

# PRIME RETAIL FOR LEASE

BETWEEN QUEEN STREET WEST & DUNDAS STREET WEST



## FORM CONDOMINIUMS

# 36 McCAUL STREET

CBRE LIMITED, REAL ESTATE BROKERAGE | 145 KING STREET WEST | SUITE 1100 | TORONTO, ON M5H 1J8 | 416 362 2244 | WWW.CBRE.CA





# 36 McCAUL STREET

## FORM CONDOS

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**Size:**

1,459 sq. ft.

**Net Rent:**

\$50.00 per sq. ft.

**TMI:**

\$20.00 per sq. ft.

**Available:**

Immediate







# LOCATION OVERVIEW

36 McCaul is centrally located in downtown Toronto on the corner of Stephanie Street and McCaul Street, between Queen West and Dundas West. The site benefits greatly from its proximity to the Queen West shopping district, OCAD University and various modes of public transportation.

It is located just north of the best stretch of Queen West, known for its mix of trendy fashion boutiques and premium international brands including Club Monaco, H&M, Aritzia, Zara, Lululemon and the new Mountain Equipment Co-Op flagship.

Just north of 36 McCaul Street is OCAD University's campus which has over 5,000 full time students and staff, as well as the Art Gallery of Ontario, which saw over 1 million visitors last year.

The site can easily be accessed by public transit via the Queen West streetcar, the Dundas West streetcar or Osgoode subway station.



