



CUSHMAN &  
WAKEFIELD

# 44 SHERBOURNE STREET

Toronto, ON

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Prime Retail Opportunity In Downtown East



# WELCOME TO 44 SHERBOURNE STREET

Located in the vibrant King East Design District, 44 Sherbourne offers a prime retail leasing opportunity just steps from the downtown core and St. Lawrence Market. This turnkey space is ideal for showroom, design studio, and fitness tenants, as well as other retail uses. It features excellent transit connectivity and benefits from high visibility on Sherbourne Street. With the option to lease the ground and second floors separately, this flexible space provides a perfect blend of exposure in one of Toronto's most dynamic neighborhoods.

## DETAILS

SIZE 8,411 SF Divisible

NET RENT Contact Listing Agents

ADDITIONAL RENT \$11.58 PSF (Est. 2025)

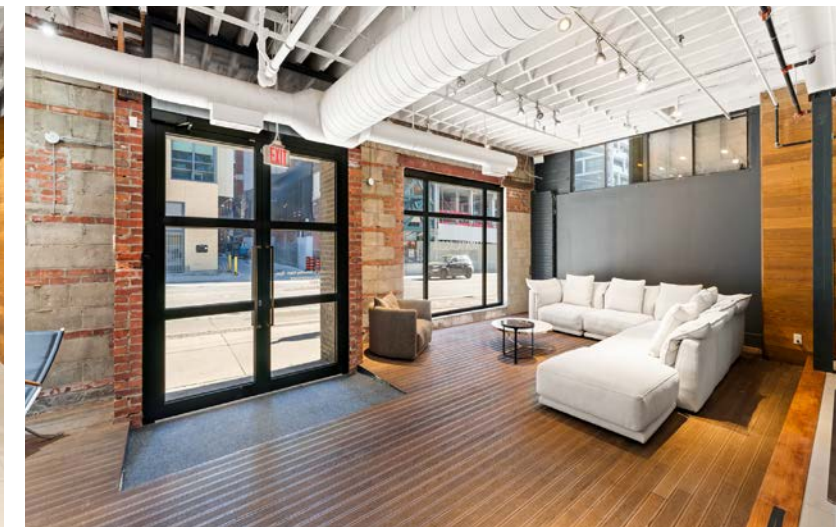
TERM 3 - 5 Years

AVAILABILITY January 1<sup>st</sup>, 2025

## HIGHLIGHTS

- Turnkey design space located in the heart of the King East Design District
- Stunning brick-and-beam interior, perfect for a showroom
- Prime visibility with excellent signage opportunities on Sherbourne Street
- The entire space benefits from high ceiling heights and expansive windows
- Just a short walk from St. Lawrence Market, the Distillery District, and the Downtown Core
- Ability to demise the ground and second floor

