

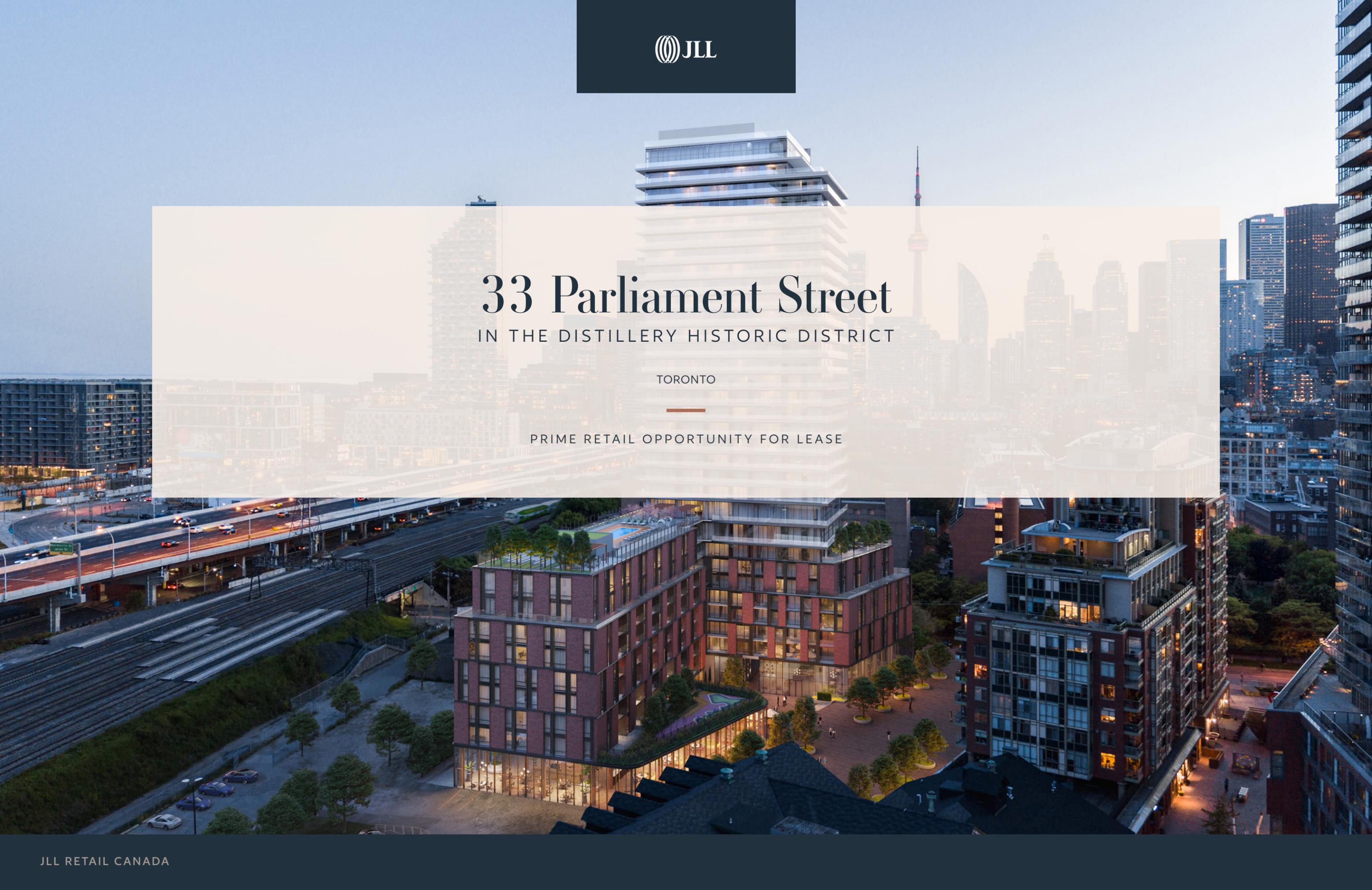


33 Parliament Street

IN THE DISTILLERY HISTORIC DISTRICT

TORONTO

PRIME RETAIL OPPORTUNITY FOR LEASE





33 Parliament Street, In The Distillery Historic District

TIMELESS CHARACTER WITH A MODERN ATMOSPHERE

33 Parliament Street is a new high-rise mixed-use development in Toronto's Distillery District. This 33-storey architectural masterpiece was designed by Architects-Alliance and developed by Graywood Developments. 33 Parliament features 557 residential units and 958 – 17,920 SF of ground floor retail space with an impressive glass façade curtainwall.

33 Parliament's ground floor retail space serves as an entry point to the Distillery District, enhancing the area's unique character while seamlessly integrating the modern development with the historic district's established cultural and commercial offerings. It is immediately adjacent to Lanterra Developments' No. 31 Condos, a 46-storey building featuring 467 residential units, comprising 1,024 units altogether.

Moreover, with its proximity to attractions like the Lake Ontario waterfront, St. Lawrence Market, and Corktown Common, along with easy access to streetcars and the future Ontario subway line, the retail space at 33 Parliament is poised to benefit from high foot traffic in the area.

