

PORTLAND
COMMONS



Flagship Retail Opportunity For Lease



CLICK TO WATCH VIDEO



SIGNATURE RETAIL IN THE HEART OF TORONTO'S 'KING WEST' NEIGHBOURHOOD

At the intersection of Front Street West and Portland Street, in the heart of the King West neighbourhood, is a new 560,000 sf high performance commercial development designed with a focus on employee wellness, technology, and sustainability.

Presenting 14,260 SF of best-in-class retail space, Portland Commons offers tenants expansive street level presence, multiple large outdoor patios, generous ceiling heights of 22 FT, and floor-to-ceiling windows providing an abundance of natural light into the spaces.

The retail premises located on Portland Street, just south of Wellington Street West, offers a view of Victoria Memorial Square and is highly visible from Front Street West. workspaces.

PROPERTY
DETAILS

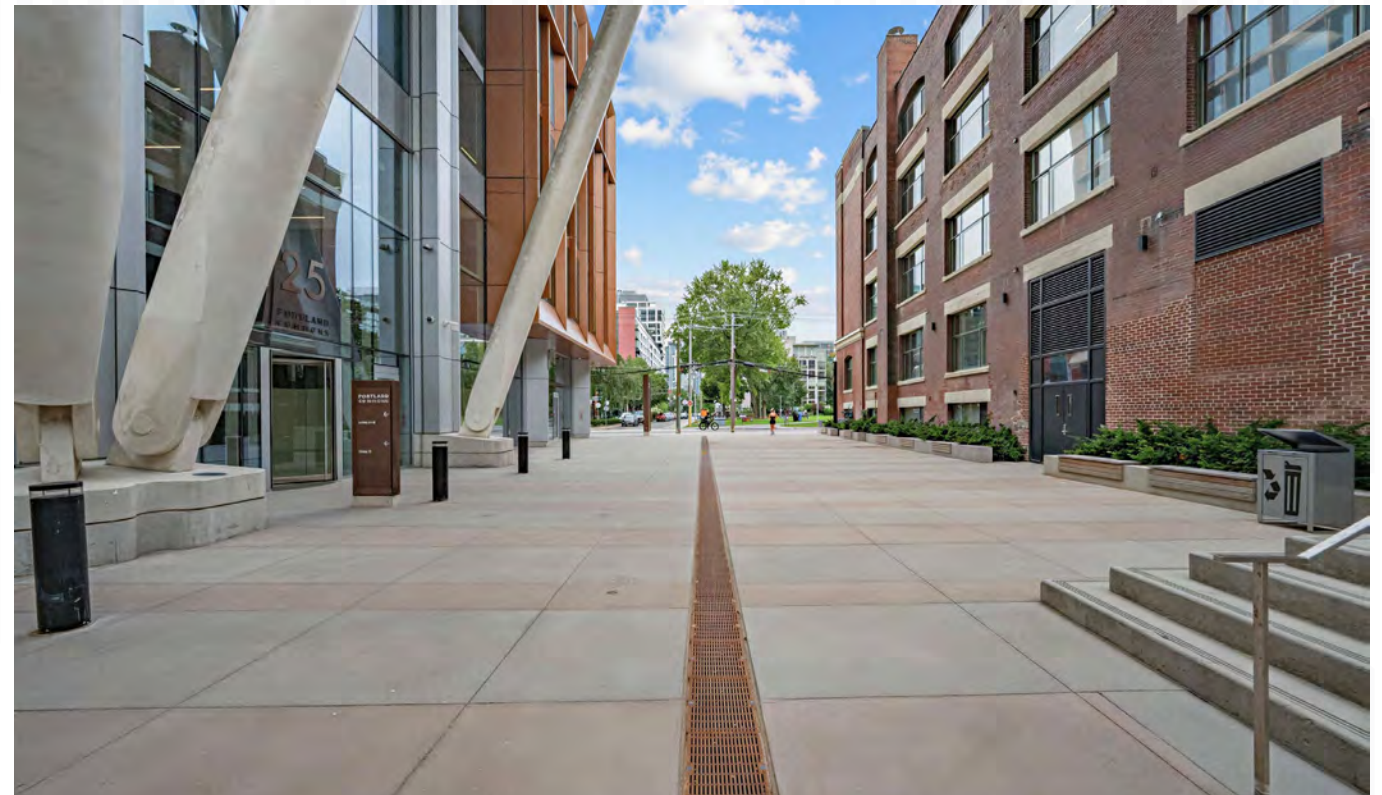
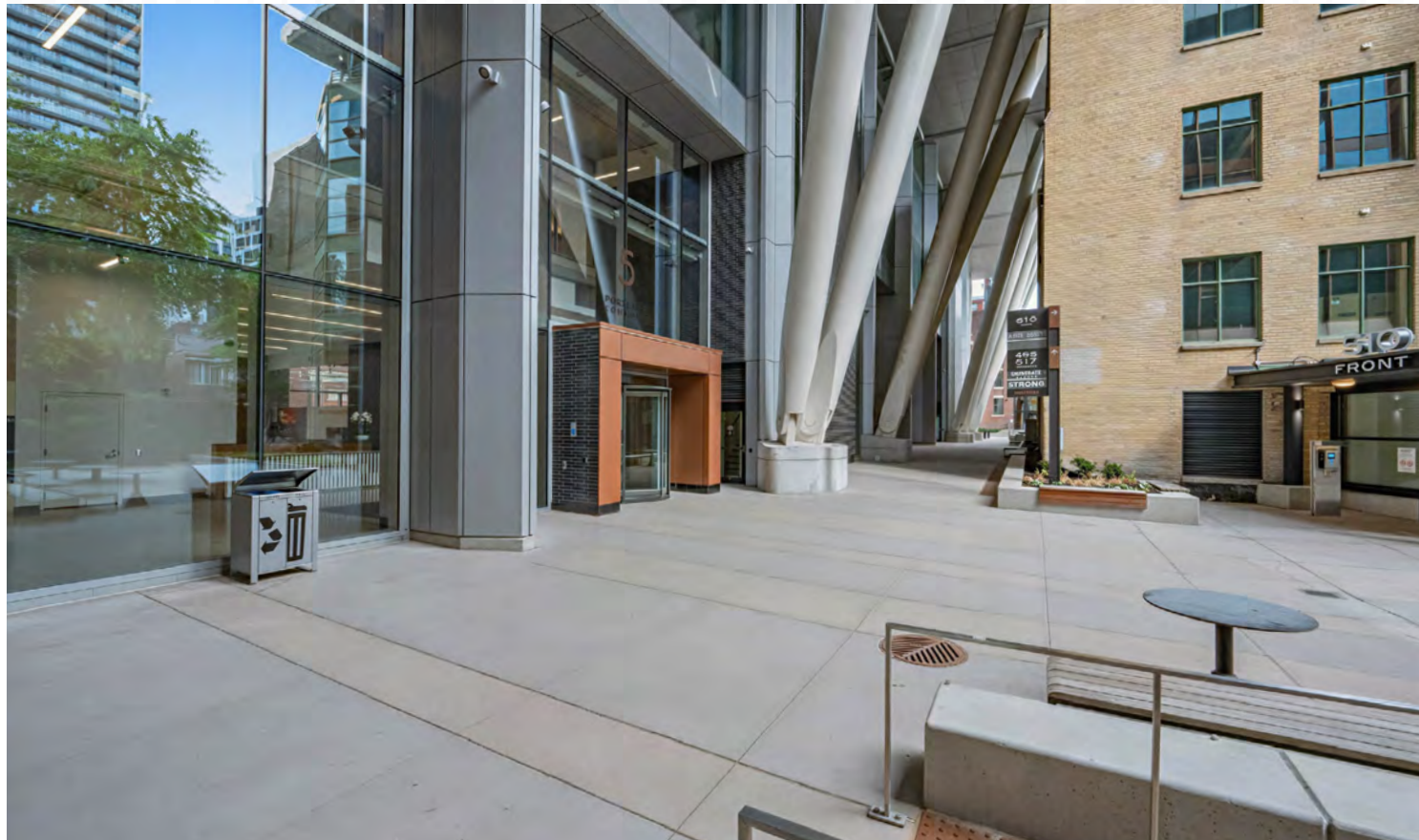
RETAIL 1:	6,400 SF	} Can be combined or leased separately
RETAIL 2:	3,067 SF	
RETAIL 3:	3,500 SF	
RETAIL 4:	Columbus Café	
Available:	Ready For Fixturing	
Term:	10 years	
Net Rent:	Please Contact Listing Agents	
Additional Rent:	\$22.79 PSF (est. 2026)	
Zoning:	CRE (x19)	

