



CUSHMAN &
WAKEFIELD



FOR LEASE

639

Queen Street
West,
Toronto, ON

Landmark Retail
at Queen & Bathurst

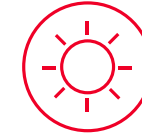
4,200 - 13,700 SF



THE AREA



**POPULATION
1KM**
46,441



**DAYTIME
POPULATION
1KM**
81,421



**AVERAGE HOUSEHOLD
INCOME 1KM**
\$125,917



WALK SCORE
99



TRANSIT SCORE
100

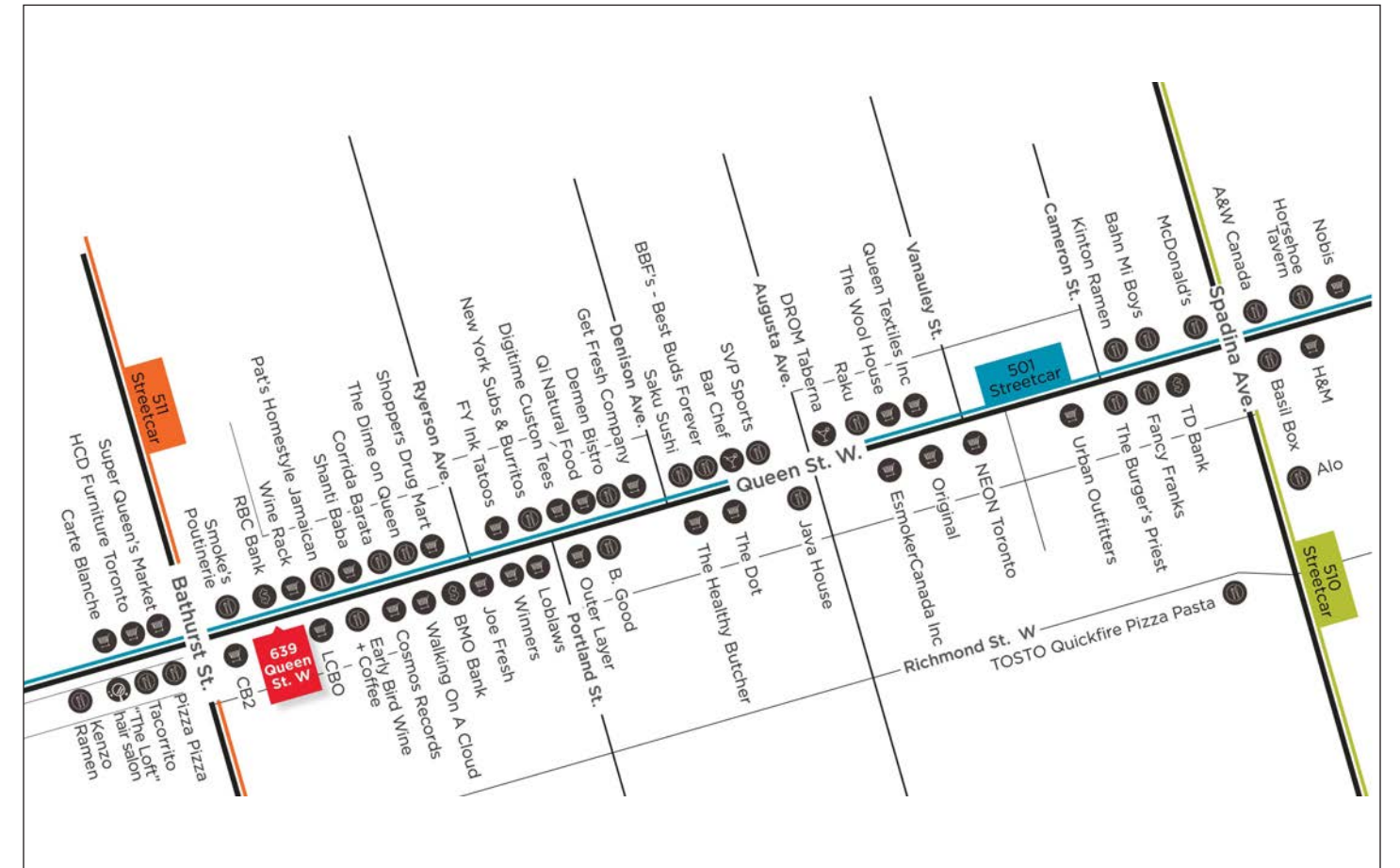
Source: Statistics Canada

THE PROPERTY

639 Queen Street West is centrally located in the vibrant Queen West retail node on the south side of Queen Street West, amidst world class retail, state of the art mixed use developments, and strong pedestrian traffic. This property offers exposure to two highly desirable markets: Queen West and West Queen West, serving as the center point for downtown Toronto's coolest retail node. Queen West is one of the most sought after retail nodes in Toronto, while West Queen West has developed into a hotspot for dining and nightlife as well as a destination for both local and independent retailers. 639 Queen Street West offers the ability to cater to both markets, in a well-known character building with best in class street presence.

