

239

QUEEN STREET WEST

FULL BUILDING FOR LEASE IN THE
HEART OF QUEEN STREET WEST

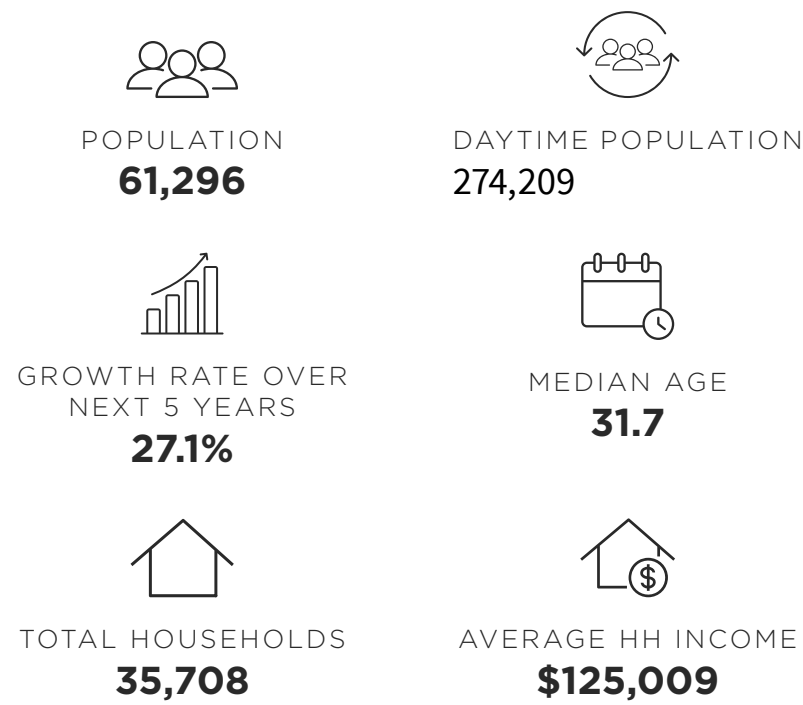


OPPORTUNITY OVERVIEW

This exceptional retail opportunity features 3,613 SF across two levels – 1,790 SF on the ground floor and 1,823 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:**
 - **Total:** 3,613 SF
 - **Ground Floor:** 1,790 SF
 - **Second Floor:** 1,823 SF
- **Available:** Immediately
- **Term:** 5-10 Years
- **Net Rent:** Please Contact Listing Agents
- **Additional Rent:** \$16.66* (EST. 2025)
 - * Paid on first and second floor



PROPERTY HIGHLIGHTS

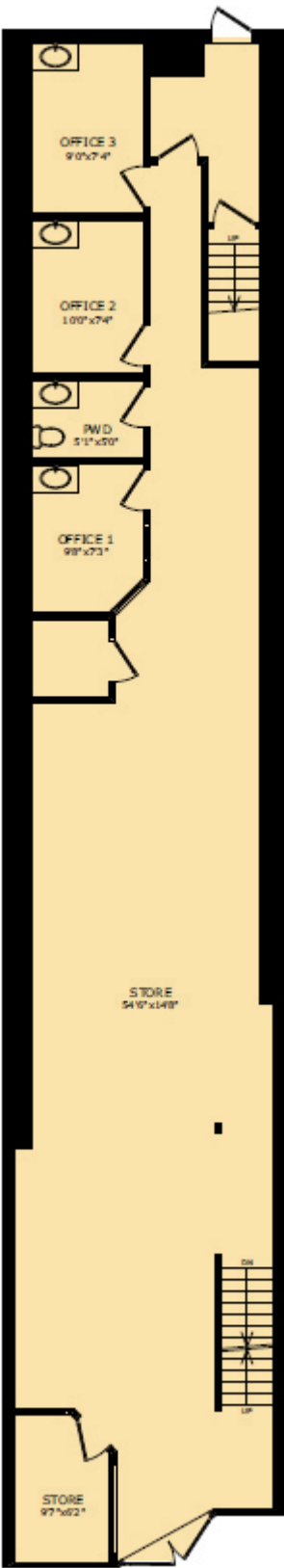
- 501 Queen streetcar at doorstep
- Steps from Osgoode Subway Station
- High levels of vehicular traffic
- Full building available for lease
- Ample storage in the lower level
- Shipping and receiving off the back laneway
- Parking spots at the rear of the building



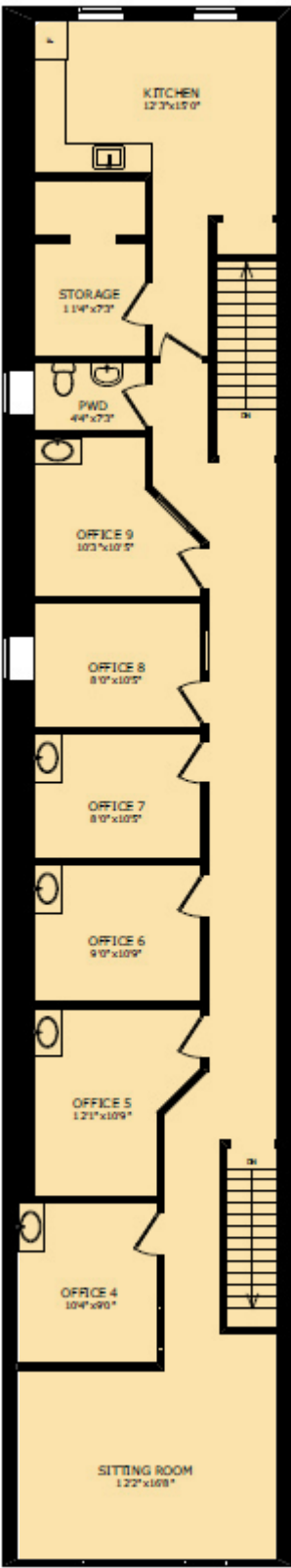
FLOOR PLAN

GROUND FLOOR	1,790 SF
SECOND FLOOR	1,823 SF
LOWER LEVEL	725 SF
TOTAL	4,338 SF

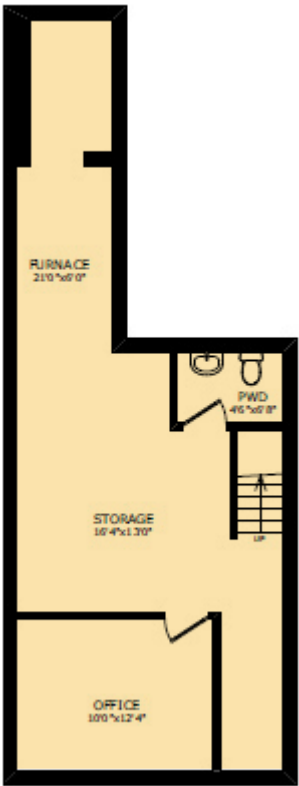
GROUND FLOOR



SECOND FLOOR



LOWER LEVEL



QUEEN STREET WEST



TORONTO EATON CENTRE

CITY HALL

FINANCIAL CORE



239 QUEEN STREET WEST

UNIVERSITY AVENUE

01 670,000
LINE DAILY RIDERS*

ENTERTAINMENT DISTRICT



501 55,100
TTC QUEEN DAILY RIDERS*

QUEEN STREET WEST

RICHMOND STR.

ADELAIDE STREET WEST

510 40,000
TTC SPADINA DAILY RIDERS*

SPADINA AVENUE



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

NEIGHBOURING
RETAILERS





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