parking spaces | 7 Cumberland Tower
(21 Avenue Road)
40 storeys (272 units),
122 parking spaces | 9 1 Bloor St W
80 storeys (416 units),
2 floor retail podium |
| 2 50 Bloor St W
63 storeys (600
residential units), 8
storeys (office),
621 parking spaces | 4 23-37 Yorkville Ave
102 storeys (2 buildings,
1,100 units), 1,136 parking
spaces | 6 80 Bloor St W
66 storeys (480 units),
181 parking spaces | 8 1 Bloor St E
76 storeys (789 units) | 10 33-45 Avenue Rd
38 storeys (342 units),
247 parking spaces |

CONTACT

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For more information, please visit:

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** Broker * Sales Representative