



229

QUEEN STREET WEST

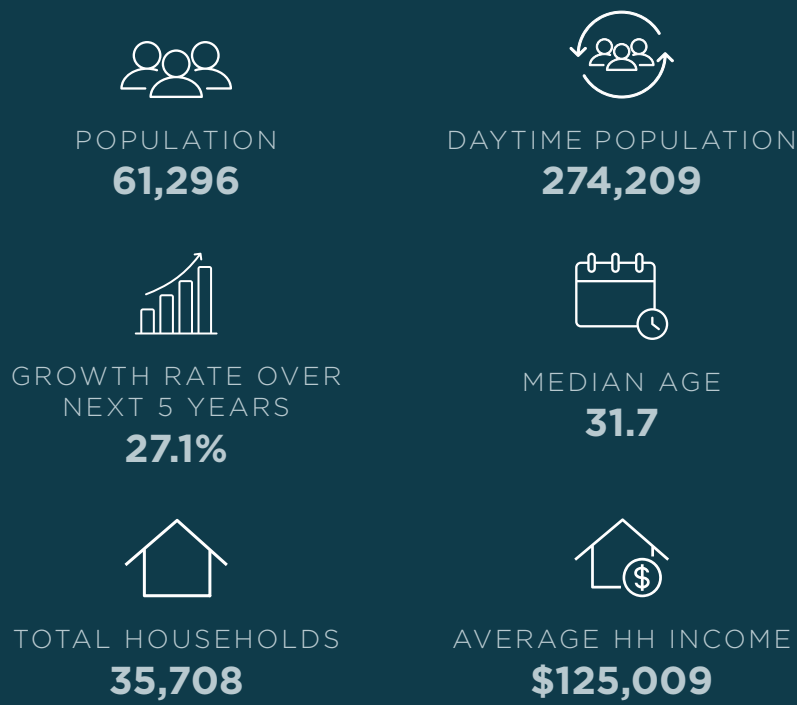
FULL BUILDING FOR LEASE IN THE
HEART OF QUEEN STREET WEST

OPPORTUNITY OVERVIEW

This exceptional retail opportunity features 1,799 square feet across two levels – 884 SF on the ground floor and 915 SF on the second floor – with the unique advantage of full building availability for complete brand control.

Strategically positioned steps from Osgoode Subway Station, the property benefits from exceptional accessibility in a prime downtown location. The steady flow of pedestrian and vehicular traffic between Queen Street West and the downtown core creates ideal exposure for businesses looking to establish a commanding presence in this thriving urban corridor.

DEMOGRAPHICS - 1 KM RADIUS



Source: Environics, 2025



PROPERTY OVERVIEW

- **Size:**
 - **Ground Floor:** 884 SF
 - **Second Floor:** 915 SF
 - **Lower level:** 535 SF
- **Available:** Immediately
- **Term:** 5-10 Years
- **Net Rent:** Please Contact Listing Agents
- **Additional Rent:** \$36.27* (EST. 2025)
 - * Paid on first and second floor



PROPERTY HIGHLIGHTS

- 501 Queen streetcar at doorstep
- Steps from Osgoode Subway Station
- High levels of vehicular traffic
- Full building available for lease
- Ample storage in the lower level
- Shipping and receiving off the back laneway
- Parking spots at the rear of the building





AREA OVERVIEW

Located in Toronto’s sought-after Queen Street West neighborhood, this property sits at the heart of one of Canada’s coolest retail destinations. Queen Street West has thrived as a premier shopping hub for decades, continually evolving while maintaining its distinctive character and appeal.

With the 501 Queen streetcar at the doorstep and just steps from Osgoode Subway Station, the location offers unparalleled public transit connectivity for both customers and staff. Positioned on the south side of Queen Street West, near University Avenue, the site benefits from high pedestrian and vehicular traffic flowing from the Entertainment District and the downtown core.

The surrounding area boasts an impressive roster of retailers including Lululemon, Aritzia, Aux Merveilleux de Fred, Planta and Starbucks, alongside local boutiques and eateries that have established this district as a vibrant cultural destination with in-demand amenities.

