

CONCORD

LEASING OPPORTUNITY

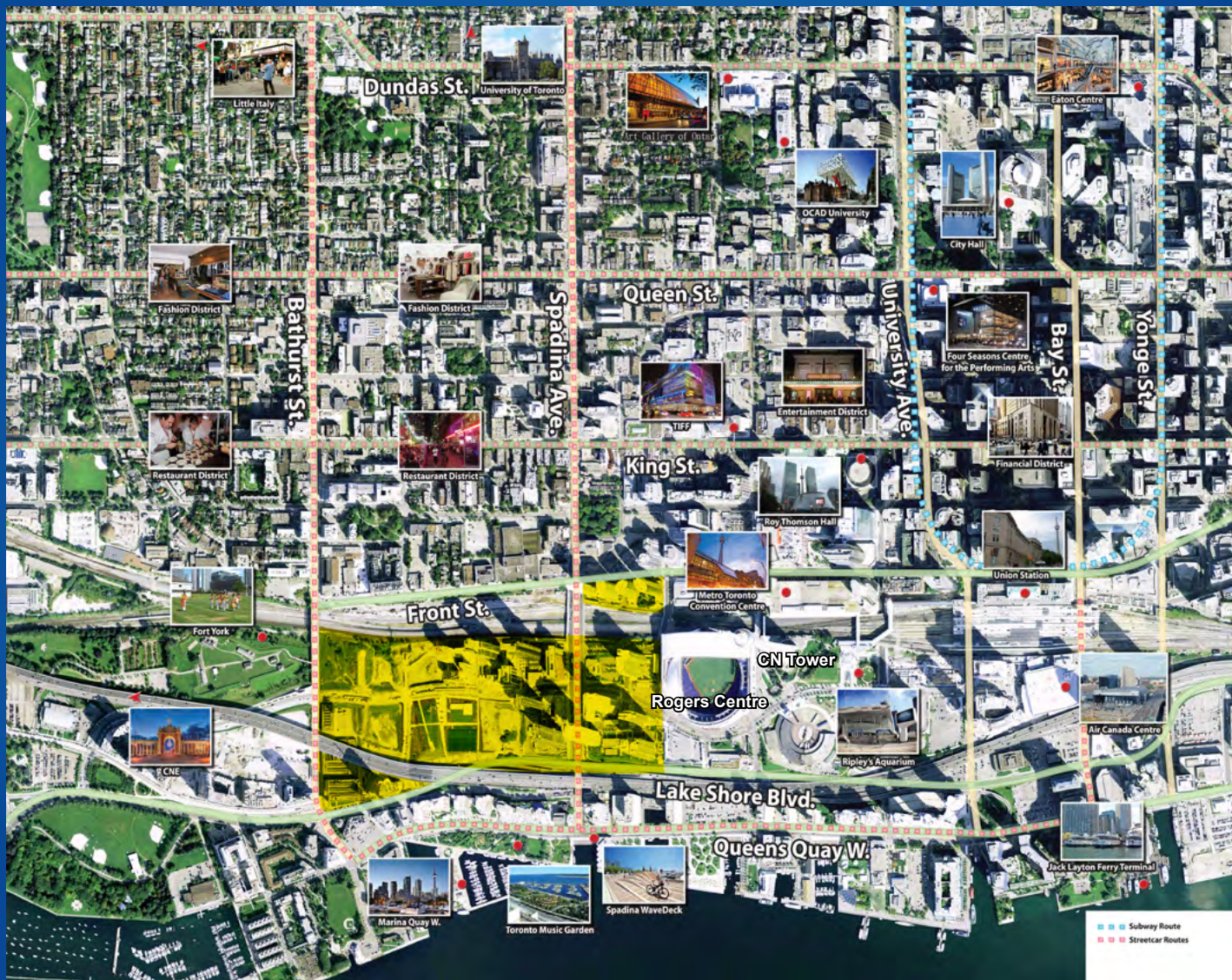


CONCORD
CITYPLACE

FOR LEASING INQUIRIES PLEASE CONTACT :

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Demographics	800 m Radius (10 min walk)	2 km Radius
2020 Est. Population	34,393	87,918

Household Information	800 m Radius (10 min walk)	2 km Radius
Average Household Income	\$124,000	\$106,436
Person Per Household	2.5	2.6

Concord CityPlace is a thriving mixed use community in downtown Toronto with 30 residential towers, over 20,000 residents, 200,000SF of retail, 8 acre park, two schools, library, community centre, and transit connectivity.

