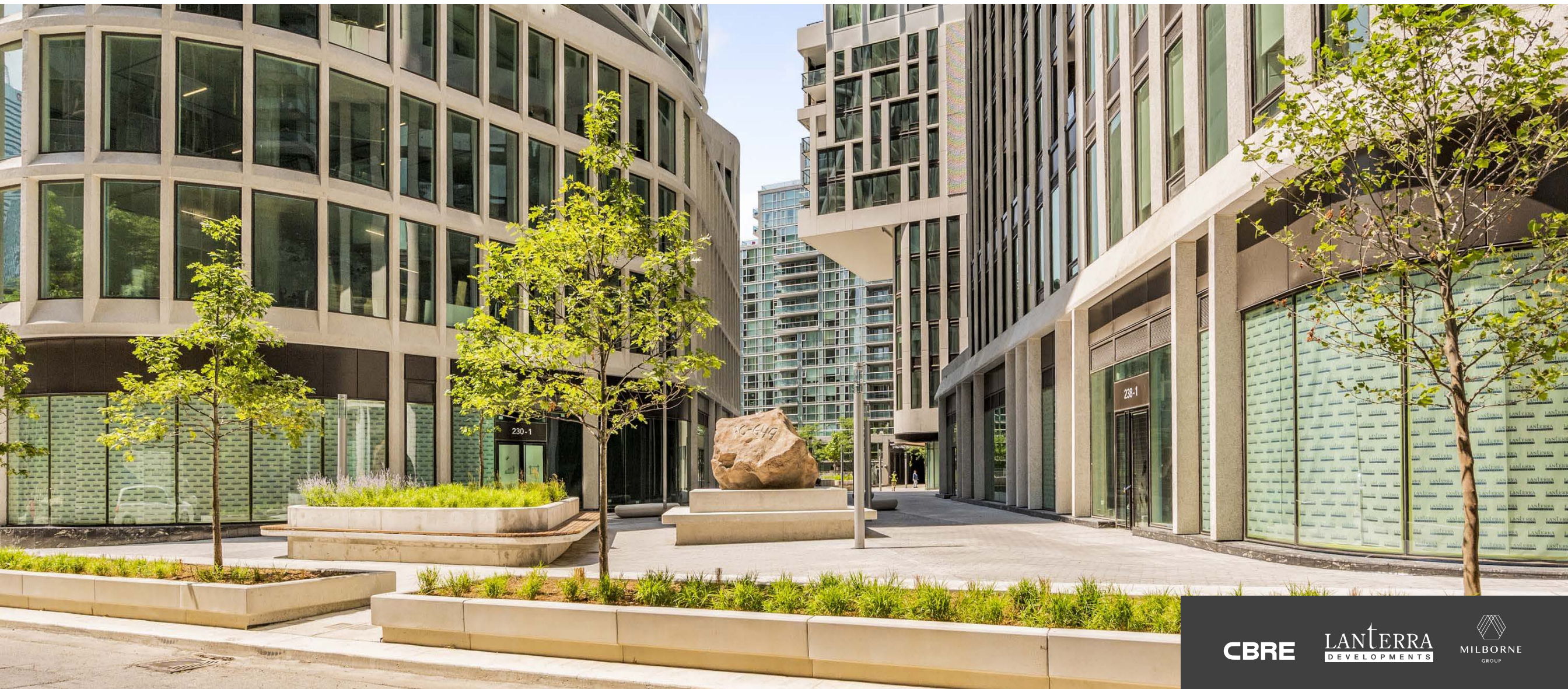




Move-In Ready Office Space for Sale

# Artists' Alley

234 Simcoe Street  
Toronto



CBRE

LANTERRA  
