

177

FRONT
STREET
EAST

PREMIUM RETAIL OPPORTUNITIES FOR LEASE

FRONT STREET EAST



Area Overview

The Time & Space Development is strategically positioned between two of Toronto’s most iconic historical areas: the St. Lawrence Market neighbourhood and the Distillery District. These landmarks offer residents a rich tapestry of cultural experiences, from the bustling farmers’ market to the charming Victorian-era architecture. Just a short walk away, the Hockey Hall of Fame stands as a testament to Canada’s beloved national sport, drawing enthusiasts from around the world.

Union Station, just a 5-minute walk away, connects residents to the Greater Toronto Area and beyond. The 504 King streetcar stops steps from the development, providing easy east-west transit. For drivers, the DVP and Gardiner Expressway are accessible within a 5-minute drive, offering seamless connections to the wider city.

The neighbourhood is experiencing rapid gentrification, particularly evident at the corner of Lower Sherbourne and Front Street. The Whitfield, Time & Space, and St. Lawrence Condos collectively bring approximately 2,500 new residential units to this vibrant intersection, significantly increasing the area’s urban density.

Historical Landmarks



ST. LAWRENCE MARKET

St. Lawrence Market is a historic food market in downtown Toronto, offering fresh produce and gourmet foods since 1803. It attracts over 300,000 visitors annually. The market’s prime location on Front Street East sees approximately 20,000 vehicles pass by each day.



DISTILLERY DISTRICT

The Distillery District is a historic pedestrian area in Toronto featuring Victorian architecture and unique shops. It’s home to an energetic arts scene and popular restaurants. The annual Christmas Market draws large crowds to this charming neighbourhood.



HOCKEY HALL OF FAME

The Hockey Hall of Fame in Toronto celebrates the history of ice hockey and its greatest players. It houses an extensive collection of hockey memorabilia and interactive exhibits. This popular attraction draws hundreds of thousands of visitors annually, offering a thrilling experience for hockey fans.






Time & Space Condos, developed by Pemberton, offer multiple signature, ground floor retail spaces for lease in the heart of the downtown east.

The 29-storey development, featuring 1,586 residential units, is situated between Front Street East and The Esplanade, steps from the St. Lawrence Market, Distillery District, George Brown College, Hockey Hall of Fame & David Crombie Park.

Retail space sizes available range from 1,715 - 11,335 square feet, with a minimum of 15-foot clear-height ceilings throughout.



DEMOGRAPHICS

	0.5KM	1KM	2KM
 POPULATION	18,590	58,983	181,917
 DAYTIME POPULATION	22,332	114,918	444,521
 GROWTH RATE OVER NEXT 5 YEARS	17.6%	22.4%	20.1%
 AVG. HH INCOME	\$135,868	\$124,653	\$119,969
 MEDIAN AGE	36.7	34.4	33.7





DAILY VEHICULAR VOLUME
(FRONT ST E & LOWER SHERBOURNE ST)
30,900



DAILY PEDESTRIAN COUNT
(FRONT ST E & LOWER SHERBOURNE ST)
10,860



WALK SCORE
100



TRANSIT SCORE
100

Property Details

ASKING NET RENT	Please Contact Listing Agents
TERM	5-10 years
ADDITIONAL RENT	\$24.00 per square foot (2025 est.)
AVAILABILITY	Immediate

