

244 QUEEN

STREET WEST // TORONTO

FULLY FREESTANDING BUILDING FOR LEASE



CBRE urban retail team

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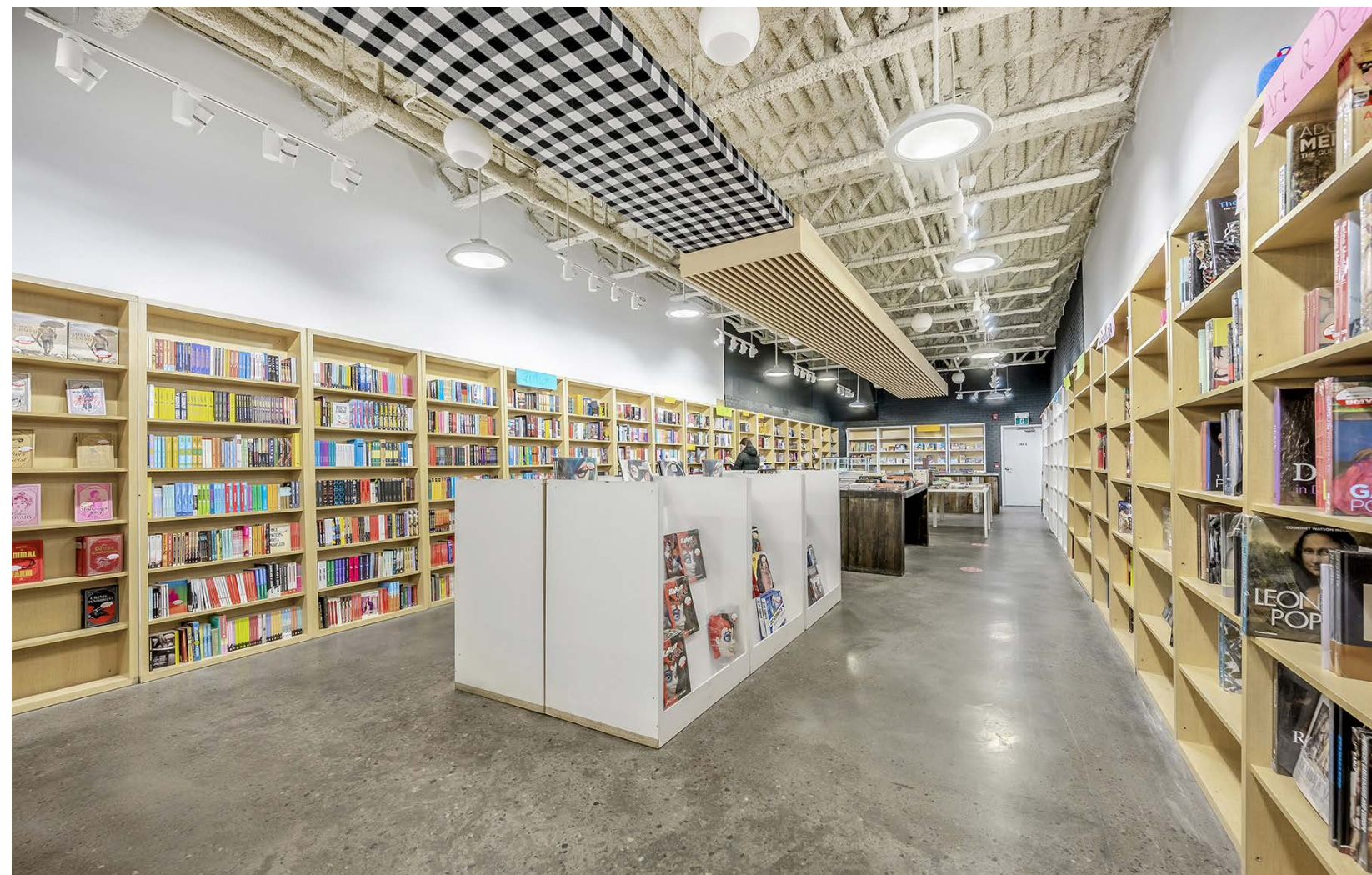
Size: Ground: 2,200 sq. ft.
Second: 2,200 sq. ft.
Total: 4,400 sq. ft. + 2,000 sq. ft. basement

