

Ready For  
Occupancy  
This Year!

PREMIUM RETAIL SPACE FOR SALE 234 SIMCOE STREET

# ARTISTS' ALLEY

*for sale*




CBRE

LAN TERRA  
DEVELOPMENTS

MILBORNE  
GROUP



An architectural rendering of a modern three-tower mixed-use development in downtown Toronto's Discovery District. The image is set at dusk, with a warm orange and pink sky. The central tower features a prominent, illuminated, diamond-shaped structural pattern. The surrounding towers have a more uniform grid of windows, many of which are lit from within. The ground floor of the central tower is a curved podium level with large glass windows, showing interior office spaces. A pedestrian plaza with trees and people is visible in front of the building. A road with light trails from cars is in the foreground. A magenta text box is overlaid on the right side of the image.

Premium retail in the podium level of Lanterra's new three tower mixed-use development in downtown Toronto's Discovery District.



# ARTISTS' ALLEY

234 SIMCOE STREET

**Size:** 12,181 sq. ft.

**Delivery Date:** Q4 2024

- Located in the heart of Downtown West, steps to Queen Street West and both St. Patrick and Osgoode subway stations
- A Green P with 100 parking stalls is located under the project
- In immediate proximity to most of Toronto's downtown hospitals, OCAD University, University of Toronto and Toronto City Hall
- Dedicated parking spaces available for sale



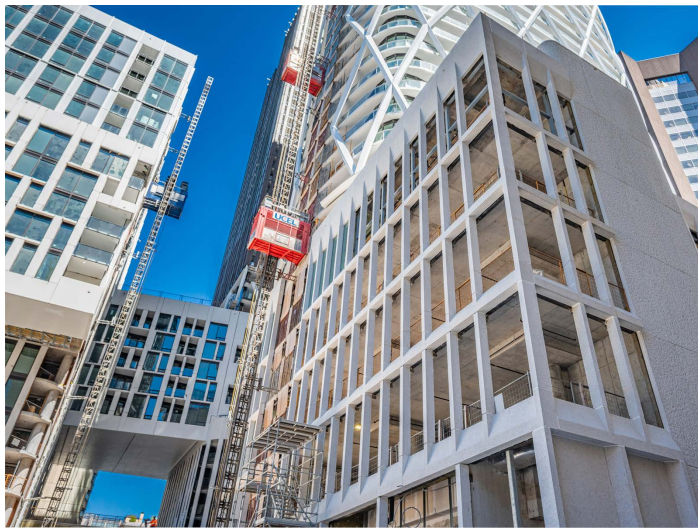
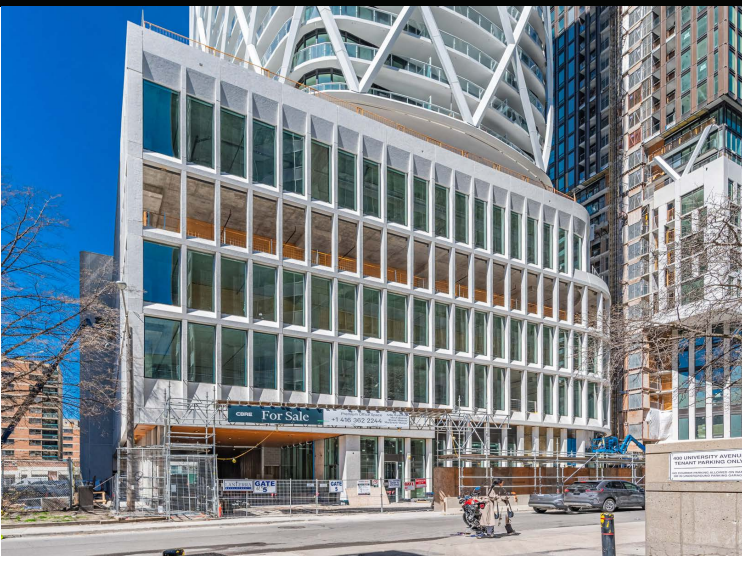
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PROGRESS PHOTOS MAY 2024