Image Gallery

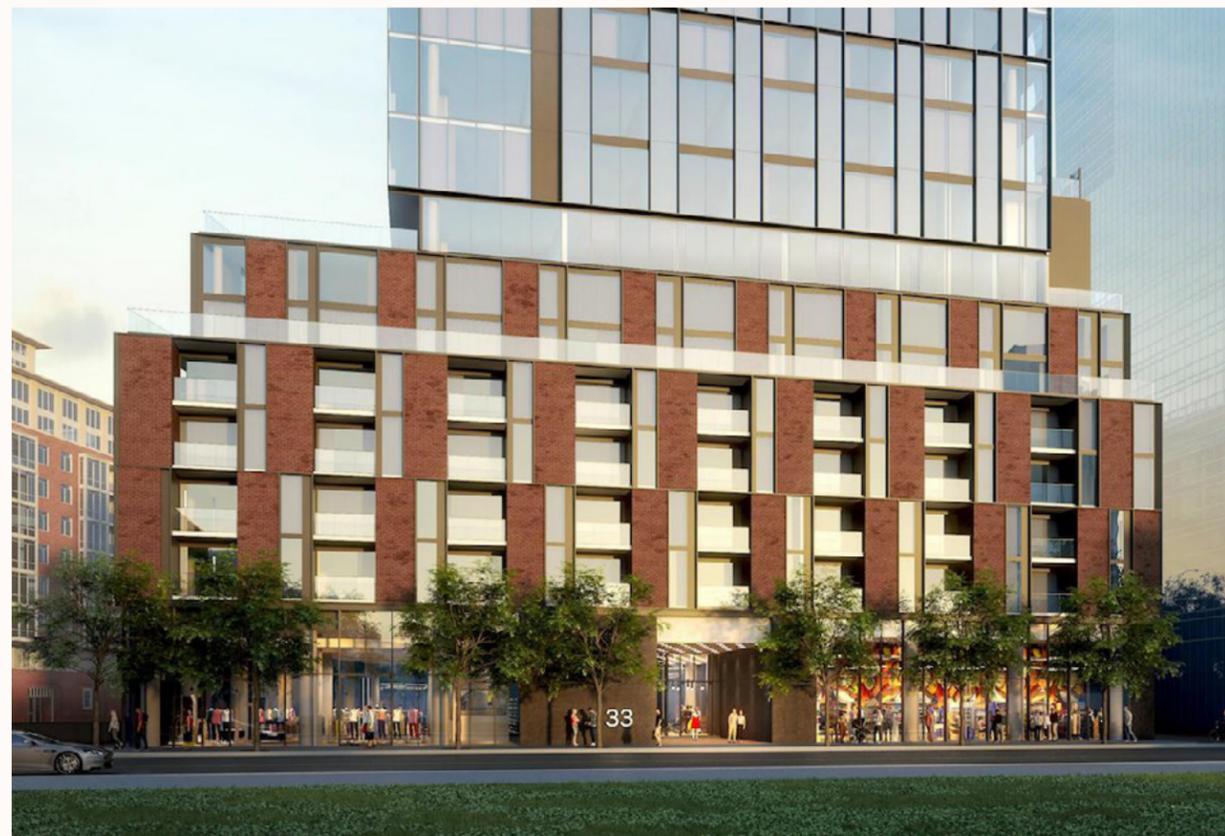


Image Gallery