DEVELOPMENTS

MILBORNE  
GROUP





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





# Artists' Alley

234 Simcoe St | 5th Floor Unit 2

Unit Size

**1,698 SF**

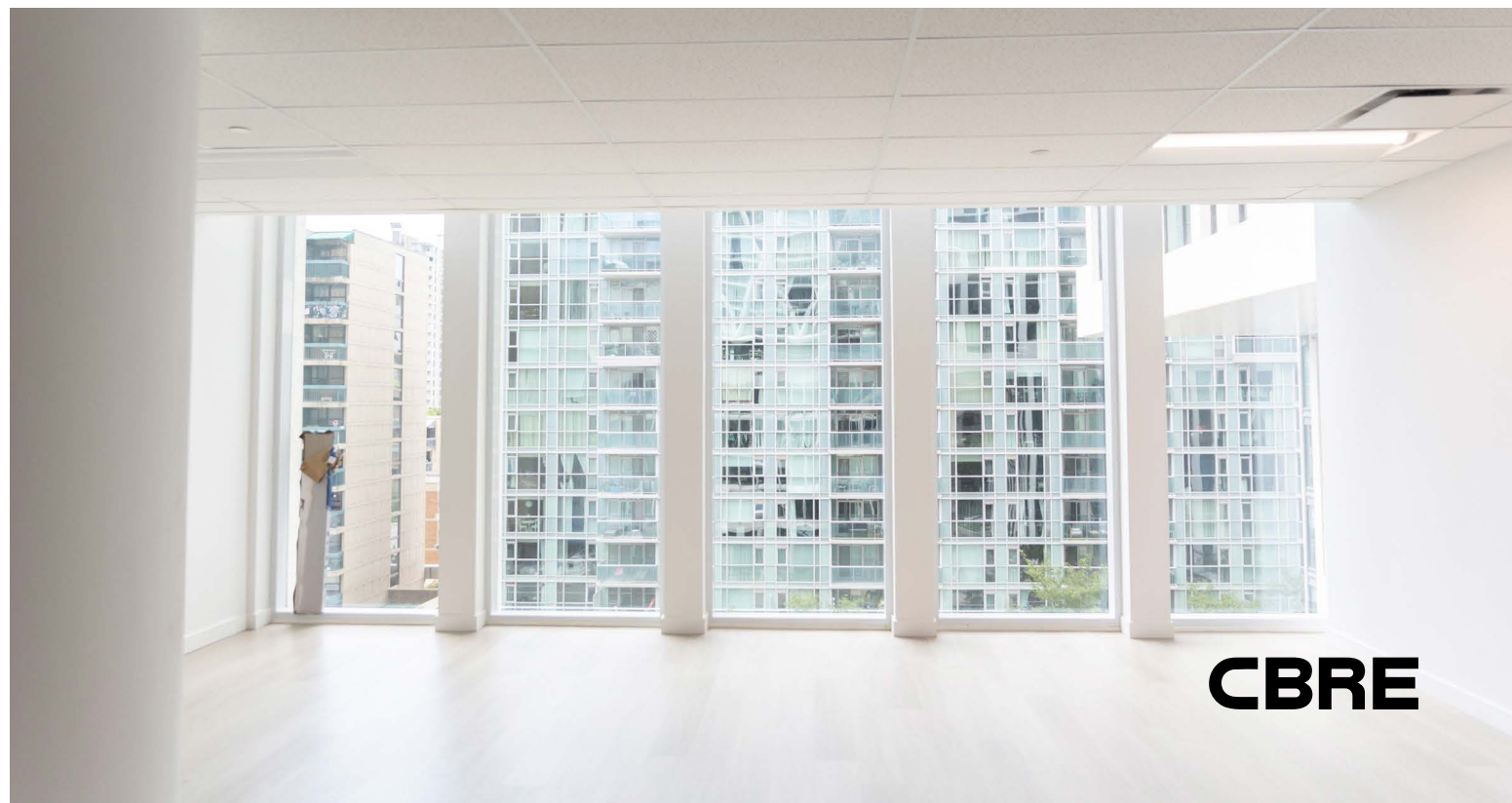
Delivery Date

**Immediately**

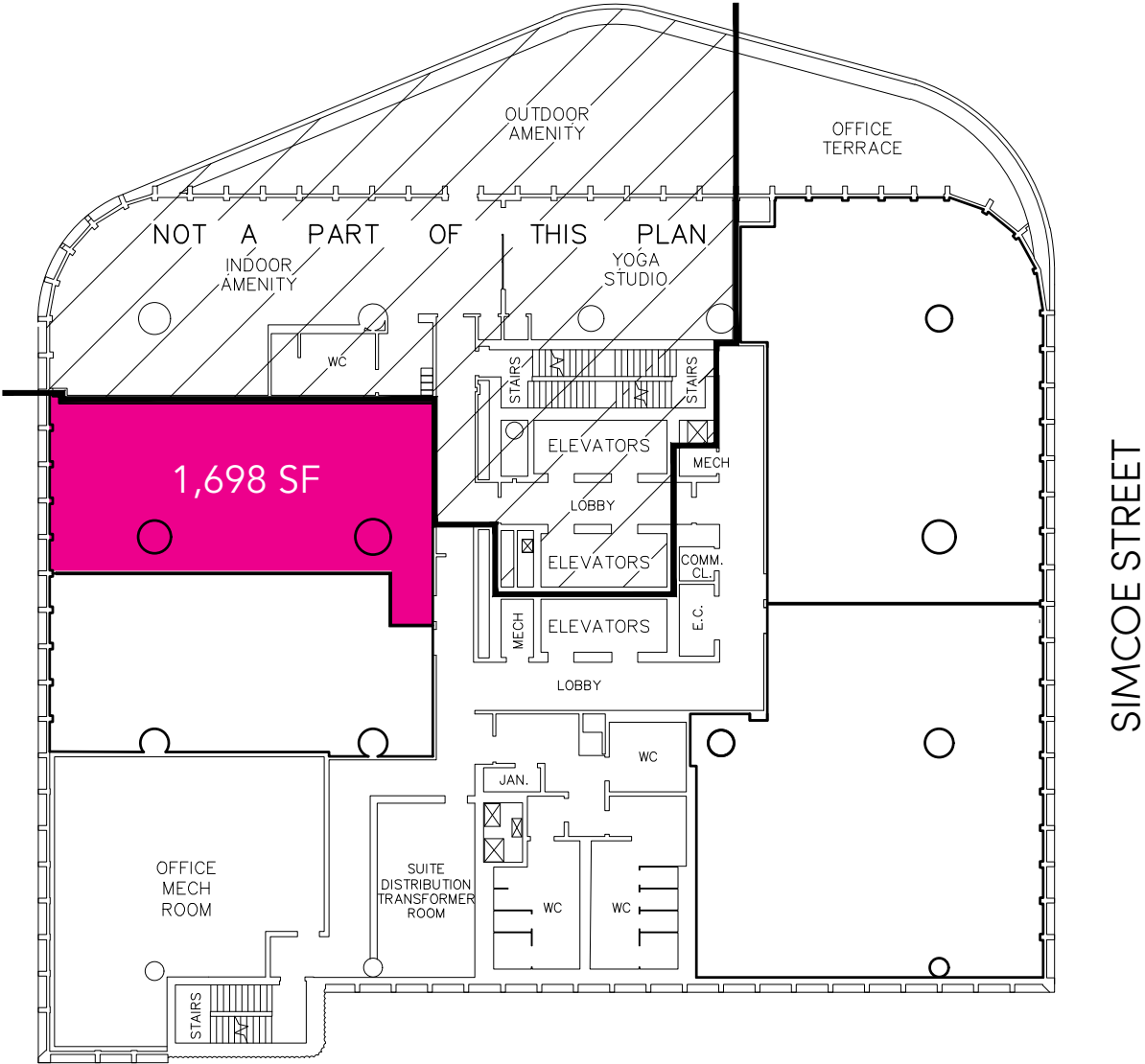
Price

