

© Harbourfront centre

245  
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qqw



## 245 QUEENS QUAY WEST HIGH PROFILE HARBOURFRONT RETAIL FOR LEASE

# © Harbourfront centre

245  
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## SIZE

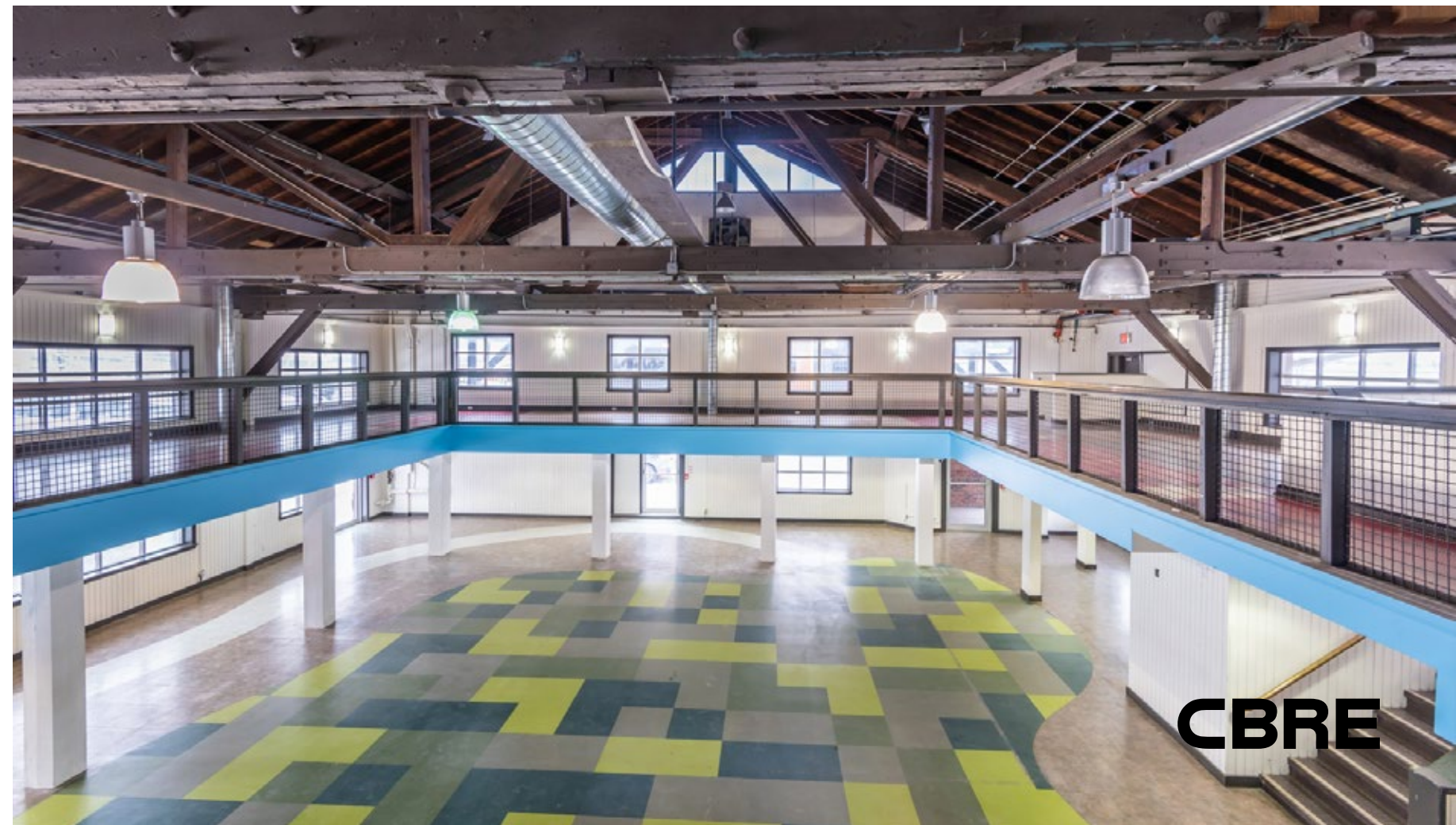
**GROUND: 13,735 sq. ft.**  
**MEZZANINE: 7,037 sq. ft.**

**AVAILABLE  
IMMEDIATELY**

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

**OPPORTUNITY FOR AN EXTERIOR PATIO**

**CBRE**



ROGERS CENTRE

CN TOWER

RIPLEY'S  
AQUARIUM

HARBOURFRONT CENTRE  
(MAIN BUILDING)