HIGHLIGHTS

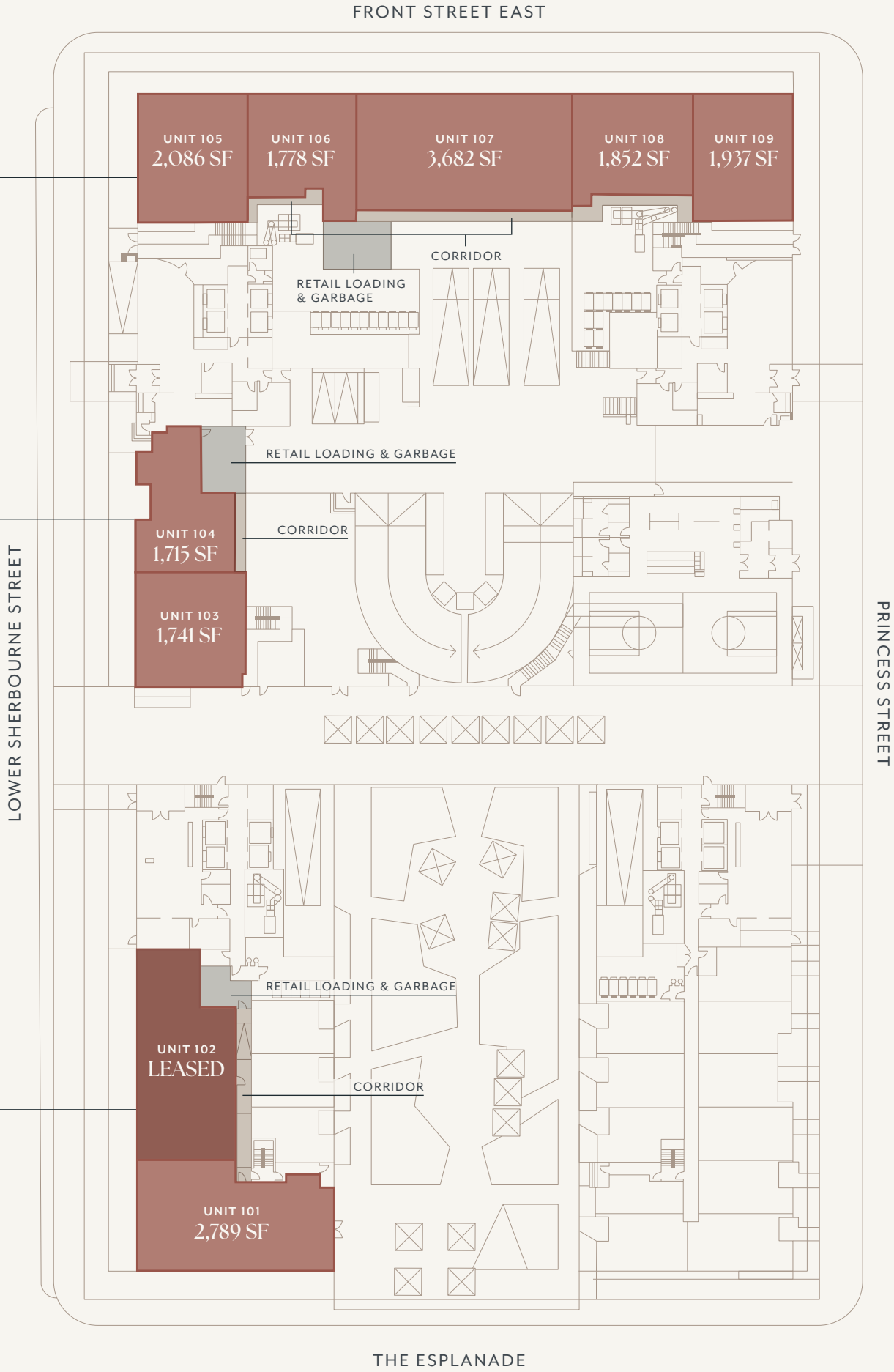
- 1,715 - 11,335 SF of premium at-grade retail spaces
- At the base of 1,586-unit condo development with high pedestrian and vehicular traffic
- Minimum of 15-foot clear height ceilings throughout each available space
- 107 underground commercial parking stalls
- Excellent public transit access with a 2-minute walk to the 504 King Street streetcar and a 5-minute walk to Union Station
- Close to major landmarks including the Hockey Hall of Fame, St. Lawrence Market, and George Brown College
- Dedicated shipping and receiving area for each space