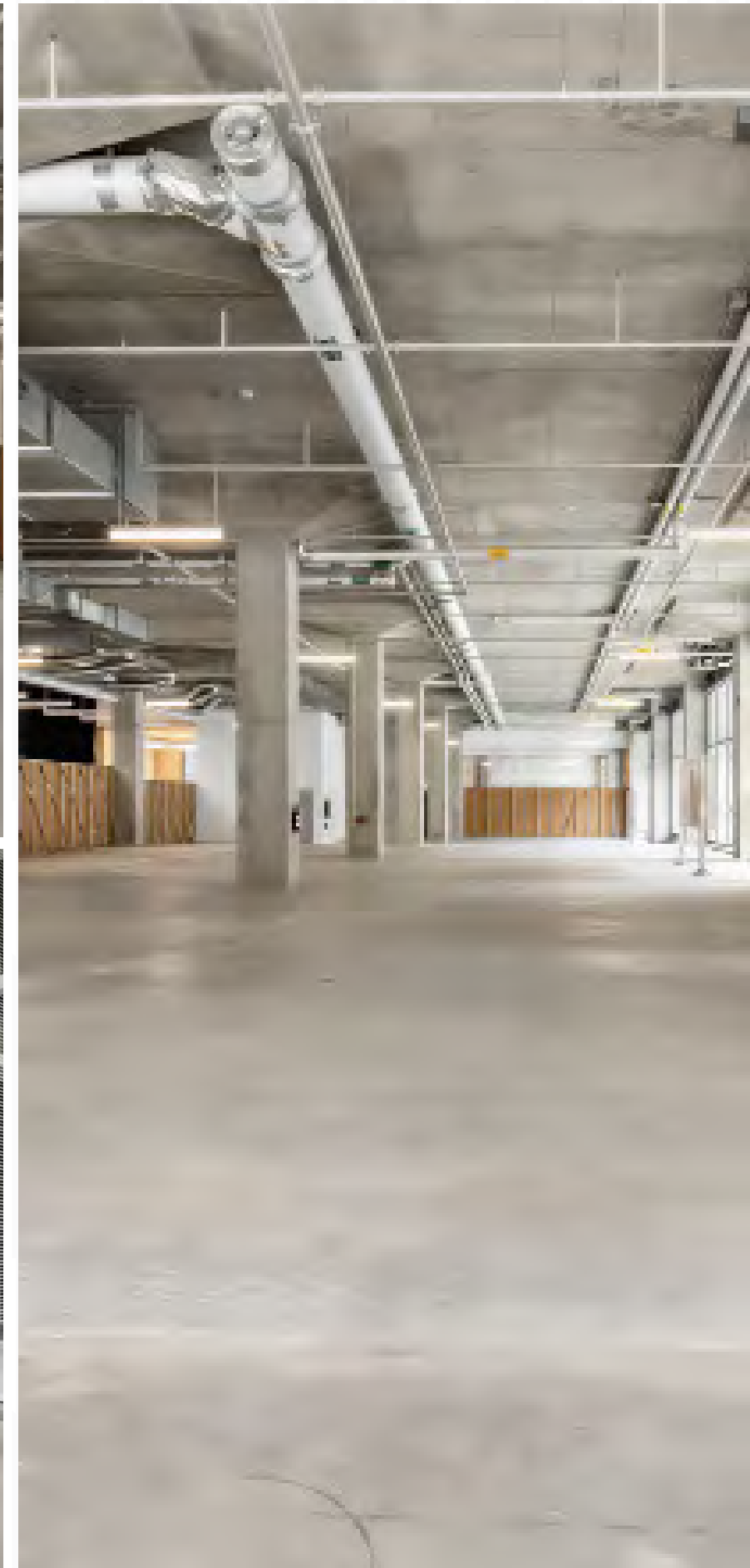