FINANCIAL CORE

SCOTIABANK ARENA

FERRY TERMINAL

245

QUEENS QUAY WEST

CBRE



# The Location

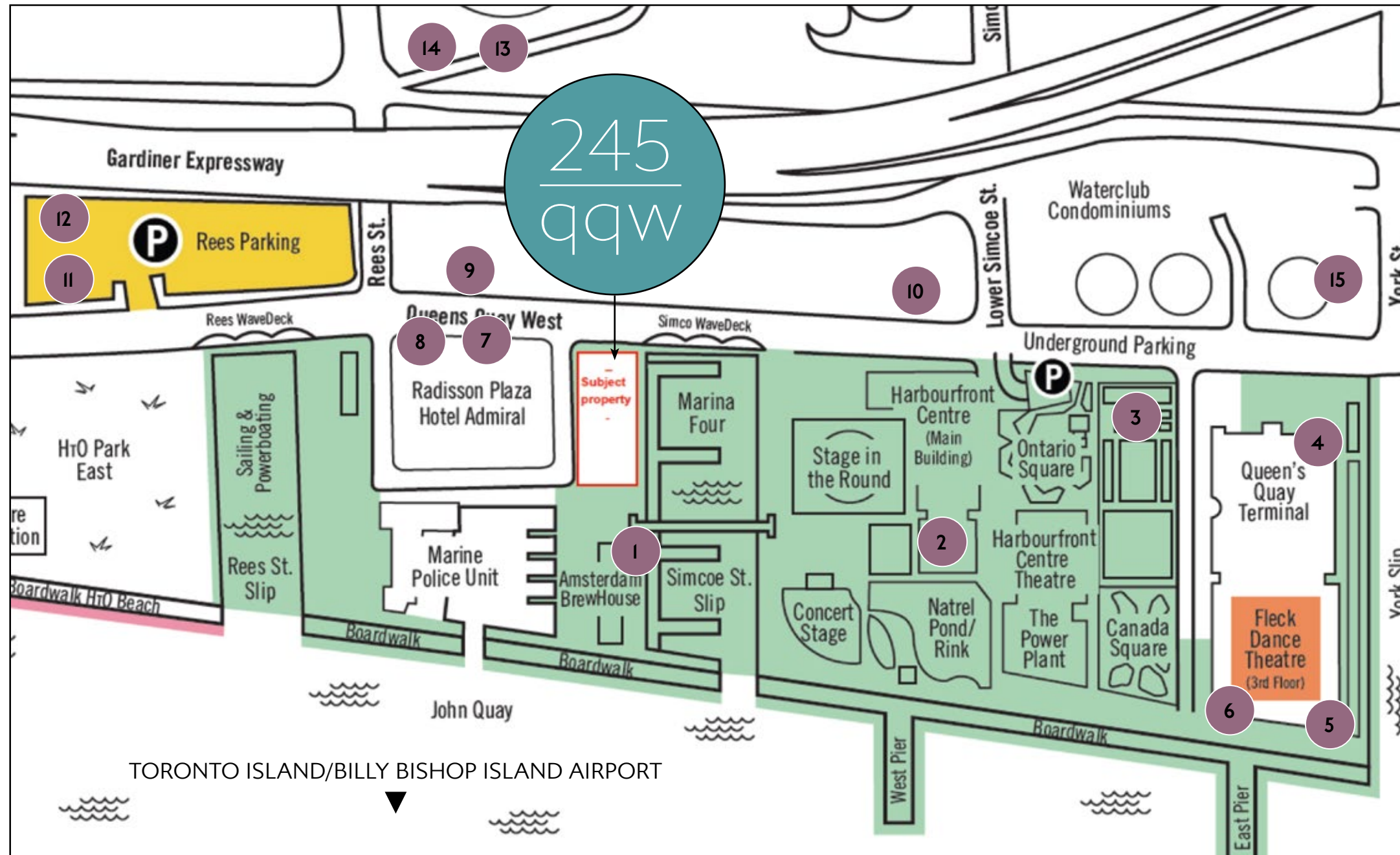
245 Queens Quay West is part of Harbourfront Centre's 10 acre campus, a leading international centre for contemporary culture, arts and ideas on Toronto's central waterfront. Year-round programming and events include concerts, festivals, markets and ice skating drawing **millions of visitors to the site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