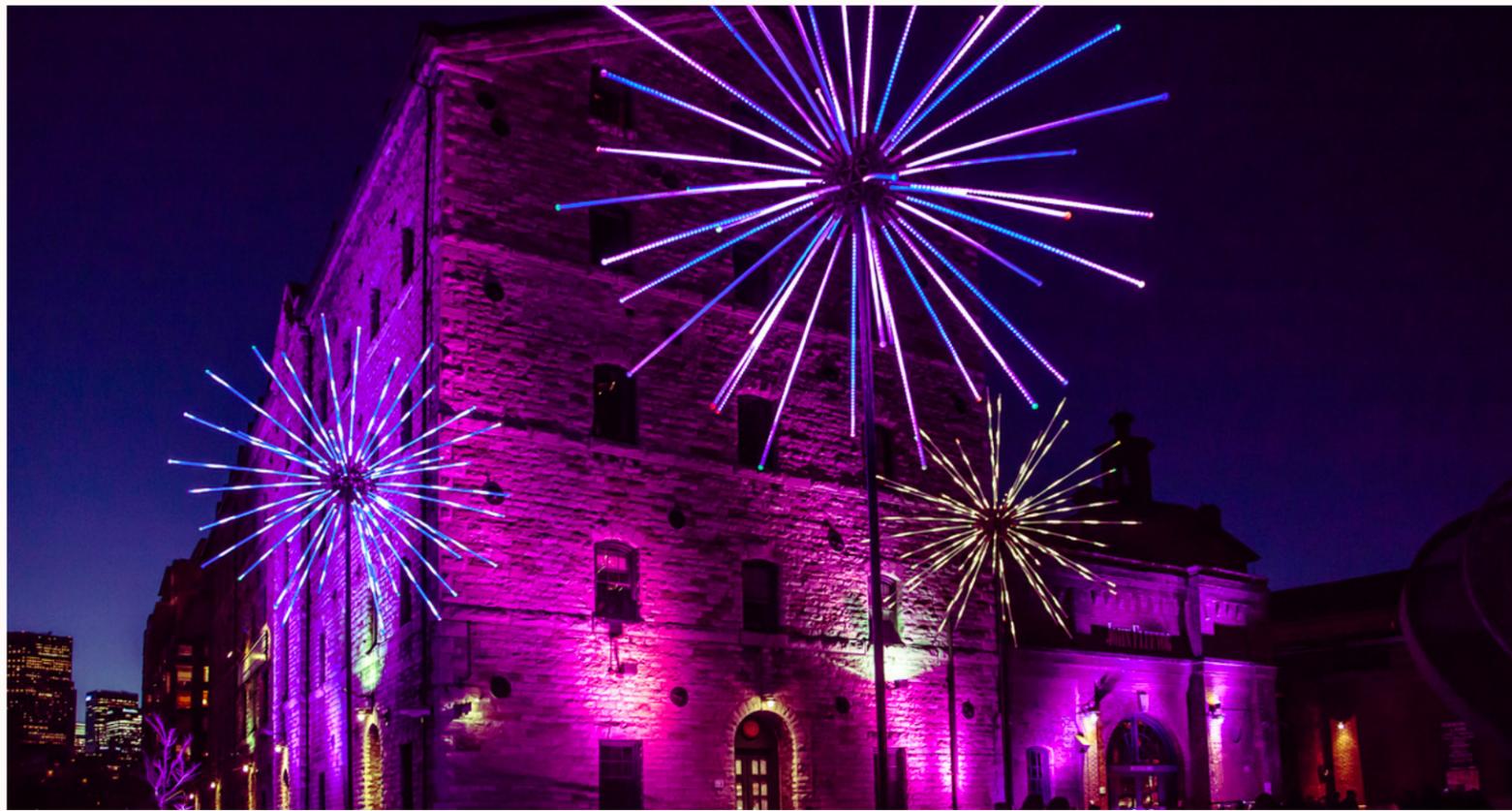
