



45

ST CLAIR AVENUE W

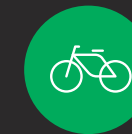
45 ST. CLAIR AVENUE W

PROPERTY HIGHLIGHTS

45 St. Clair Avenue W boasts a wealth of modern amenities, including a state-of-the-art fitness center equipped with the latest exercise equipment, ensuring tenants can maintain an active and healthy lifestyle. Additionally, the property features a sleek and inviting communal lounge, providing a collaborative space for networking, meetings, and relaxation in a contemporary setting. Discover the advantages of a contemporary workspace, sustainable architecture, and convenient accessibility.



24/7 ACCESS & KEY
CARD BUILDING ENTRY



BIKE STORAGE



COMMUNAL
LOBBY SPACE



ONSITE PARKING



4 PASSENGER
ELEVATORS



PHARMACY



3 MIN WALK TO
PUBLIC TRANSIT



LEED GOLD
CERTIFIED



BOMA BEST
CERTIFIED



FITWEL VIRAL
RESPONSE APPROVED

WHERE PATHS CONVERGE

45 St. Clair Avenue W's location is nestled at the crossroads of St. Clair Avenue and Yonge Street and enjoys a prominent and strategic position in Toronto's thriving midtown district. The St. Clair and Yonge area is renowned for its cosmopolitan atmosphere, offering a harmonious blend of urban sophistication and community charm.



PLAYA CABANA



UNION SOCIAL EATERY



CAPOCACCIA TRATTORIA



LA BARISTA CAFE

VIBRANT NEIGHBORHOOD

Within walking distance, you'll discover a rich tapestry of retail amenities and prime dining establishments. From trendy boutiques to well-established brands, the area caters to all shopping preferences. Additionally, the neighborhood boasts a diverse culinary scene, with restaurants ranging from global cuisines to local favorites.



TRANSIT HUB

Commuting is a breeze with immediate access to the Toronto Transit Commission (TTC) network. The St. Clair subway station is a stone's throw away, providing swift connections to both downtown Toronto and the Greater Toronto Area. For those who prefer to drive, major thoroughfares are easily accessible.



9 BUS STOPS

Within Walking Distance



2 MIN WALK

St. Clair Subway Station



17 MIN DRIVE

Downtown Toronto



23 MIN DRIVE

Billy Bishop Toronto City Airport



30 MIN DRIVE

Toronto Pearson International Airport

STRONG OWNERSHIP WITH AN ACTIVE APPROACH



COMMUNITY DEVELOPMENT

With nearly seven million square feet of active development projects in the pipeline, our buildings are woven into the fabric of our communities, and sustainably designed to create opportunity and foster innovation.



Think
Manulife

Manulife Investment Management

The experienced asset management teams at Manulife are deeply engaged with our regional partnerships to deliver spaces that fosters collaboration and creativity, where all are welcomed and supported. They truly believe in supporting the health and wellness of our people and the places they occupy to provide a better tomorrow.

EXPERTISE & EXPERIENCE

Manulife has been acquiring and selling real estate for nearly a century. Today, their one of the world's top real estate investors, with properties across sectors and strategically located in major urban centers across the globe.



SUSTAINABLE SPACES

Manulife focuses on operational efficiency through the use of technology to optimize utility and environmental performance. Wellness is good for everyone's business. Research shows that buildings designed to focus on the health and wellness of their occupants help to improve employee productivity, reduce absenteeism, and decrease healthcare costs. They've also shown to improve cognitive function by 26% and improve sleep scores by 6%.





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