SITE PLAN

NORTH RETAIL

WEST RETAIL

SOUTH RETAIL



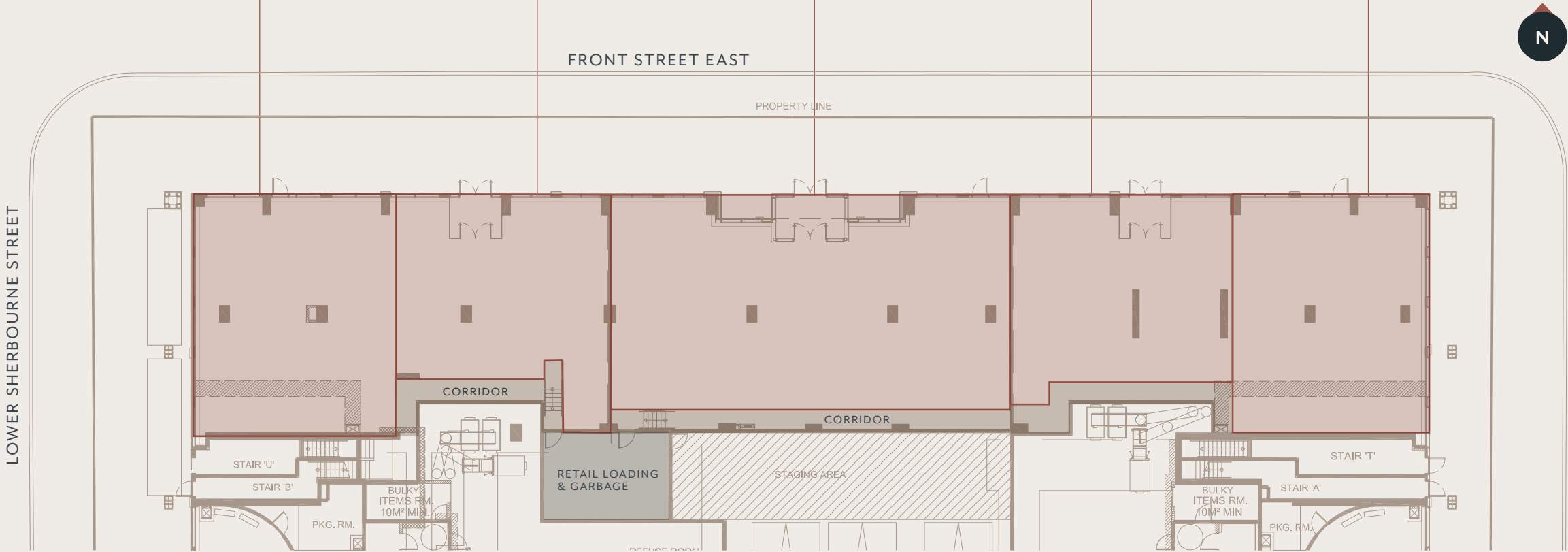
North Retail

Units can be combined
or leased separately

TOTAL
11,335 SF



UNIT 105 2,086 SF	UNIT 106 1,778 SF	UNIT 107 3,682 SF	UNIT 108 1,852 SF	UNIT 109 1,937 SF
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West Retail

