

Landmark Retail for Lease

Manulife Centre

Corner of Bay Street & Bloor Street



In the heart of Bloor Yorkville

Join Eataly and Birks in the newly renovated Manulife Centre.

Located on Bloor Street West, between Bay & Balmuto Streets.





Ground Floor

- Unit 1: 14,110 sq. ft. | Divisible | Corner of Bloor and Balmuto
- Unit 2: 2,015 sq. ft. | Next to Birks and Eataly
- Unit 3: 3,530 sq. ft. | Bay Street frontage, next to Indigo Books
- Unit 4: 2,605 sq. ft.
- Unit 5: 5,100 sq. ft.
- Unit 6: 2,085 sq. ft.

Concourse

- Unit 7: 4,700 sq. ft. | Divisible
- Unit 8: 3,145 sq. ft.

Join Eataly, Birks, Indigo, & More

In the Newly Renovated Manulife Centre

The \$100 million redevelopment of the Manulife Centre has added 35,000 sq. ft. of new retail space. The redevelopment included a complete overhaul of the exterior of the Centre, as well as a reconfiguration of the interior space. The space is anchored by Canada's very first Eataly, Maison Birks Jewelry, Indigo Books, and Cineplex Entertainment. Additional new tenants to the centre include Shoppers Drug Mart, Pilot Coffee Roasters, and Toronto staple Over the Rainbow Jeans.

280,000 sf
Retail

345,000 sf
Office

800
Luxury
Residential
Units

1,000
Parking Spaces



Maison Birks

Maison Birks is one of Canada's most prestigious jewelry brands whose reputation is built on quality, exclusivity and excellence in service. Birks Group Inc. operates 51 prestige jewelry stores in Canada and the United States, with 30 Maison Birks stores located in most of Canada's major urban areas.



Indigo Books

Indigo Books is Canada's largest book, gift and speciality toy retailers, operating stores in all ten provinces and one territory. There are currently 86 superstores under the banners Indigo and Chapters, and 123 small format stores under the banners Coles, Indigosprint and The Book Company.



LCBO

The LCBO is a Crown corporation that retails and distributes alcoholic beverages in the province of Ontario. The LCBO maintains a "quasi-monopoly" on alcoholic beverage sales in Ontario, and as a result is one of the world's largest purchasers of alcoholic beverages. The LCBO currently operates 651 stores across Ontario.



Eataly

This will be Canada's very first Eataly, offering 50,000 sq. ft. of high-quality Italian food, retail items and learning spaces for live demonstrations, cooking classes and complimentary tastings.



Over the Rainbow

Over the Rainbow is a family-owned, independent retail boutique specializing in denim. It also boasts a wide selection of tops, outerwear and accessories. It has been a staple in Toronto for over 40 years.



Pilot Coffee

Pilot Coffee Roasters is a popular local full-service roastery, cold brewery, training provider and cafe operator with 7 locations across Toronto and wholesale accounts from coast to coast.



