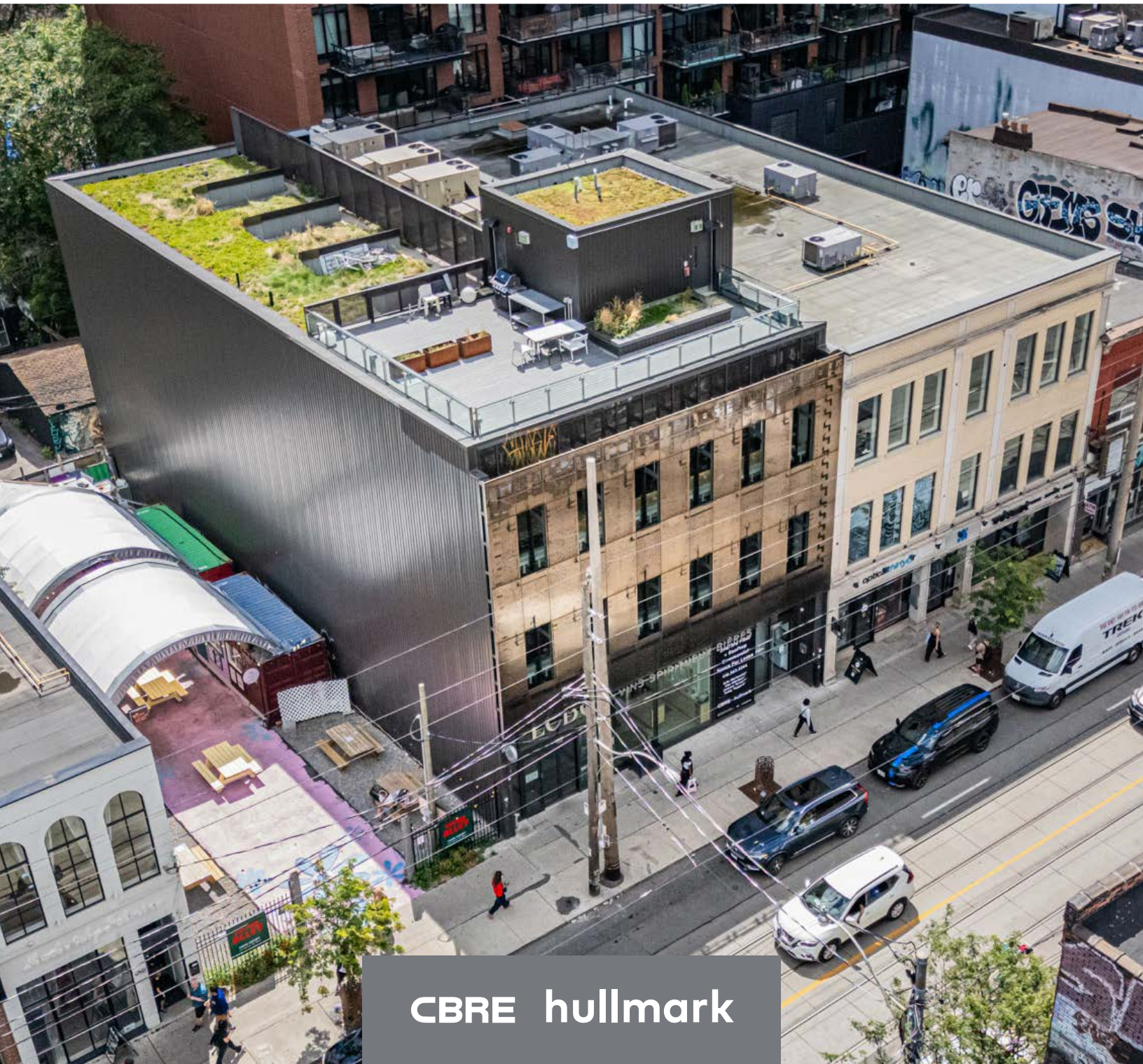


621 QUEEN

2ND & 3RD FLOOR SPACE + ROOFTOP PATIO
FOR LEASE ON QUEEN STREET WEST



CBRE hullmark



THE OFFERING

Address: 621 Queen Street West, Toronto

Available Space:

2nd Floor, 4,035 SF

3rd Floor: 4,061 SF + 781 SF rooftop patio

Net Rent: \$27.50 per sq. ft.

Additional Rent: \$16.00 per sq. ft.