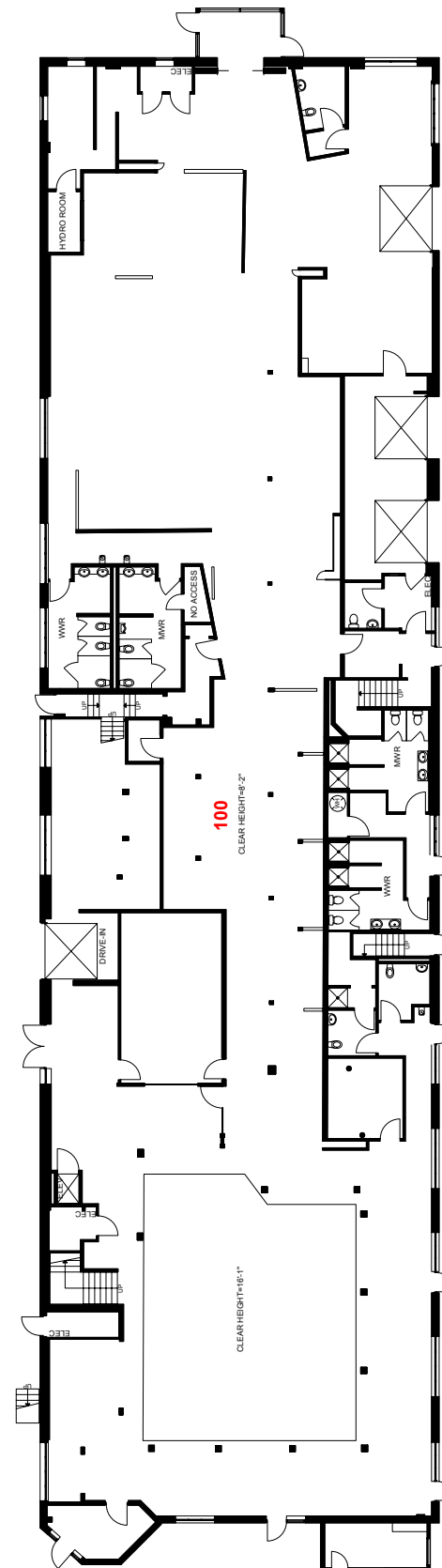
POPULATION CHANGE (2019-2024)



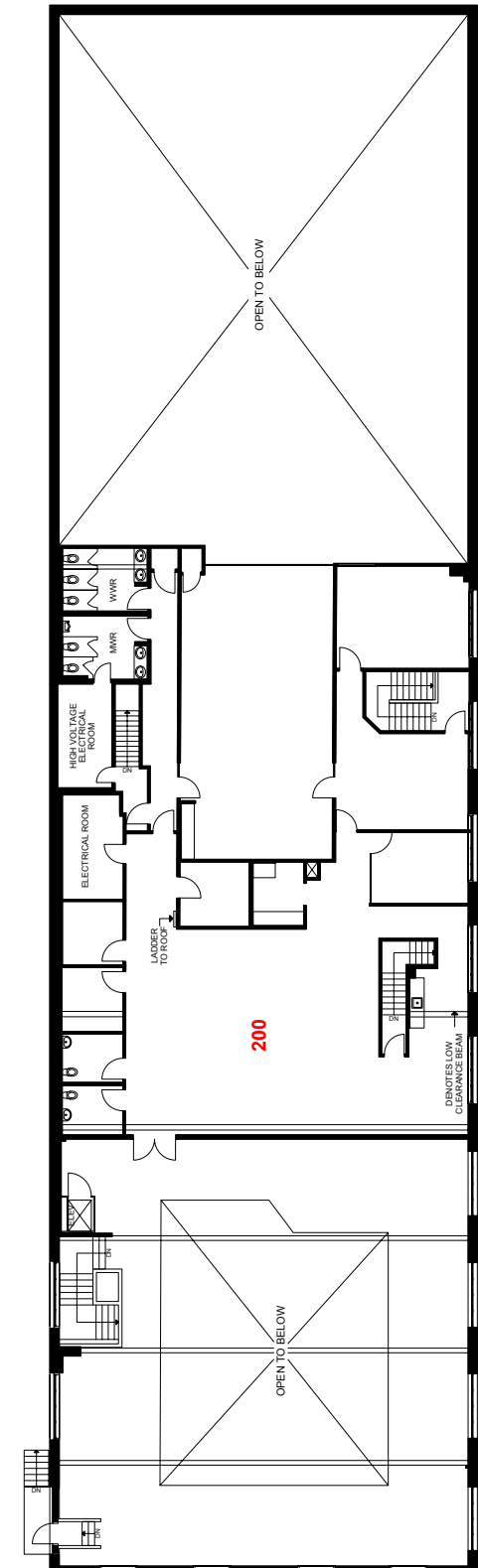
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## GROUND FLOOR

Queens Quay West



## MEZZANINE



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