Bloor: YORKVILLE

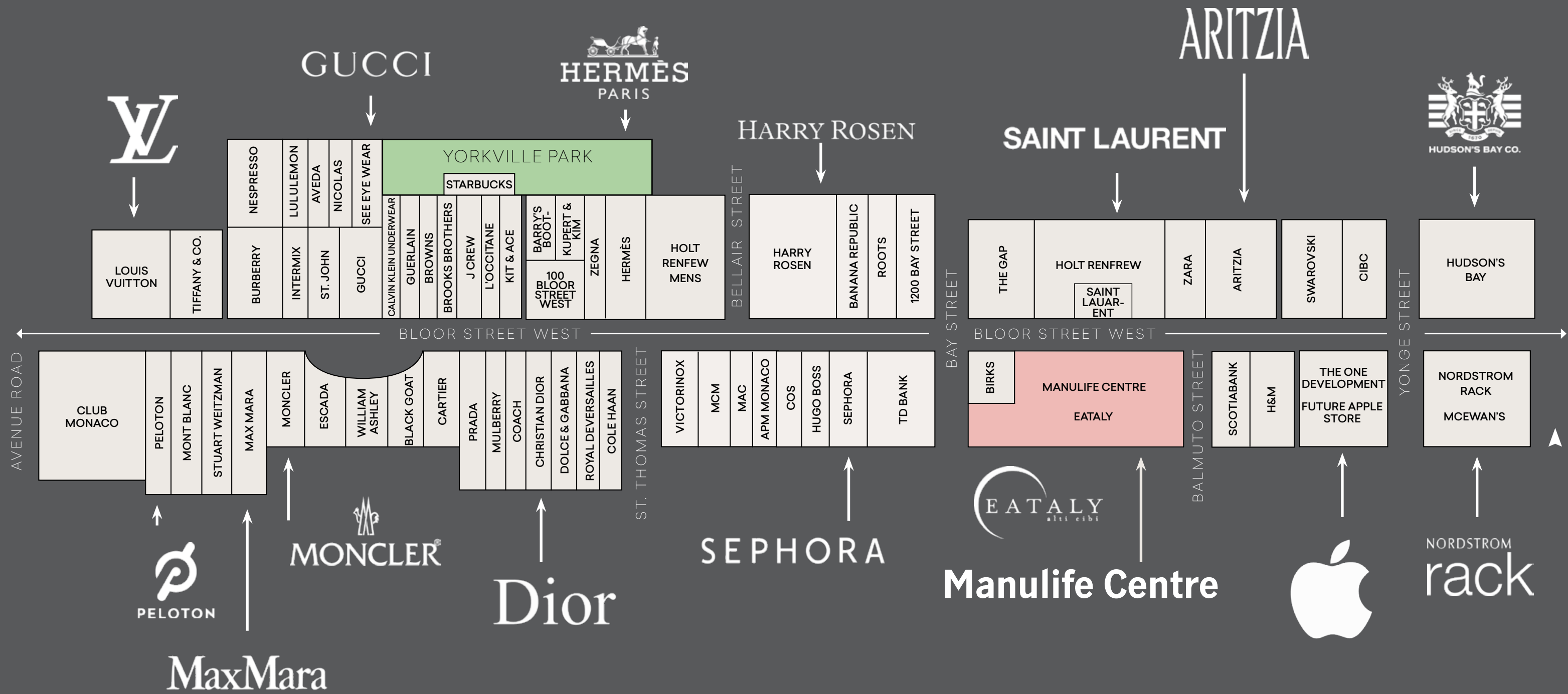
The Bloor-Yorkville node represents the pinnacle of Canadian high-street retail. The area is recognized internationally as one of the top ten shopping destinations in the world, with high-end fashion uses dominating the street front. The neighbourhood provides residents and tourists with the country's most prestigious selection of luxury and aspirational retailers demonstrating the highest net rental rates in Canada. The area boasts 2.3 million sq. ft. of retail space, 1.5 million of which is street-front. Retail sales performance along the Bloor Street corridor often exceeds \$2,500 per sq. ft.

This location is located on the best stretch of Bloor Street West, between Bay and Balmuto Street with neighbouring tenants including Holt Renfrew, Zara, Aritzia and the future Apple. Other neighbouring retailers include Hermes, COS, Sephora, MCM, Dolce & Gabbana and many more.



