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Furnished Turnkey Opportunity

315 QUEEN
STREET
WEST



FEATURES



NET RENT	CONTACT LISTING BROKERS
ADDITIONAL RENT	\$24.91 PER SQ. FT. (2022 ESTIMATE)
AVAILABILITY	IMMEDIATELY
PARKING	6 STALLS AVAILABLE



BUILDING FEATURES

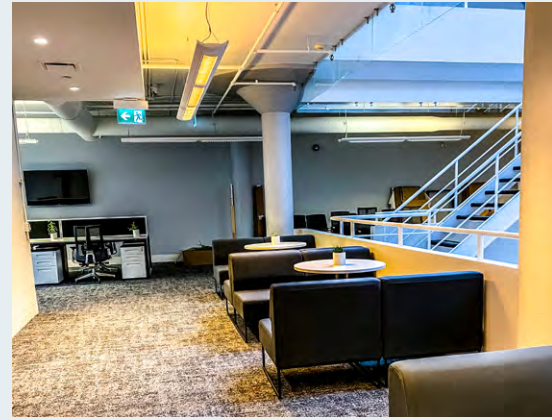
- Approximately 13,339* sq. ft. of continuous office space available

Lobby	668 sq. ft.
2nd Floor	4,817 sq. ft.
3rd Floor	3,910 sq. ft.
4th Floor	3,944 sq. ft.
- Unique office space with a full building atrium
- Internal staircases connecting the entire space
- Bright and airy office space ideal for a creative or technology tenant
- In the heart of Queen Street West
- Steps to the Queen Street street car and a 10 minute walk to Union Station
- Amenity rich area
- 4,000 sq. ft. of storage space optionally available
- Dedicated washroom facilities

