



171 EAST LIBERTY STREET, TORONTO

INCREDIBLE OPPORTUNITIES FOR LEASE

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Liberty Market Building | 171 East Liberty Street

The Liberty Market Building

Floor Plans

Neighbourhood Map

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Area Photography

Contact

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The Liberty Market Building

Set in the heart of one of Toronto's fastest-growing neighbourhoods, Liberty Market Building offers retail tenants the opportunity to capitalize on a steady stream of both local and visiting clientele. With the influx of new condominiums in the area, as well as an expected 30,000 new residents, the neighbourhood's local demographic of young urban professionals, as well as the building's close proximity to downtown, provides an ideal opportunity for retailers.

With more than 100,000 SF of main level retail showroom space, Liberty Market Building, a neighbourhood landmark, provides a unique retail mix. Featuring prominent exposure, beautiful character space, and strong national tenancies with over 50 office tenants. The Liberty Market Building offers an attractive retail venue and provides all the elements needed for commercial success.

Highlights

- Renovated mixed-use campus in the heart of Liberty Village
- Total complex comprised of approximately 300,000 SF of office and retail space
- Retail units feature 13+ FT ceiling heights and natural light
- Strong retail tenant anchors include LOCAL Public Eatery, BMO, Tim Hortons, Bulk Barn, Home Hardware, Brazen Head and F45
- Excellent shipping and receiving access with additional storage available
- Podium signage available
- Excellent TTC and Go Station access, with Smart Track access coming soon
- Parking:
 - Onsite surface parking dedicated to retail visitors
 - Sister building, Liberty Market Lofts, provides additional below grade commercial parking
 - Green "P" surface parking immediately west of the property

Details

ASKING RATE	Negotiable
ADDITIONAL RENT	\$18.53 PSF (est. 2018)
OCCUPANCY	Immediate
TERM	3-5 years



The Liberty Market Building

OFFICE

Located within close proximity to downtown financial, fashion and entertainment districts, Liberty Market Building offers prime real estate for businesses. Just a short walk to the GO Stations, TTC routes, and the anticipated SmartTrack Station, Liberty Market Building's office tenants enjoy the advantage of a highly accessible location as well as exclusive features. From state-of-the-art building security, wireless connectivity and high-speed internet access throughout the complex, to the oversized, fully equipped tenant conference room, available to tenants at no additional charge. Businesses within Liberty Market Building benefit from leading-edge technology and a working environment that inspires innovation, facilitates productivity promotes efficiency

STUDIO

Home to an array of award-winning photographers, graphic designers, television and video production artists, Liberty Market Building offers an inspired work environment for creative people. Whether you're looking for space within the corridor or need something larger, all studio suites embody the raw esthetic appeal of factory sash windows, concrete floors and exposed support beams.

