



WATERFRONT  
INNOVATION CENTRE

125 Queens Quay East

**FLAGSHIP RESTAURANT OFFERING ADJACENT SUGAR BEACH**  
JOIN CO-TENANTS SHOPPERS DRUG MART, CIBC, LAZY BARISTA





# PROPERTY OVERVIEW

The Waterfront Innovation Centre ("WIC") is located in the heart of Toronto's East Bayfront on Queens Quay East. The area is one of North America's largest redevelopment projects (approx. 2,400 acres), managed by Waterfront Toronto. Within steps of the future PATH connection and TTC LRT, WIC is a premium mixed-use development fronting onto Toronto's exclusive Waterfront.

WIC is an ~475,000 SF office and retail development, comprised of the two structures: the Hive (~375,000 SF) and the Exchange (100,000 SF). The office space is anchored by WPP plc (~260,000 SF), a multinational communications, advertising, public relations, technology, and commerce holding company The Score (~80,000 SF), and MaRS Discovery District (~55,000 SF), North America's largest innovation hub.

WIC continues the growth of the South Core, Toronto's fastest growing submarket. Situated adjacent to Canada's Sugar Beach and Toronto's iconic Redpath Sugar Factory, WIC is a rare beachfront retail opportunity in Toronto.



3,500

EST. BUILDING POPULATION

12,400

2025 PROJECTED PRIMARY  
AREA POPULATION





# THE HEART OF THE EAST BAYFRONT

125 QUEENS QUAY EAST







# RETAIL OPPORTUNITY

DETAILS

## PROPERTY DETAILS

(Demising options available)

### THE EXCHANGE (WEST)

Premises: 7,633 SF | Potential to demise

Available: Immediately

Term: 10 Years

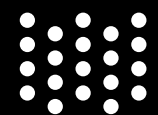
Net Rent: Negotiable

Additional Rent: \$22.68 (EST. 2025)