This iconic streetfront retail opportunity offers:

- Clean, column free space within a notorious streetfront building in the heart of Queen West
- Over 70 feet of frontage along the south side of Queen Street West
- Building features restored original brick exterior and post and beam interior with double height ceilings
- Well positioned between two main streetcar lines, world renowned pedestrian traffic, and numerous large scale mixed use developments - including Trinity Developments new project at the Southwest corner of Queen & Bathurst
- Floor to ceiling double height glass façade, with large scale branding and exposure
- Strong neighboring tenancies including CB2, Loblaws, Winners, LCBO, Urban Barn, Shoppers Drug Mart, Trek, BMO and RBC



THE RETAIL SPACE

PROPERTY DETAILS

NET RENT
Contact Listing Agent

ADDITIONAL RENT
\$12.00 psf (est. 2020)

TERM
5-10 years

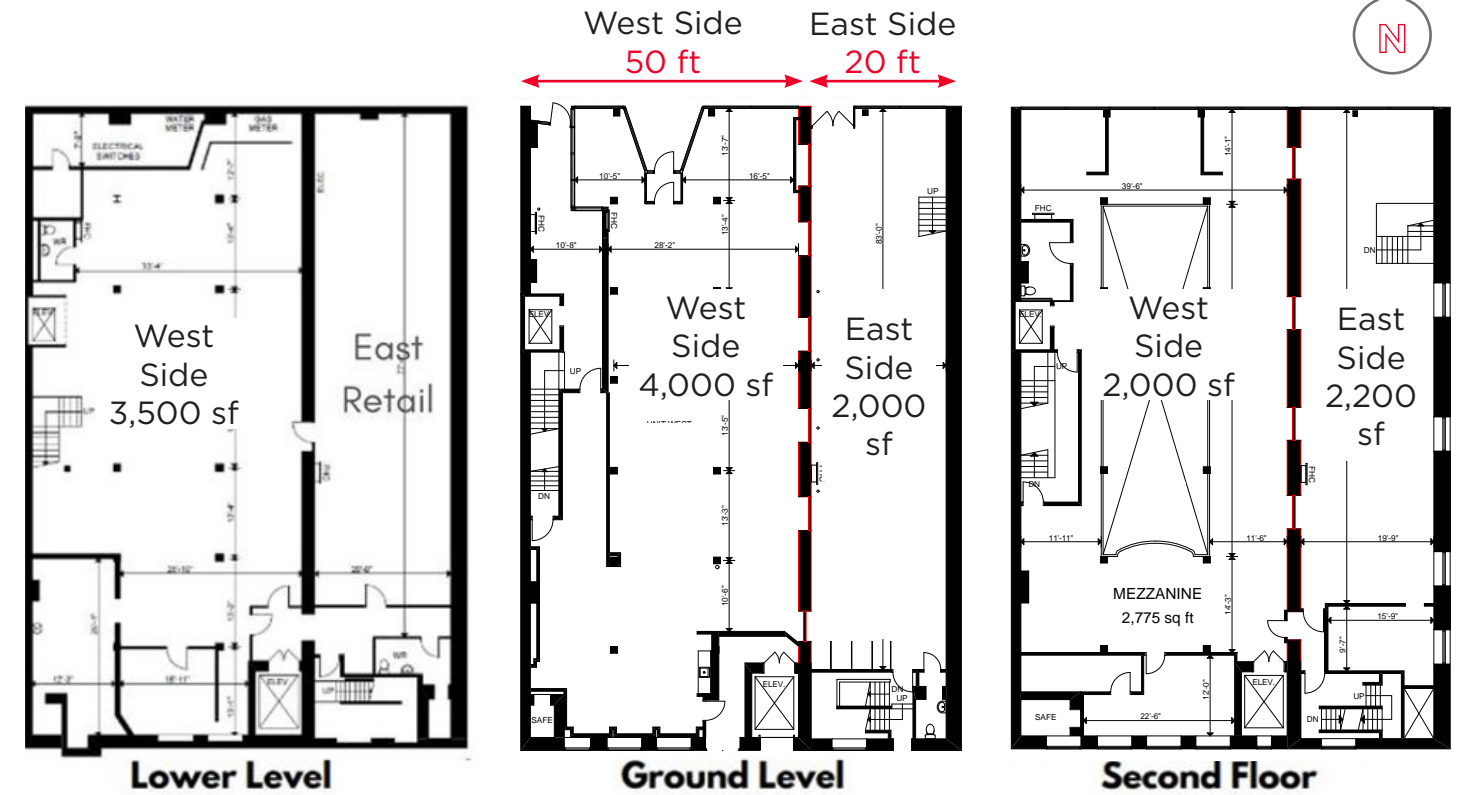
OCCUPANCY
East Side: Immediate
West Side: March 1st 2021
East & West Combined: Contact Listing Agent

