

FORTY TWO

# Gladstone

BUILDING FOR LEASE IN WEST QUEEN WEST



**CBRE** urban retail team



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**Address:** 42 Gladstone Avenue, Toronto

**Size:** First Floor: 5,357 sq. ft.  
Second Floor: 5,272 sq. ft.  
**Total:** 10,629 sq. ft.

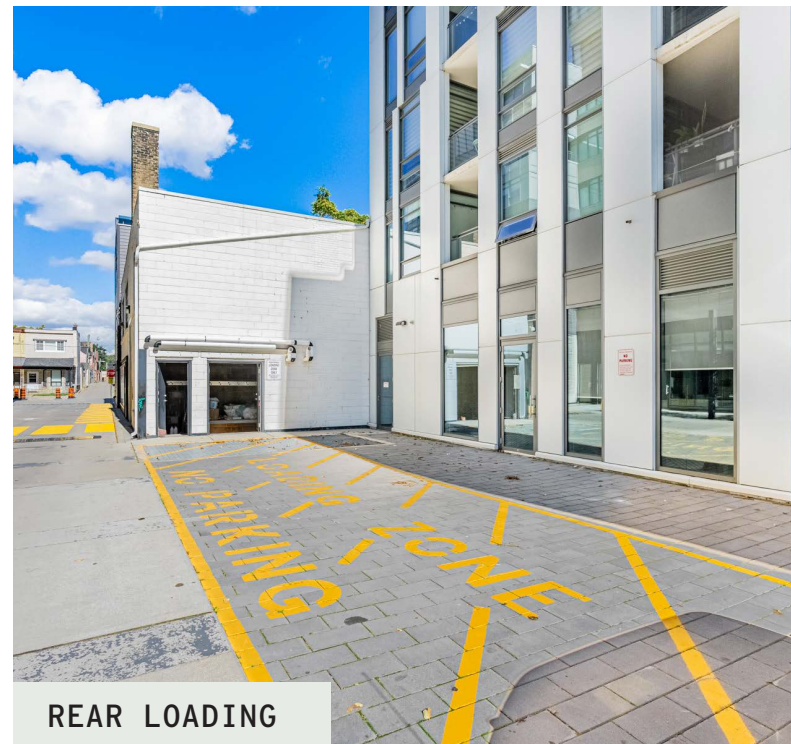
**Ceiling Heights:** First Floor: 11 ft. (10.5 ft. to beam)  
Second Floor: 10.5 ft. (9.5 ft. to beam)

**Net Rent:** Please contact listing agents

**TMI:** \$11.00 per sq. ft.

**Available:** 60 days' notice

- Floors may be leased separately
- Rare opportunity to lease a full freestanding building in the heart of West Queen West
- Ability to brand the entire façade
- Open concept building with ample natural light
- Convenient rear loading
- Neighbourhood tenants and traffic generators include Gladstone Hotel, Metro Grocery, Cold Tea, The Drake Hotel, Starbucks and The Dog & Bear Pub