Ceiling Height: 15 FT

## HIGHLIGHTS:

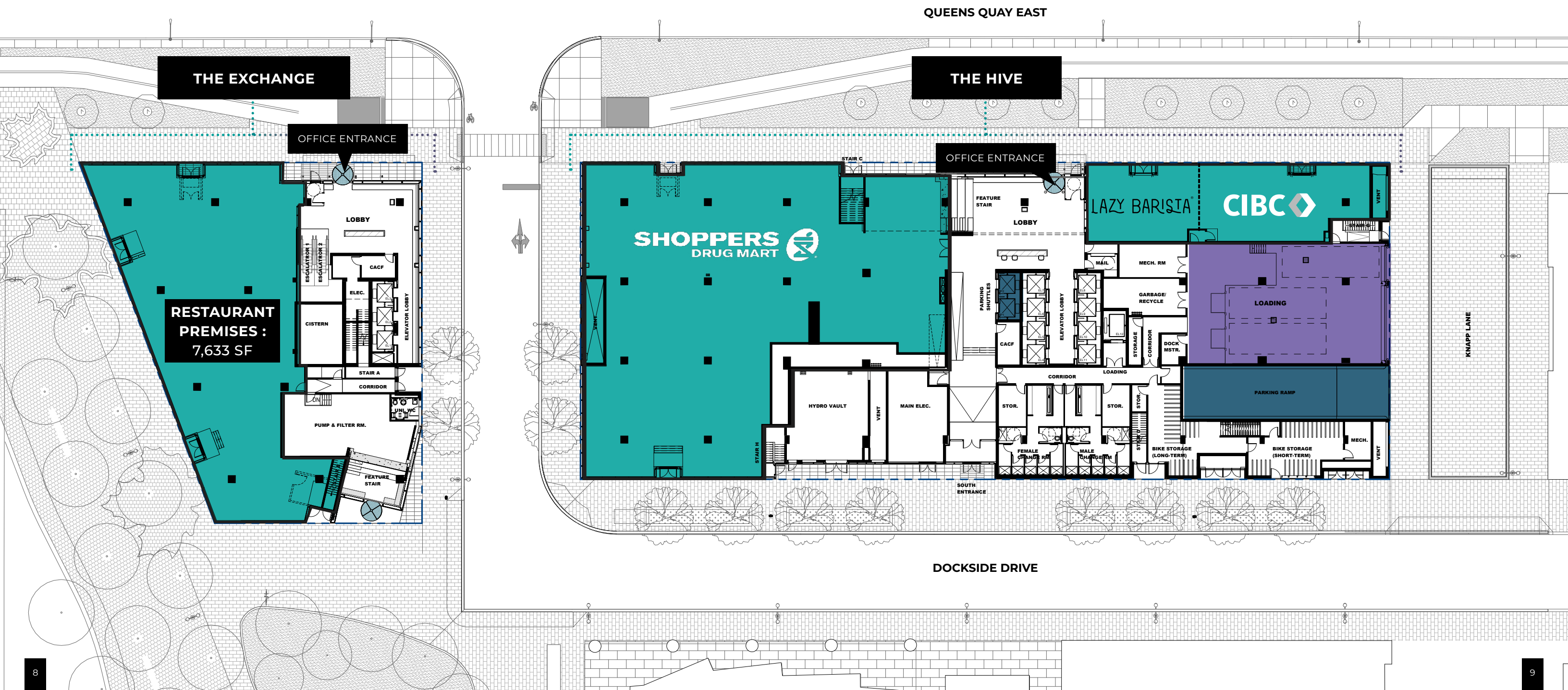
- Signature full-service restaurant opportunity at the base of the new, class A Waterfront Innovation Centre
- Direct exposure to the iconic Sugar Beach and waterfront
- Phenomenal corner exposure featuring 3-sided glass curtain wall
- Potential for large format patio space overlooking Lake Ontario
- Premises has been designed to accommodate restaurant use
- Ample parking on-site