Units can be combined
or leased separately

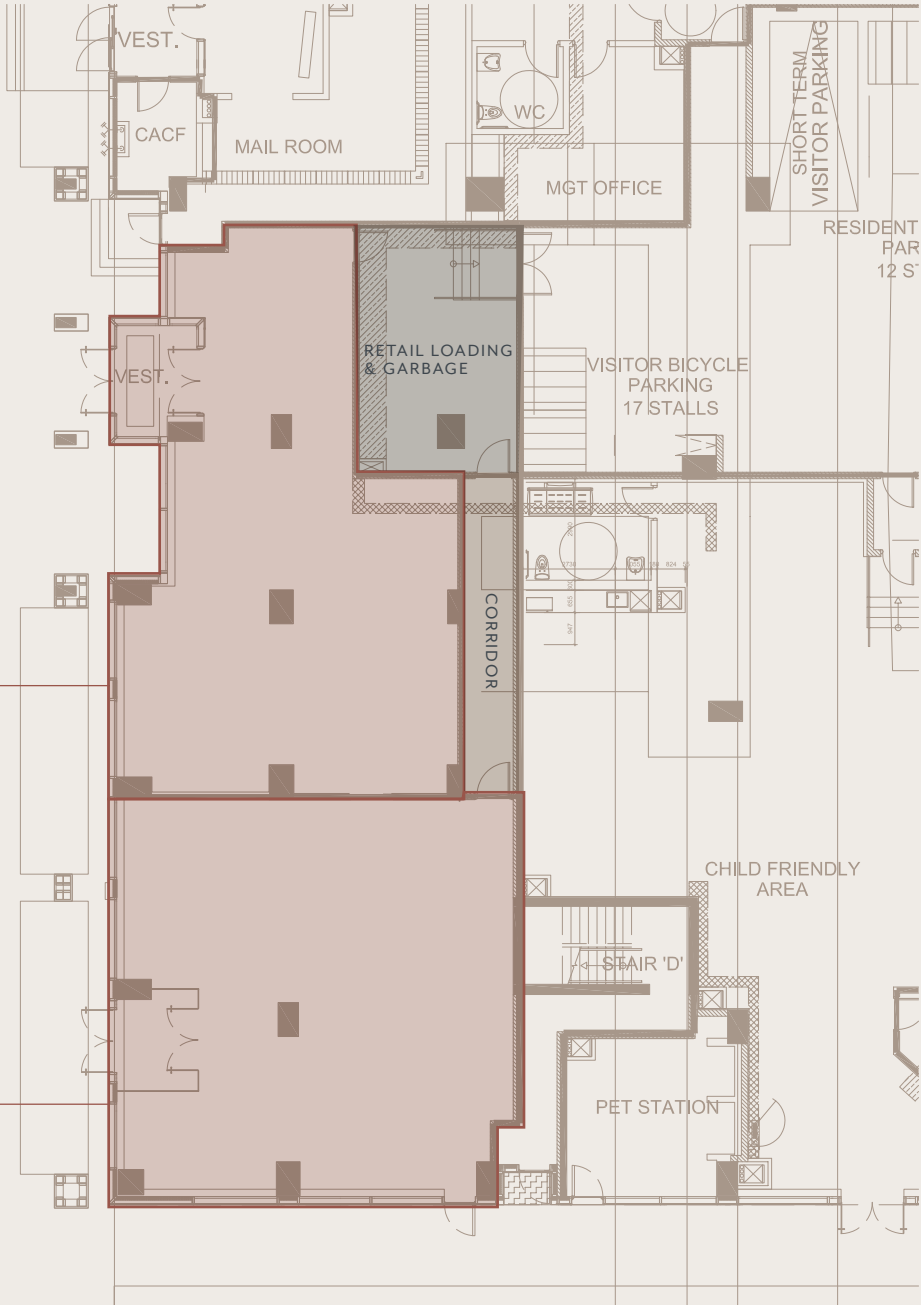
TOTAL
3,456 SF



UNIT 104
1,715 SF

UNIT 103
1,741 SF

LOWER SHERBOURNE STREET



South Retail

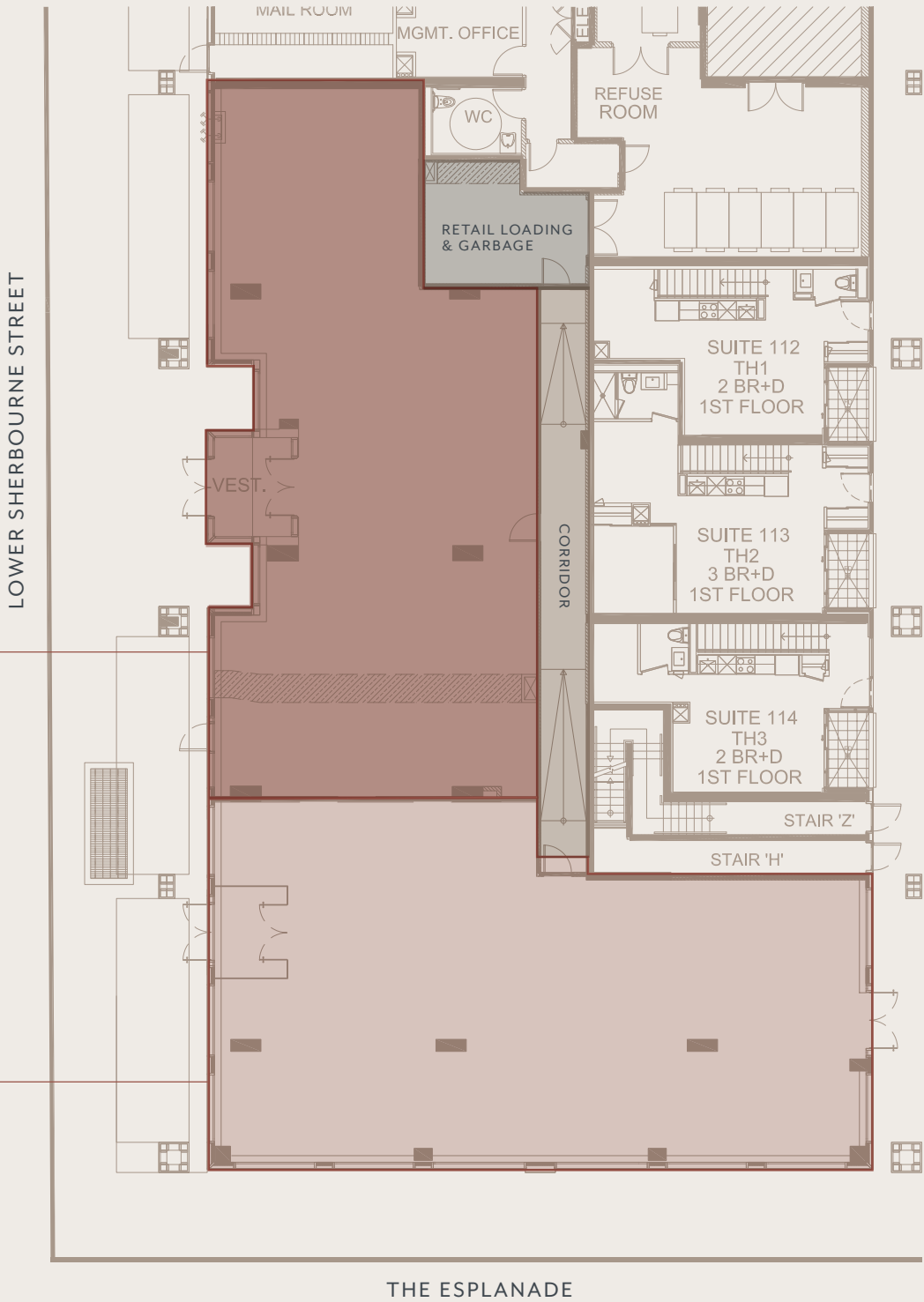
Units can be combined
or leased separately

TOTAL
2,789 SF



UNIT 102
LEASED

UNIT 101
2,789 SF



Surrounding Landmarks



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FRONT
STREET
EAST

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