

© Harbourfront centre

245
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qqw



245 QUEENS QUAY WEST HIGH PROFILE HARBOURFRONT RETAIL FOR LEASE

© Harbourfront centre

245
qqw

SIZE

GROUND: 13,735 sq. ft.
MEZZANINE: 7,037 sq. ft.

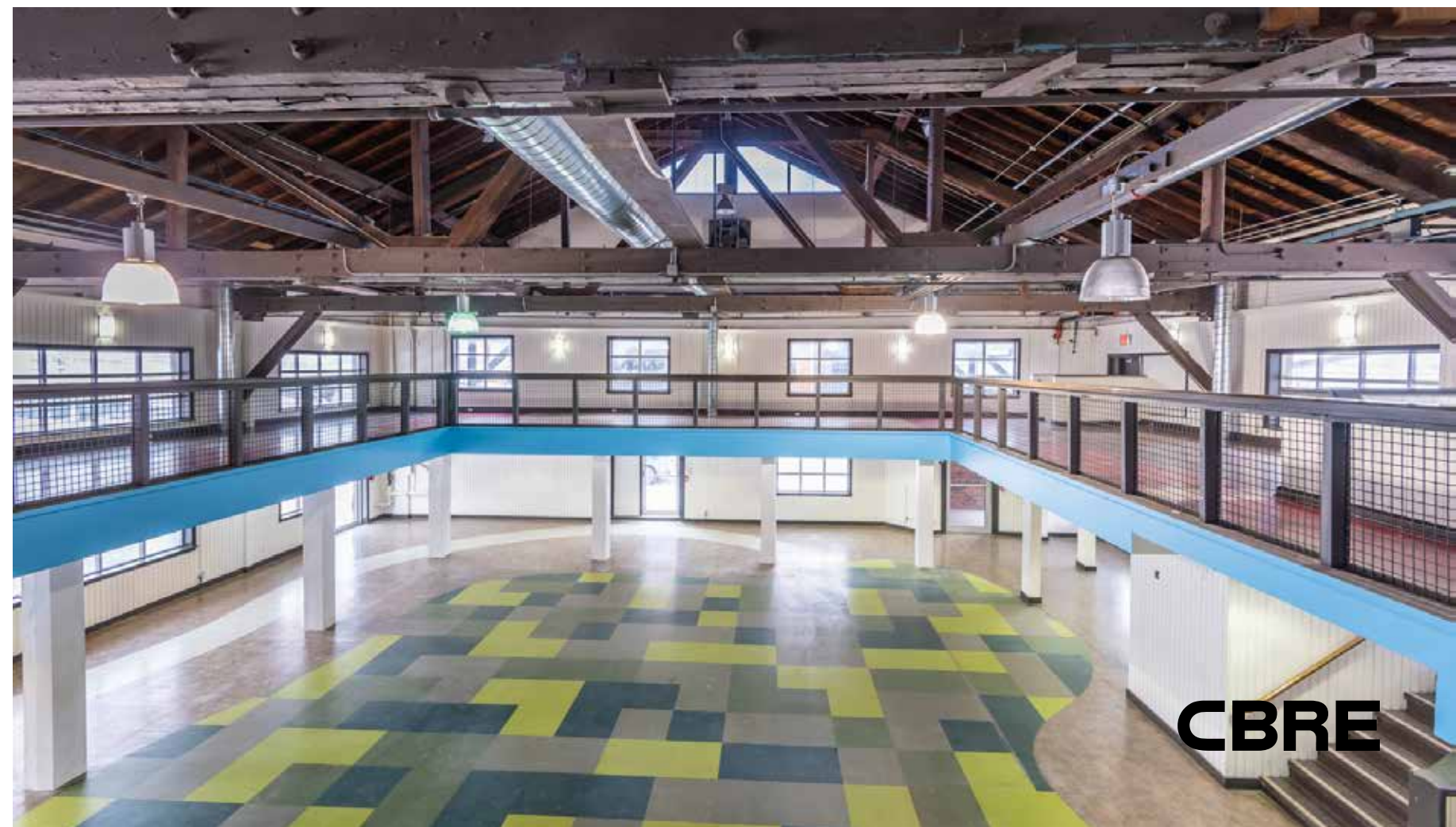
**AVAILABLE
IMMEDIATELY**

**RARE OPPORTUNITY TO SECURE A
LONG TERM LEASE IN A FREESTANDING
BUILDING**

OPPORTUNITY FOR AN EXTERIOR PATIO

**CHARACTER SPACE WITH CEILING
HEIGHTS UP TO 60 FEET**

CBRE



ROGERS CENTRE

CN TOWER

HARBOURFRONT CENTRE
(MAIN BUILDING)