The Location

Manulife Centre | Luxury Retail For Lease



By the Numbers

\$ \$161,027

Average household income*

41,897

Daytime population*

20.3%

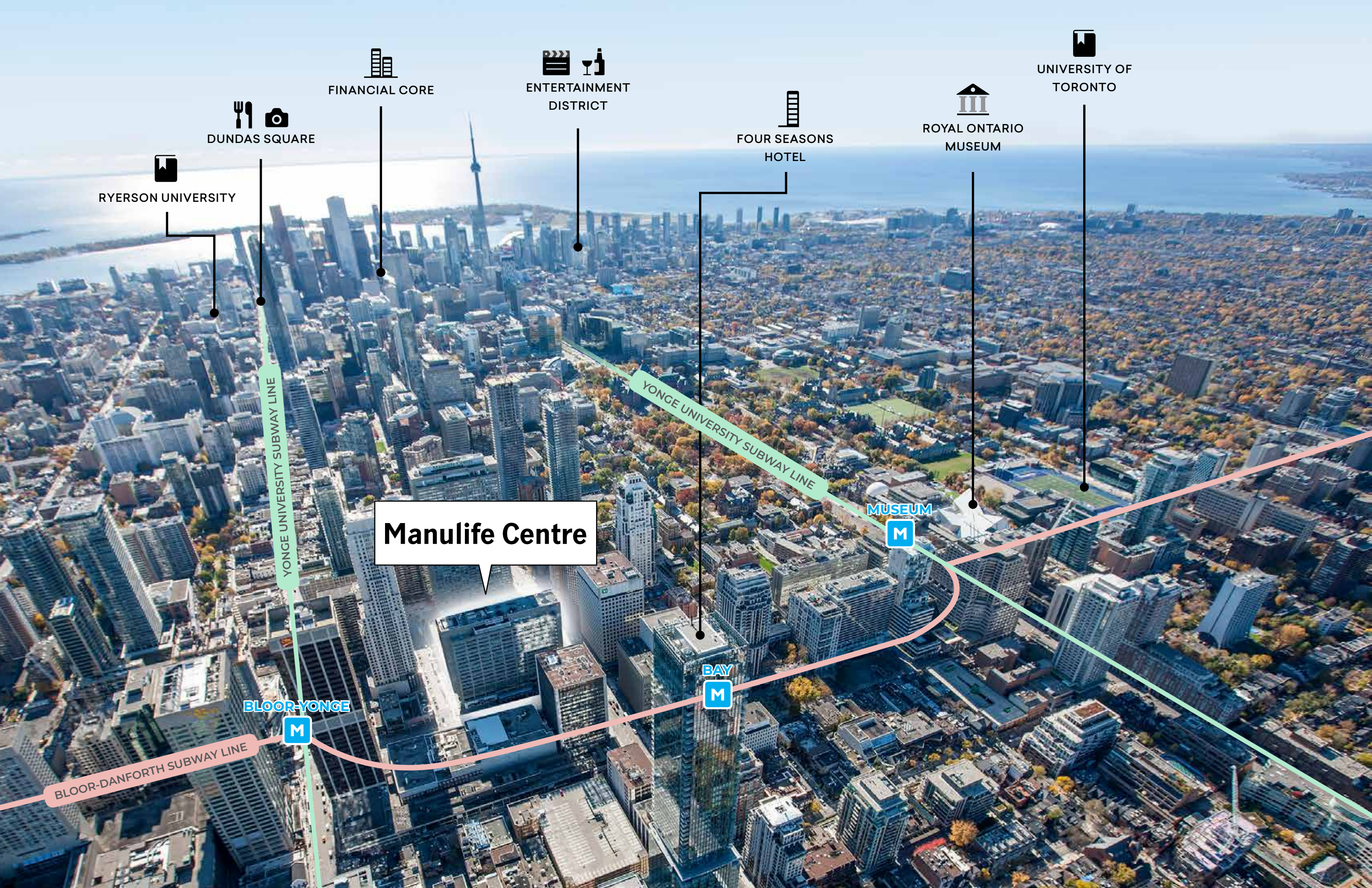
Population change (2019-2024)*

33.8

Median age*

*within 500 m of the Manulife Centre





RYERSON UNIVERSITY



DUNDAS SQUARE



FINANCIAL CORE



ENTERTAINMENT DISTRICT



FOUR SEASONS HOTEL



ROYAL ONTARIO MUSEUM



UNIVERSITY OF TORONTO

YONGE UNIVERSITY SUBWAY LINE

YONGE UNIVERSITY SUBWAY LINE

Manulife Centre

MUSEUM



BAY



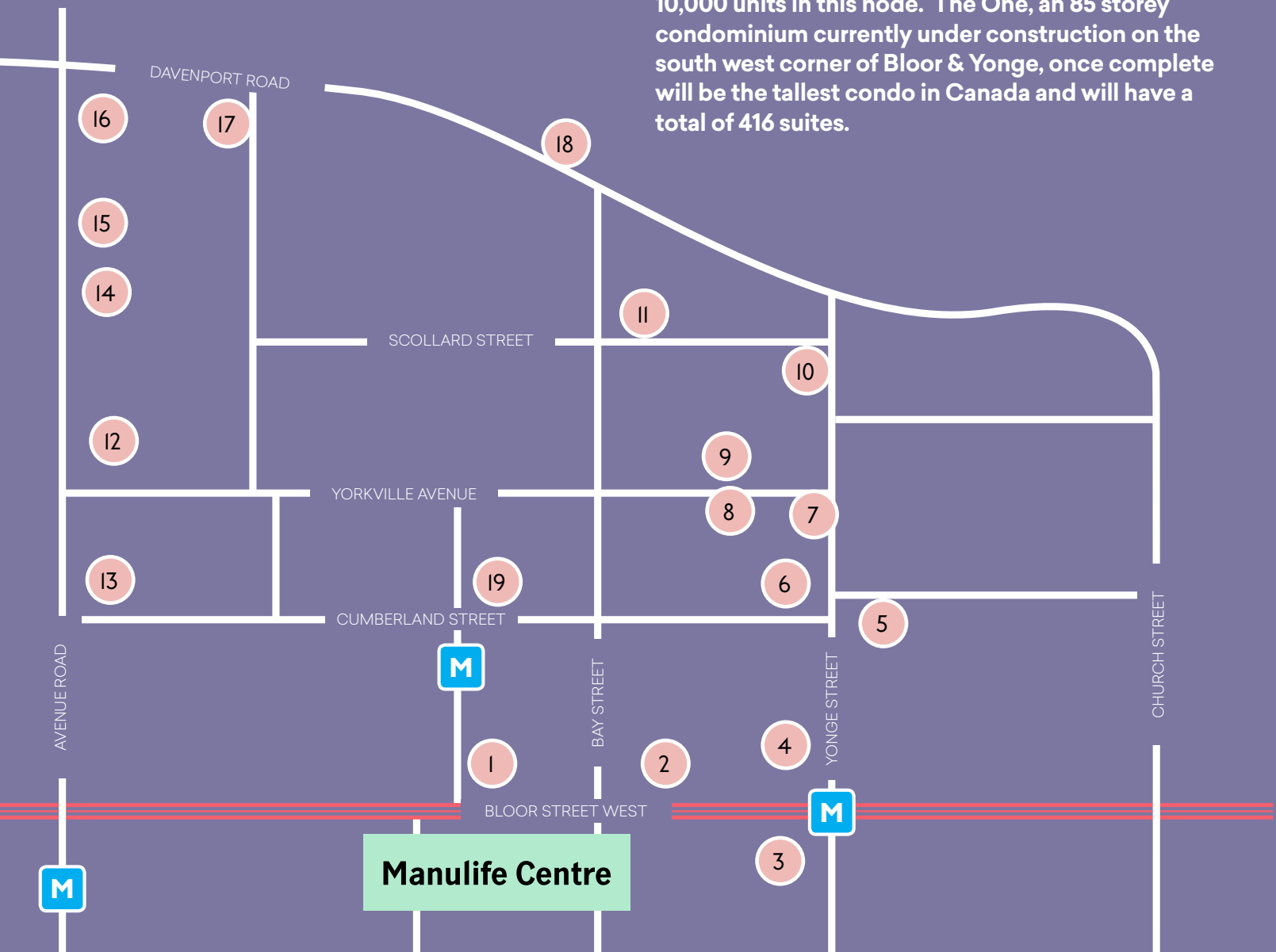
BLOOR-YONGE



BLOOR-DANFORTH SUBWAY LINE

Canada's Most Exclusive Residential Market

Bloor-Yorkville is experiencing dramatic intensification with a series of high end condominiums in the immediate vicinity of the Manulife Centre. There are 33 condominium projects in various stages of development totaling more than 10,000 units in this node. The One, an 85 storey condominium currently under construction on the south west corner of Bloor & Yonge, once complete will be the tallest condo in Canada and will have a total of 416 suites.