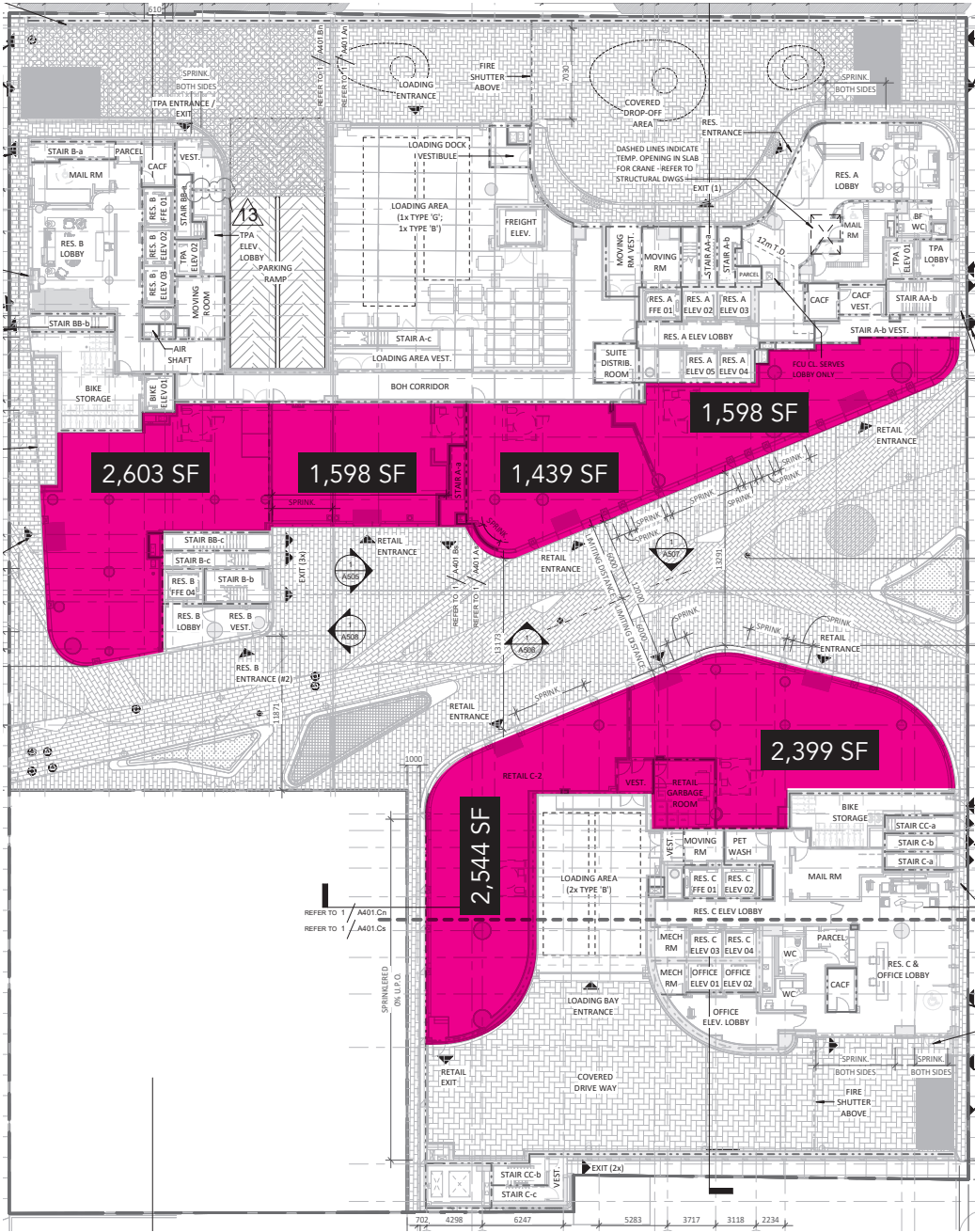




# RETAIL FLOOR PLAN 12,181 SF

ST. PATRICK STREET

SIMCOE STREET






# THE LOCATION

Artists' Alley occupies a central location in downtown Toronto between St. Patrick and Simcoe Street, just south of Dundas Street West. It is located in the Discovery District, a commercial hub that has a high concentration of hospitals and research institutions including MaRS Discovery District, SickKids Hospital, Mount Sinai among many others.

To the south of the property is Queen West, one of Toronto's premier fashion destinations. The area is known for its mix of local fashion boutiques and premium international brands including Zara, Aritzia, Lululemon, Reigning Champ, Casper and many more.