*Based on 2019 BOMA measurements



PHOTOS



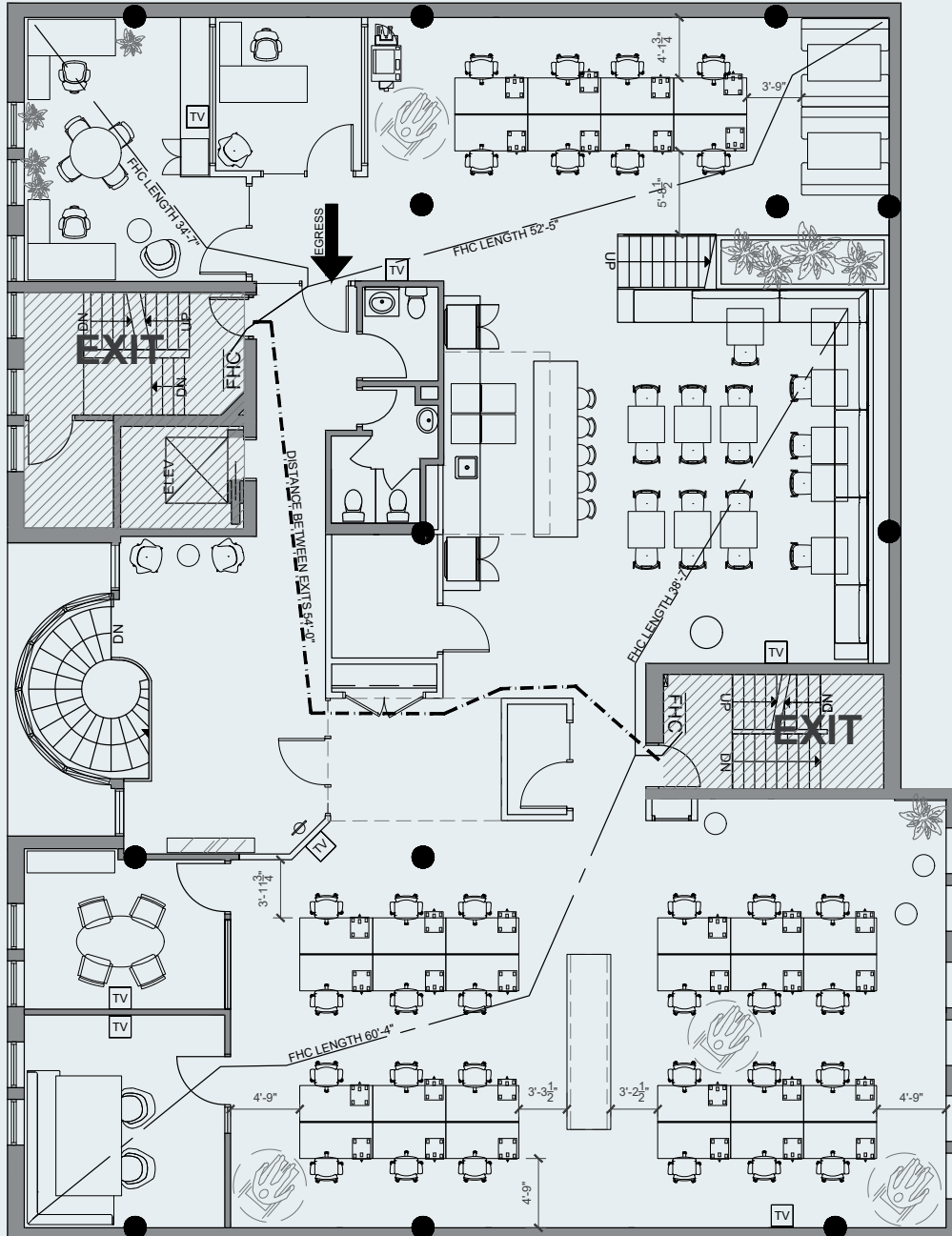