Notable Active/Proposed Condominiums in Proximity to the Manulife Centre

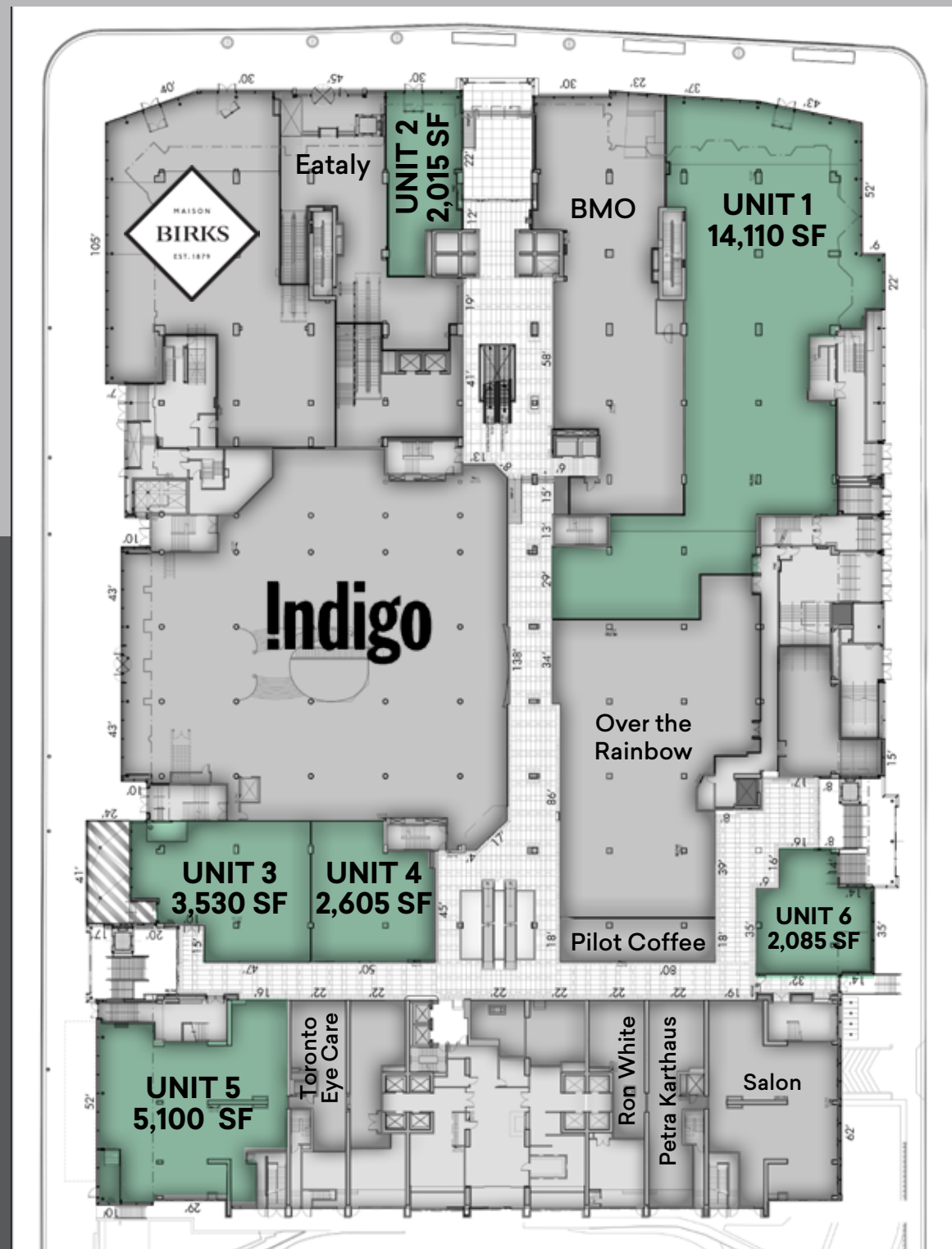
#	Condo/Address	Units	Status
1	80 Bloor Street West	565	Pre-Construction
2	50 Bloor Street West	600	Pre-Construction
3	The One	416	Under Construction
4	Cumberland Square	1,595	Pre-Construction
5	771 Yonge Street	136	Pre-Construction
6	Eight Cumberland	371	Under Construction
7	1 Yorkville	577	Under Construction
8	11 YV	719	Pre-Construction
9	33 Yorkville Avenue	1,029	Under Construction
10	1 Scollard	165	Pre-Construction
11	50 Scollard	64	Pre-Construction
12	33 Avenue Road	74	Pre-Construction
13	200 Cumberland Street	51	Under Construction
14	89 Avenue Road	47	Pre-Construction
15	121 Avenue Road	11	Pre-Construction
16	151 Avenue Road	71	Under Construction
17	128 Hazelton Avenue	21	Under Construction
18	100 Davenport	53	Pre-Construction
19	Yorkville Park	200	Under Construction

