



CUSHMAN &
WAKEFIELD

577 WELLINGTON STREET W

Toronto, ON

Health & Wellness Retail Opportunity in the King West Neighbourhood

WELCOME TO 577 WELLINGTON STREET WEST

Located in the centre of Toronto’s dynamic Entertainment District, 577 Wellington Street West offers an exceptional retail leasing opportunity with strong visibility and foot traffic. The neighbourhood continues to evolve with landmark developments such as King-Portland Centre, Portland Commons, Waterworks, and KING Toronto further enhancing the area’s density and energy. The premises are currently built out as a fully functional fitness studio, making it ideally suited for health, wellness, and fitness operators. The neighbourhood has evolved into a wellness hub, with a mix of boutique gyms, studios, and healthy cafés, creating great synergy with nearby co-tenants.

DETAILS

SIZE	Ground Floor - 1,700 SF <u>Second Floor - 1,700 SF</u> Total - 3,400 SF
NET RENT	Contact Listing Agents
ADDITIONAL RENT	\$13.50 PSF (Est. 2025)
TERM	Contact Listing Agents
AVAILABILITY	Immediate

HIGHLIGHTS

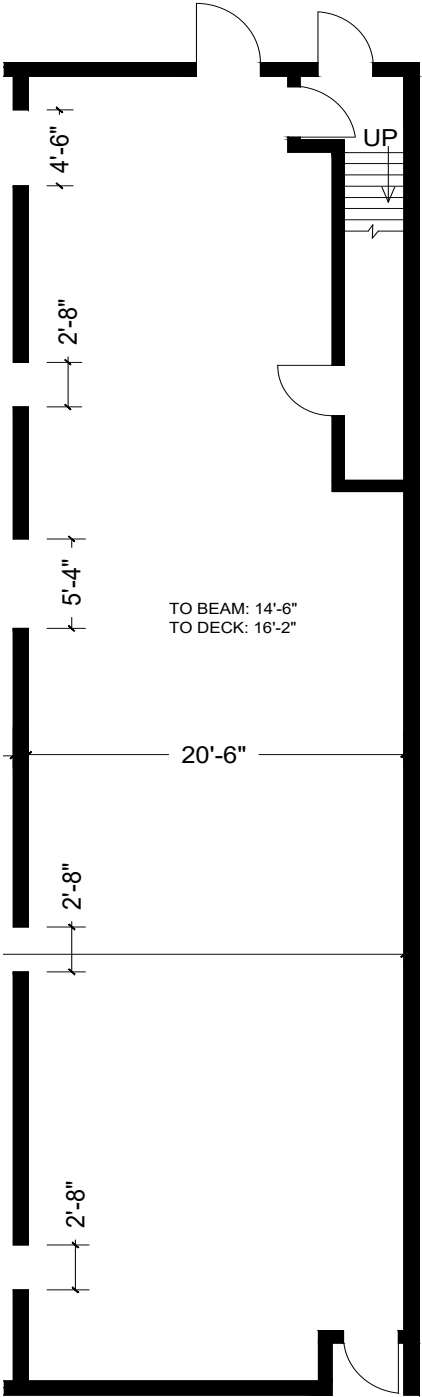
- Built out as a fitness facility
- Built out washrooms, showers, and change rooms
- Open-concept layout well suited for health, wellness, or lifestyle operators
- High ceiling heights
- Prominent frontage with strong branding opportunity
- Onsite parking
- Situated in the vibrant King West neighbourhood, surrounded by restaurants, cafes, and residential density

