

PREMIUM RETAIL SPACE FOR LEASE 234 SIMCOE STREET

# ARTISTS' ALLEY

*for lease*


Ready For  
Occupancy  
This Year!



**CBRE**

**LANTERRA**  
DEVELOPMENTS

  
**MILBORNE**  
GROUP



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:** 1,500 sq. ft. - 7,200 sq. ft.

**Delivery Date:** Immediately

- 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

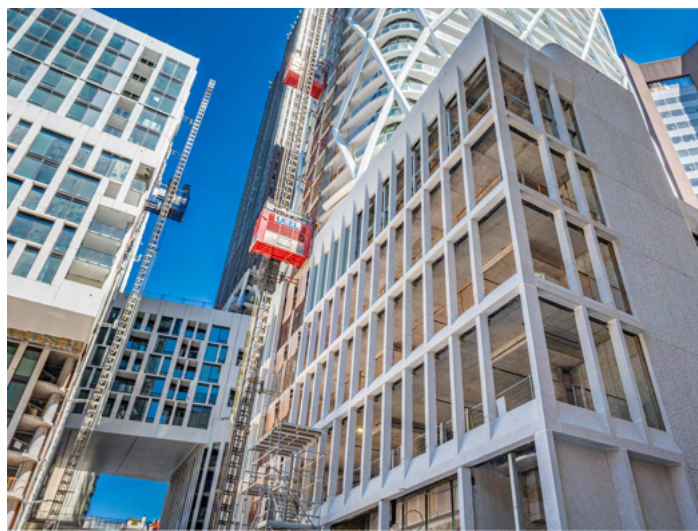
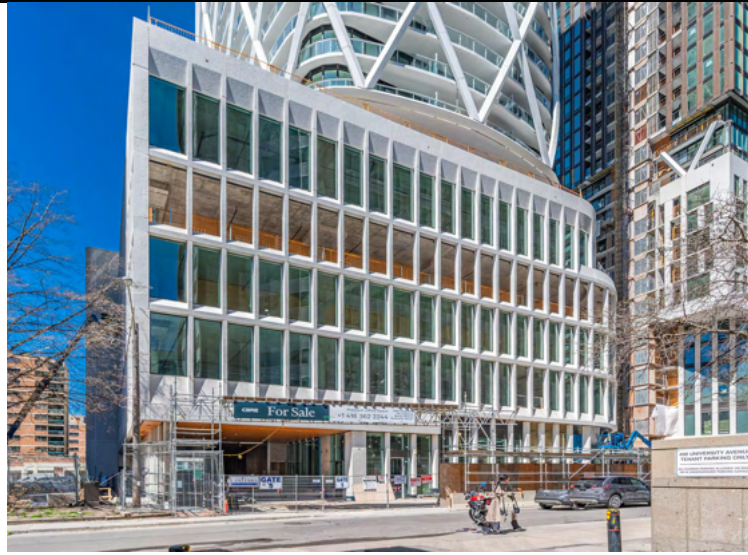