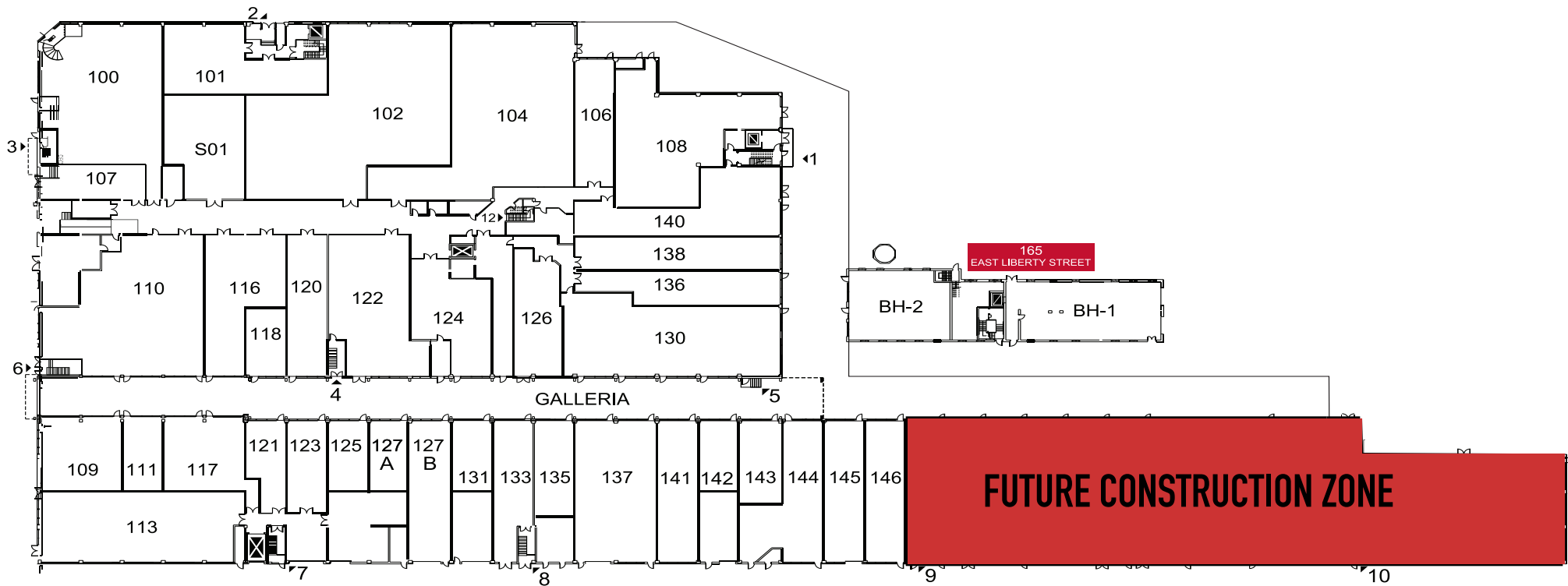
TENANT AMENITIES

In addition, studio tenants can network and socialize with their peers in common spaces such as the Tenant Lounge and Conference Room, which provides a welcoming complement to individual unit amenities. Rich with character and entrenched with personality, an array of creative professionals have achieved success while pursuing their passions within this vibrant community.