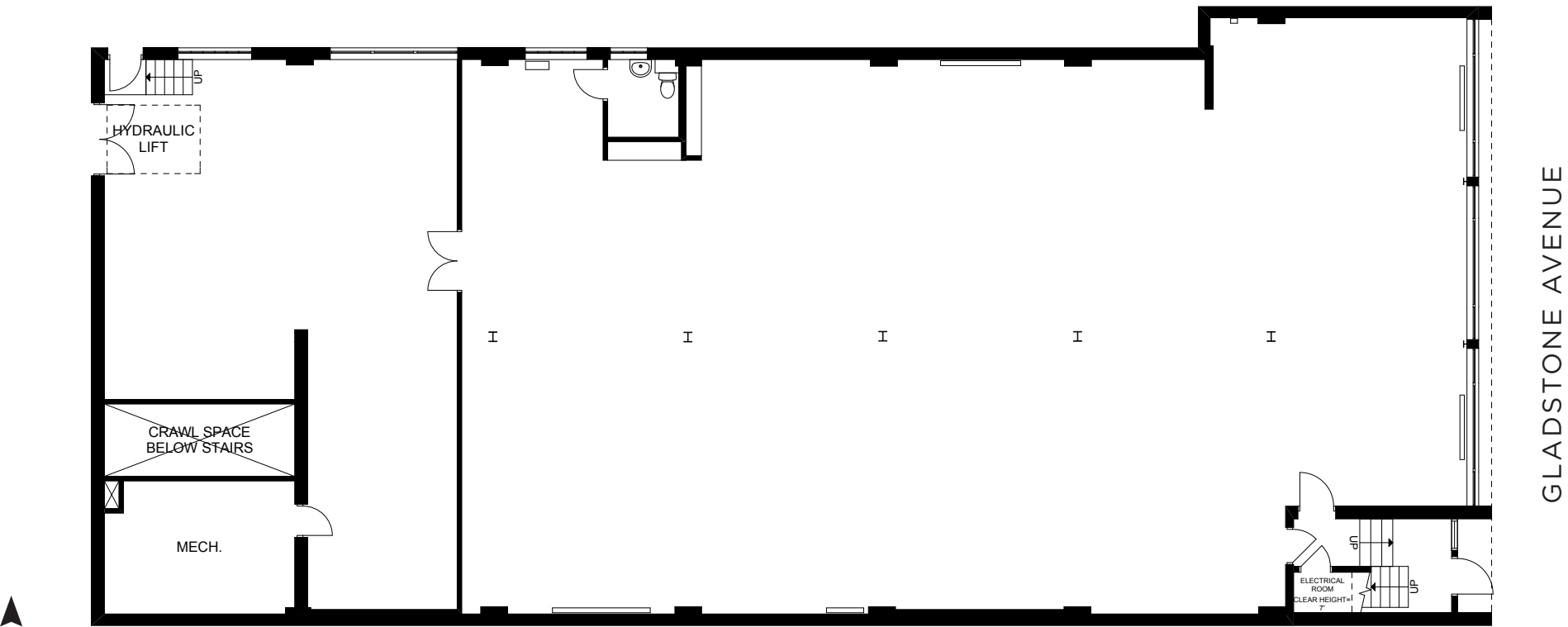
REAR LOADING





GROUND FLOOR

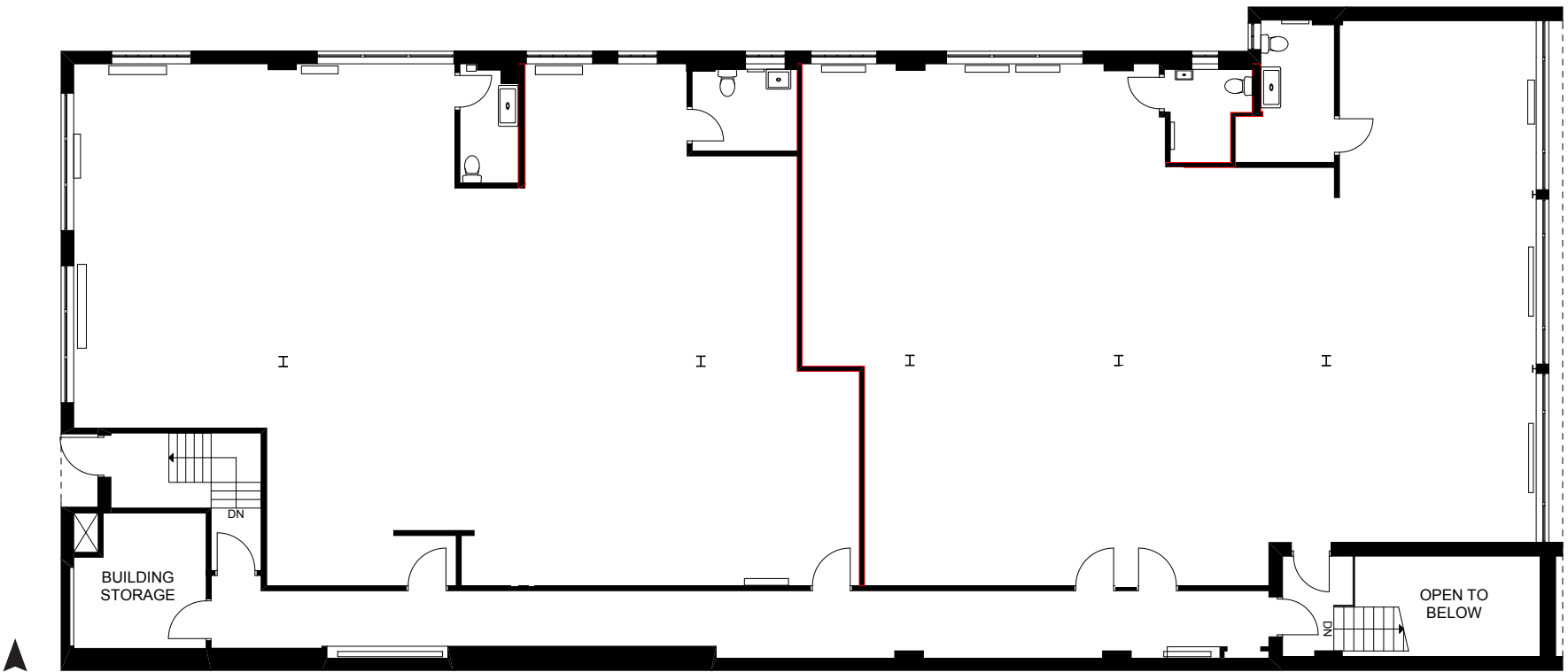
5,357 SF



GLADSTONE AVENUE

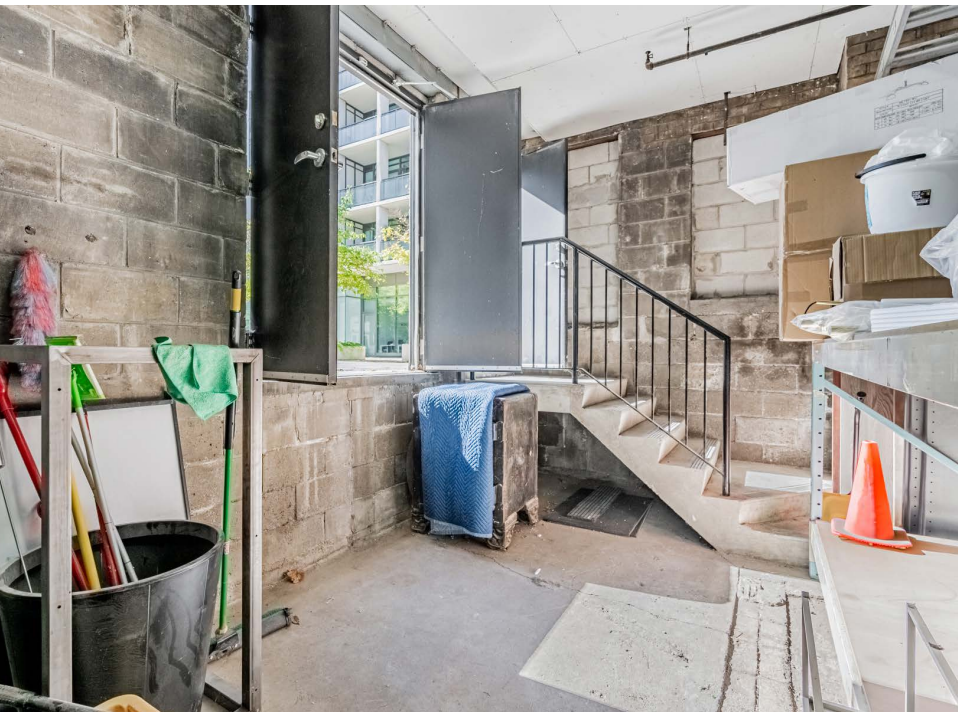
SECOND FLOOR

5,272 SF





GROUND FLOOR











### THE LOCATION: WEST QUEEN WEST

42 Gladstone is located in the heart of West Queen West, known as Toronto's creative heart and home to hundreds of restaurants, bars, independent fashion retailers, vintage stores and boutique hotels.

Anchored by nightlife and cultural destinations such as the Gladstone Hotel and The Drake Hotel, West Queen West is one of Toronto's most vibrant and popular retail strips. Favourite local spots include Bar Poet, Death & Taxes, Hello 123, The Good Son and The Dog & Bear Pub.



## MEET YOUR NEIGHBOURS

STARBUCKS



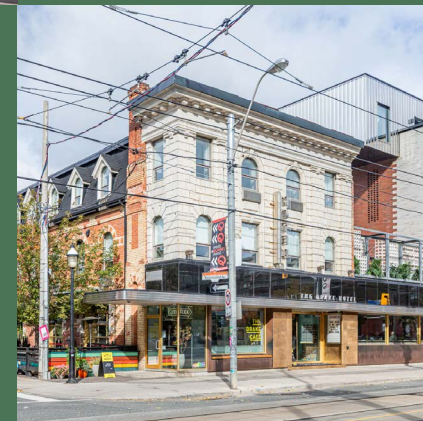
  
**GLADSTONE  
HOTEL**

**DEATH  
AND  
TAXES**  
FREE HOUSE

**BAR  
POET**  
JUST LIKE HEAVEN

**metro**

**THE  
DRAKE  
HOTEL**



 **Fix**  
coffee  
+bikes



*Mabel's*



**THE  
GOOD SON**  
ONTARIO  
RESTAURANT  
ESTD 2014

**Hello  
123**

**FRESH CO**  
Lowering food prices



**KING-LIBERTY GO STATION**

42 Gladstone is only a 7-minute walk to the future King-Liberty SmartTrack GO Station. Located on the Kitchener GO line between Union and Bloor GO stations, this new station will provide access from the site to the Financial Core and Bloor Street West within minutes. This new station will also feature an enclosed pedestrian bridge connecting Sudbury Street and Joe Shuter Way, providing increased connectivity between West Queen West and Liberty Village.

**LIBERTY VILLAGE**

To the south of 42 Gladstone is Liberty Village, a 43-acre master planned community popular among young professionals and creatives. The area was a former industrial district but has since been transformed into a mix of residential lofts, modern condos and a thriving retail and restaurant scene.

**PARKDALE**

Just to the east of 42 Gladstone is Parkdale, a diverse and electric neighbourhood known for its mix of cultures, artistic communities and a blend of modern and historic elements. Parkdale's commercial strip along Queen West is a bustling hub with a variety of restaurants, vintage stores and cafes.





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