PHOTOS



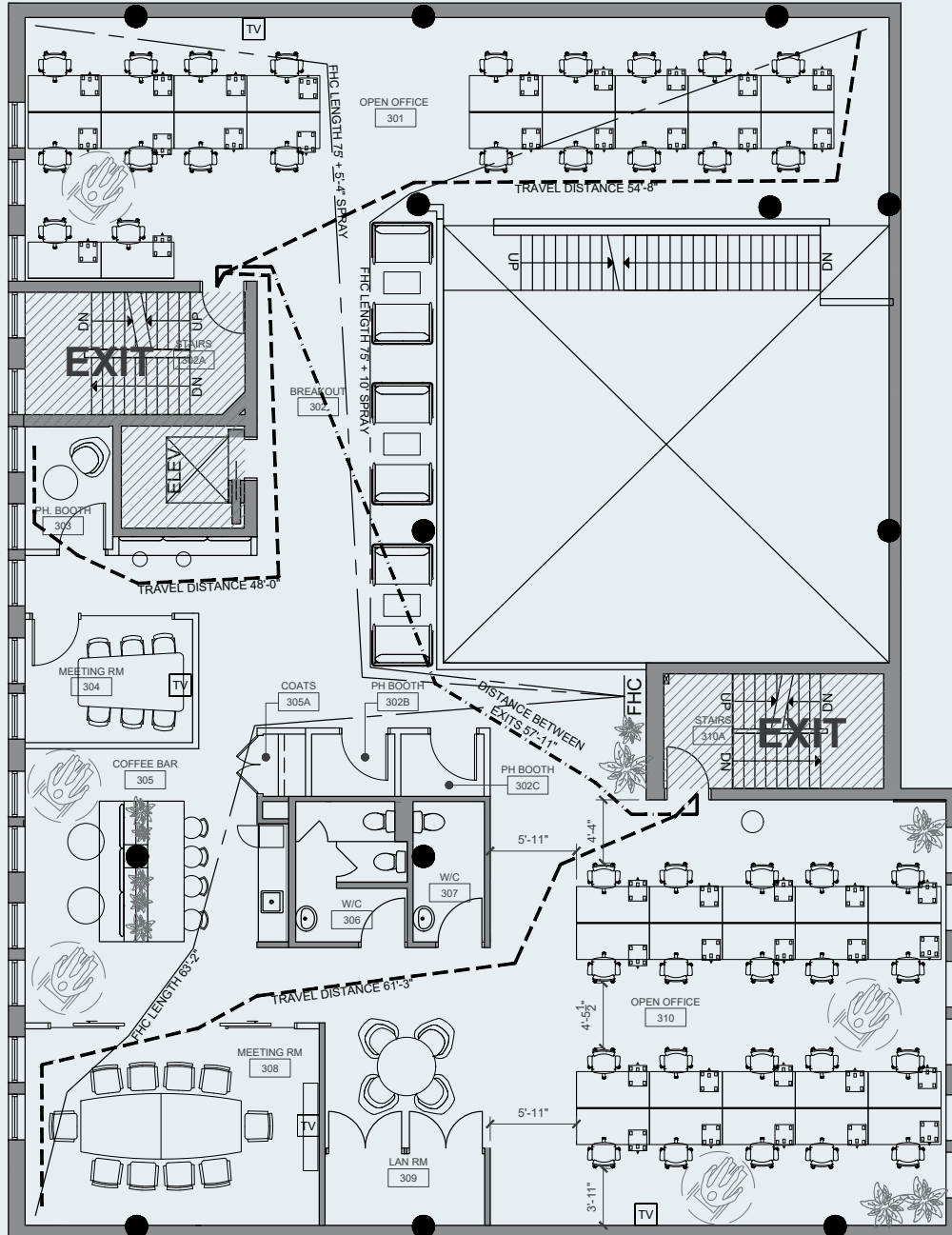
2ND FLOOR

4,817 sq. ft.