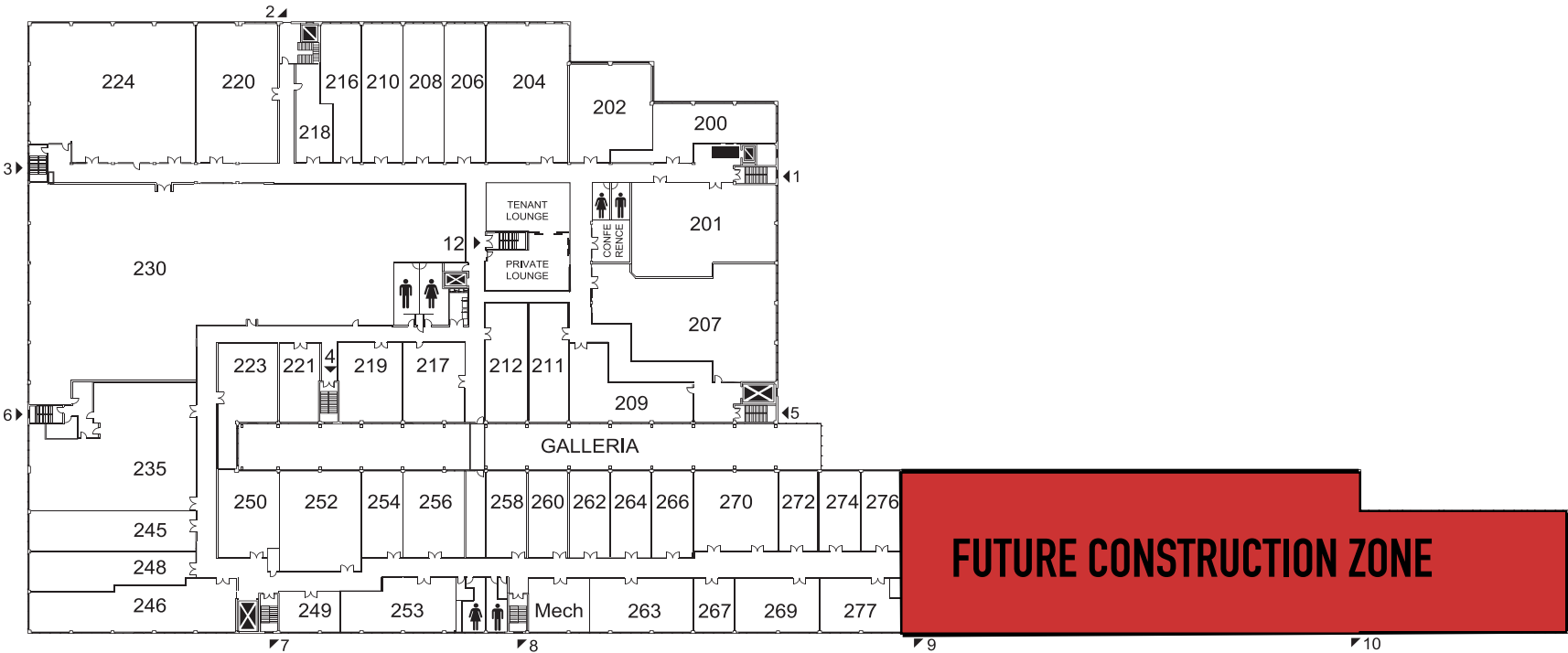


Floor Plans

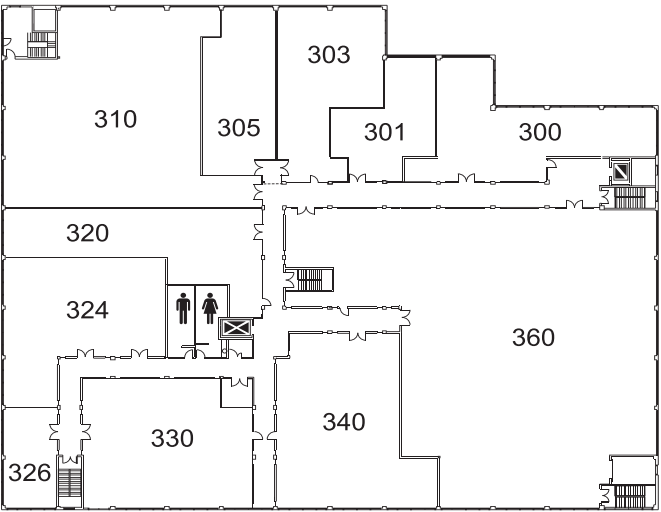
1ST FLOOR



2ND FLOOR



3RD FLOOR



Neighbourhood Map


Liberty Market Building
171 East Liberty Street

- 1

School Restaurant
- 2

Public Storage
- 3

It's a Wrap
- 4

Magic Oven Pizza
- 5

The Source
- 6

Big Rock Brewery
- 7

Live Market
- 8

Booster Juice
- 9

Fat Bastard Burrito
- 10

Saigon Bistro
- 11

Smokes Pouterie
- 12

West Elm
- 13

GoodLife Fitness
- 14

Three Brewers
- 15

LBCO
- 16

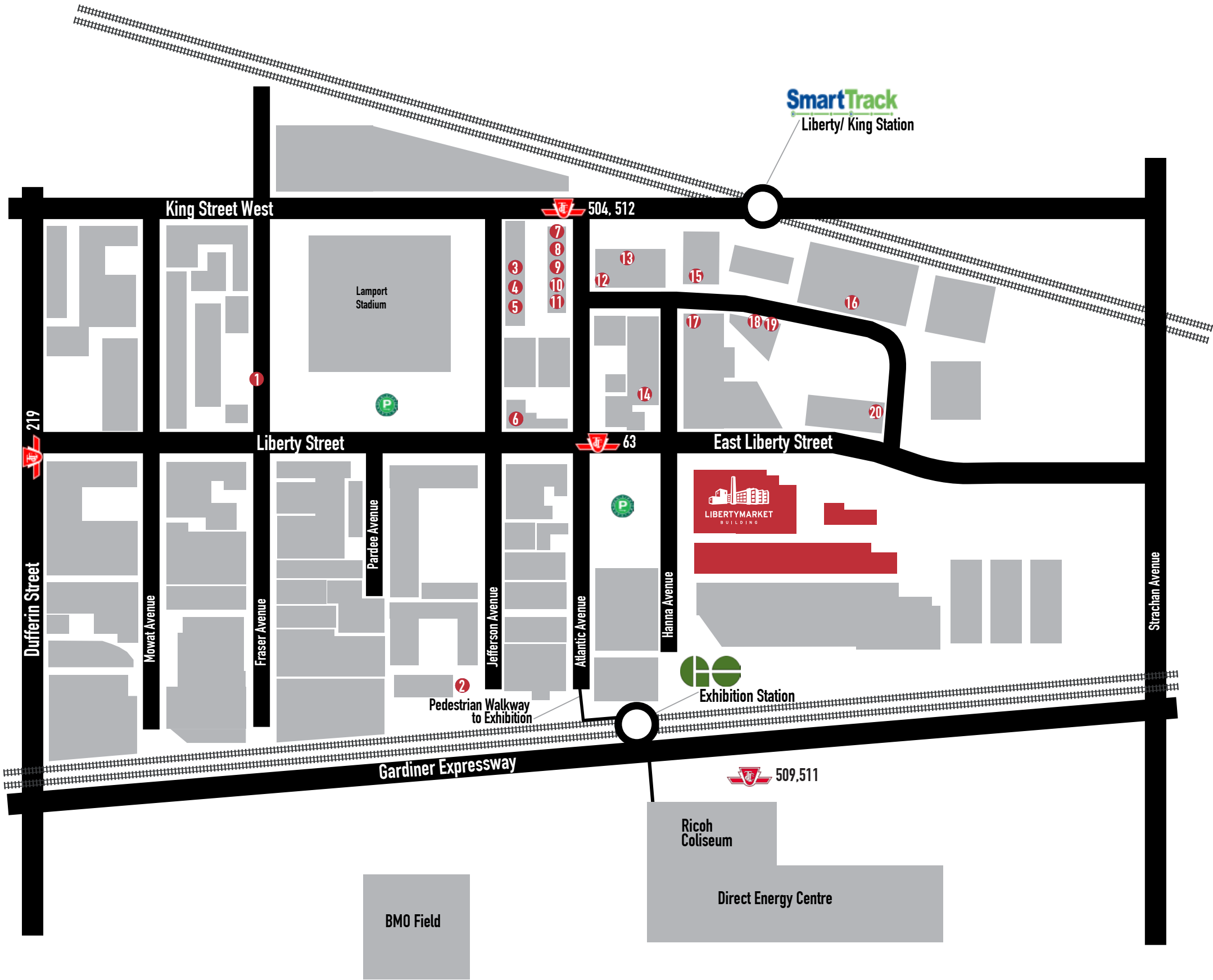
Metro Grocery Store
- 17

RBC Bank
- 18

Rogers
- 19

TD Bank
- 20

CIBC Bank



About Liberty Village

Liberty Village is located between Strachan Avenue and Dufferin Street lining the Gardiner Expressway and King Street West. The neighbourhood is one of Toronto's fastest growing communities and has turned into a thriving mixed-use community that caters to the increasing number of residents in the area. With over two and a half million square feet of office space, the node has become a destination point for a variety of industries.

History

The neighbourhood's history mainly lies with its strong industrial ties. In 1858, Liberty Village became the site of Toronto's Industrial Exhibition which later moved south and is now known as the Canadian National Exhibition. Years later, in the 1880's, the province built a prison in which the inmates were put to work to generate profits for the government. In the years following, the heavily concentrated industrial area became munitions factories during the world wars, supporting the country's war efforts abroad.

Transportation

The Liberty Market Building enjoys public transit from the King Street West street car (504), Ossington bus line (63, 63A and 316), and the Exhibition Place GO Station for commuters. The Dufferin Street bus line (29, 29A, 29D and 329) is also easily accessible to those who work in Liberty Village. The highly anticipated SmartTrack will utilize the current railtracks in Liberty Village and create Liberty/ King Station.



Demographics



POPULATION
40,957



WALK SCORE | 92



AVG. HOUSEHOLD
YEARLY INCOME
\$91,070



TRANSIT SCORE | 98

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Area Photography





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