55 MERCER *street*

- FOR LEASE -

Prime Corner Right-Size Unit
For Lease

CENTRECOURT | JLL

Premium Retail Opportunity in Toronto's Entertainment District

Located in one of Toronto's most desirable neighbourhoods, 55 Mercer presents a prime corner retail opportunity in the heart of The Entertainment District. This unit comprises 1,695 SF of premium, new construction retail space featuring soaring 25 FT ceiling heights and floor-to-ceiling curtainwall offering exceptional storefront exposure on Blue Jays Way.

BUILDING DETAILS

1,695
Retail SF

25 FT
Ceiling Heights

78 FT
Wraparound Frontage

RETAIL *overview*

Size	1,695 SF
Term	10 years
Available	60 Days
Net Rent	$80.00 PSF
Additional Rent	$22.00 PSF (Est. 2026)

HIGHLIGHTS

- Prime Entertainment District location at the base of a luxury 47-storey, 543-unit condominium tower with prime corner positioning on Blue Jays Way
- Prominent, right-size unit featuring approximately 36 FT of frontage on Blue Jays Way
- Unparalleled 25 FT ceiling heights with floor-to-ceiling curtainwall
- Ideal square layout that can accommodate a variety of uses from food and beverage to medical
- Adjacent prominent traffic drivers Nobu, Bisha Hotel and Rogers Centre