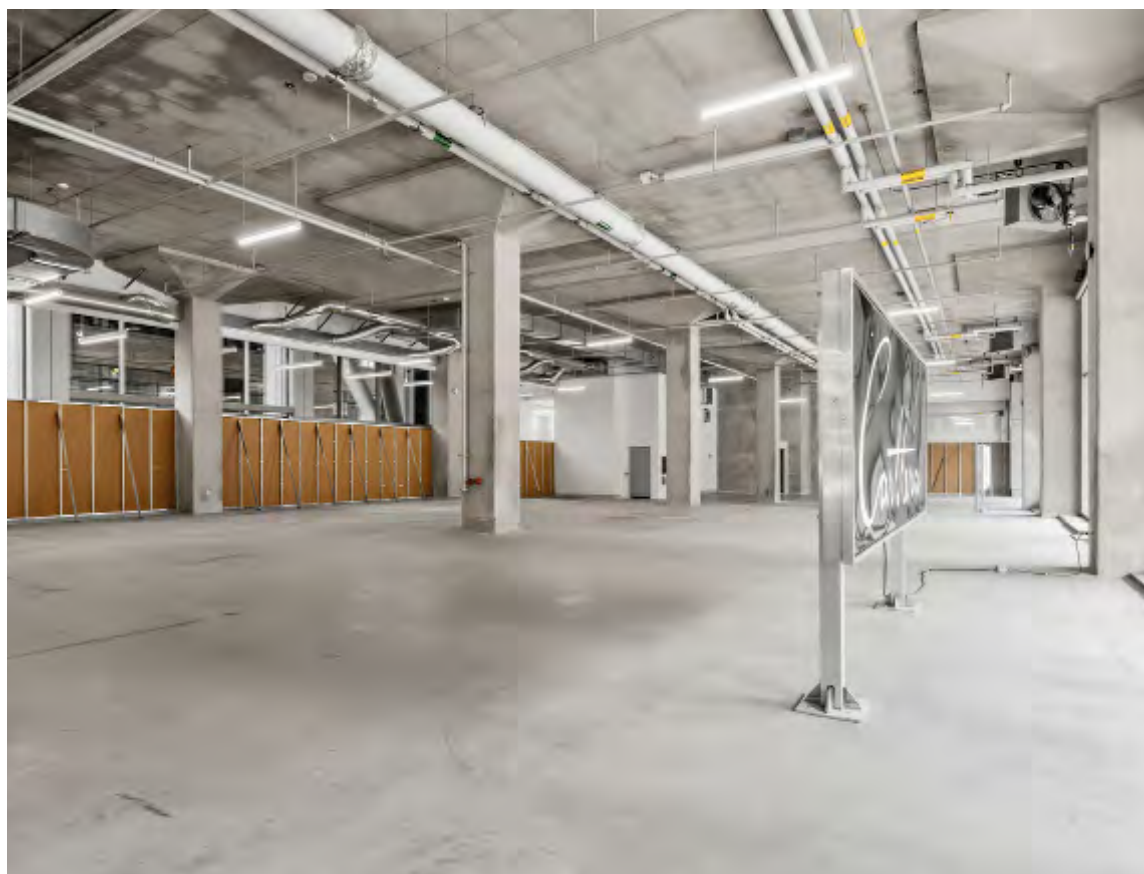
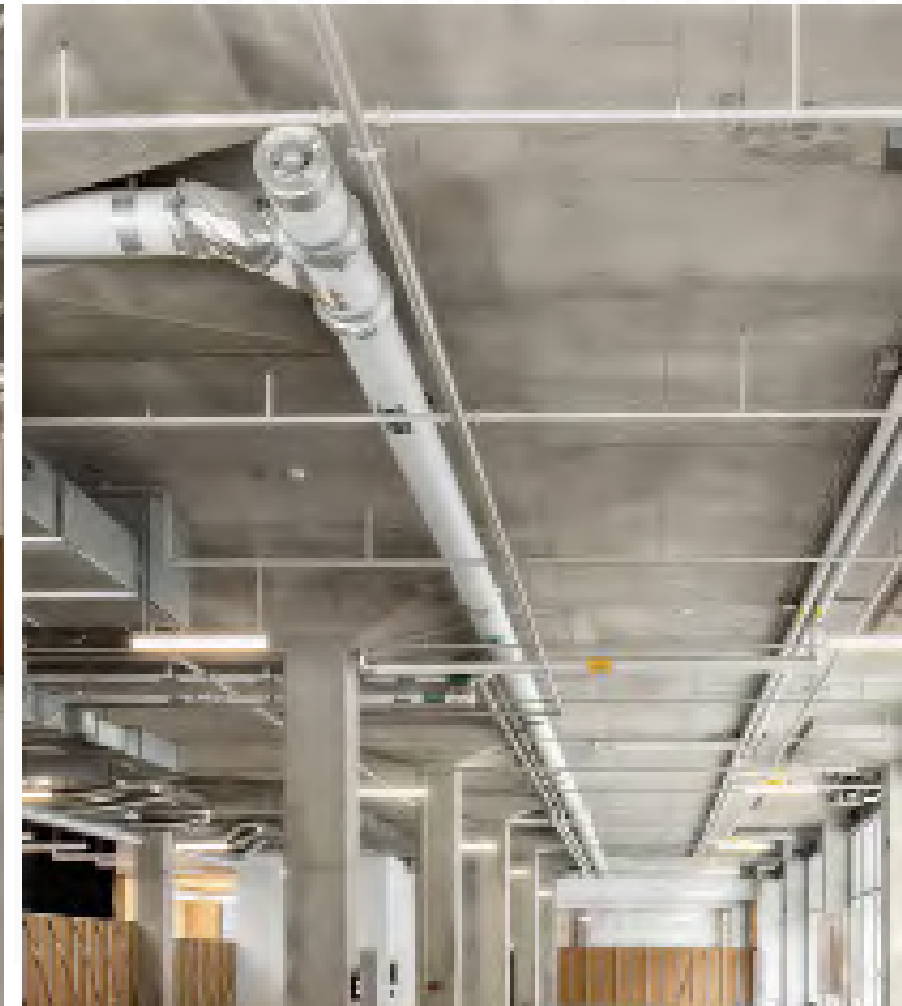