**\$1,360,000**

- 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

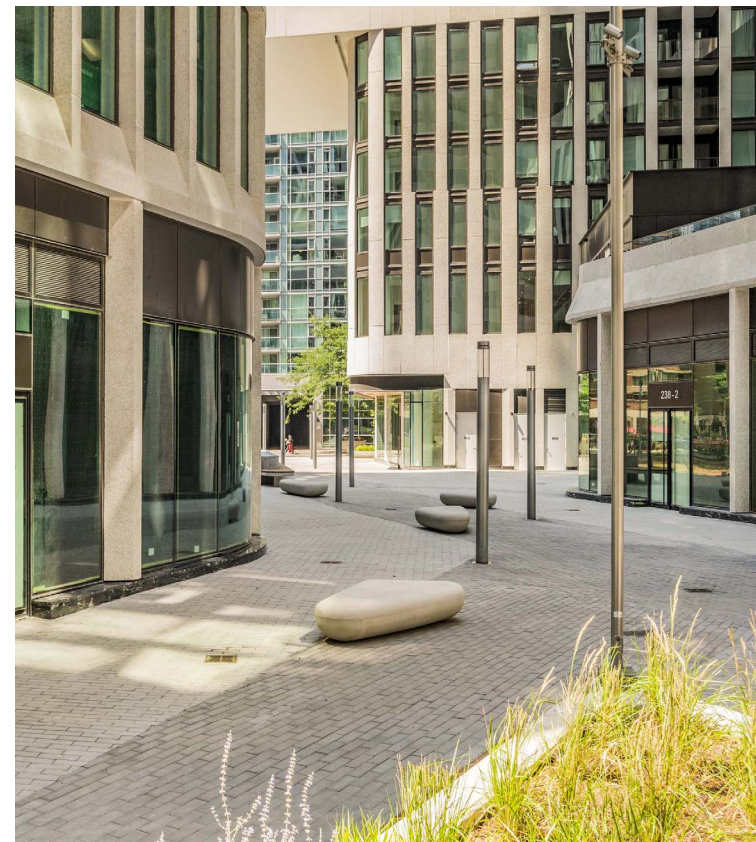
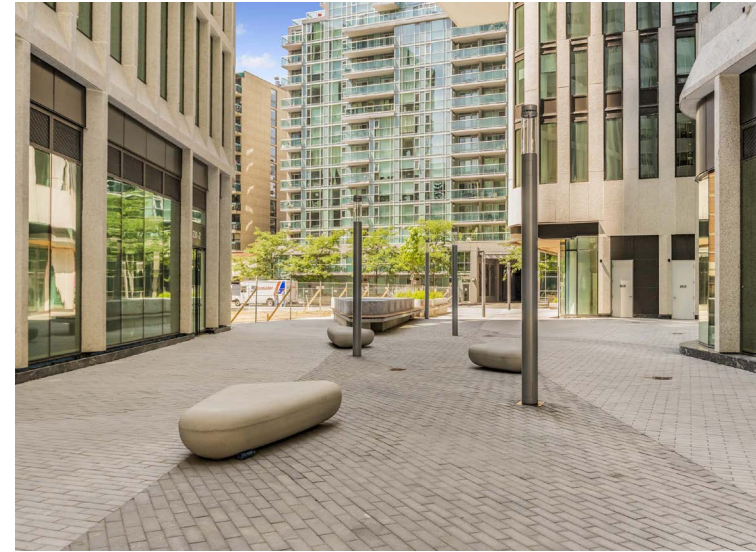