SCORE



WALK SCORE
100

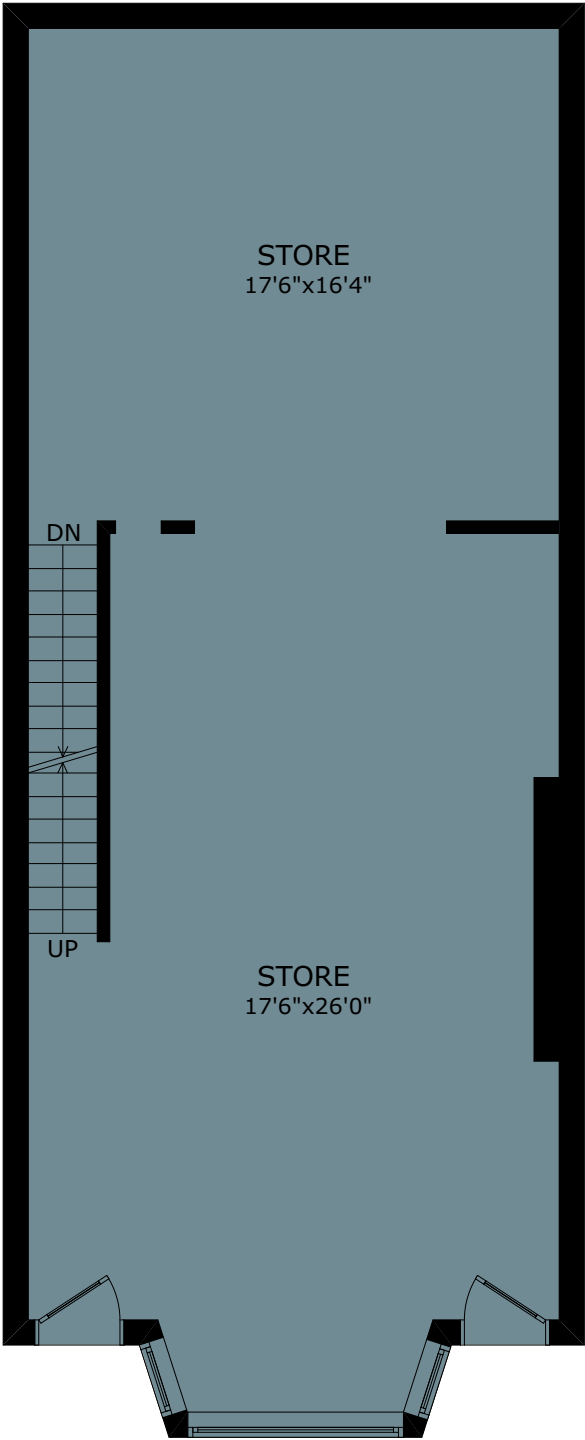


TRANSIT SCORE
100

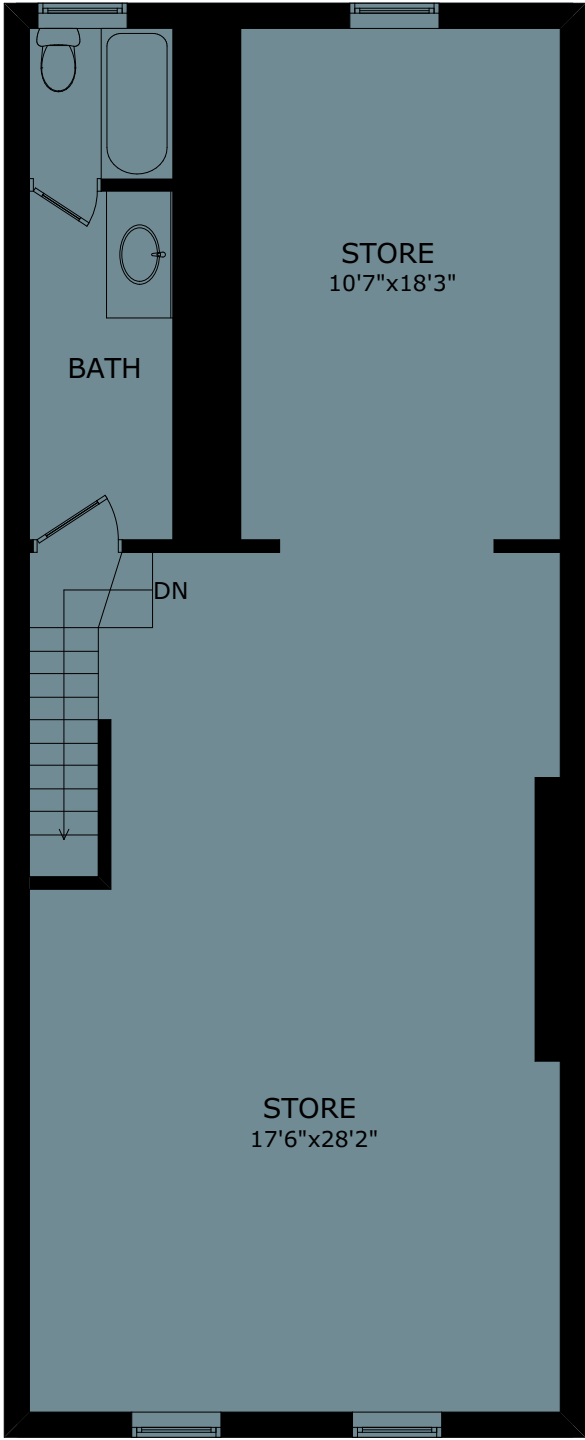
FLOOR PLAN

GROUND FLOOR	884 SF
SECOND FLOOR	915 SF
LOWER LEVEL	535 SF
TOTAL	2,334 SF

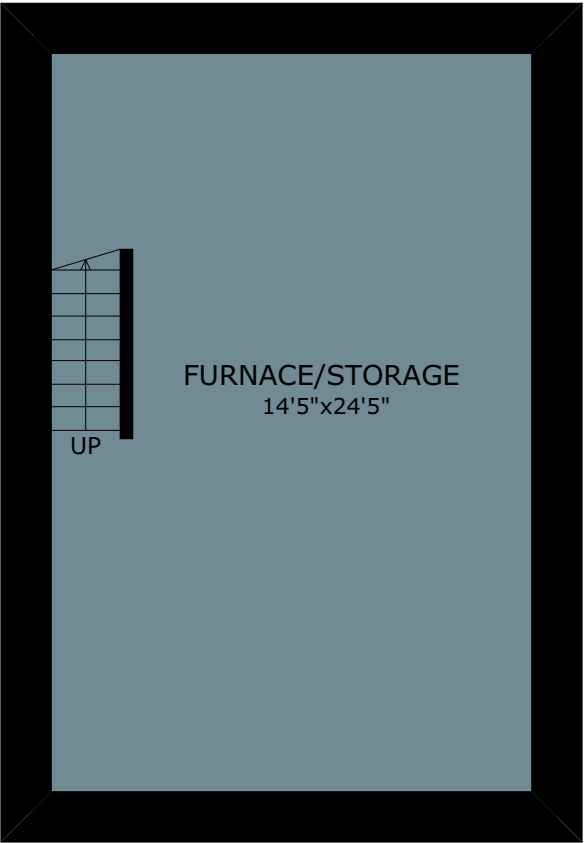
GROUND FLOOR



SECOND FLOOR



LOWER LEVEL



QUEEN STREET WEST

NEIGHBOURING
RETAILERS





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BRANDON GORMAN**

Executive Vice President
+1 416 855 0907
Brandon.Gorman@jll.com

GRAHAM SMITH*

Executive Vice President
+1 416 855 0914
Graham.Smith@jll.com

AUSTIN JONES**

Associate Vice President
+1 416 304 6050
Austin.Jones@jll.com

MATTHEW MARSHALL*

Senior Sales Associate
+1 416 238 9925
Matthew.Marshall@jll.com

BRETT VAREY*

Associate
+1 416 304 6064
Brett.Varey@jll.com

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