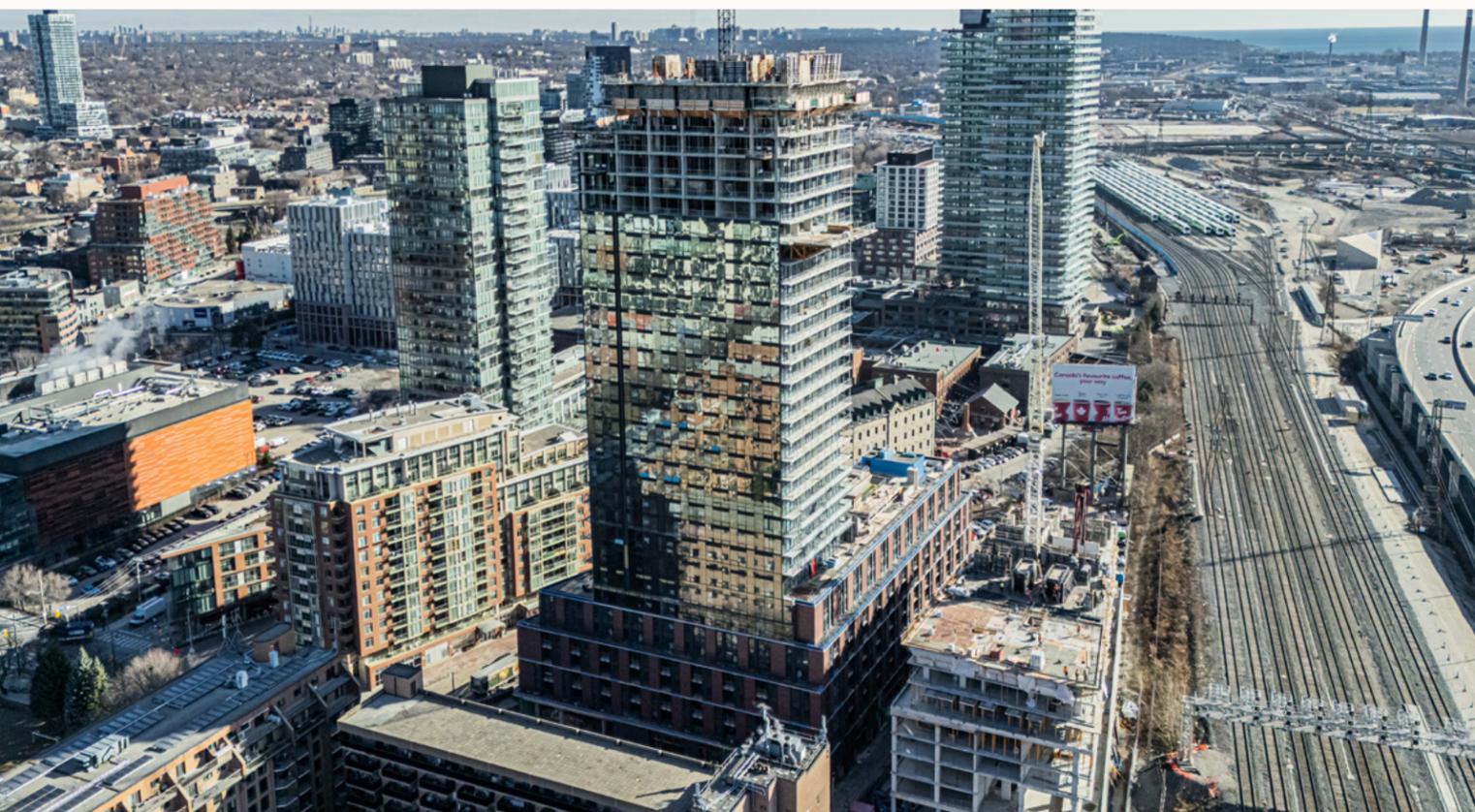
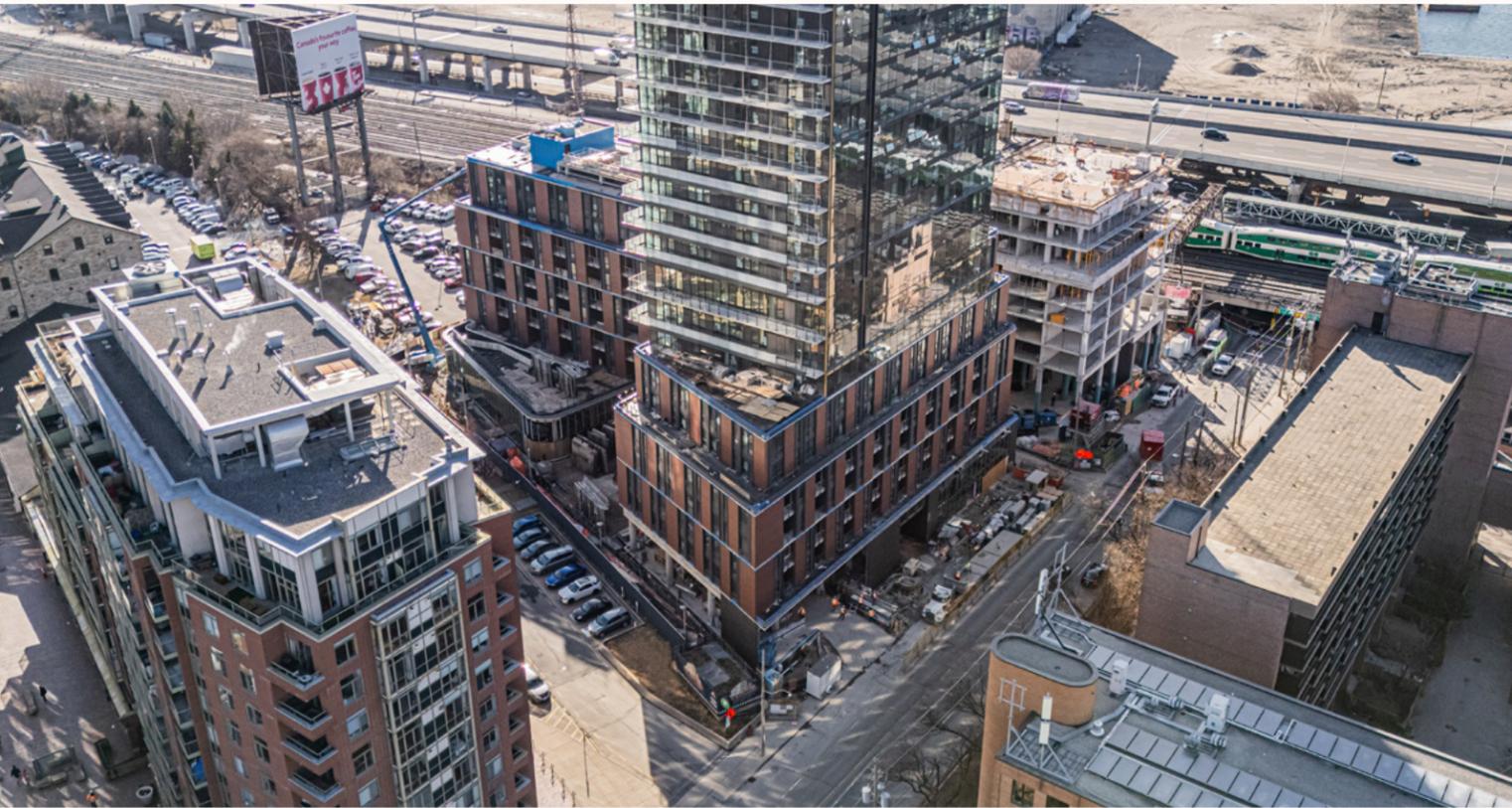