FIFTH FLOOR – FLOOR PLAN



\*Unit size is inclusive of common office areas and lobby







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



Walk Score

100

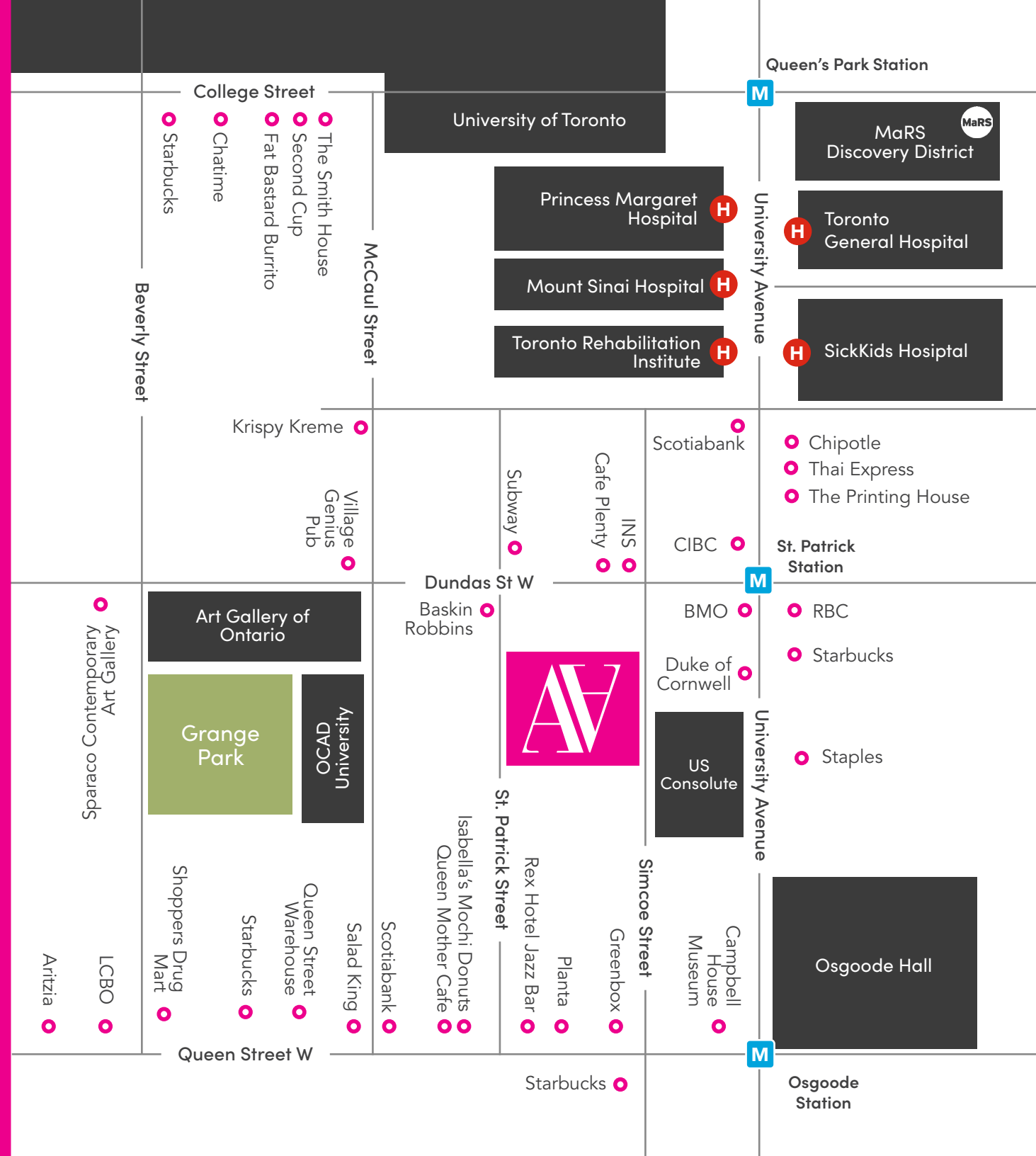


Transit Score

98



Bike Score







For More Information  
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