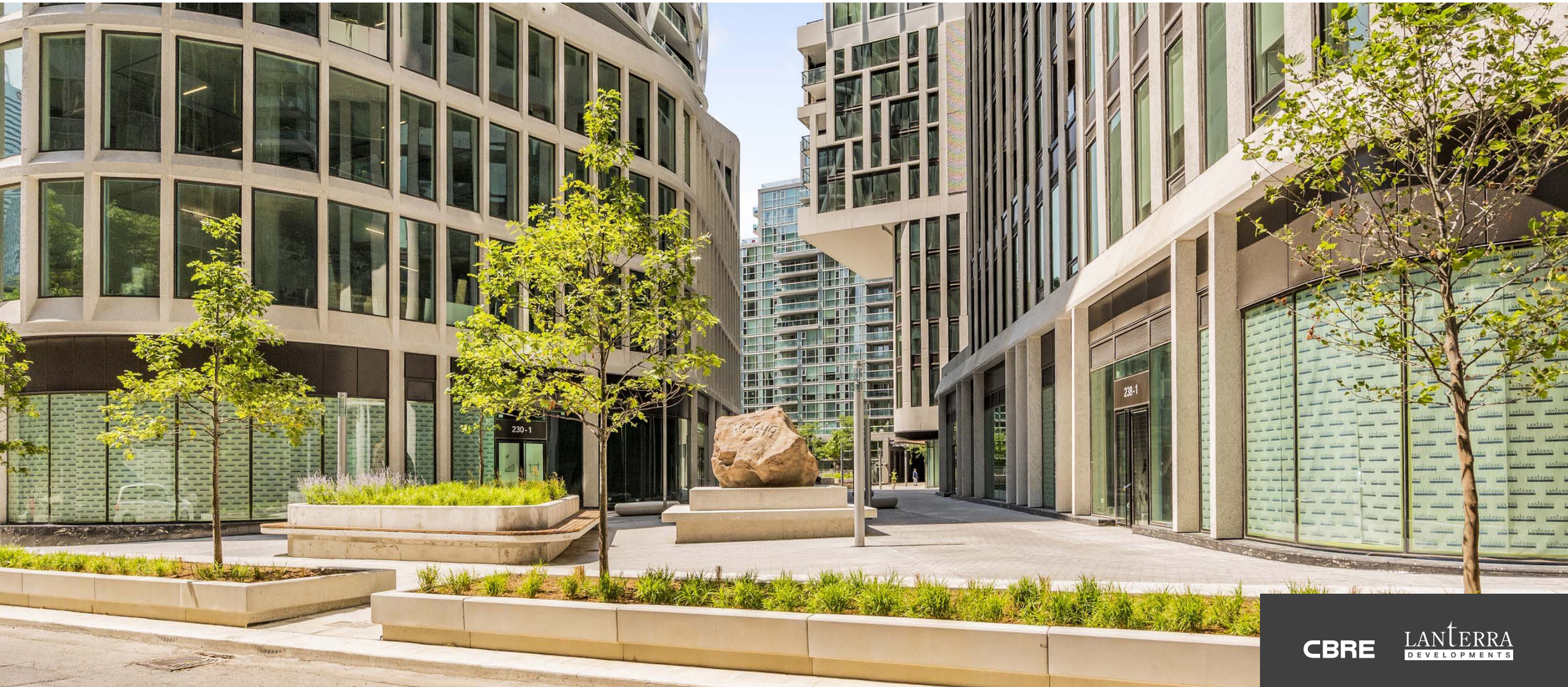