Image Gallery

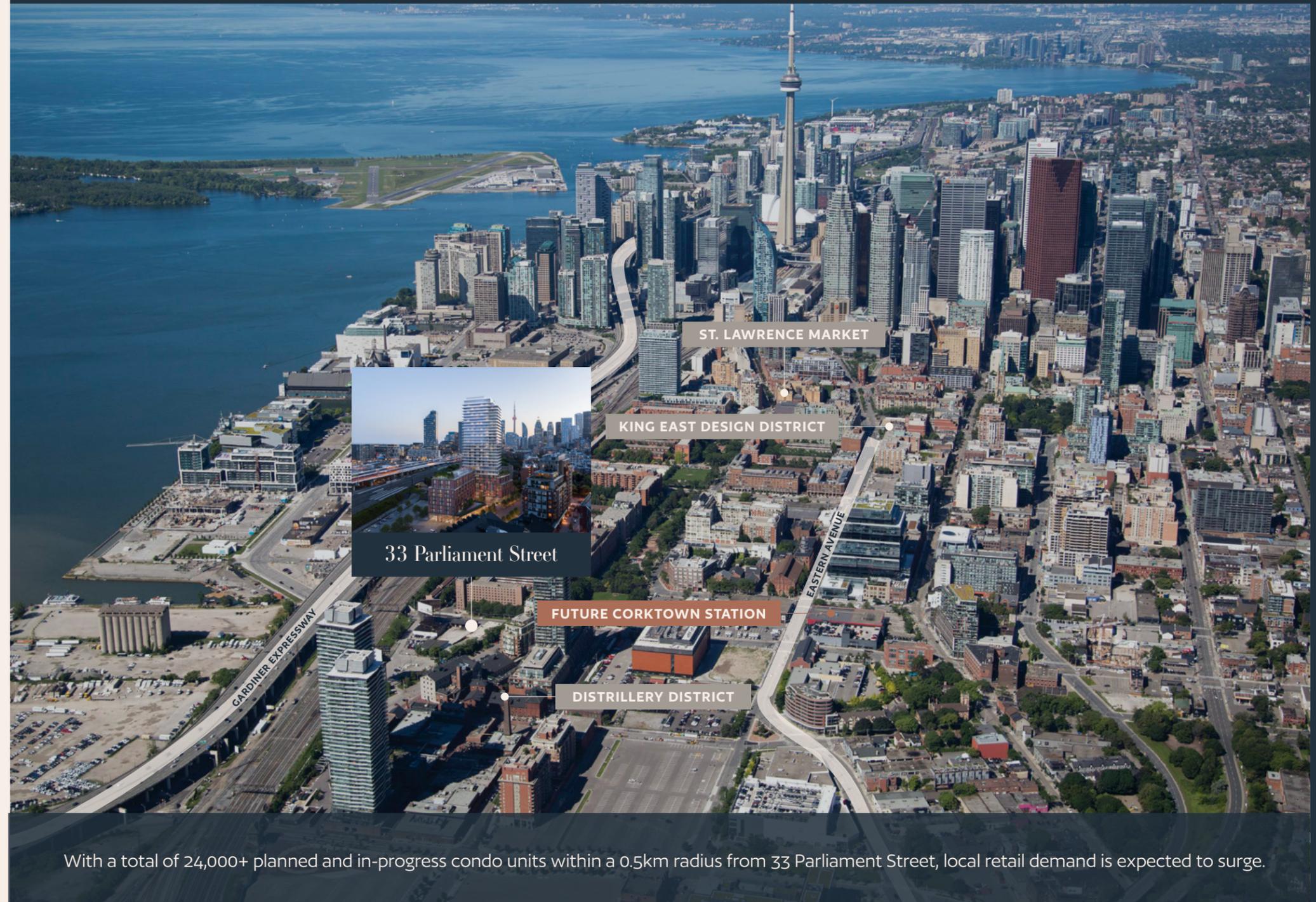


Area Overview

The Distillery District has transformed into a vibrant commercial and residential area along with ongoing commercial revitalization. Currently, the neighbourhood features several large-scale office projects and residential condominiums in various stages of development.

Future growth is set to accelerate with the addition of a subway station. The Corktown subway station, part of the 15.6 km Ontario Line, will be built at the corner of King and Berkeley, just a 7-minute walk from 33 Parliament Street. The Ontario Line will connect Exhibition Place through downtown to the Eglinton Crosstown LRT at Don Mills Road.

As a hub of connectivity, the Distillery District is poised to benefit from its strategic location near transit options, including bike-share stations and major roadways, in addition to the upcoming Ontario Line. This accessibility enhances the area's appeal for both businesses and residents, creating a balanced, lively neighbourhood that is well-suited for work, leisure, and community engagement.



DEMOGRAPHICS

						
POPULATION 32,621	DAYTIME POPULATION 49,974	MEDIAN AGE 36.6	TOTAL HOUSEHOLD 19,628	AVERAGE HH INCOME \$117,901	TOTAL EXPENDITURE (AVG PER HOUSEHOLD) \$109,130	GROWTH RATE OVER PREVIOUS 5 YEARS 18.7%