+/- 6,765
New Condominium Units

Ground

BLOOR ST WEST

BAY ST

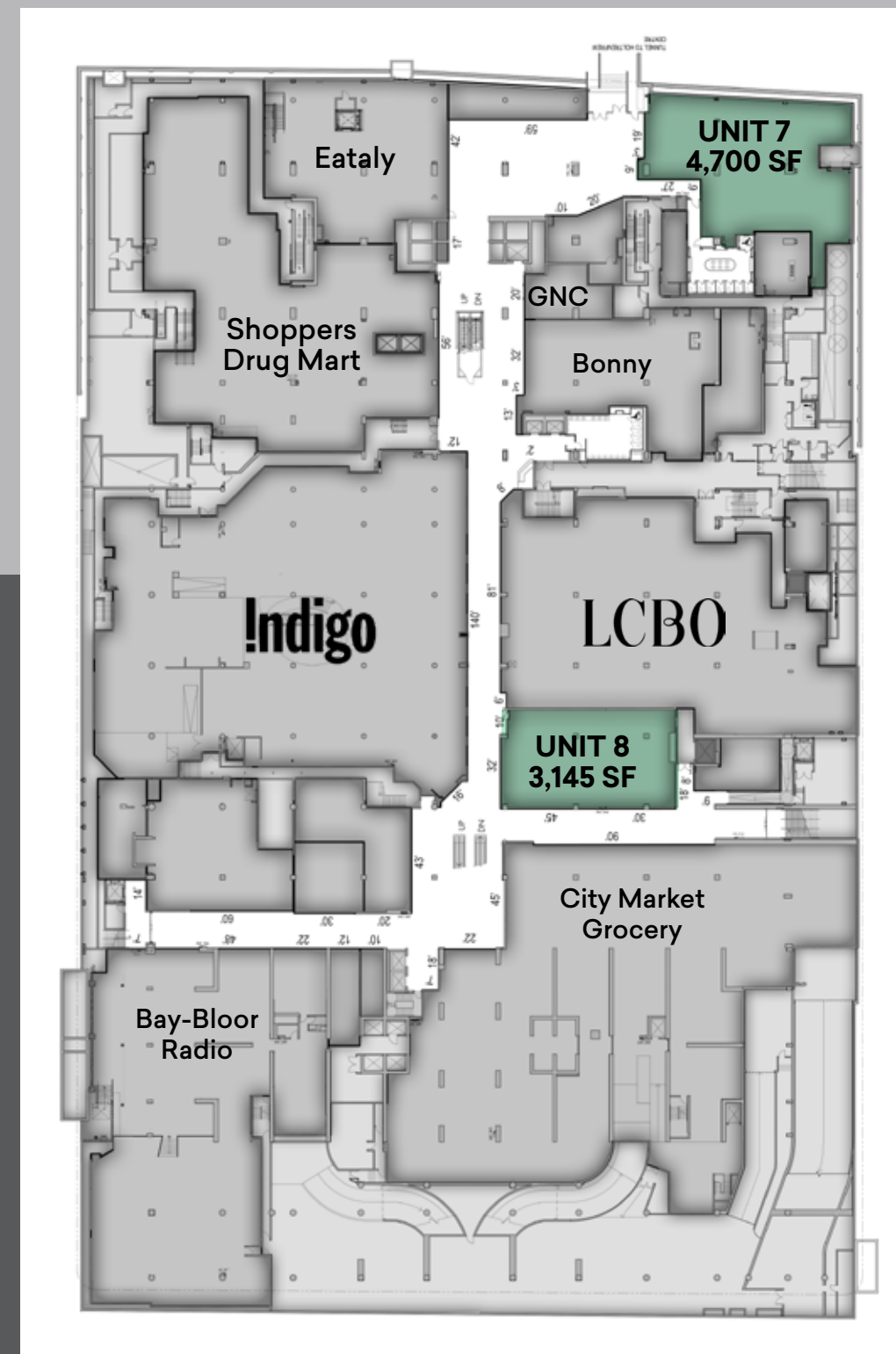


BALMUTO ST

BAY ST

Concourse