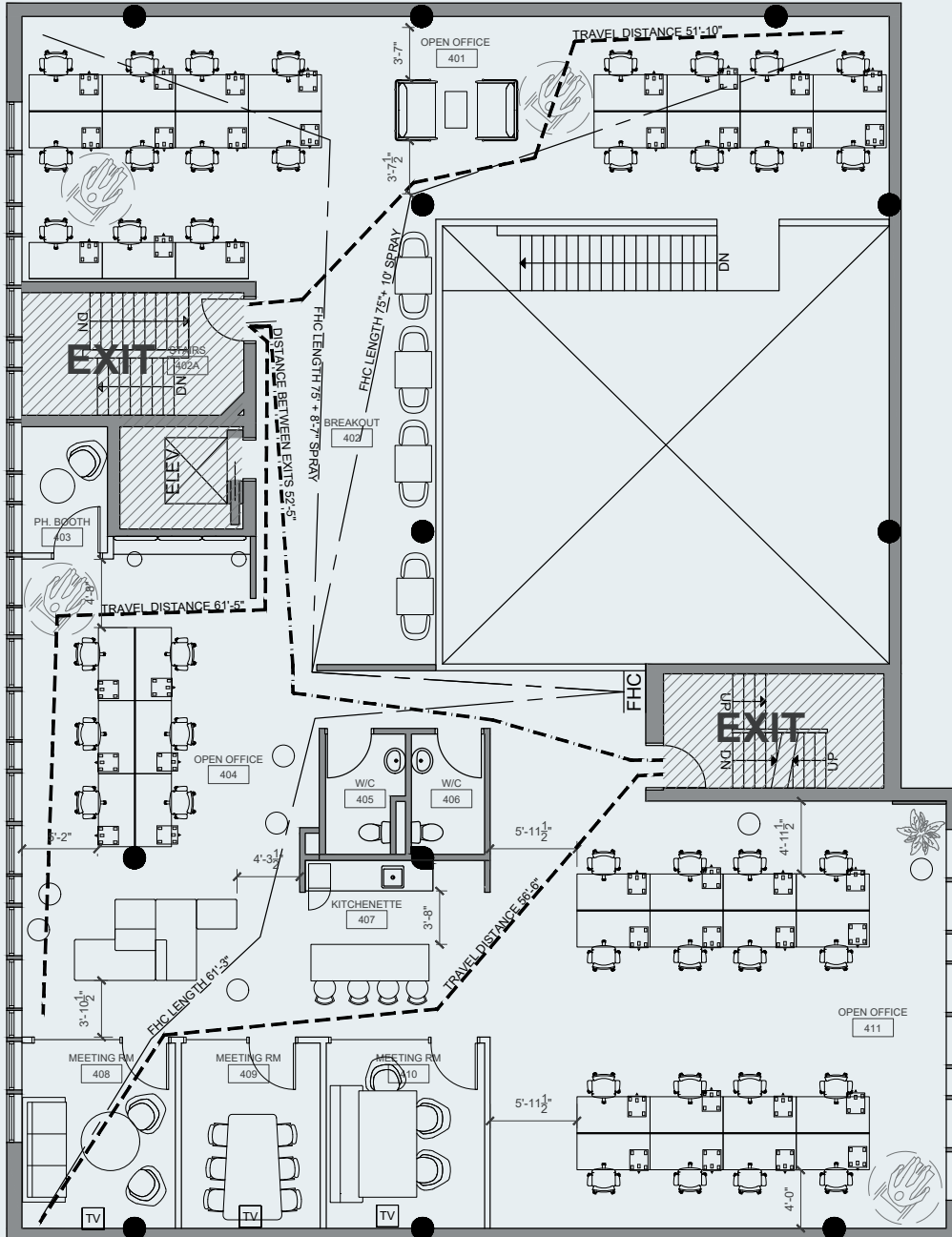
3RD FLOOR

3,910 sq. ft.



4TH FLOOR

3,944 sq. ft.





LOCATION & AMENITIES

RESTAURANTS

- 1 Queen Street Warehouse
- 2 Little India
- 3 Pai
- 4 Byblos
- 5 Milk Bar Toronto
- 6 Aloette Restaurant
- 7 Wahlburgers Toronto
- 8 The Burger's Priest
- 9 Pizzeria Libretto University
- 10 Piazza Manna
- 11 Earl's Kitchen & Bar
- 12 3 Brewers Adelaide
- 13 Osgood Hall Restaurant
- 14 Sansotei Ramen
- 15 Little Sheep Mongolian Hot Pot

- 16 Dumpling House
- 17 Saigon Lotus
- 18 Omai Restaurant
- 19 The Citizen
- 20 The Keg
- 21 Gusto 101

BARS

- 1 Horseshoe Tavern
- 2 BarChef
- 3 Suite 114
- 4 The Antler Room
- 5 The Ritz Bar
- 6 The Cloak Bar
- 7 Bar Hop Brew Co.
- 8 The Porch
- 9 Crocodile Rock

SHOP

- 1 American Eagle
- 2 Foot Locker
- 3 Zara
- 4 Aldo
- 5 Aritzia
- 6 Adidas
- 7 Urban Outfitters
- 8 LCBO
- 9 Marshalls
- 10 Indigo
- 11 Loblaws
- 12 Rabba Fine Foods