AVAILABILITY
TOTAL COMBINED
Main Floor: 6,000 sf
2nd Floor: 4,200 sf
Lower Level: 3,500 sf
Frontage: 70 ft

HIGHLIGHTS

- Outdoor billboard space available
- Fiber optic available up to 1000 MBPS
- Rear laneway with shipping and receiving
- Freight and passenger elevators already in service
- Possibility of connecting both retail spaces (total square footage: 13,700 sf) OR lease as separate East & West Side Units

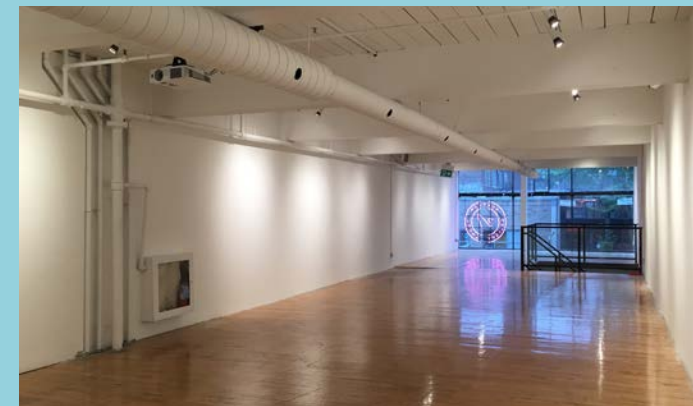
FLOOR PLANS



WEST SIDE
Main Floor: 4,000 sf Lower Level: 3,500 sf
2nd Floor: 2,000 sf Frontage: 50 ft



EAST SIDE
Ground Floor: 2,000 sf
2nd Floor: 2,200 sf
Frontage: 20 ft



NEW MIXED-USE DEVELOPMENTS

Address	# of Units	Address	# of Units
1 170 Spadina Avenue	169	14 401-415 King Street West	615
2 450 Richmond Street West	111	15 101 Spadina Avenue	417
3 452 Richmond Street West	130	16 46 Charlotte Street	216
4 457 Richmond Street West	139	17 350 Adelaide Street West	696
5 520 Richmond Street West	123	18 122 Peter Street	348
6 135 Portland Street	117	19 38 Widmer Street	426
7 553 Richmond Street West	476	20 10 Widmer Street	583
8 149 Bathurst Street	88	21 400 King Street West	530
9 663 King Street West	251	22 329 King Street West	328
10 64-86 Bathurst Street	333	23 24 Mercer Street	12
11 502 Adelaide Street West	105	24 305 King Street West	402
12 544 King Street West	77	25 410 Front Street West	1587
13 489 King Street West	514		