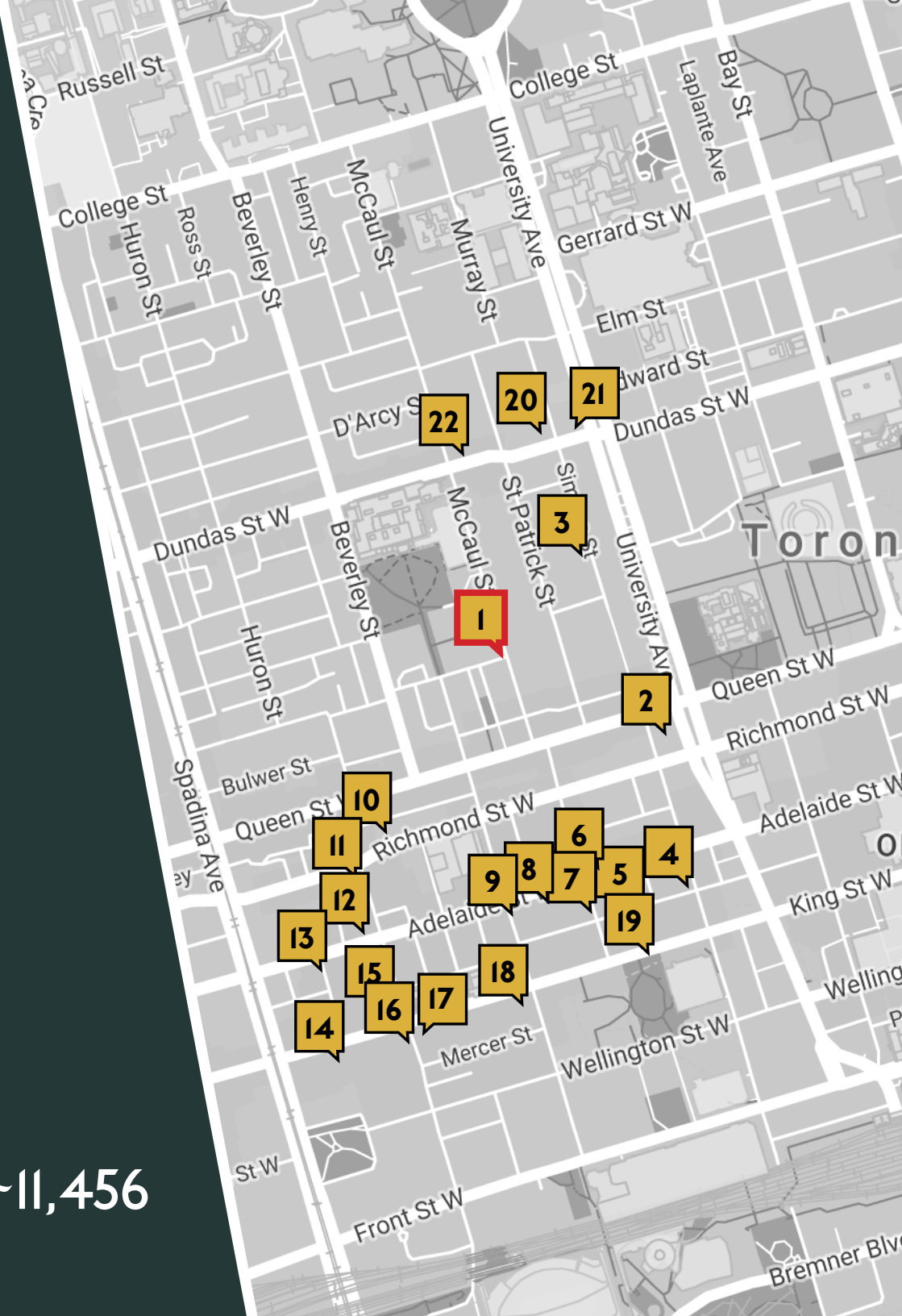


# NOTABLE CONDO PROJECTS IN THE IMMEDIATE AREA

## NOTABLE DEVELOPMENTS

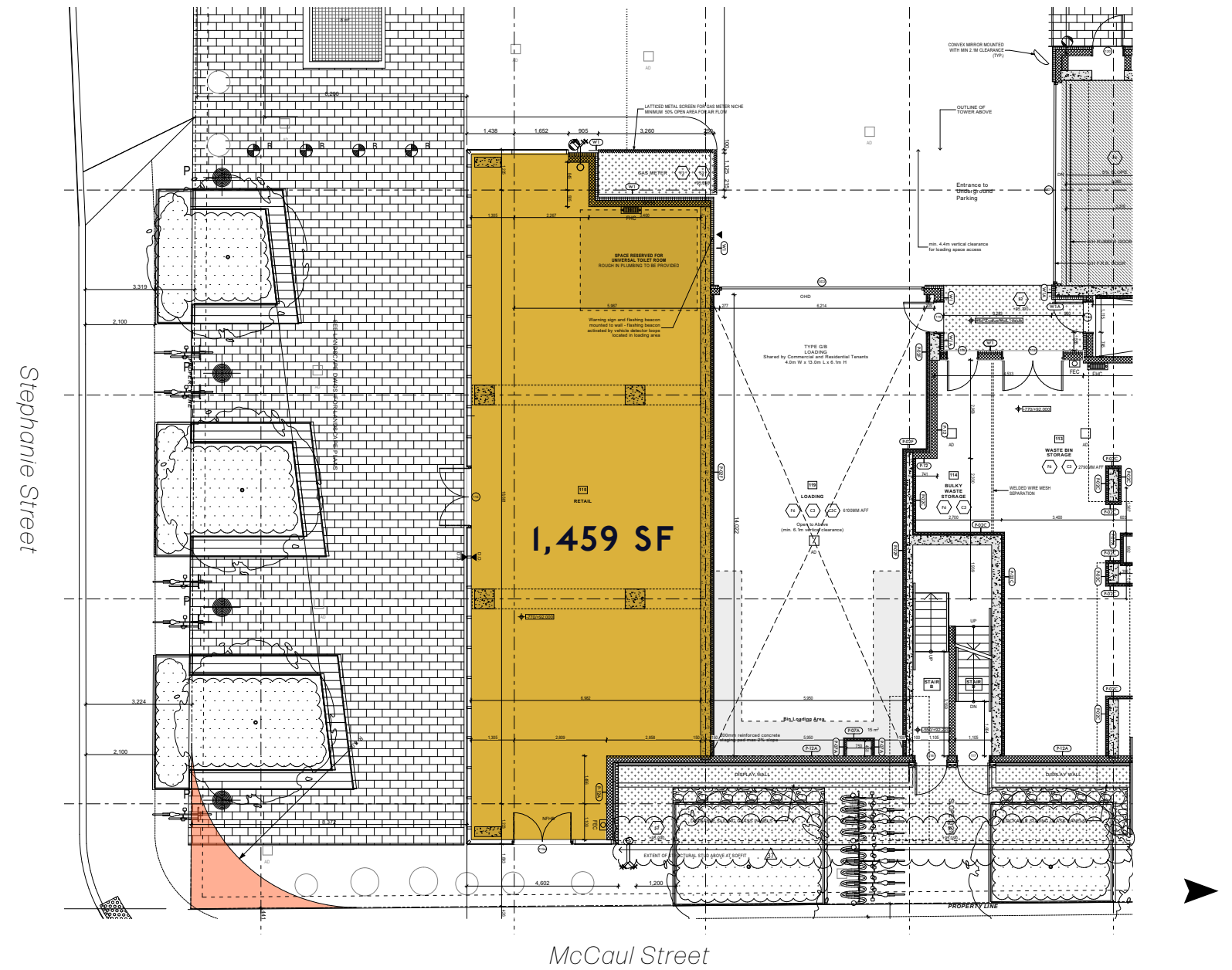
Development	Units	Status
1 Form Condos (36 McCaul)	190	Under Construction
2 250 University Ave	495	Pre-Construction
3 Artists' Alley	913	Pre-Construction
4 100 Simcoe Street	524	Pre-Construction
5 150 Pearl Street	610	Pre-Construction
6 19 Duncan Street	462	Under Construction
7 14 Duncan Street	369	Pre-Construction
8 263 Adelaide St W	353	Pre-Construction
9 PJ Condos	366	Under Construction
10 330 Richmond St W	344	Under Construction
11 Carlyle Condos	328	Pre-Construction
12 Peter and Adelaide	696	Pre-Construction
13 46 Charlotte Street	216	Pre-Construction
14 401 King West	459	Pre-Construction
15 400 King Street West	530	Pre-Construction
16 357 King Street West	324	Under Construction
17 King Blue	807	Under Construction
18 305 King Street West	402	Pre-Construction
19 Mirvish + Gehry	1,716	Pre-Construction
20 250 Dundas St W	517	Pre-Construction
21 480 University Ave	453	Under-Construction
22 292 Dundas St W	382	Pre-Construction

New Condominium Units: ~11,456





# FLOOR PLAN





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