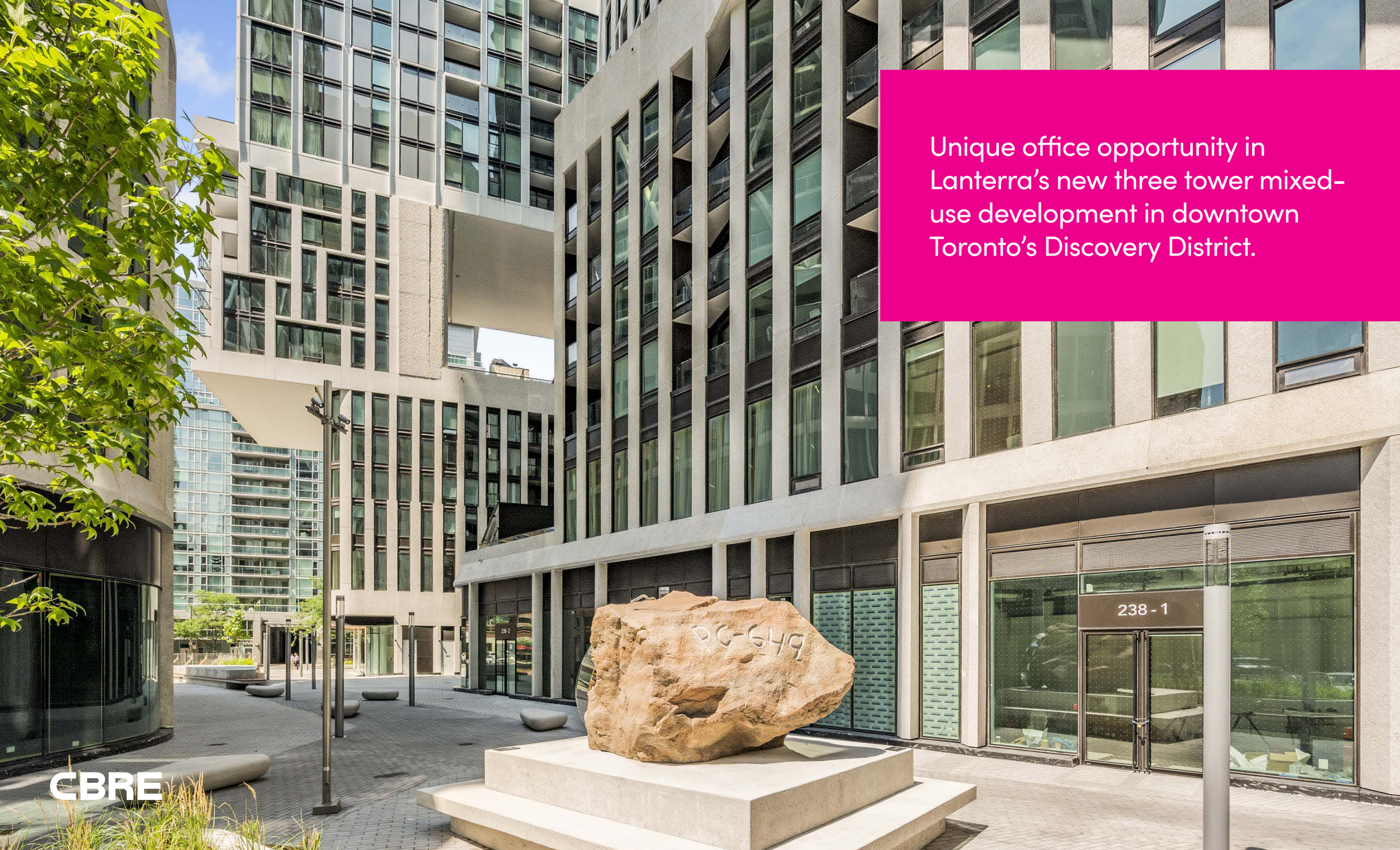
## Move-In Ready Office Space for Sale