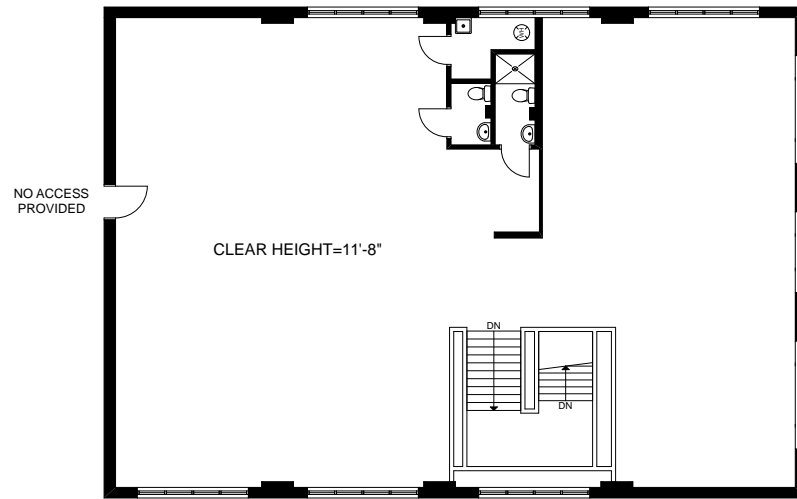
PROPERTY OVERVIEW



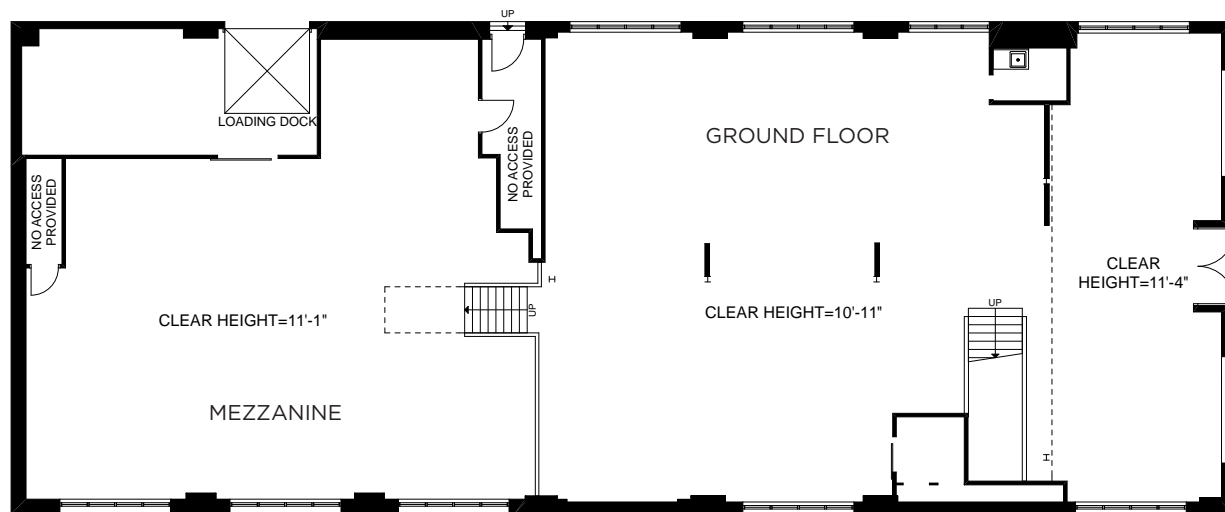
# FLOOR PLANS

8,411 SF

## KING STREET EAST



FLOOR 2



FLOOR 1

SHERBOURNE STREET



GROUND FLOOR



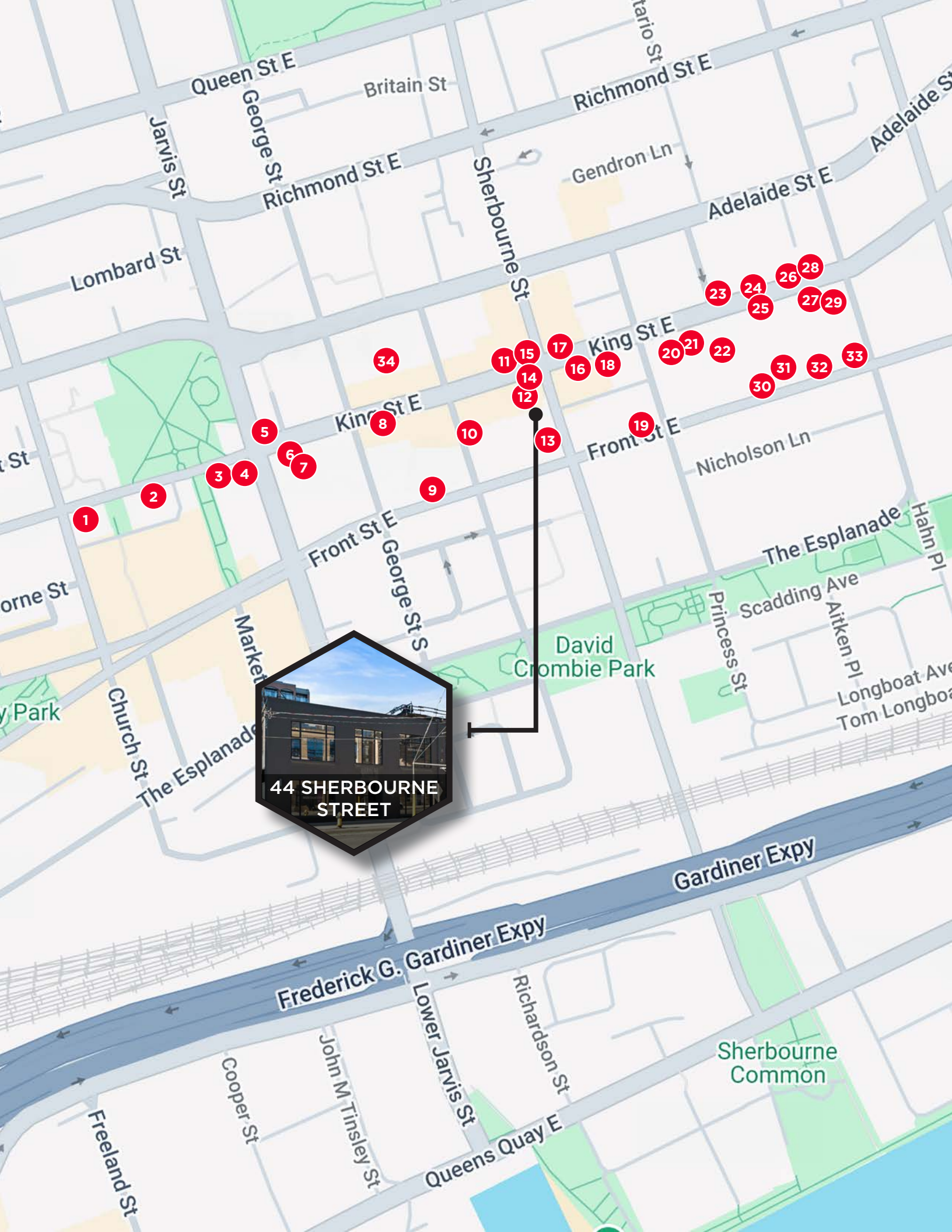


MEZZANINE



SECOND FLOOR













**NEIGHBOURHOOD OVERVIEW**

**NEIGHBOURHOOD AMENITIES**

- |                               |                                       |  |
|-------------------------------|---------------------------------------|--|
| 1. Score on King              | 16. Nari Sushi                        | 31. Dollarama                                    |
| 2. Indochino                  | 17. Imperial Rug Galleries            | 32. Body + Soul Fitness                          |
| 3. Biagio Ristorante          | 18. The Chesterfield Shop             | 33. Starbucks                                    |
| 4. RBC                        | 19. Pet Valu                          | 34. George Brown Downtown Campus - 200 King St E |
| 5. Keilhauer Toronto Showroom | 20. National Bank                     |  |
| 6. Beauchamp Art Gallery      | 21. Rogers                            |  |
| 7. Bar ARDO                   | 22. No Frills                         |  |
| 8. Petit Dejeuner             | 23. Bulthaup Toronto Inc              |  |
| 9. Museum of Illusions        | 24. Sub-Zero, Wolf, and Cove Showroom |  |
| 10. NEO Coffee Bar            | 25. Rooster Coffee House              |  |
| 11. Design Within Reach       | 26. Kiosk Design                      |  |
| 12. ARDO Restaurant           | 27. Pumpernickel's                    |  |
| 13. Aquavato                  | 28. Klaus                             |  |
| 14. Trianon Design Ltd        | 29. Italinteriors                     |  |
| 15. EQ3                       | 30. LCBO                              |  |

**DEMOGRAPHICS (1KM)**

- |   |   |
|---|---|
|  <b>Population</b><br>62,954               |  <b>Median Age</b><br>38       |
|  <b>Daytime Population</b><br>161,721      |  <b>Traffic Score</b><br>100   |
|  <b>Total Households</b><br>36,056         |  <b>Pedestrian Score</b><br>99 |
|  <b>Avg. Household Income</b><br>\$121,349 |  <b>Transit Score</b><br>100   |



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