FINANCIAL CORE

SCOTIABANK ARENA

FERRY TERMINAL

RIPLEY'S
AQUARIUM



245

QUEENS QUAY WEST

CBRE

The Location

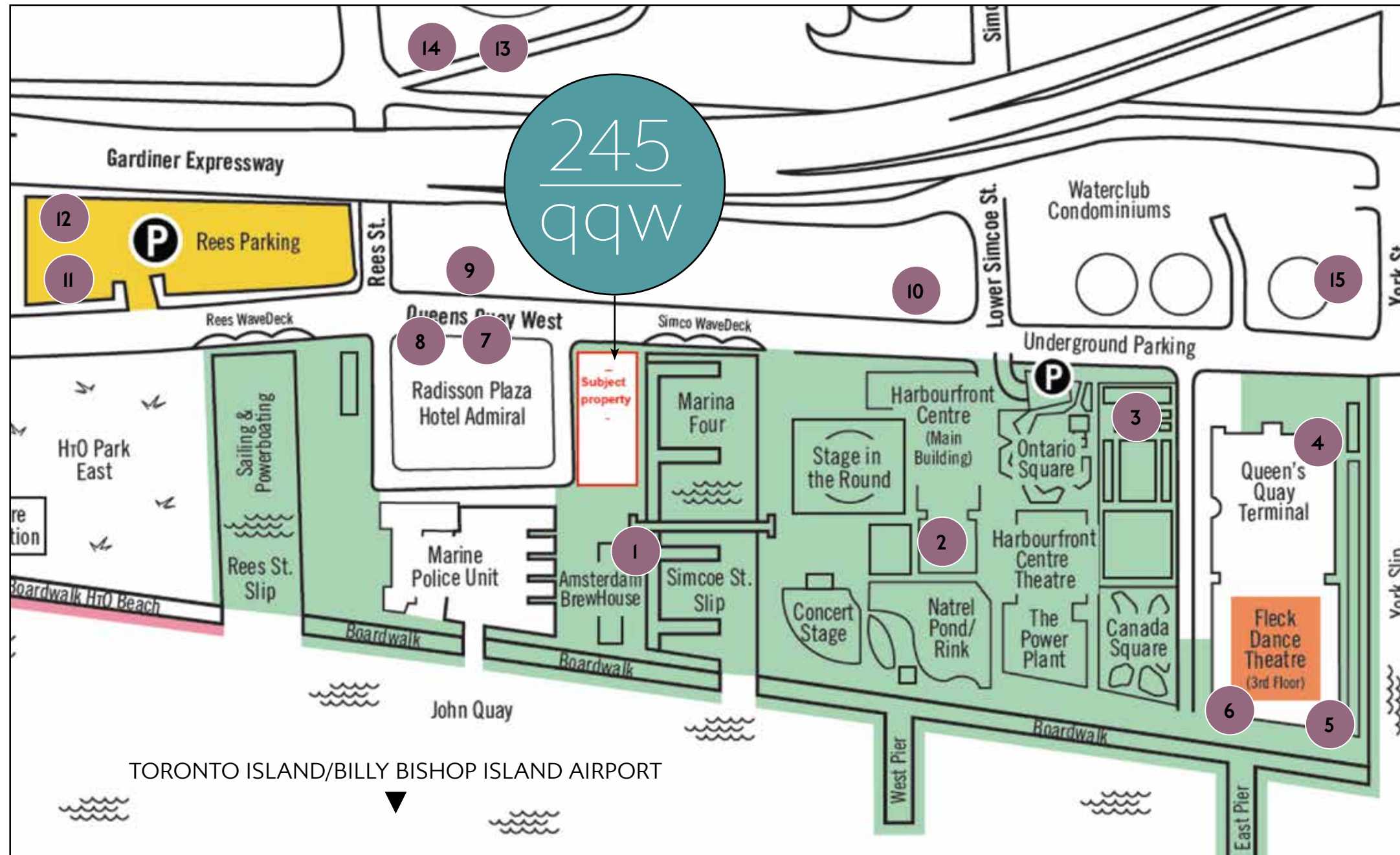
245 Queens Quay West is part of Harbourfront Centre's 10 acre campus, a leading international centre for contemporary culture, arts and ideas on Toronto's central waterfront. Year-round programming and events include concerts, festivals, markets and ice skating drawing **millions of visitors to the site each year.**

Connectivity

245 Queens Quay is exceptionally well connected. It is serviced by both the 509 & 510 streetcar providing direct access to Union Station, Exhibition Place as well as Spadina subway station. There are two-way dedicated bike lanes on Queens Quay which attracts nearly 600 cyclists an hour (1 hour traffic count, Simcoe & Queens Quay). The site is just south of Lake Shore Boulevard and the Gardiner Expressway and has easy access to both.