PROPERTY OVERVIEW

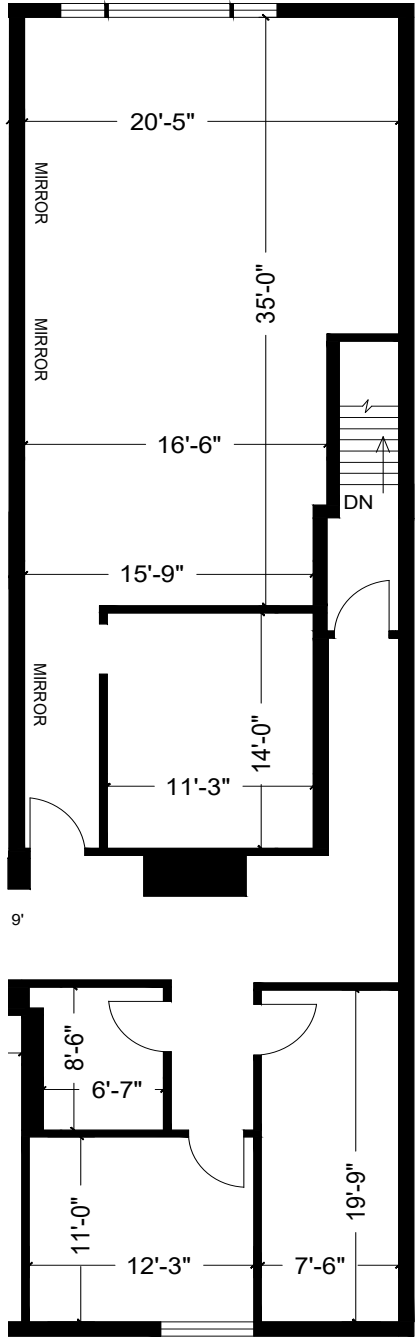


FLOOR PLANS

WELLINGTON STREET W



GROUND FLOOR | APPROX. 1,700 SF

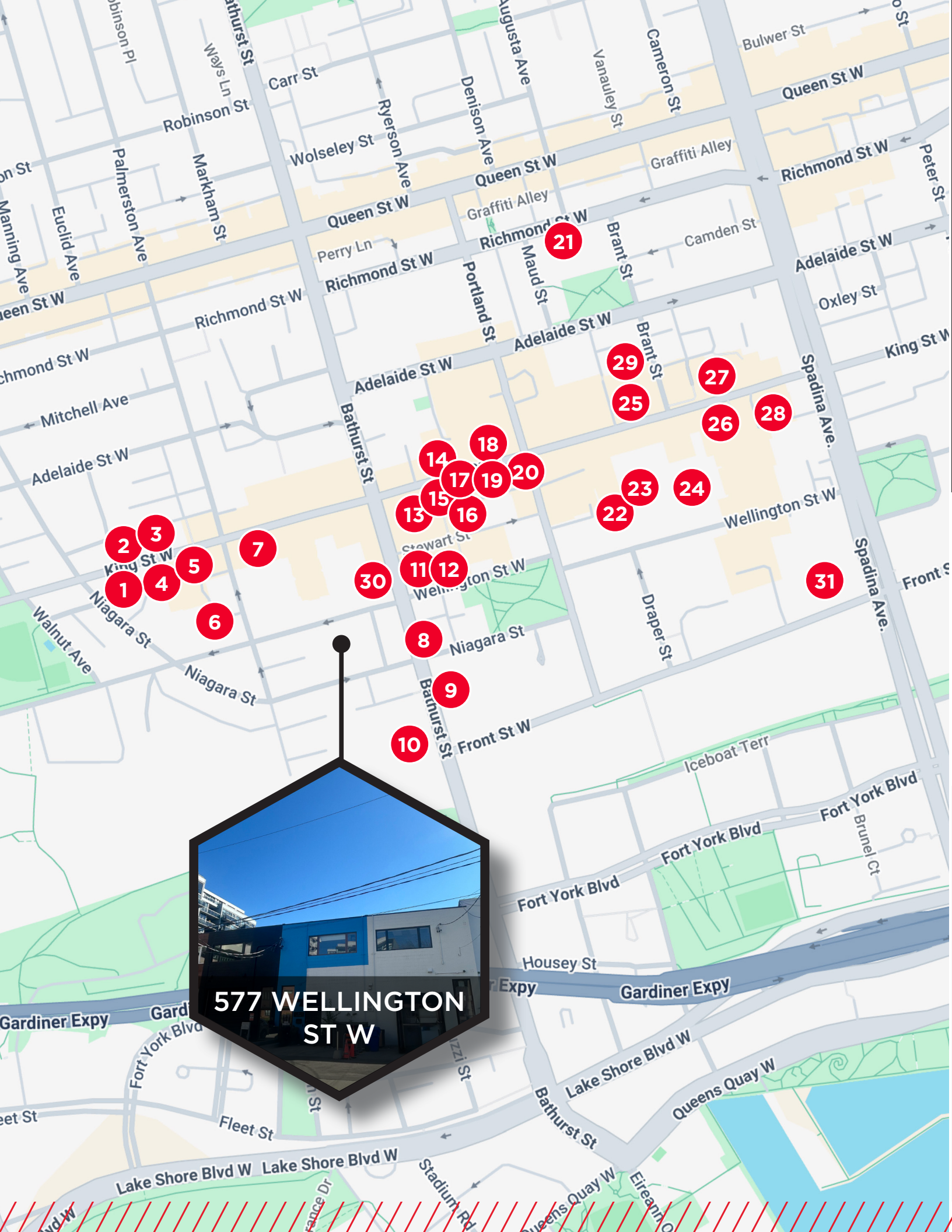


SECOND FLOOR | APPROX. 1,700 SF



INTERIOR PHOTOS





NEIGHBOURHOOD OVERVIEW

NEIGHBOURHOOD AMENITIES

1.

Simit & Chai
2.

Studio Lagree
3.

Shy Coffee Co
4.

Shoppers Drug Mart
5.

Pet Valu
6.

Tight Clinic
7.

Pure + Simple
8.

Kettlemans Bagel
9.

Farm Boy
10.

STACKT Mkt
11.

1 Kitchen
12.

Casa Madera
13.

Oretta
14.

Hello Nori
15.

Starbucks
16.

Pantry
17.

Forno Cultura
18.

King Taps King West
19.

Earls
20.

Ruby Soho
21.

Waterworks Food Hall
22.

Cherry's High Dive
23.

One Academy Downtown
24.

Le Select Bistro
25.

Solis Movement
26.

Rodney's Oyster House
27.

Patagonia
28.

Totum
29.

KING Toronto Development
30.

Equinox
31.

The Well:

•

Sweat and Tonic

•

De Mello Coffee

•

Mandy's

•

Structube

•

Sephora

•

Indigo

DEMOGRAPHICS (1KM)

Population
60,084

Daytime Population
91,841

Total Households
35,469

Avg. Household Income
\$120,743

Median Age
36

Traffic Score
70

Pedestrian Score
96

Transit Score
100



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