74 VICTORIA ST.

RETAIL/OFFICE LEASING OPPORTUNITY
ABOUT THE BUILDING

The perfect location for your business awaits at 74 Victoria Street, steps from the hustle and bustle of the financial district and major intersection at Yonge and Adelaide St. A strong day-time population of 124,790 people provides an impressive customer base. This unit is ideal for professional use, personal services, fitness or financial services.

DEMOGRAPHICS

<table>
<thead>
<tr>
<th>Radius</th>
<th>150 m</th>
<th>300 m</th>
<th>500 m</th>
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</thead>
<tbody>
<tr>
<td>Total population</td>
<td>1,367</td>
<td>4,016</td>
<td>9,797</td>
</tr>
<tr>
<td>Average household income</td>
<td>$157,188</td>
<td>$125,819</td>
<td>$105,774</td>
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<tr>
<td>Average age</td>
<td>39.0</td>
<td>39.6</td>
<td>38.7</td>
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</tbody>
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BUILDING DETAILS

- Total Retail SF: 26,389 SF
- Total Office SF: 239,423 SF
- Type: Office
- Year built: 1968 [reno 2011]
- Number of floors: 11

RETAIL & AMENITIES

- **On-site Amenities:** Flagship Goodlife Fitness / Lobby
- **Nearby Retail:** Batch Beer Market / Sansotei Ramen / Pumpernickels / Rexall / Cambridge Suites Hotel / Eaton Centre
- **Nearby Transit:** Queen St. E. streetcar / Queen subway station

WALK SCORE 99
TRANSIT SCORE 100
BIKE SCORE 75
RETAIL/OFFICE LEASING OPPORTUNITY

UNIT 114: 803 SF
UNIT 115: 2,942 SF

→ Net Rent: Negotiable
→ Additional Rent: $18.50 / SF

SIGNAGE OPPORTUNITIES

Window signage opportunities