# SITE PLAN

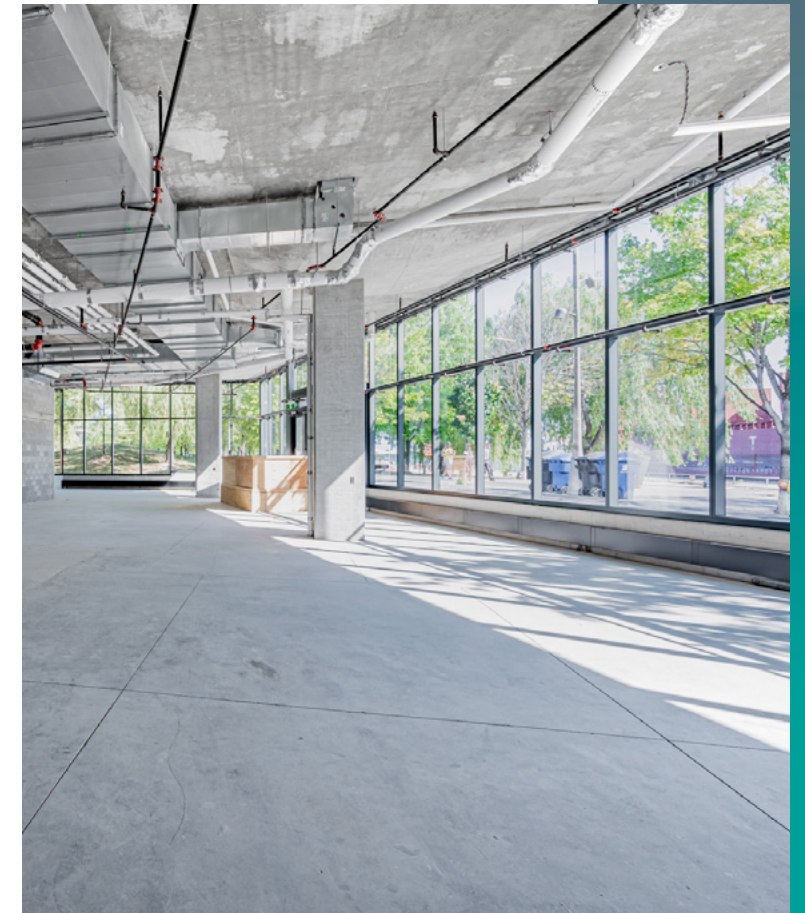
## GROUND FLOOR





# INTERIOR PHOTO GALLERY

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# BUILDING GALLERY



CIBC



LAZY BARISTA



SHOPPERS DRUG MART



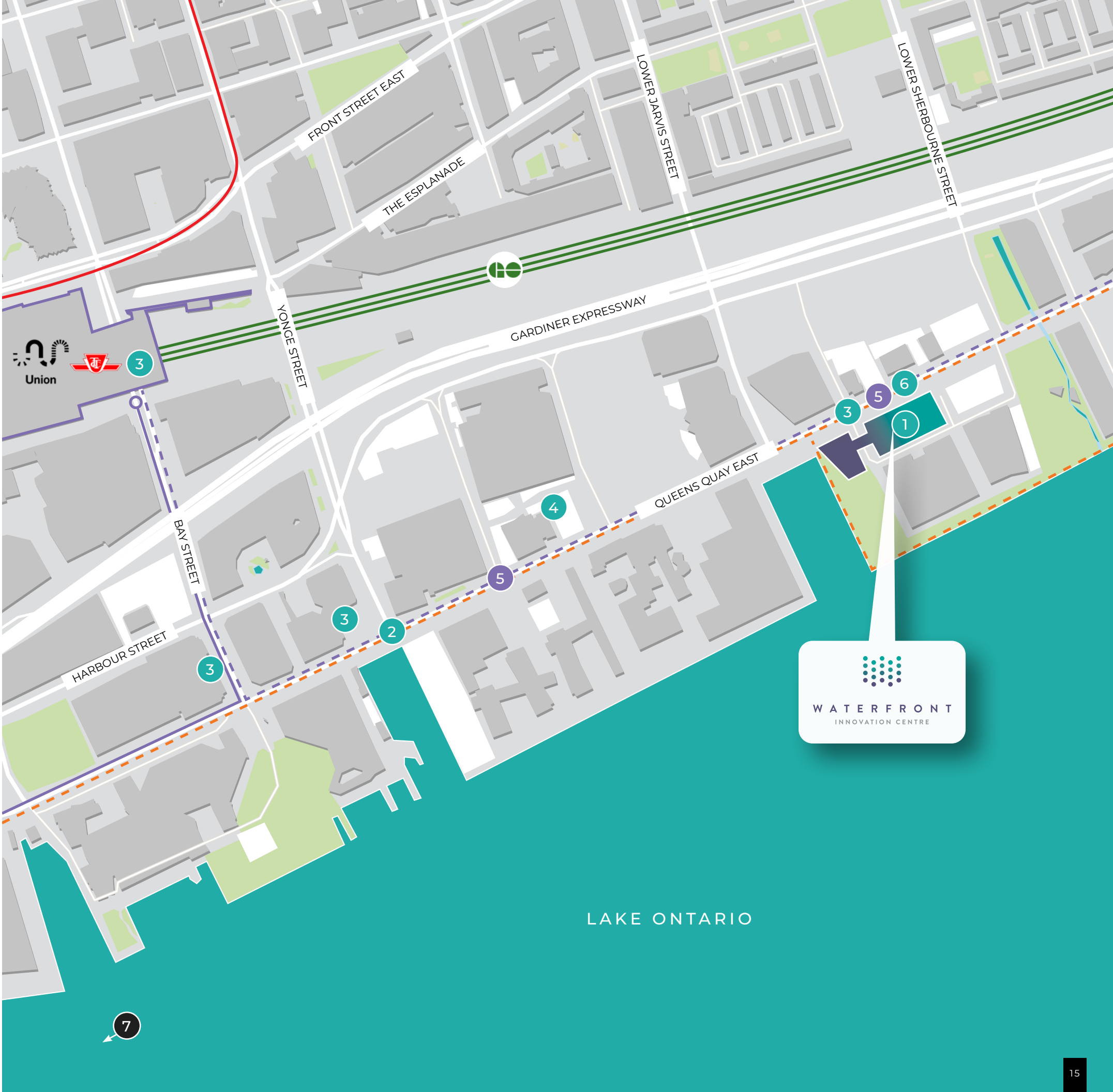
RESTAURANT PREMISES



# URBAN CONNECTIVITY

## MAP

- 1** WATERFRONT INNOVATION CENTRE  
On-site customer parking available
- 2** QUEENS QUAY  
Reimagined for pedestrians, bikes, cars and light rail
- 3** 6A TTC BUS STOPS TO UNION
- 4** FUTURE PATH CONNECTION  
2 minute walk
- 5** FUTURE LRT STOPS
- 6** MARTIN GOODMAN MULTI-USE TRAIL
- 7** POINT OF PICKUP “POP” SHUTTLE
- 7** BILLY BISHOP INTERNATIONAL AIRPORT  
7 minutes to airport
- GO TRAIN/VIA RAIL
- SUBWAY





# DEVELOPMENT AERIAL

550,000+ SF RETAIL

4,516 UNITS  
UNDER-CONSTRUCTION

10,229 UNITS  
PRE-CONSTRUCTION







14,745 UNITS  
TOTAL

	DEVELOPMENT	ADDRESS	NUMBER OF STOREYS	NUMBER OF RESIDENTIAL UNITS
1	Pinnacle One Yonge	1 Yonge Street	105, 92, 65	2,549
2	Pinnacle One Yonge	1 Yonge Street	40, 24	410
3	Pier 27 Phase 3	25 Queens Quay East	45, 11	601
4	Sugar Wharf Condominiums (Phase 2)	55 Lake Shore Blvd E	85, 78, 70, 4	2,640
5	Quay House	162 Queens Quay East	21	463