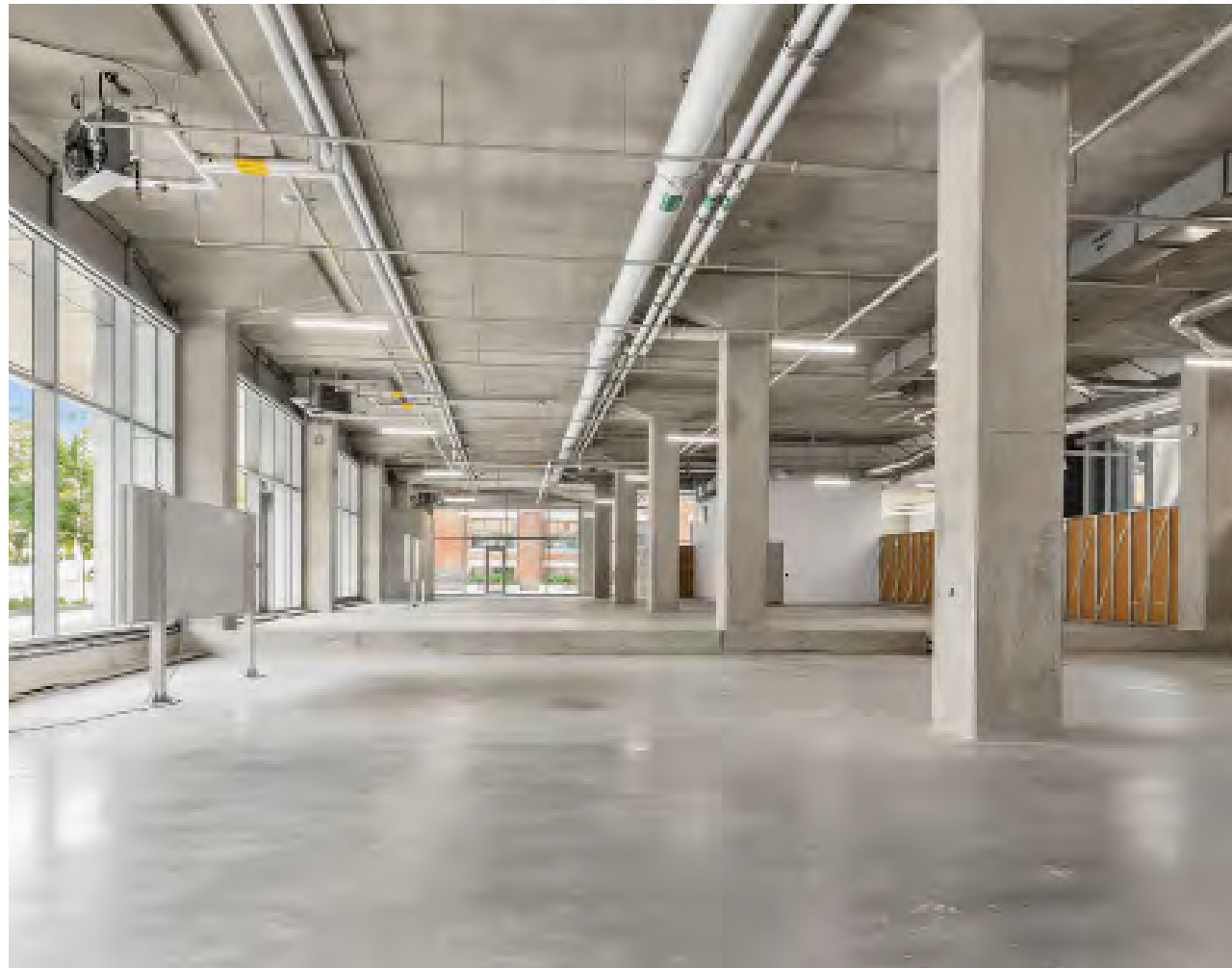