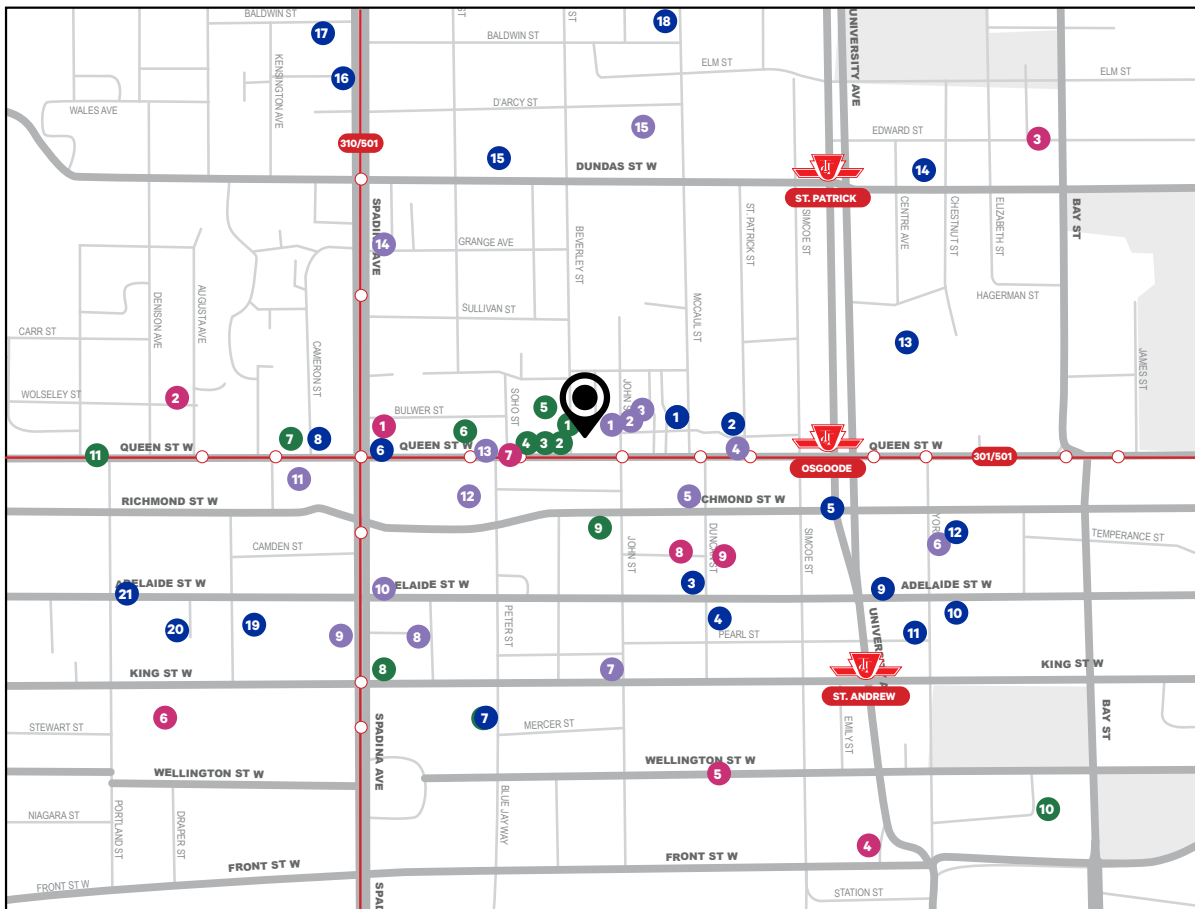
CAFÉS

- 1 Second Cup
- 2 Cafe Crepe
- 3 BMV Cafe
- 4 HotBlack Coffee

- 5 High5 Cafe
- 6 JJ Bean Coffee Roasters
- 7 Second Cup Coffee Co.
- 8 Aroma Espresso Bar
- 9 Quantum Coffee
- 10 Strange Love Coffee
- 11 The Alternative Cafe
- 12 The Dark Horse Espresso Bar
- 13 Little Nicky's Coffee
- 14 Sam James Coffee
- 15 Art Square Cafe and Creperie

PUBLIC TRANSIT FACTS

- 4 mins away from Osgoode Station
- 8 mins away from Union Station
- Highway access – Gardiner Expwy – 10 mins away
- Steps away from Queen St. streetcar
- 301/310/501 streetcar line



Approximately 1km. Radius

THE SURROUNDINGS



CBRE

QUEEN
STREET
WEST
315

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