CBRE

LAN TERRA  
DEVELOPMENTS

MILBORNE  
GROUP

# 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

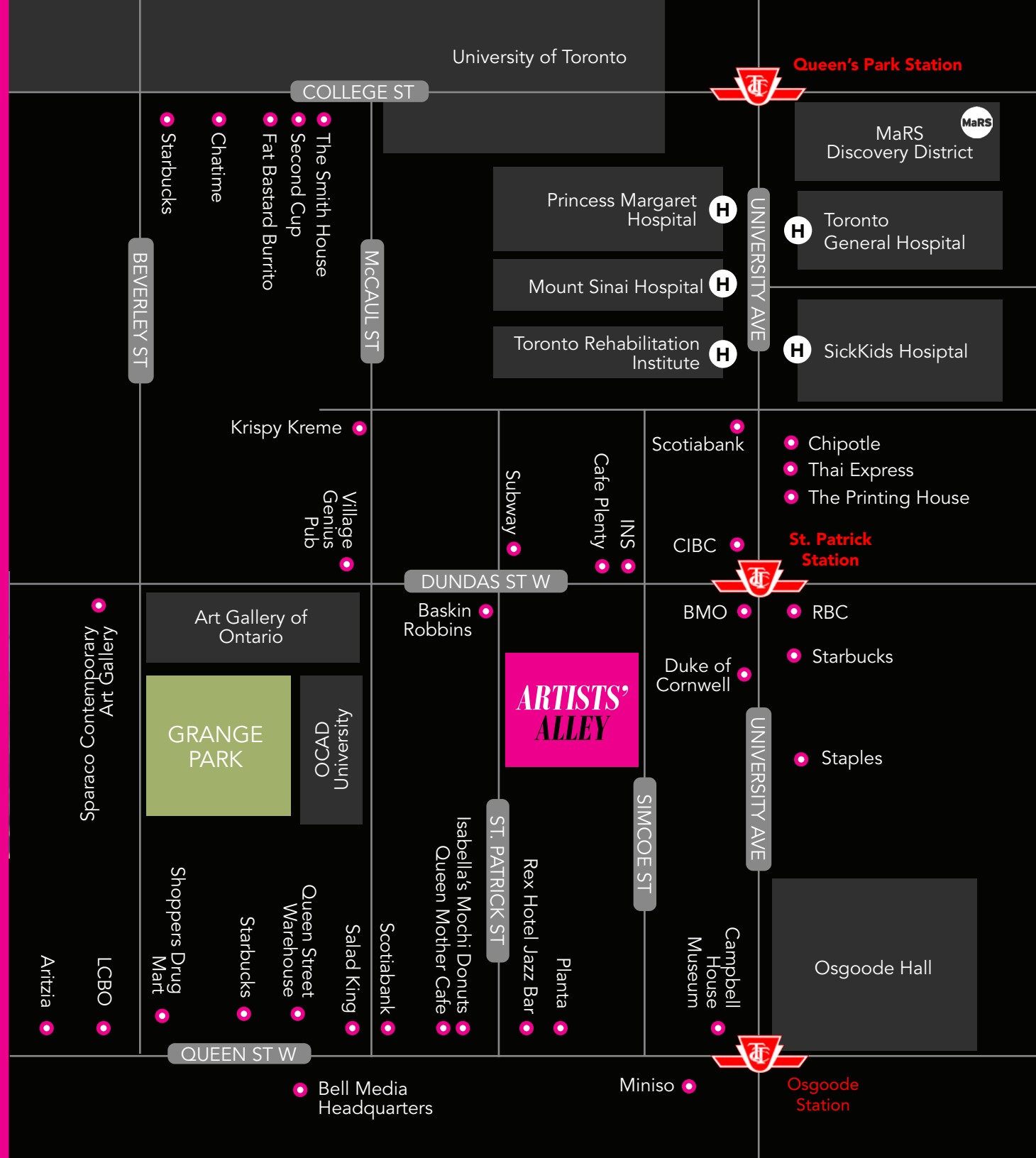


Transit Score

98



Bike Score





## FOR MORE INFORMATION, PLEASE CONTACT:

### CBRE:

**Alex Edmison\***

Senior Vice President  
416 874 7266  
alex.edmison@cbre.com

**Arlin Markowitz\***

Executive Vice President  
416 815 2374  
arlin.markowitz@cbre.com

**Byron Ahmet\*\***

Executive Vice President  
416 815 2353  
byron.ahmet@cbre.com

**Mackenzie Sharpe\*\***

Senior Vice President  
416 815 2382  
mackenzie.sharpe@cbre.com

### Milborne:

**Hunter Milborne**

Chief Executive Officer  
hunter@milborne.com

\*Sales Representative    \*\*Broker

**CBRE**

**LAN TERRA**  
DEVELOPMENTS

  
MILBORNE  
GROUP

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.