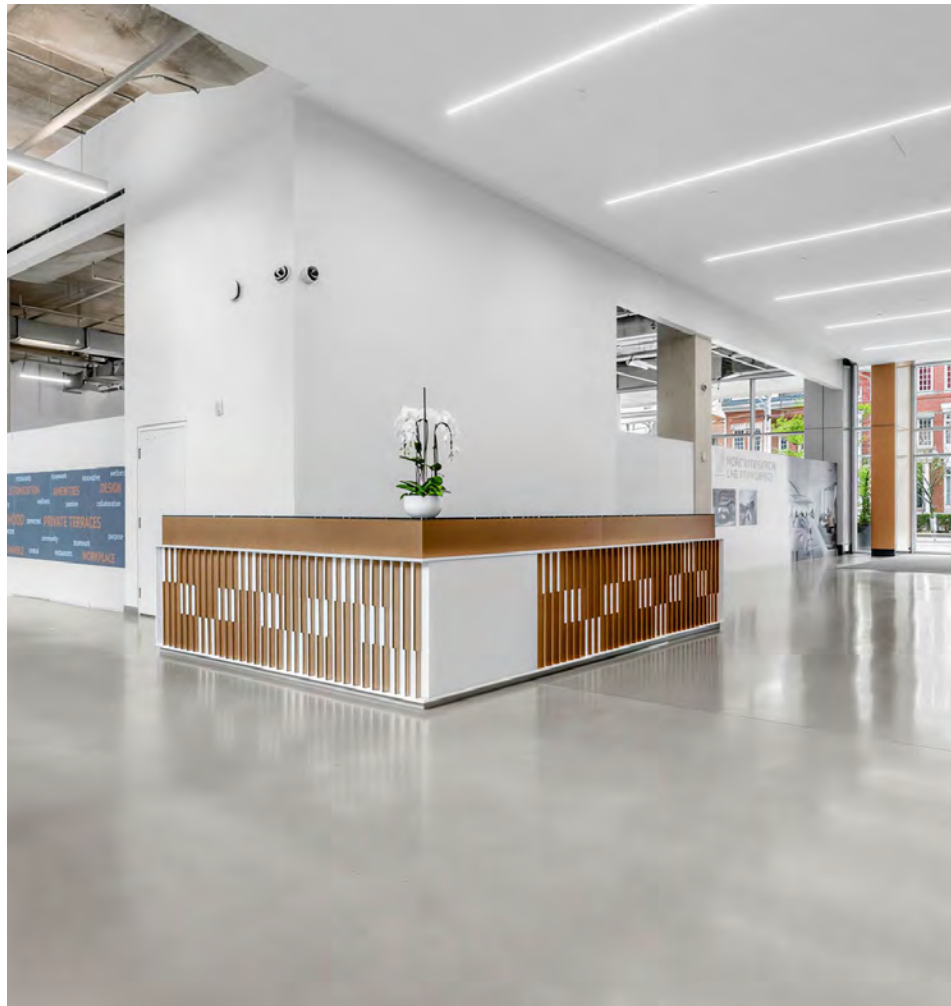
PROPERTY
HIGHLIGHTS

