



# 317 ADELAIDE STREET EAST

Cushman & Wakefield Urban Retail Services

**PRIME RETAIL OPPORTUNITY IN THE  
HEART OF TORONTO'S SOUTH CORE**

**YOUR SIGN HERE**

SPACE  
PLANNING

INTERIOR  
DESIGN

317



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DESIGN

# 317 Adelaide Street East



## DETAILS

AVAILABLE SPACE: 2,025 SF  
NET RENT: Negotiable  
ADDITIONAL RENT: \$23.07 PSF (est. 2021)  
(plus hydro & janitorial)  
OCCUPANCY: August 1, 2021  
TERM: 5 - 10 Years

## HIGHLIGHTS

- Formerly used as a design showroom
- Turnkey opportunity for any retail or office uses
- Bright and open space with great ceiling height
- Built-out (staff) bathroom and kitchen area
- Security system is ready to be connected to ADT
- Special power outlets for security cameras
- 3 parking spaces can be made available
- Clean, basic build-out is valued at \$130,000 and was completed in 2017

## UNIT SPECIFICATIONS

- 77+ feet of frontage/signage on Adelaide Street East, visible southbound from Sherbourne Street
- Modern, high-end LED lighting throughout
- Existing data/phone lines and TV cables
- 1 office, a kitchen and open area
- Finished, painted concrete floors