6	Pinnacle Lakeside Phase 2	215 Lake Shore Blvd East	43	844
7	180 Queens Quay East	180 Queens Quay East	22, 18, 15	607
8	Pinnacle Lakeside Phase 1	215 Lake Shore Blvd East	54, 44, 15	1,261
9	George Brown College	185 Queens Quay East	10	N/A
10	Quayside: The Western curve	259 Lake Shore Blvd East	70	894
11	Quayside: Timber House	33 Lake Shore BLVD E	12	463
12	Quayside: The Overstory	333 Lake Shore BLVD E	64	816
13	Quayside: Building 2	333 Lake Shore BLVD E	55	638
14	Quayside: Block 3	333 Lake Shore BLVD E	56 & 12	749
15	307 Lake Shore East	307 Lake Shore BLVD E	49	430
16	Quayside	333 Lake Shore BLVD E	TBC	N/A
17	Quayside Block 4	333 Lake Shore BLVD E	72, 15	1,137
18	Bayside Block R6	263 Queens Quay E	TBC	325
19	Aqualuna at Bayside	263 Queens Quay E	18 & 17	243





# AREA DEMOGRAPHICS

	Primary	Secondary	Greater
 Total Population	11,764	51,947	63,711
 Daytime Population	17,185	92,146	109,331
 Median Age	32.4	35.8	34.9
 Total Households	6,944	30,217	37,161
 Average HH Income	142,298	149,418	148,087
 Total Expenditure (Per Household)	136,690	143,932	142,578



Source: Environics, December 2024





# **PREMIUM WATERFRONT RETAIL FOR LEASE** 125 QUEENS QUAY EAST

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