TOTAL SUITES 8,793

NEIGHBORING RETAILERS

CB2

Loblaws

WINNERS

LCBO

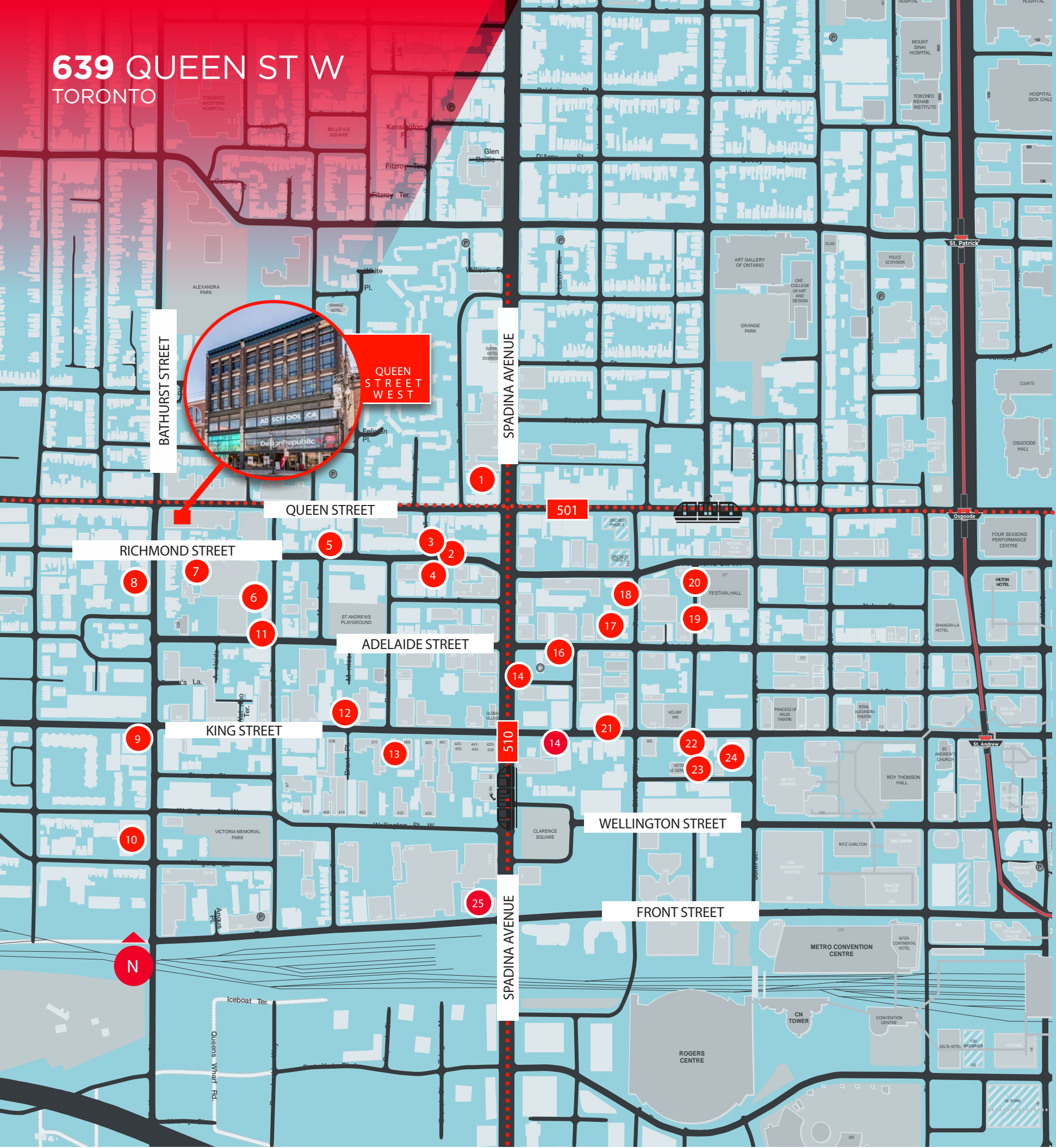
URBAN BARN

SHOPPERS DRUG MART

TREK

BMO

RBC





639 QUEEN STREET WEST | TORONTO, ON

CONTACT

MICHAEL BETEL*

Associate Vice President
Retail Services | Investment Sales

416 359 2706

mike.betel@cushwake.com

PHILIP TRAIKOS*

Senior Vice President
Retail Services | Investment Sales

416 359 2455

philip.traikos@cushwake.com



**Cushman & Wakefield ULC,
Brokerage**
161 Bay Street, Suite 1500
Toronto ON M5J 2S1

cushmanwakefield.com

©2021 Cushman & Wakefield ULC, Brokerage. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

* Sales Representative