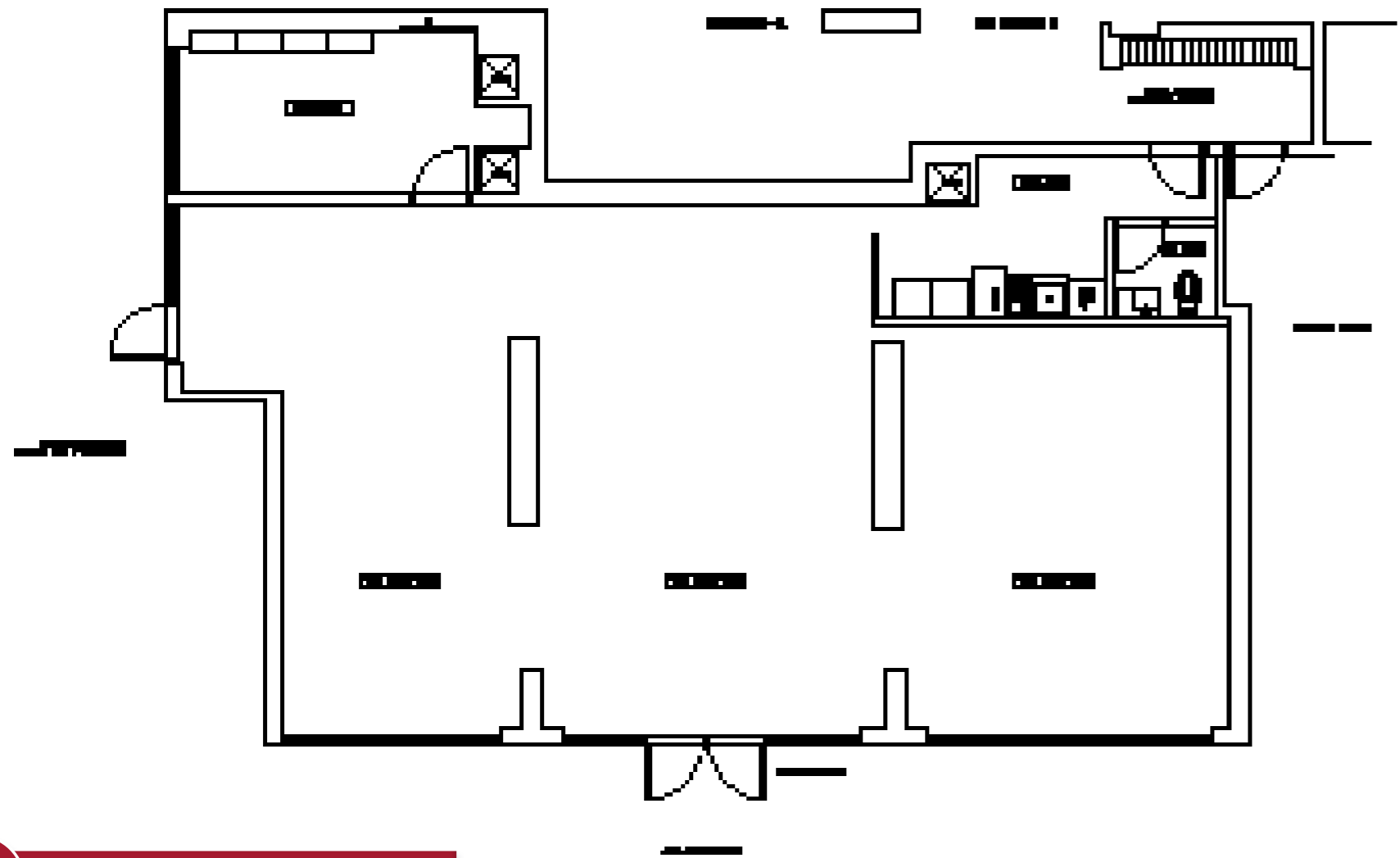
## INTERIOR PHOTOS

2,025 SF



# FLOOR PLAN

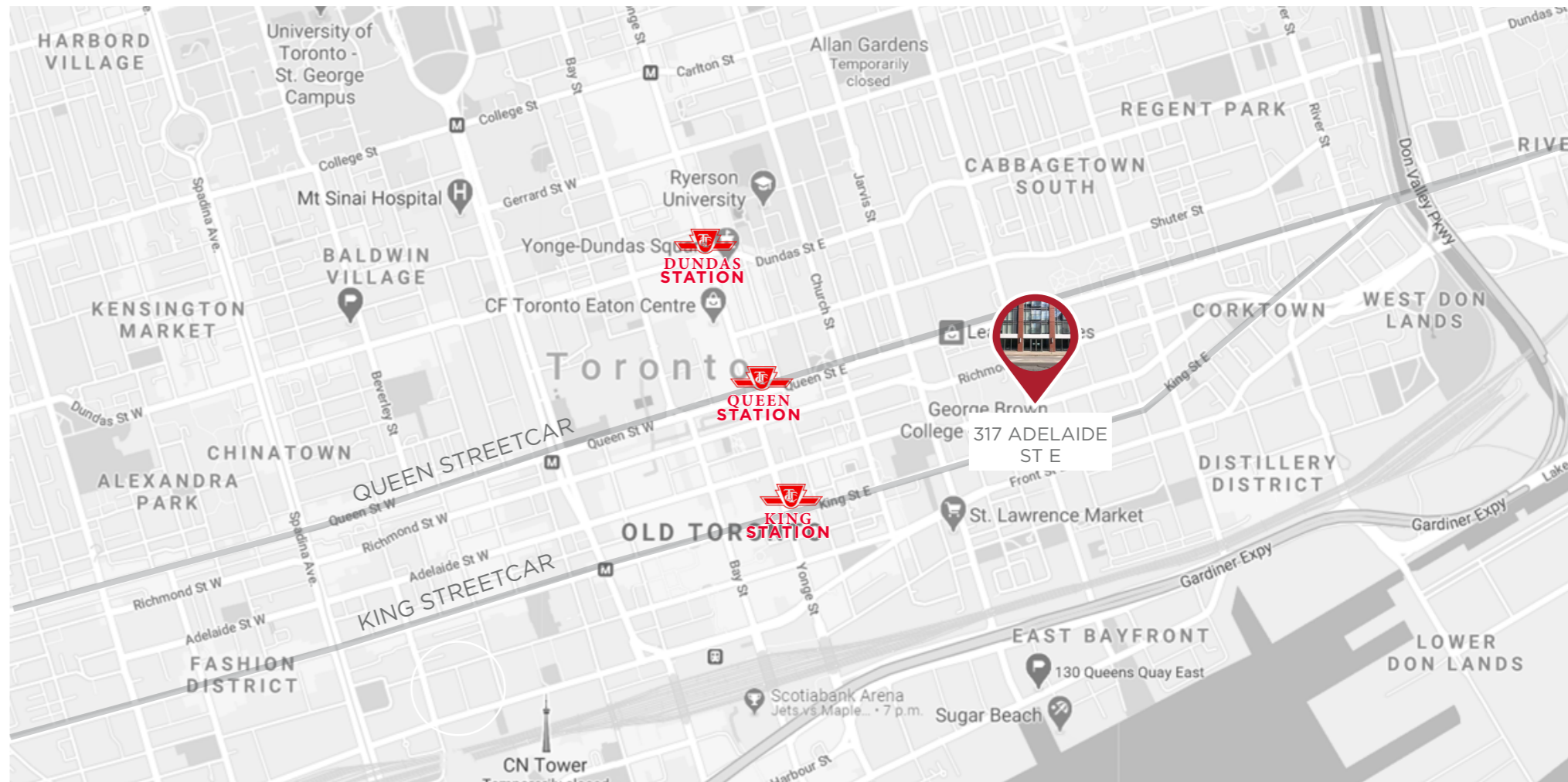
2,025 SF



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# LOCATION



# DEMOGRAPHICS



**DAYTIME POPULATION**  
103,498



**TOTAL POPULATION**  
27,780



**AVG. HOUSEHOLD INCOME**  
\$115,220



**MEDIAN AGE**  
37.1



**EDUCATION**  
97%

*\*Within 1 km  
Source: Statistics Canada*



**CUSHMAN &  
WAKEFIELD**

## CONTACT

SPACE  
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