# Artists' Alley

**230 Simcoe Street**
Toronto




CBRE | LANTERRA DEVELOPMENTS




Unique office opportunity in Lanterra's new three tower mixed-use development in downtown Toronto's Discovery District.

CBRE

# Artists' Alley

## 230 Simcoe St | Unit 502

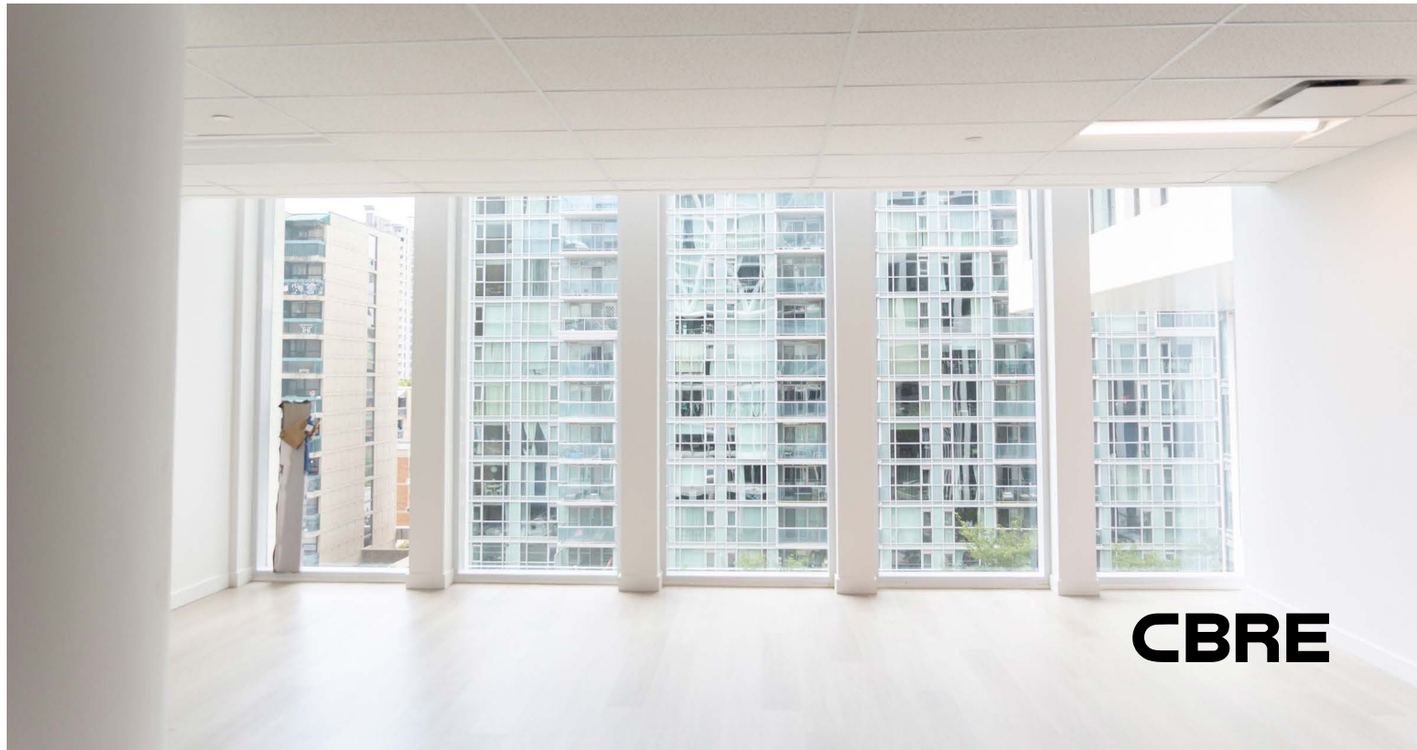
Unit Size
**1,698 SF**

Delivery Date
**Immediately**

Price
**$997,200**

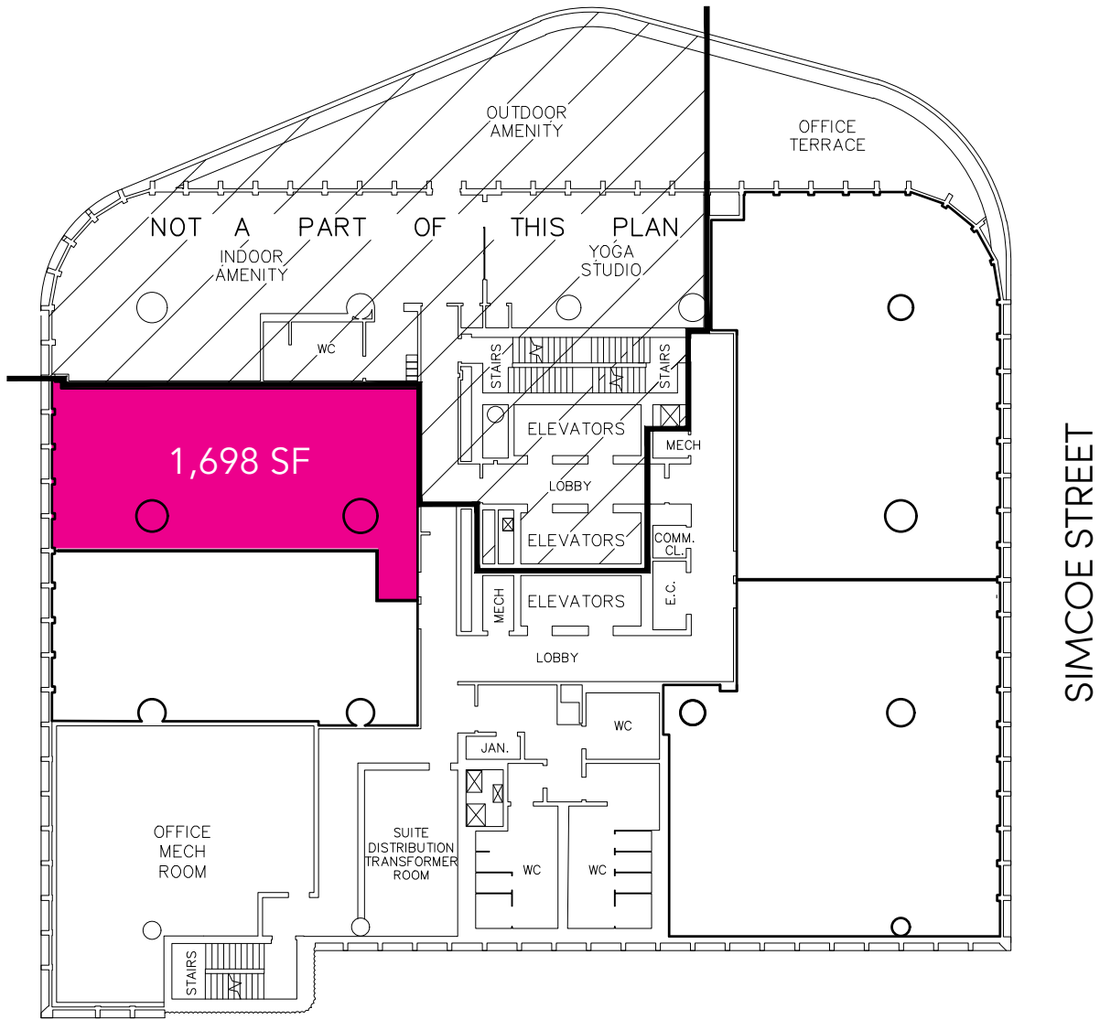
- Fully-fixtured, move-in ready office space
- The unit has great views and overlooks a public park
- Located in the heart of Downtown West, steps to Queen Street West and both St. Patrick and Osgoode subway stations
- A Green P with 100 parking stalls is located under the project
- In immediate proximity to most of Toronto's downtown hospitals, OCAD University, University of Toronto and Toronto City Hall
- Dedicated parking spaces available for sale