Net Rent: \$20,000 /month

TMI: \$9,166 /month (2024)

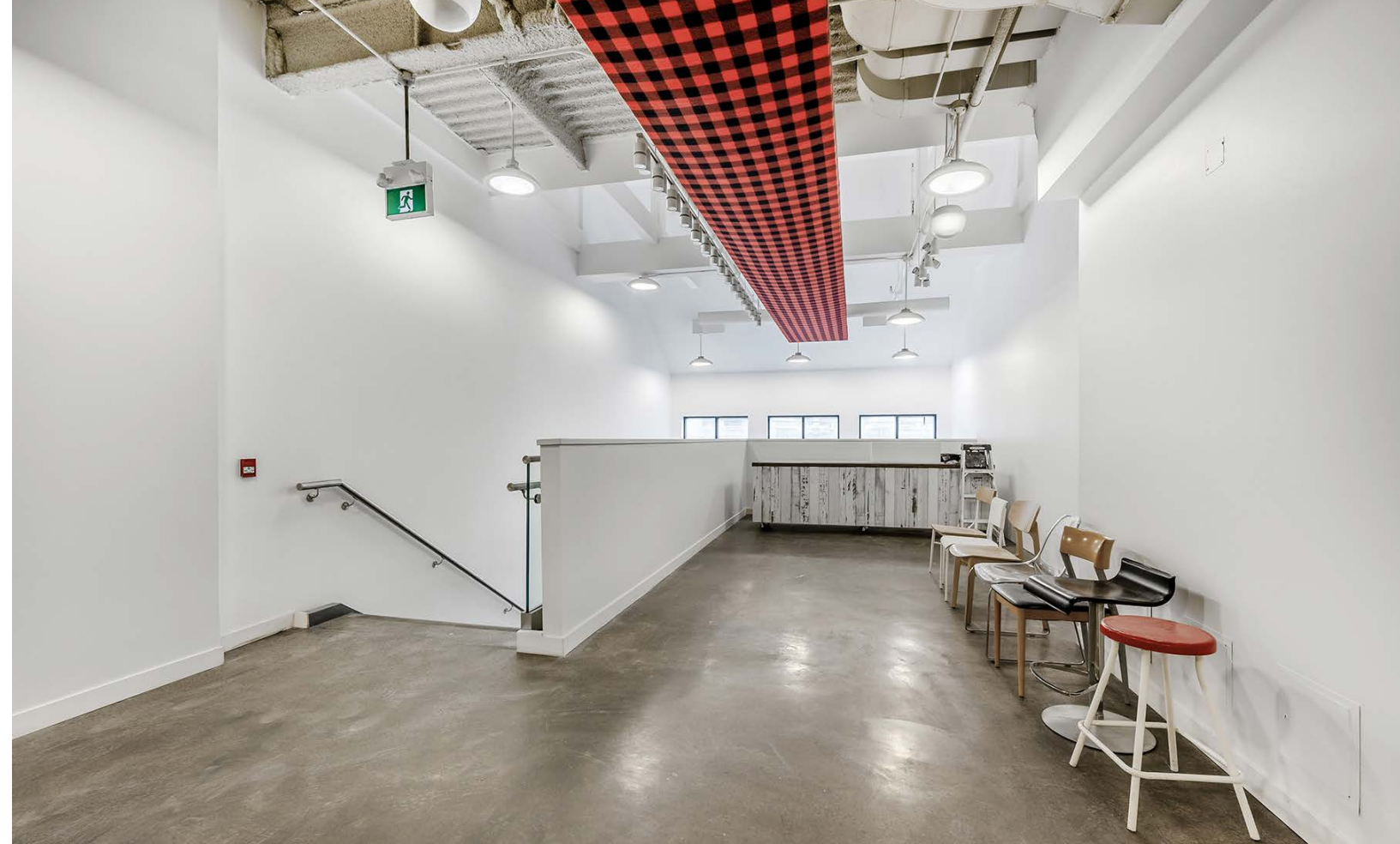
Available: Immediately

- Beautiful newly built building on the prime stretch of Queen Street West
- An additional 2,000 sq. ft. high and clean basement is included in the rent and is suitable for storage or a kitchen service area
- Over 20 ft. of frontage
- Neighbouring tenants include Shoppers Drug Mart, Queen Street Warehouse, Salad King, Umbra, Aritzia, MEC, Arc'teryx, Lululemon, Timbuk2, LCBO, Knix and many more