CityPlace is inhabited with a demographic where 81% are between 25 to 44 years old, with many singles and young couples that prefer super urban living and are upwardly mobile

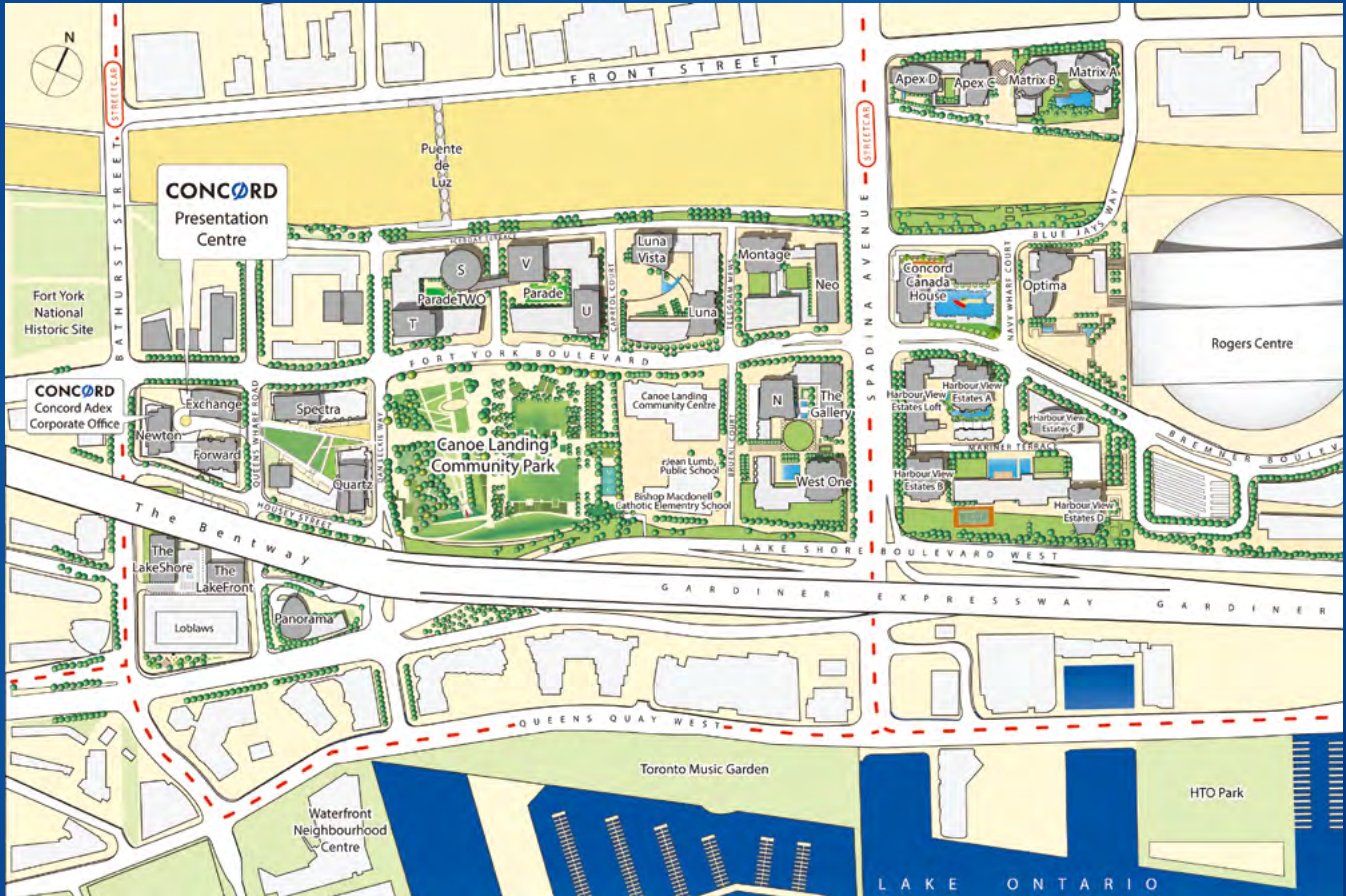
CityPlace has a walk score of 96, and is bordered by the harbourfront / Lake Ontario, Fort York tourist areas such as CN Tower (most visited tourist attraction in Canada), Rogers Centre and Ripley's Aquarium.

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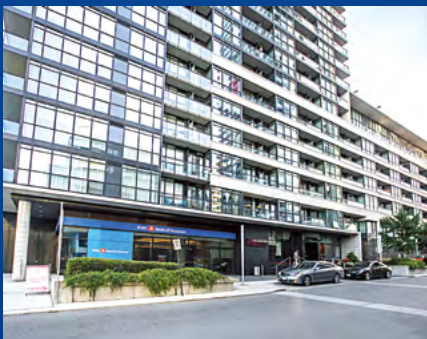
CONCORD CITY PLACE COMMUNITY MASTER PLAN



CityPlace has major retailers such as Starbucks, BMO, RBC, CIBC and Sobeys. LCBO, Shoppers Drug Mart and Loblaws.