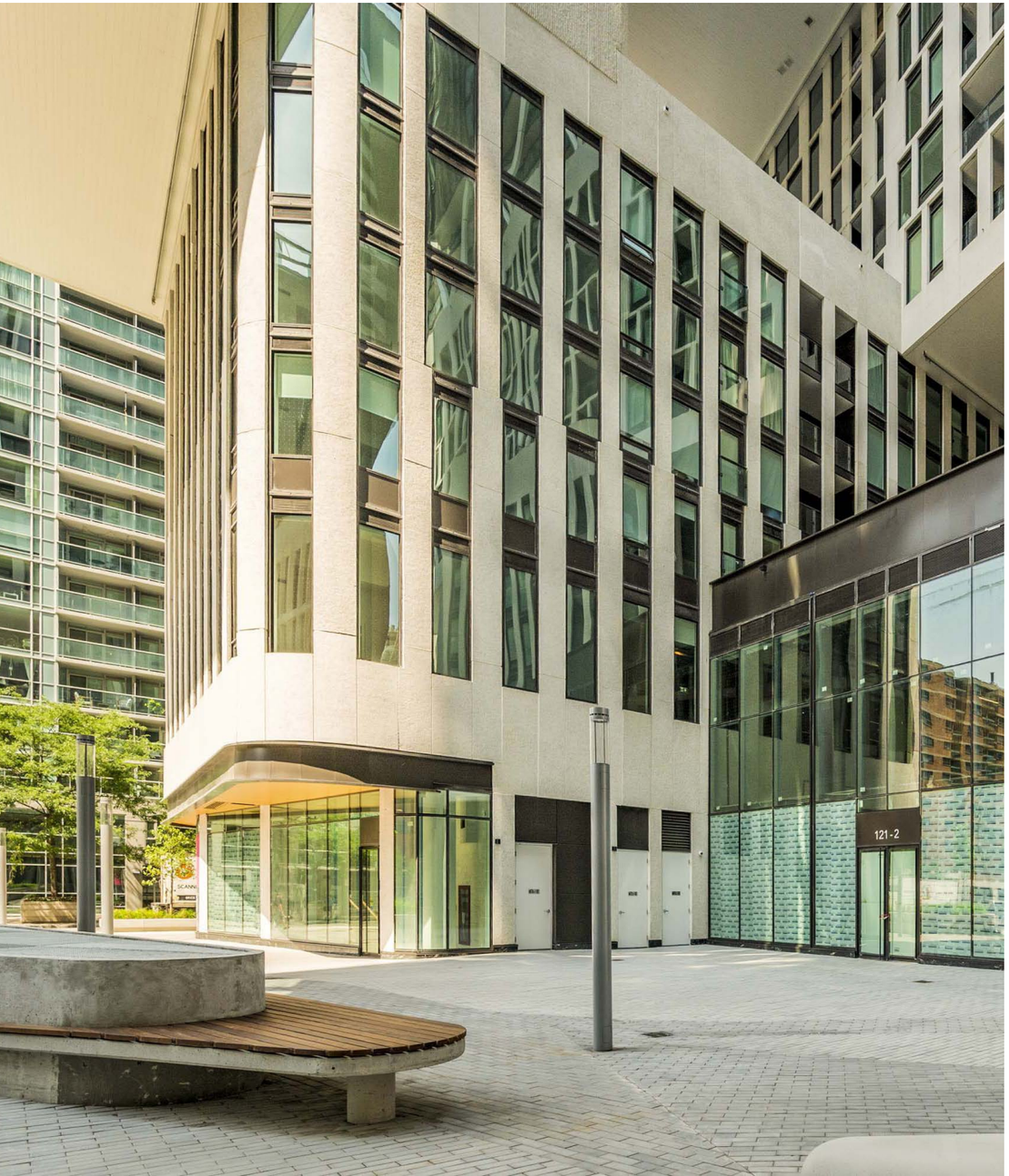


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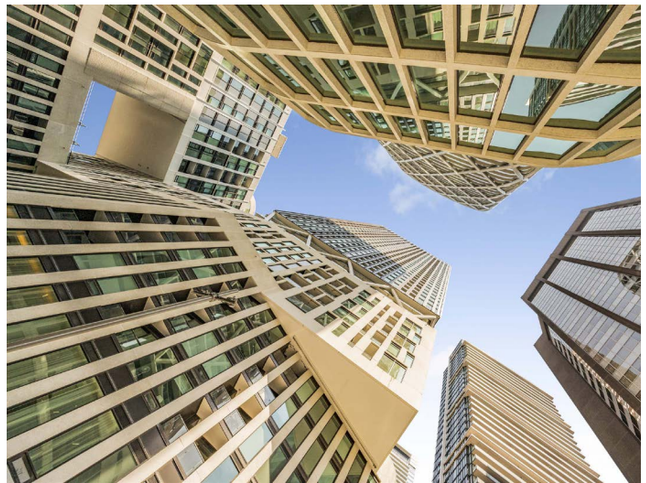
# FIFTH FLOOR – FLOOR PLAN