Harbourfront centre



Neighbouring Tenants

- 1 Amsterdam BrewHouse
- 2 Boxcar Social
- 3 We Brew Cafe
- 4 Sobeys
- 5 The Goodman Pub + Kitchen
- 6 The Pie Bar
- 7 Shoeless Joes
- 8 Tim Hortons
- 9 Swiss Chalet
- 10 The Wine Shop
- 11 The Beer Store
- 12 Yyoga
- 13 Steam Whistle Brewing
- 14 The Rec Room
- 15 Starbucks



\$128,551

AVG. HOUSEHOLD INCOME



35,785

Population (1km radius)



10.0%

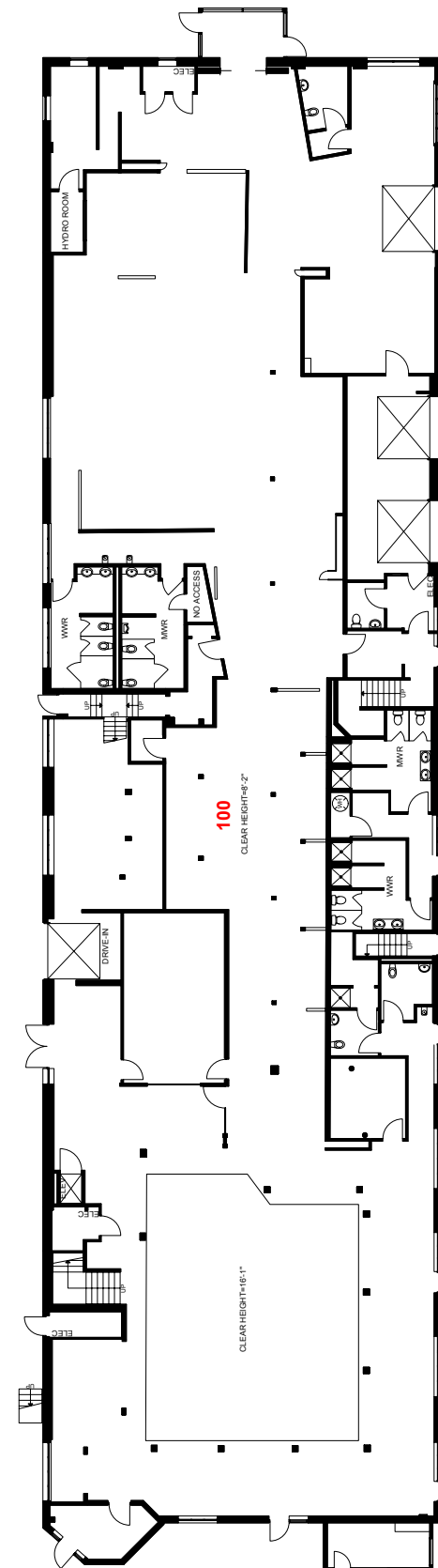
POPULATION CHANGE (2019-2024)



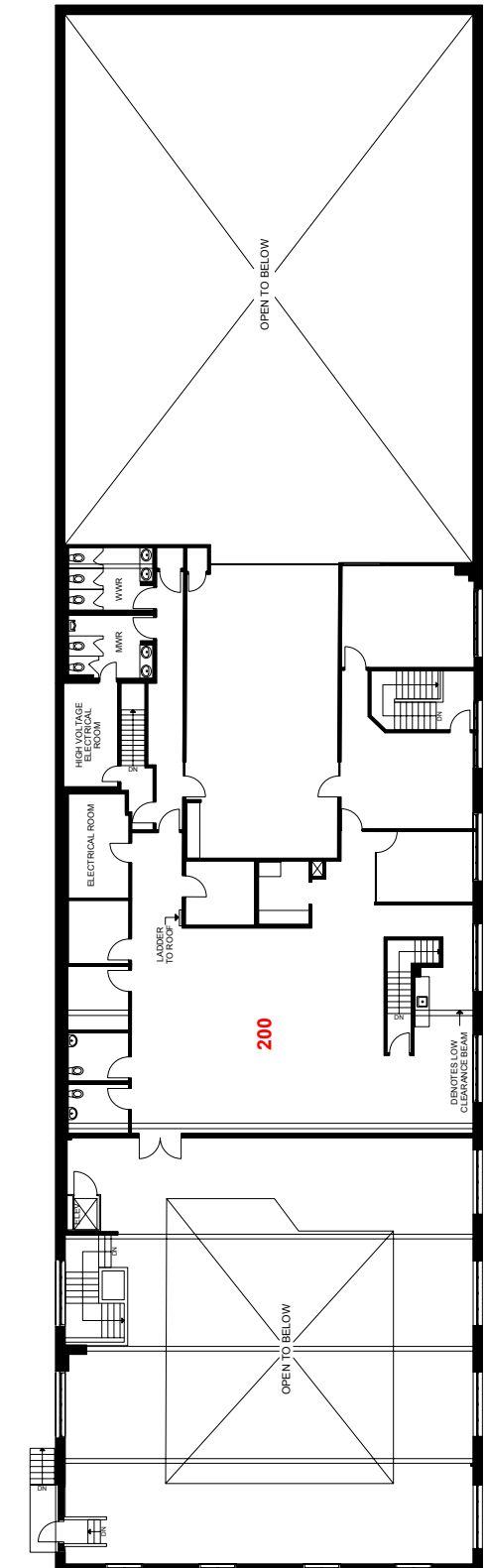
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GROUND FLOOR

Queens Quay West



MEZZANINE



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