- 1 Situated at the base of a 560,000 SF office development at the northeast corner of Portland Street & Front Street West
- 2 Multiple large outdoor patio areas fronting onto the signature courtyard walkway and Portland Street, across from Victoria Memorial Square
- 3 Soaring ceiling heights of approximately 22 FT slab to slab
- 4 Beautiful, new construction retail premises with modern glass curtain façades
- 5 Two Type B and two Type C loading bays with direct elevator access to P1 shipping
- 6 Multiple retail entrances from outside and the interior lobbies with ability to add interior seating in South lobby
- 7 242 parking stalls (including 51 EV chargers), operable 24/7 as public garage
- 8 P1 level storage space available
- 9 Sustainability: Green Loan, Green Good Design, LEED Platinum certified, LEED Zero Carbon and Well Gold. Currently Certified WiredScore Platinum & SmartScore









RETAIL
PREMISES

- RETAIL 1: 6,400 SF

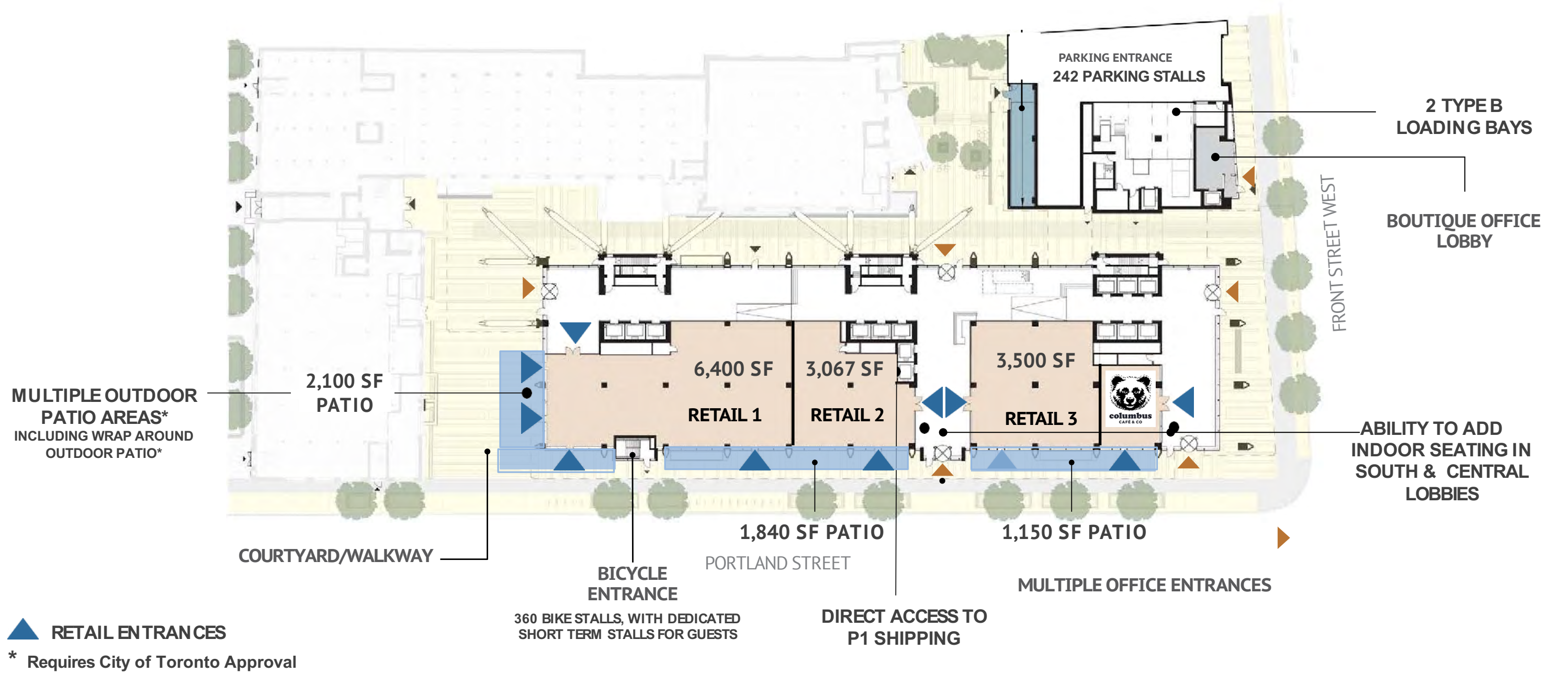
RETAIL 2: 3,067 SF

RETAIL 3: 3,500 SF

RETAIL 4: Columbus Café
- Can be combined or

leased separately

Total Area 14,260 SF with soaring 22' ceiling height





FINANCIAL CORE



320,000 SF RETAIL 1.2M SF OFFICE 1.5M SF RESIDENTIAL
CONSISTING OF 1,700 UNITS AND 3,000 RESIDENTS



CITY PLACE

BILLY BISHOP AIRPORT

SPADINA AVENUE



VICTORIA MEMORIAL SQUARE



1 HOTEL TORONTO



FORT YORK NATIONAL HISTORIC SITE

FUTURE KING-BATHURST STATION (LRT)



DOWNTOWN WEST NEIGHBOURHOOD

Portland Commons brings a high performance office development to the King West neighbourhood, while embracing everything this community has to offer including world-class restaurants, coffee shops, fitness studios and boutique retail. Portland Commons' courtyards and terraces, along with surrounding parks, provide ample outdoor green space environments for tenants. Centrally located near the financial, entertainment and waterfront districts with immediate transit and highway access, Portland Commons seeks to amplify the everyday in this fast-growing community.



1	Akira Back
2	Lavelle
3	Hello Nori
4	Forno Cultura
5	Ruby Soho
6	Gusto 101
7	Casa Madera
8	Oretta
9	Wilbur Mexicana
10	Cherry's High Dive
11	Belfast Love
12	Myth
13	Cibo Wine Bar
14	Baro
15	nook
16	Le Sélect Bistro
17	Bar Wellington
18	SPIN
19	Hunters Landing
20	King Taps
21	Beso by Patria
22	Miss Likklemore's
23	Shy Coffee Co.
24	Milky's Cloud Room
25	Starbucks
26	Jimmy's Coffee
27	Pilot Coffee
28	Studio Lagree
29	GoodLife Fitness
30	F45
31	barre3
32	Totum Life Science

33	Patagonia
34	Downtown Kids Academy
35	Daycare ABC's
36	1 Hotel
37	Hounds of York
38	Loblaws
39	DPRTMNT
40	Ace Hotel
41	Farm Boy
42	Sobeys
43	Sweat and Tonic
44	The Dorset
45	La Plume
46	Lifelabs
47	Mandy's Gourmet Salad
48	MUJI
49	Vie Nail & Beauty Salon
50	HealthOne
51	Prince St. Pizza
52	De Mello Coffee
53	Groovy Shoes
53	Adidas
55	Indigo Books
56	Wellington Market
57	Bailey Nelson
58	Quantum Coffee
59	The Bone & Biscuit Co.
60	Accent & Co.
61	Mr. Surprise
62	Suetables
63	Structube