Ideally positioned among multiple public transportation lines, Artists' Alley is steps away from both St. Patrick and Osgoode subway stations as well the Dundas streetcar line and the Queen streetcar line.

98




Walk Score

100

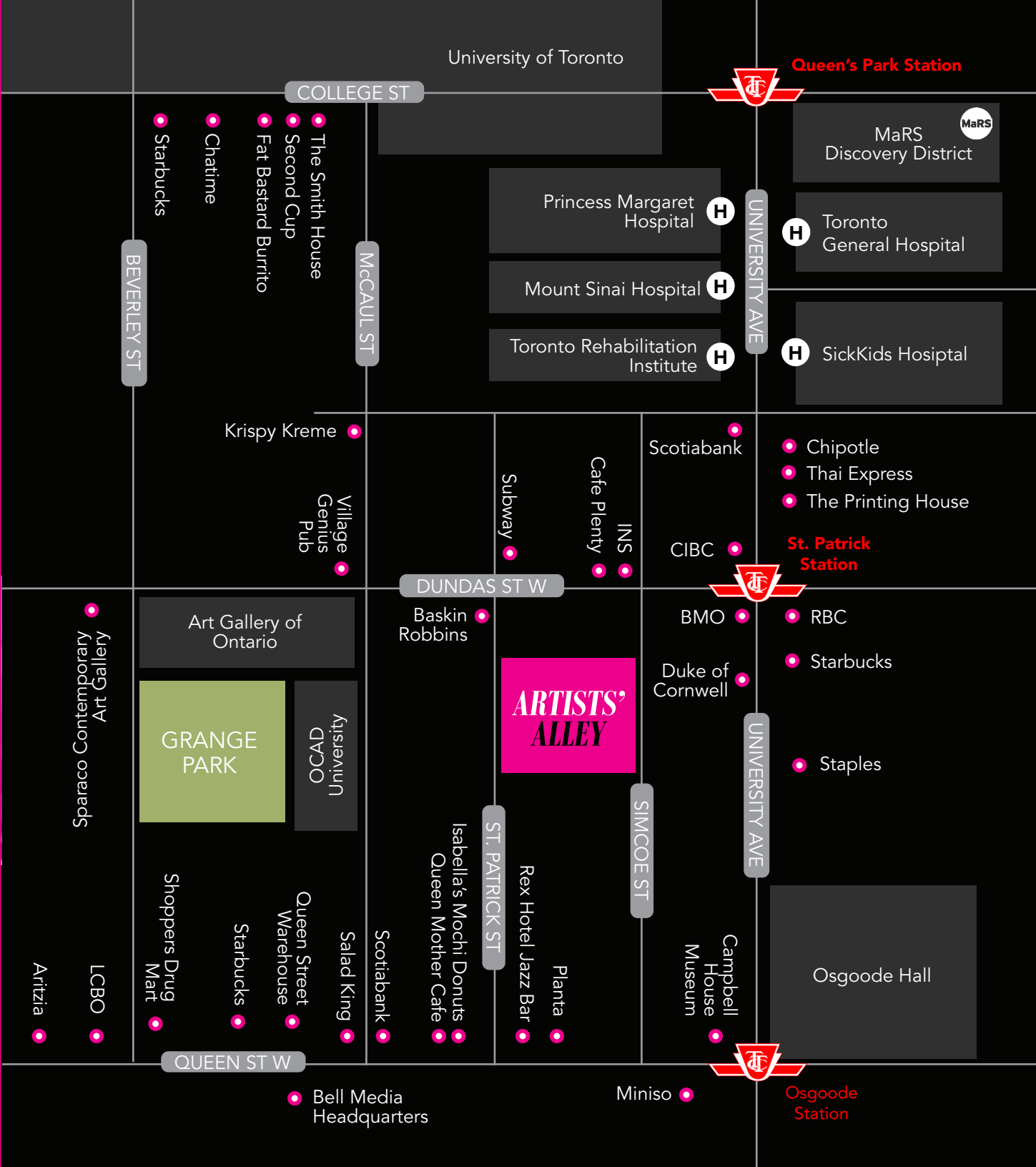


Transit Score

98



Bike Score









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