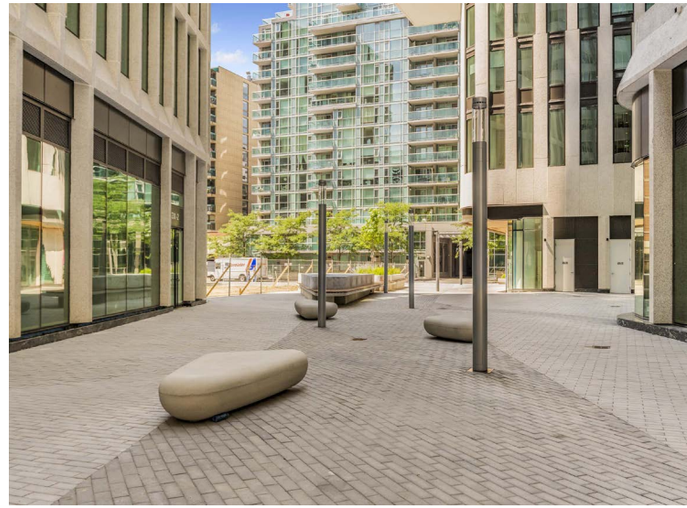


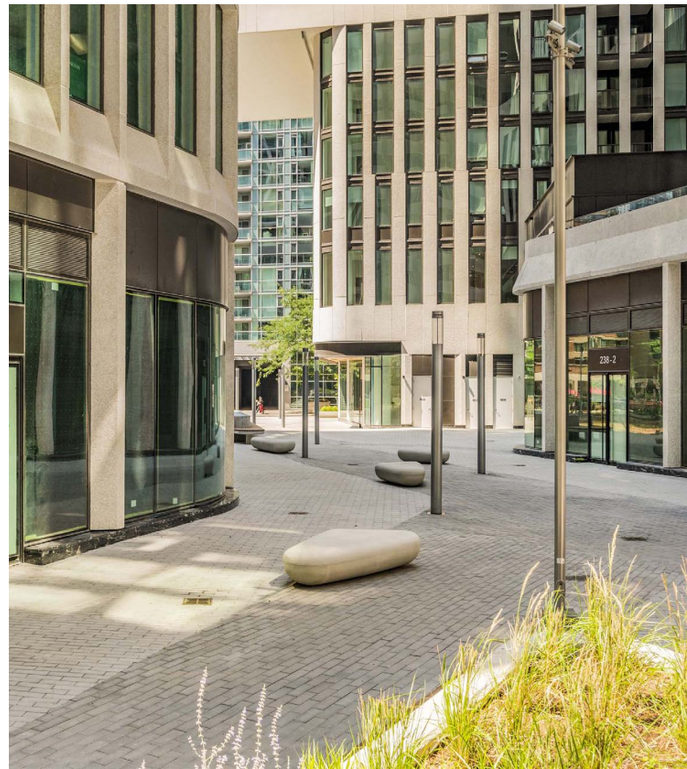

*Unit size is inclusive of common office areas and lobby


121-2








238-2

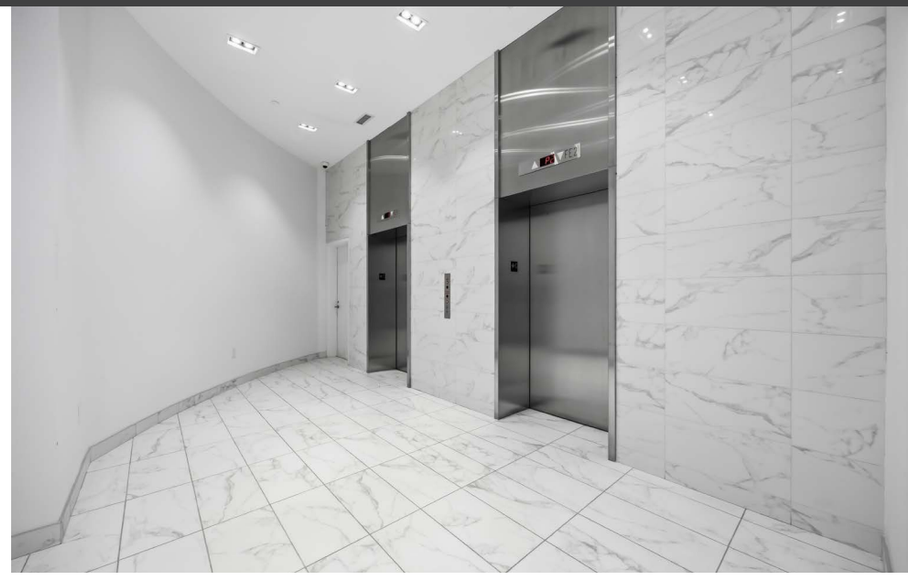
# **GROUND FLOOR** OFFICE LOBBY






# **GROUND