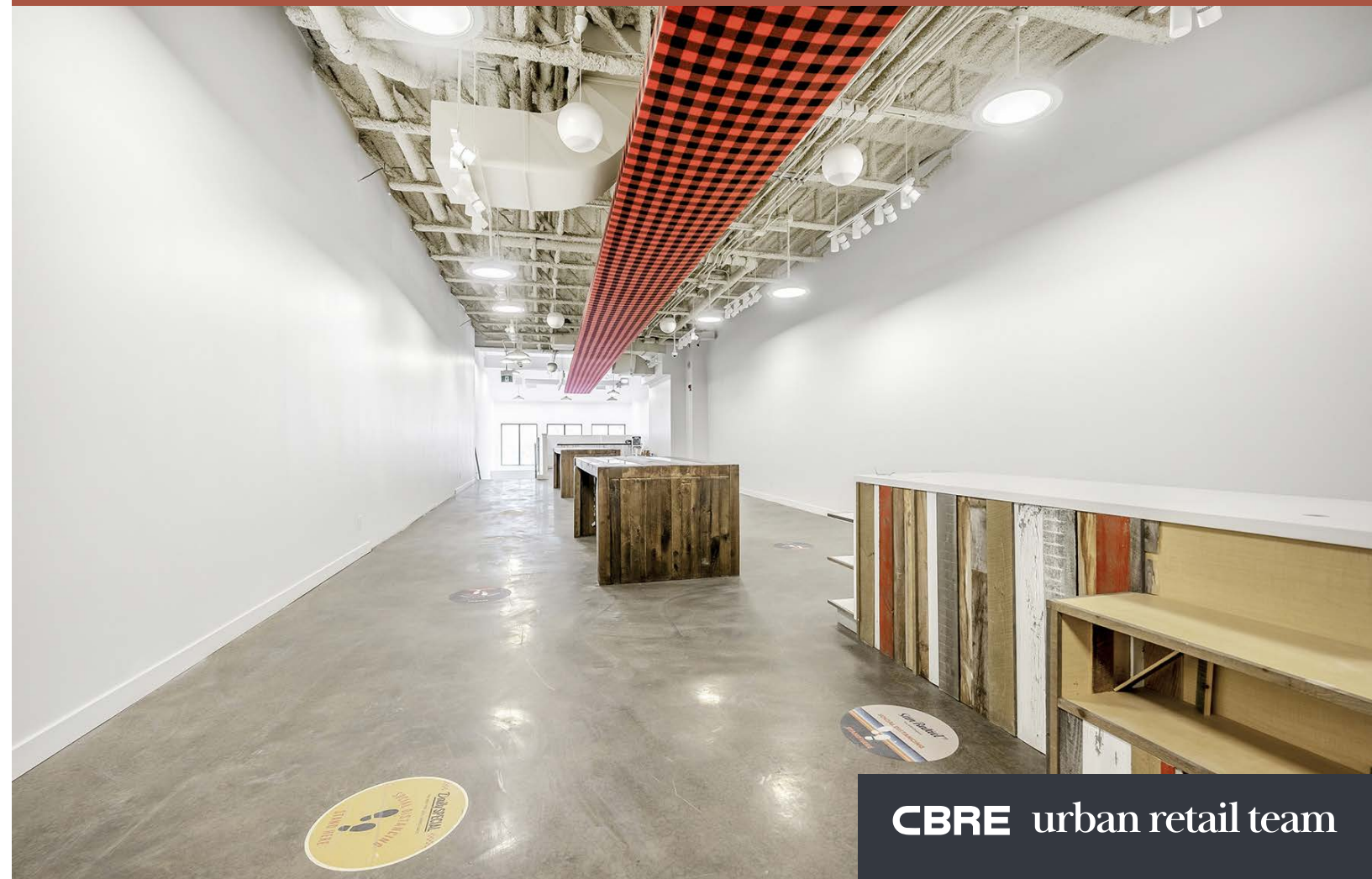




GROUND LEVEL



SECOND LEVEL





BASEMENT (INCLUDED IN RENT)