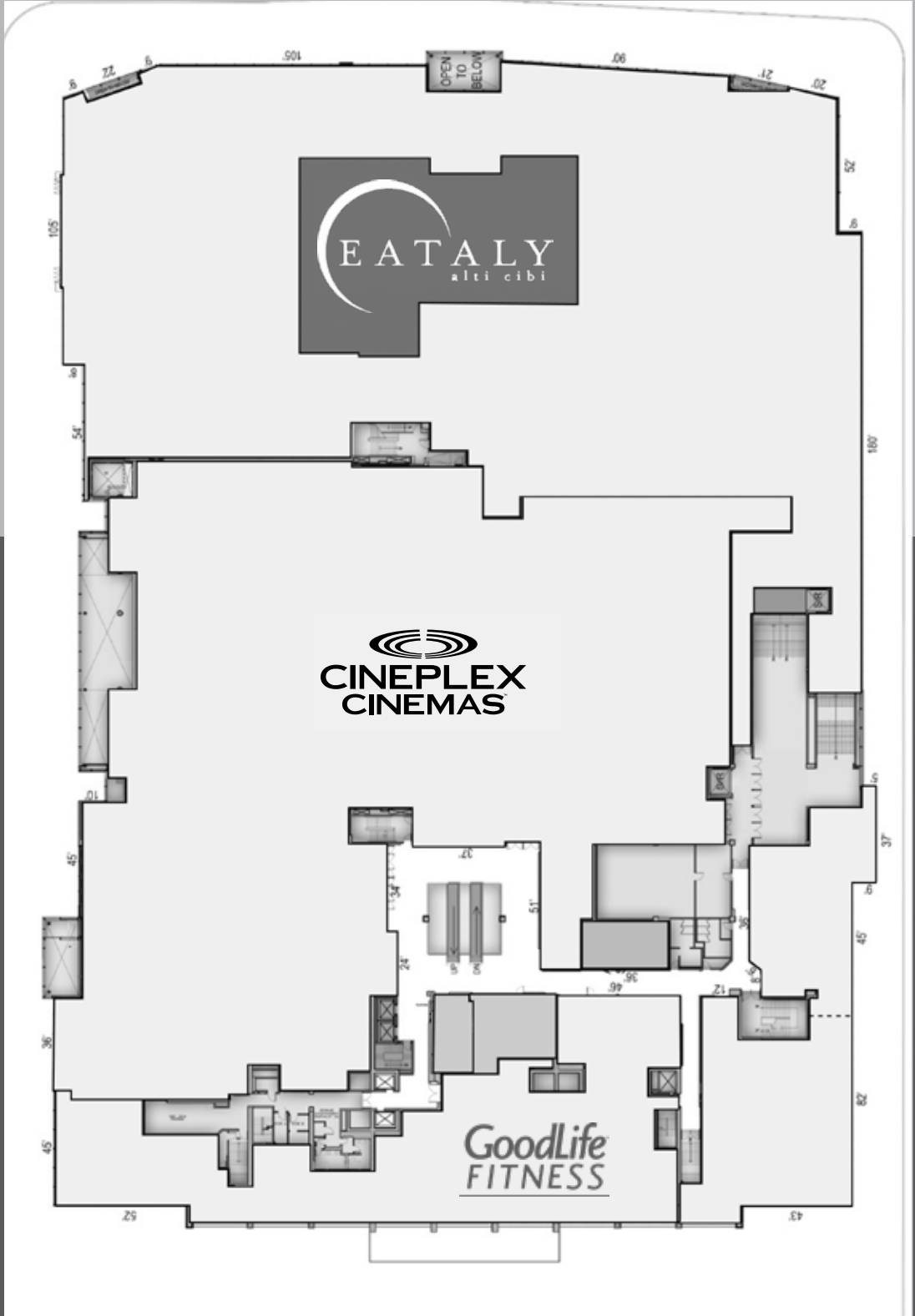
BLOOR ST WEST



BALMUTO ST

Second Floor

BLOOR ST WEST



BAY ST

BALMUTO ST

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