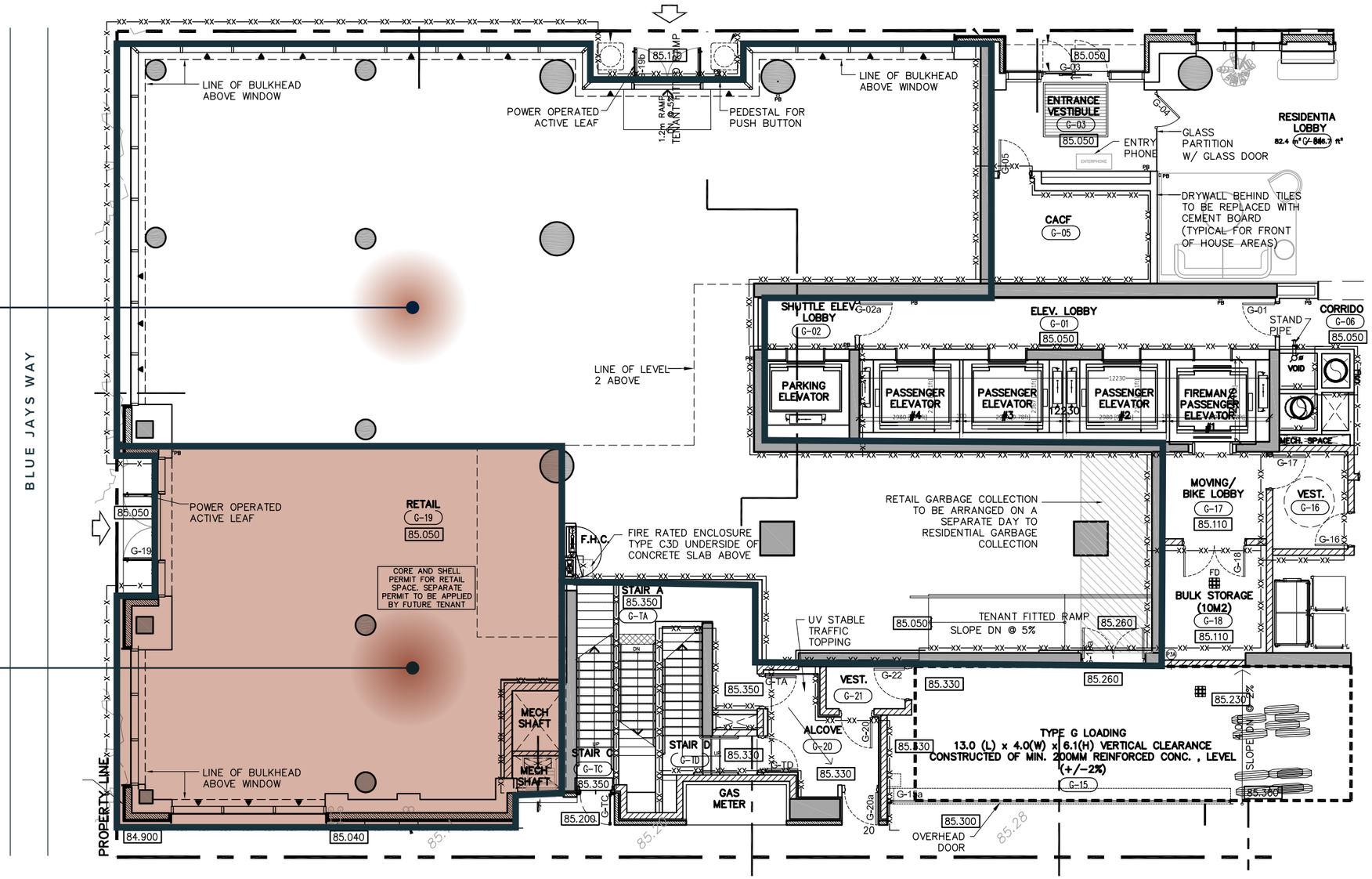




FLOOR *plan*

Conditionally Leased

+/- 1,695 SF



INTERIOR *photo*

PREMIER *location*

The Entertainment District is one of Toronto's fastest growing neighborhoods and is especially popular with young urban professionals. The area is known as the city's most exciting live, work, play neighbourhoods, located just steps to the Financial Core and home to endless options of high-end restaurants, cocktail bars and lounges. Bolstered by the most active office and residential markets in the country, The Entertainment District has experienced exponential growth over the past decade with ample mixed-used development projects under construction in the immediate area. This prime corner location on Blue Jays Way positions tenants at the heart of this thriving urban destination.

DEMOGRAPHICS - 1KM

80,240
Total Population

195,721
Daytime Population

18.6%
Growth Rate (2026-2030)

$132,643
Average Household Income

Environics, 2026



RETAILER *map*

CAFES & RESTAURANTS

1. French Made Toronto
2. Neo Coffee Bar King X Spadina
3. Nobu Restaurant Toronto
4. Akira Black Restaurant
5. Khao San Road
6. Abrielle
7. Aloette Restaurant
8. Minami Toronto
9. Nonni Cafe & Bakery
10. Soma Chocolatemaker
11. Pai
12. Animi Steakhouse Toronto
13. Mott 32 Toronto