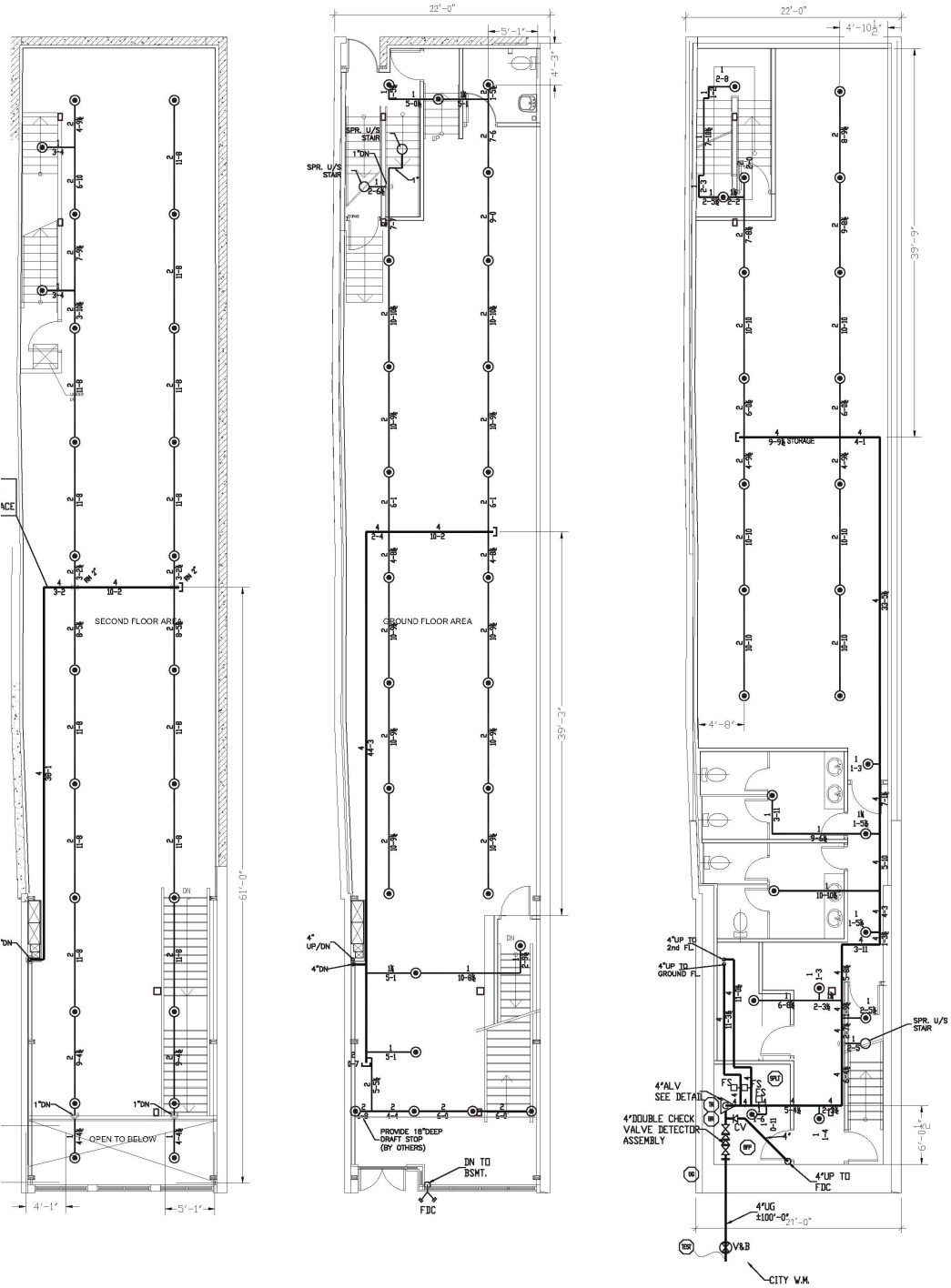


FLOOR PLANS

SECOND
2,200 SF

GROUND
2,200 SF

BASEMENT
2,000 SF



QUEEN STREET WEST

NEIGHBOURING TENANTS



QUEEN STREET WEST





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