- Restaurants & Bars

Fitness

Coffee Shop

Others

The Well
- TTC Streetcar

TTC Bus Route

TTC Subway

91

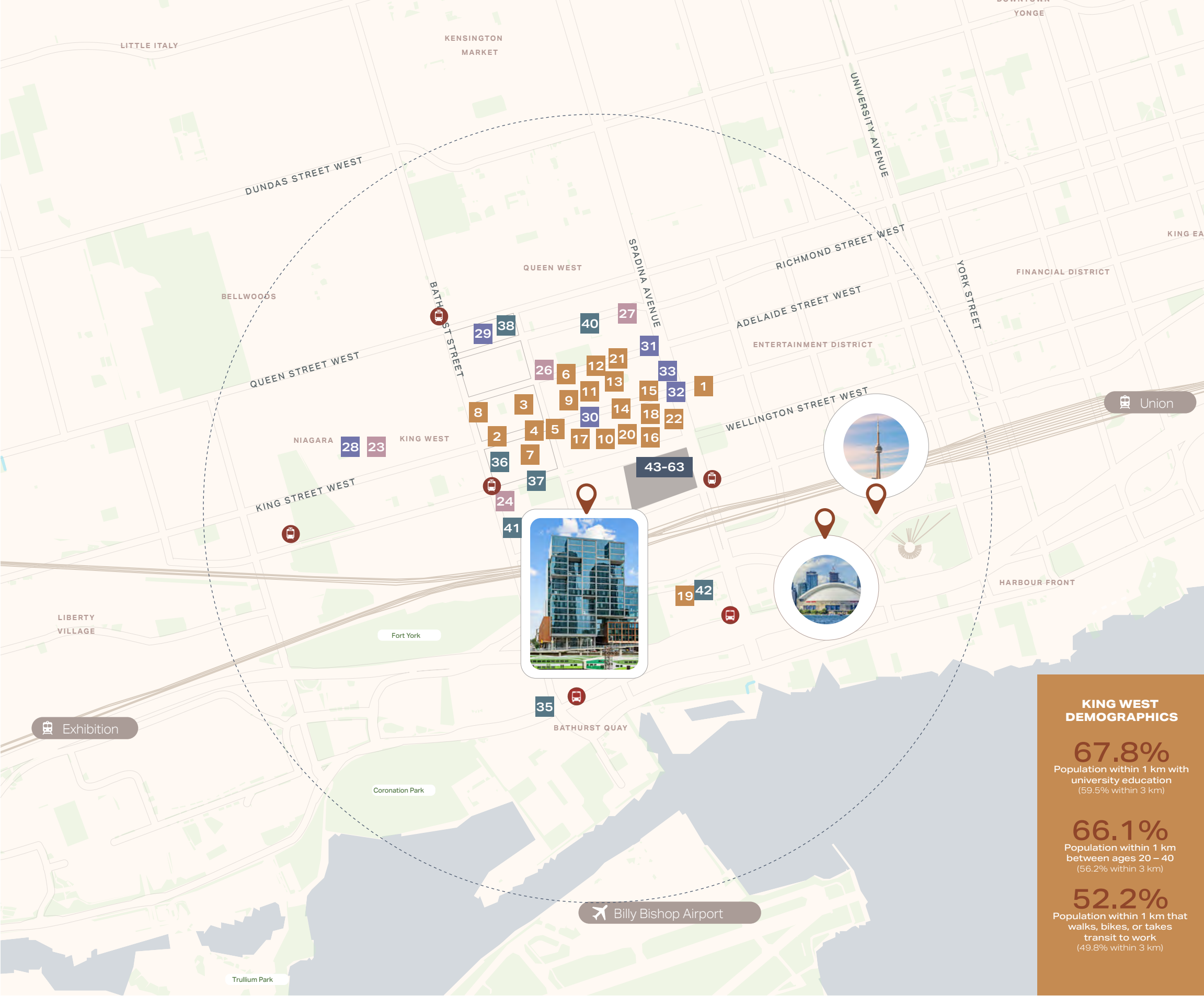
Walk Score

96

Biking Score

100

Transit Score



KING WEST
DEMOGRAPHICS

67.8%
Population within 1 km with
university education
(59.5% within 3 km)

66.1%
Population within 1 km
between ages 20 – 40
(56.2% within 3 km)

52.2%
Population within 1 km that
walks, bikes, or takes
transit to work
(49.8% within 3 km)



NEIGHBOURHOOD STATS

Portland Commons brings a high performance office development to the King West neighbourhood, while embracing everything this community has to offer including world-class restaurants, coffee shops, fitness studios and boutique retail. Centrally located near the financial, entertainment and waterfront districts with immediate transit and highway access, Portland Commons seeks to amplify the everyday in this fast-growing community.



Superior connectivity to public transit: TTC (dedicated King West Line), Union Station, Go Transit, Billy Bishop Airport and the Gardiner Expressway. Steps from the future Chinatown Station on the Ontario Line.



Nearby 400,000 sf of urban retail space within a very short walking distance includes new shopping, dining, and wellness opportunities for employees and the general public to enjoy.



Amenity-rich area with boutique and flagship retail storefronts and world-class restaurants.



Highly walkable with an 91 Walking Score, 100 Transit Score and 96 Biking Score (367 bike stalls with dedicated entrance).



Urban density with a highly educated labour pool. 67.8% of population within 1 km of Portland Commons with university education (59.5% within 3 km).

THE TEAM



Carttera is a Canadian real estate investment fund manager and developer. The firm invests its capital in innovative urban intensification development projects and is a leader in environmental sustainability in the Canadian development industry. Carttera’s strength lies in its track record of success in originating, structuring and executing complex development projects. Carttera has developed projects exceeding \$7.5 billion in total value, with primary holdings concentrated in the GTA and Montreal. The firm’s projects include a wide range of product types including office, mixed-use, industrial, condominiums and rental apartments. www.carttera.com.

Sweeny&Co

Sweeny&Co Architects was founded in 1988 to offer architecture that drives smart urban densification. Our team focuses on collaborating with Owners, Investors and Consultants to optimize sites with increased density, outstanding public realm, highest and best use of mixes, with incredible market success due to the quality of space, desirable amenities, and award winning, sustainable buildings. www.sweenyandco.com.



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