Strong support exists for the current grocery and restaurant offerings with residents placing a great emphasis on continuing to improve the retail landscape for food and drink.

CityPlace food and beverage businesses service the surrounding trade areas of the King West office District, Fort York Neighbourhood and the Waterfront through online and app sales.



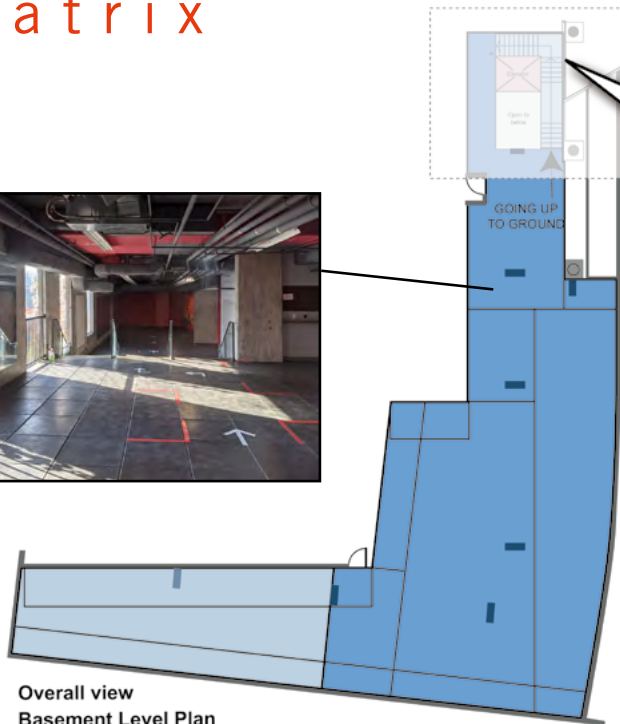
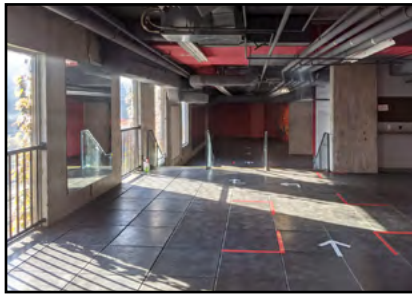
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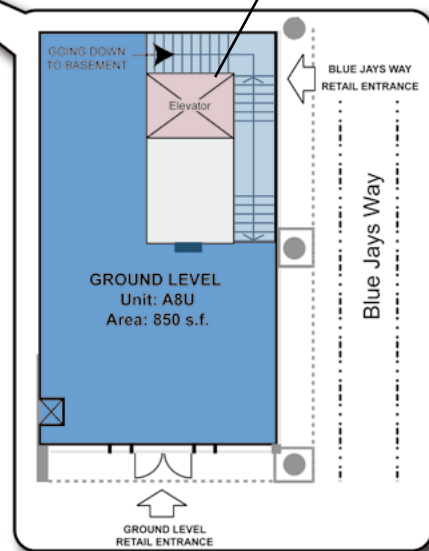
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Overall view
Basement Level Plan

Lower Level Plan

Stair down from Street Level and access to shipping and receiving internally. Natural light on South facing facade. Elevation change at South West end. Area = 4,440 Square feet



Enlarged view
Ground Level Plan

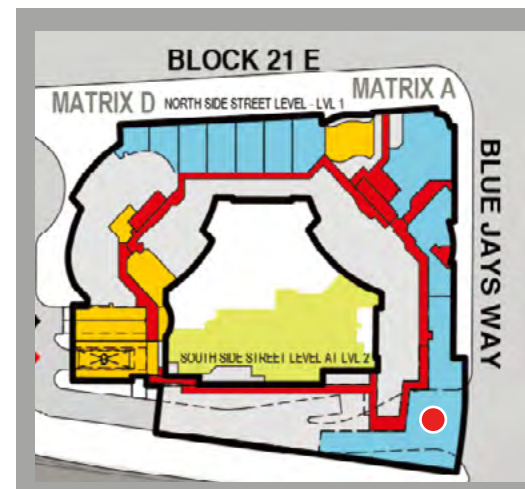
Street Level Plan

Access from Blue Jays Way
Glazed facades with recessed landing leading to Lower Level
Area = 850 Square feet.



16 Blue Jays Way

Occupancy: Immediate
Size: 5,290SF
Lease Rate: Contact Agent
TMI: \$30.59psf
(Estimate 2020)



Matrix

Areas are approximate, actual square footage may vary from state of floorplan



Ground Level
Entrance



Blue Jays Way
Entrance