FLOOR** OFFICE LOBBY







# 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.

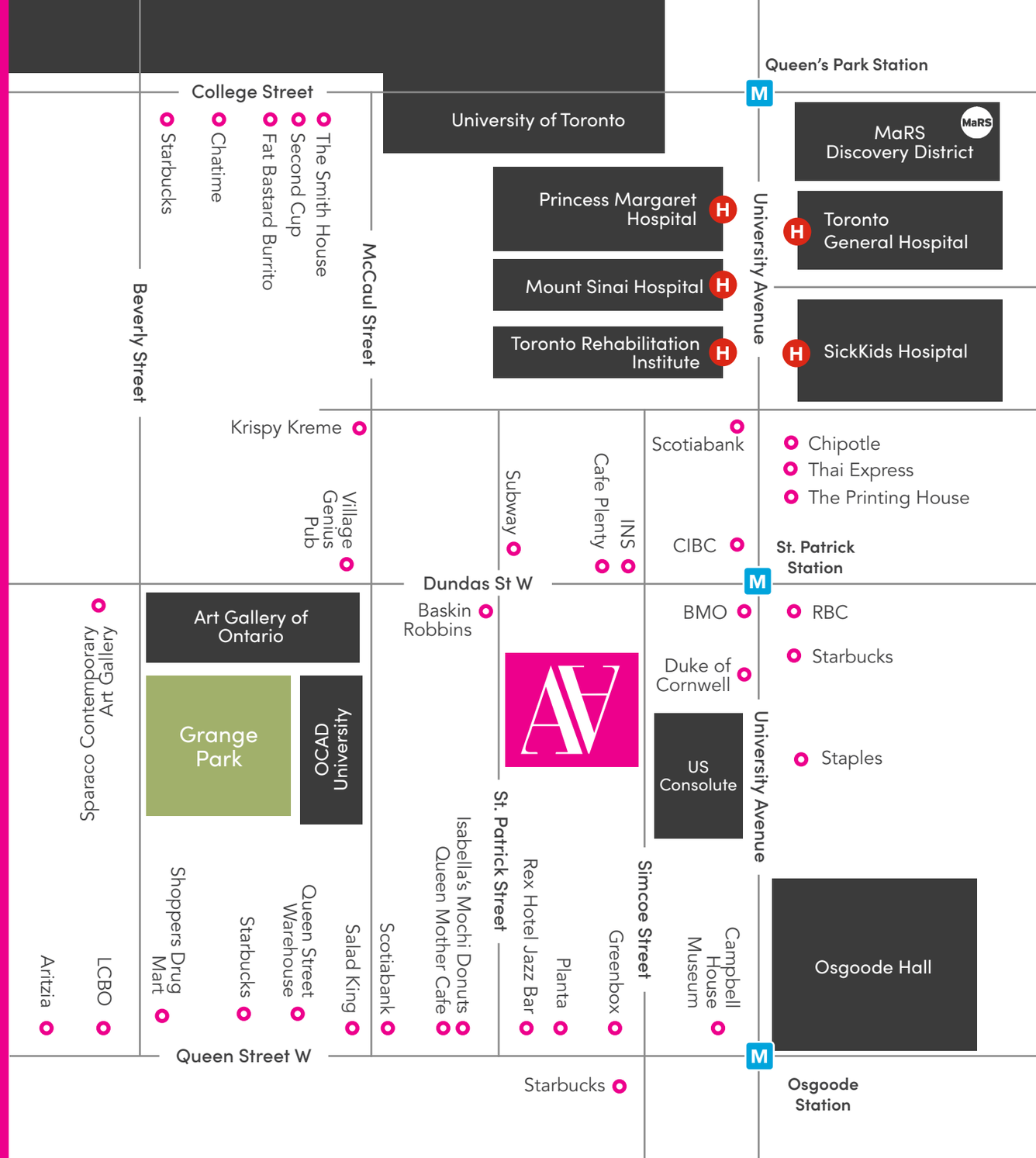
| 98 | 100 | 98 |
|---|---|---|
| Walk Score | Transit Score | Bike Score |









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