1km radius | EnviroNics

Development Overview



UNITS UNDER CONSTRUCTION
4,218



PRE-CONSTRUCTION UNITS
20,041



TOTAL UNITS UNDER CONSTRUCTION + PRE-CONSTRUCTION
24,259

Within 0.5km



DAYTIME POPULATION
10,196



TOTAL POPULATION
7,023



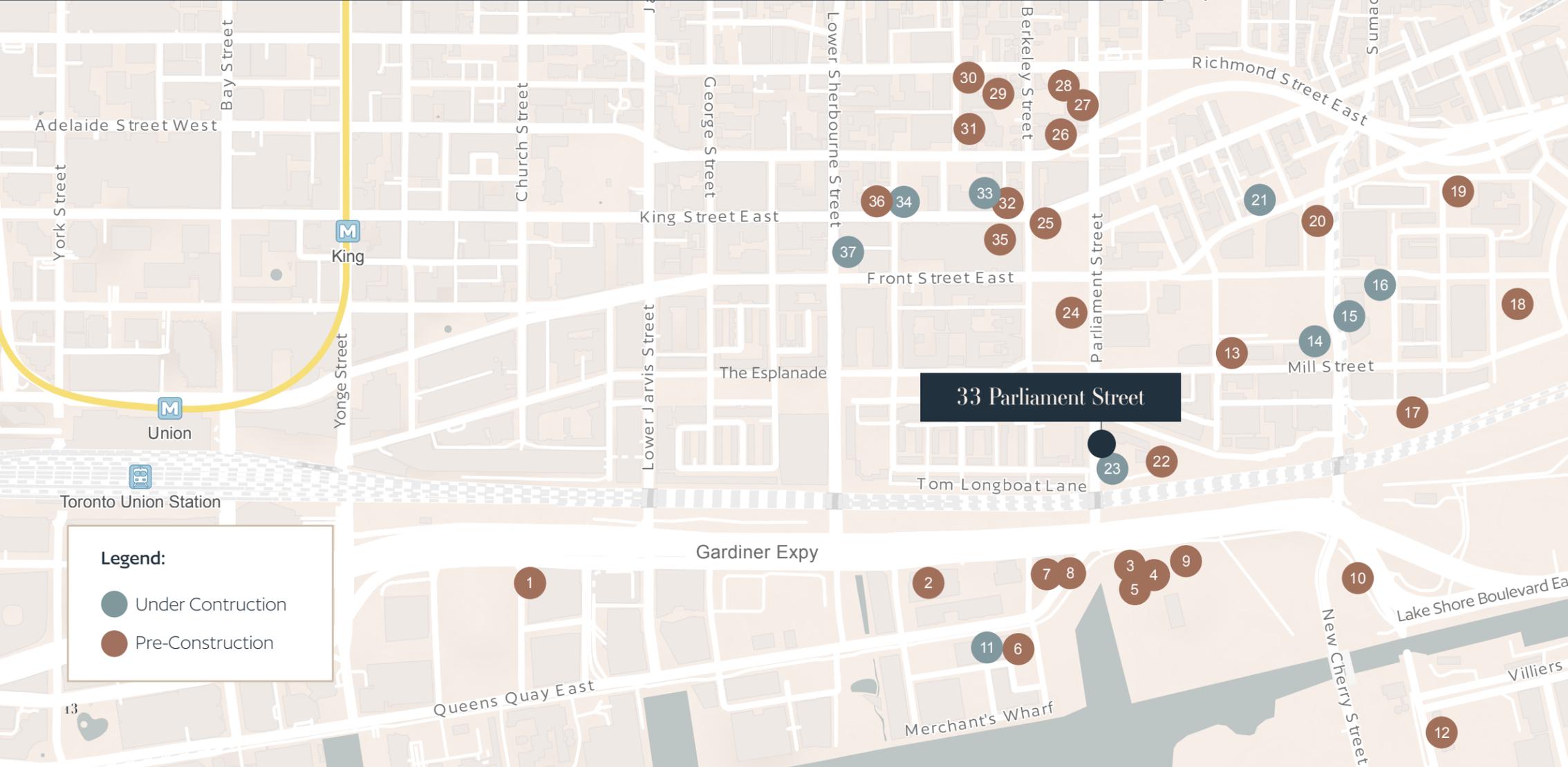
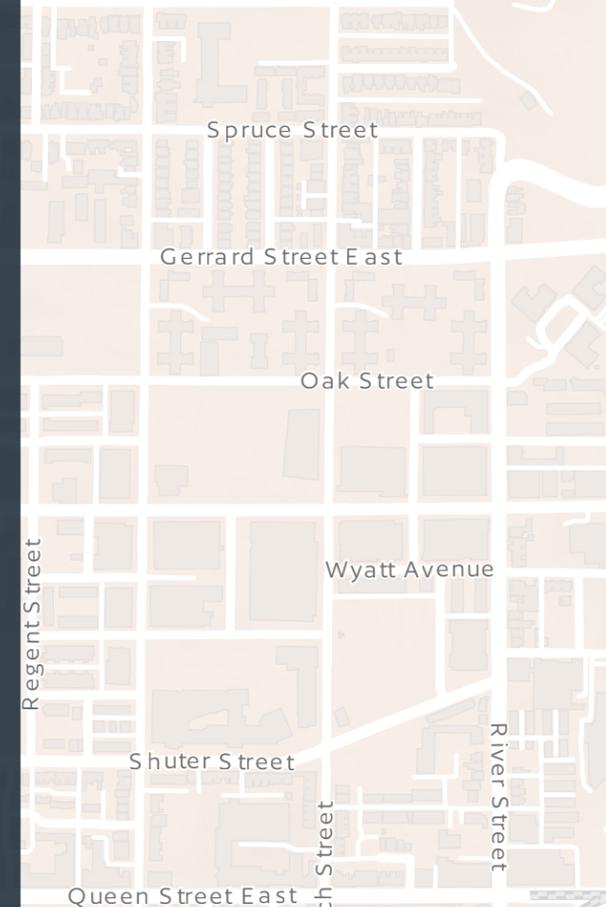
GROWTH RATE OVER PREVIOUS 5 YEARS
34.6%