HOSPITALITY

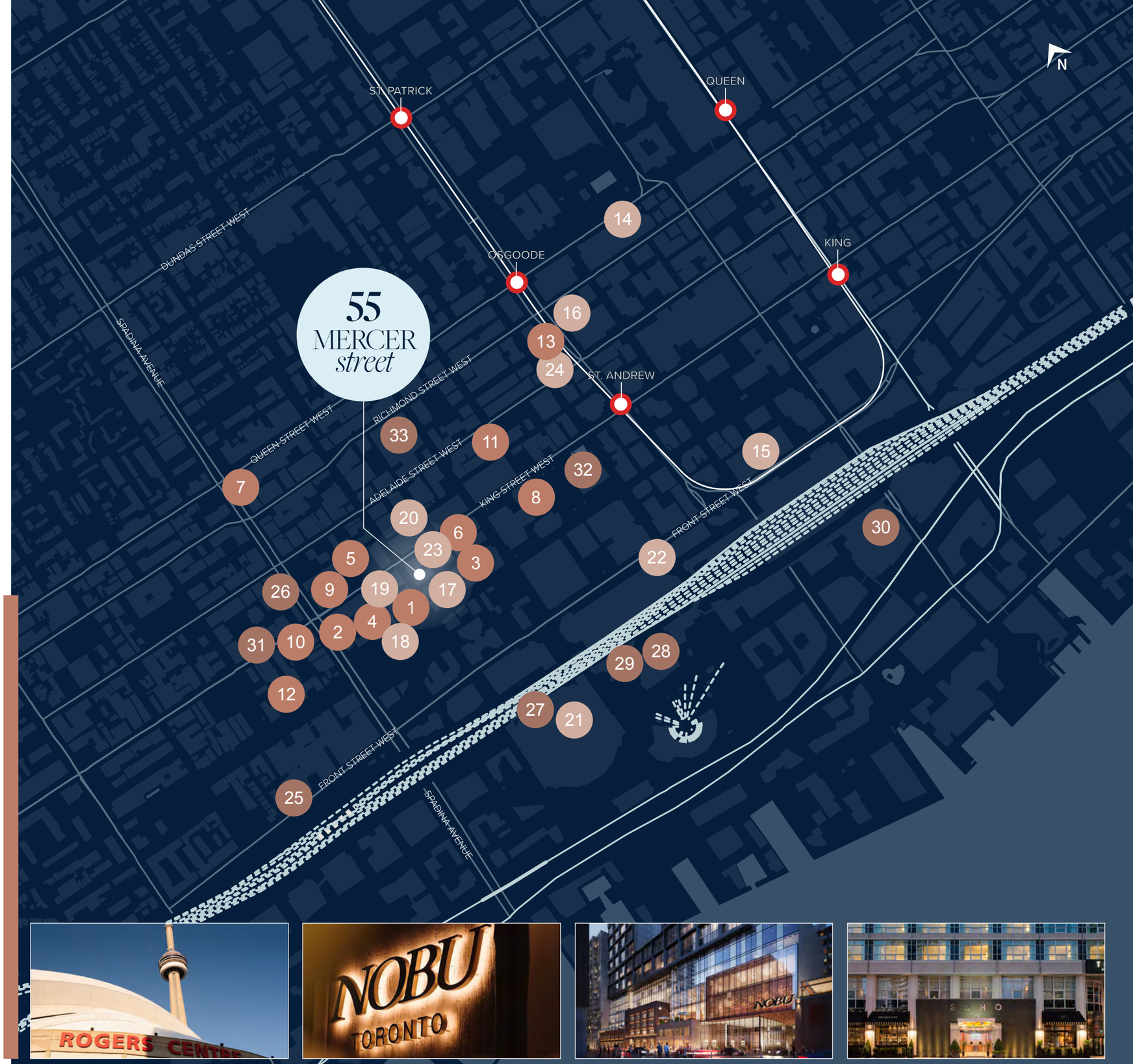
14. Sheraton Centre Toronto Hotel
15. Fairmont Royal York
16. Hilton Toronto
17. Nobu Hotel Toronto
18. SoHo Hotel Toronto
19. Bisha, a luxury Collection Hotel, Toronto
20. Hyatt Regency Toronto
21. Toronto Marriott City Centre Hotel
22. InterContinental Toronto Centre by IHG
23. Sutton Place Hotel Toronto
24. Shangri-La Toronto

SHOPPING & AMENITIES

25. The Well
26. HomeSense
27. Rogers Centre
28. Ripley's Aquarium of Canada
29. CN Tower
30. Scotiabank Arena
31. Patagonia
32. Roy Thomson Hall
33. Marshalls

TTC Subway Station

TTC Subway Line





55 MERCER *street*

- FOR LEASE -

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 contained herein has been obtained from sources deemed reliable, the owner, Jones Lang LaSalle Real Estate Services, Inc. (“JLL Canada”), and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the property/portfolio without express or implied warranties of any kind. The property/portfolio may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.
© 2026 JLL Canada. All rights reserved. *Sales Representative **Broker

CentreCourt | JLL