GROWTH RATE OVER NEXT 5 YEARS
10.4%



VEHICLE
7,864/day

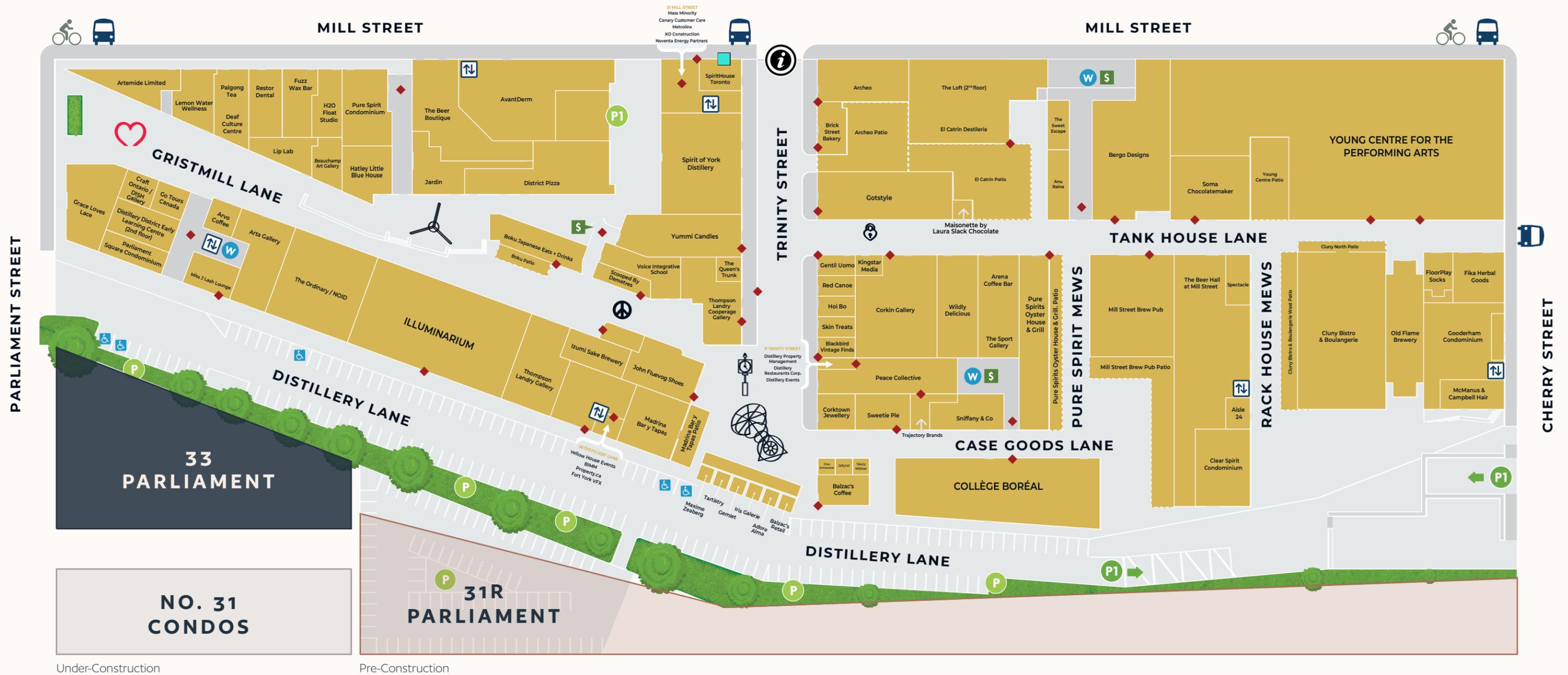


	ADDRESS	NUMBER OF STOREYS	NUMBER OF RESIDENTIAL UNITS
1	33 Lake Shore BLVD E	12	463
2	259 Lake Shore BLVD E	70	894
3	333 Lake Shore BLVD E	64	816
4	333 Lake Shore BLVD E	55	638
5	333 Lake Shore BLVD E	56 & 12	749
6	263 Queens Quay E	TBC	325
7	307 Lake Shore BLVD E	49	430
8	307 Lake Shore BLVD E	72 & 15	1,137
9	351 Lake Shore BLVD E	49 & 41	691
10	324 Cherry St		2,090
11	263 Queens Quay E	18 & 17	243
12	309 Cherry Street	49, 39, 27, 10	1,870
13	60 Mill St	31	392
14	90 Mill St	13, 13, 12	855
15	425 Cherry St	13, 11, 5	443
16	435 Front St E	13	206
17	125R Mill St	46, 32	653
18	495 Front St E	43, 16	1,084
19	153 Eastern Ave	43, 34, 18	1,038
20	55 Eastern Ave	13	348
21	28 Eastern Ave	12	379
22	31R Parliament Street	49	496
23	31 Parliament Street	46	467
24	265-271 Front St E	46, 24, 25, 10	740
25	383 King Street E	46, 46, 12	840
26	550 Adelaide St E	29	240
27	130 Parliament St	46	419
28	517-523 Richmond St E	45	660
29	102 Berkeley St	36	257
30	75 Ontario Street	43	380
31	49 Ontario Street	44, 39, 11	1,094
32	296 King St E	46	478
33	284 King St E	32	216
34	254 King St E	45, 42	925
35	333-351 King St E	39, 28	310
36	250 King St E	43	509
37	33 Sherbourne St	39	484
TOTAL			24,259
Under-Construction			4,218
Pre-Construction			20,041

Legend:

- Under Construction
- Pre-Construction

Site Map - Distillery District



Property Details

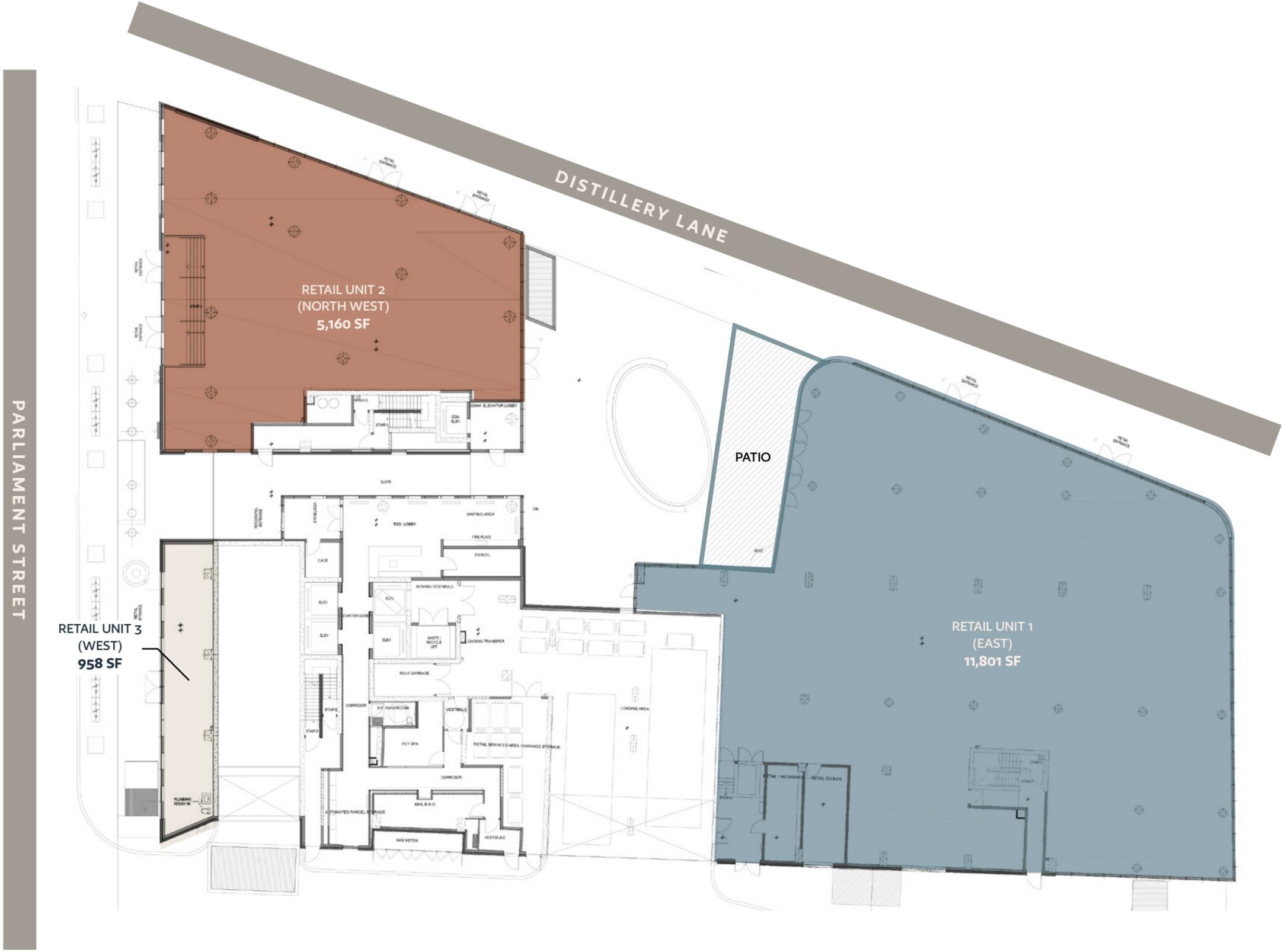
RETAIL UNIT 1	11,801 SF (Divisible)	AVAILABLE	Unit 1 and Unit 3 : Q4 2025 Unit 2: Q1 2026
RETAIL UNIT 2	5,160 SF (Divisible)	TERM	5-10 years
RETAIL UNIT 3	958 SF	NET RENT	Please Contact Listing Agents
		ADDITIONAL RENT	\$25.00 PSF (Est. 2025)

Highlights

- Premium retail space within the Distillery District, with prominent exposure on Parliament Street
- Flexible demising options
- Various sizes of retail spaces featured in expansive glass façade curtainwall
- 104-stall underground commercial parking garage
- Incredible ceiling heights and ample natural light throughout the space
- Immense foot traffic from locals and visitors attracted to nearby popular destinations such as the St. Lawrence market, Corktown Common, King East Design District, and the Lake Ontario waterfront
- Patio opportunity



Floor Plan



33 Parliament Street

IN THE DISTILLERY HISTORIC DISTRICT

GRAHAM SMITH*

Executive Vice President
+1 416 855 0914
Graham.Smith@jll.com

BRANDON GORMAN**

Executive Vice President
+1 416 855 0907
Brandon.Gorman@jll.com

AUSTIN JONES**

Associate Vice President
+1 416 304 6050
Austin.Jones@jll.com

MATTHEW MARSHALL*

Associate Vice President
+1 416 238 9925
Matthew.Marshall@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

©2025 Jones Lang LaSalle IP, Inc. All rights reserved. **Broker. *Sales Representative.