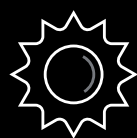
Availability: Immediately

HIGHLIGHTS

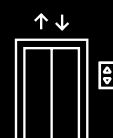
- 2nd and 3rd levels may be leased separately or together
- Dedicated streetfront entrance with signage opportunities
- Fully accessible with front elevator as well as stair access
- Bright and open column-free space with ceiling heights of 12'9" (floor to ceiling)
- Exceptional Queen West location, surrounded by some of the city's best shopping and restaurants and steps to Trinity Bellwoods Park
- Ample public parking nearby
- Landlord open to a variety of uses
- Immediate neighbouring tenants include Loblaws, CB2, Starbucks, Shoppers Drug Mart, LCBO, 416 Snack Bar and Winners



COLUMN-FREE SPACE
WITH 12'9" CEILING
HEIGHTS



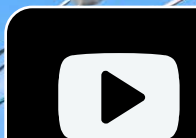
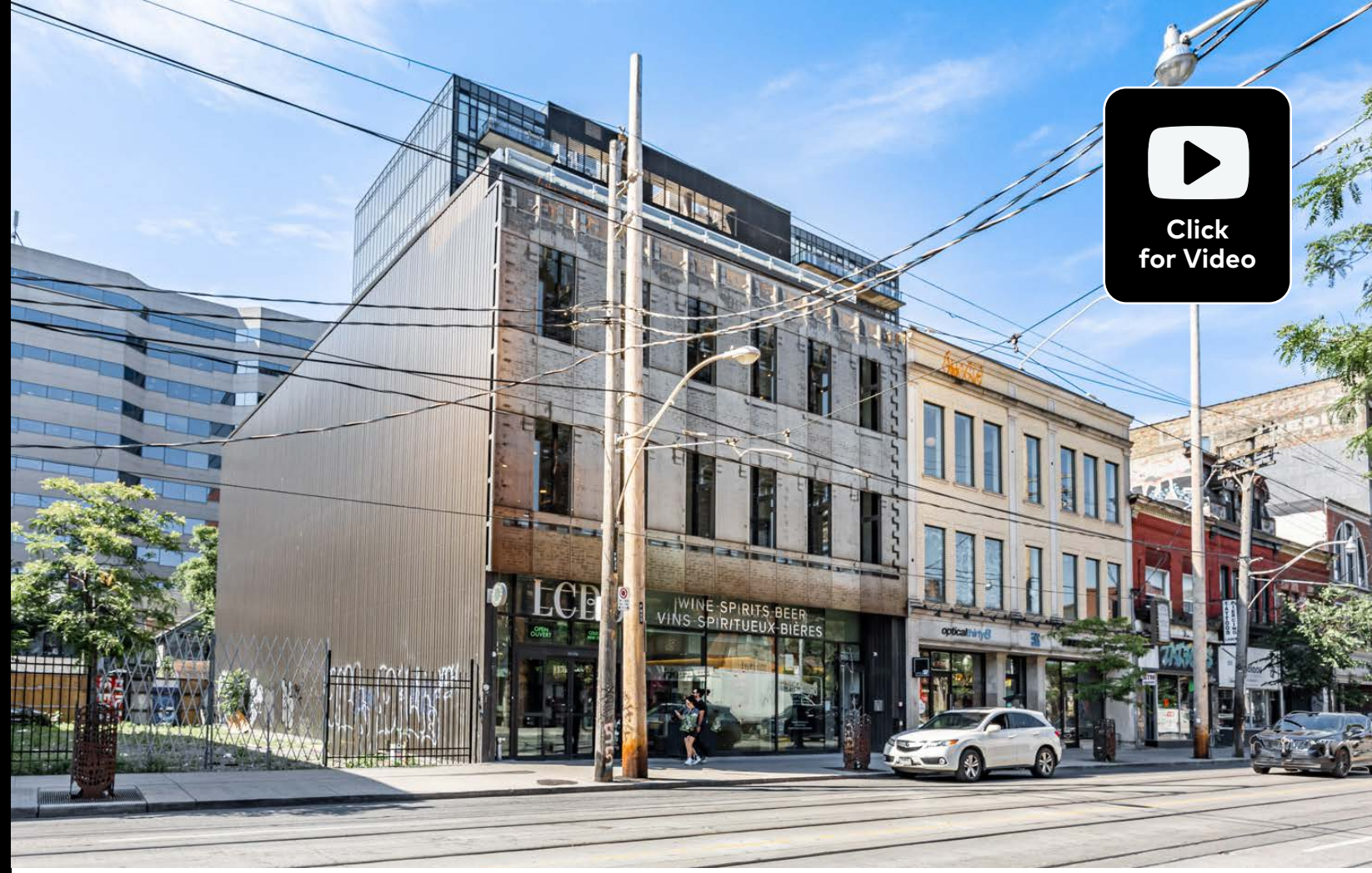
LARGE
ROOFTOP
PATIO



FULLY ACCESSIBLE
WITH ELEVATOR &
STAIR ACCESS



DEDICATED ENTRANCE
WITH SIGNAGE
OPPORTUNITIES



Click
for Video



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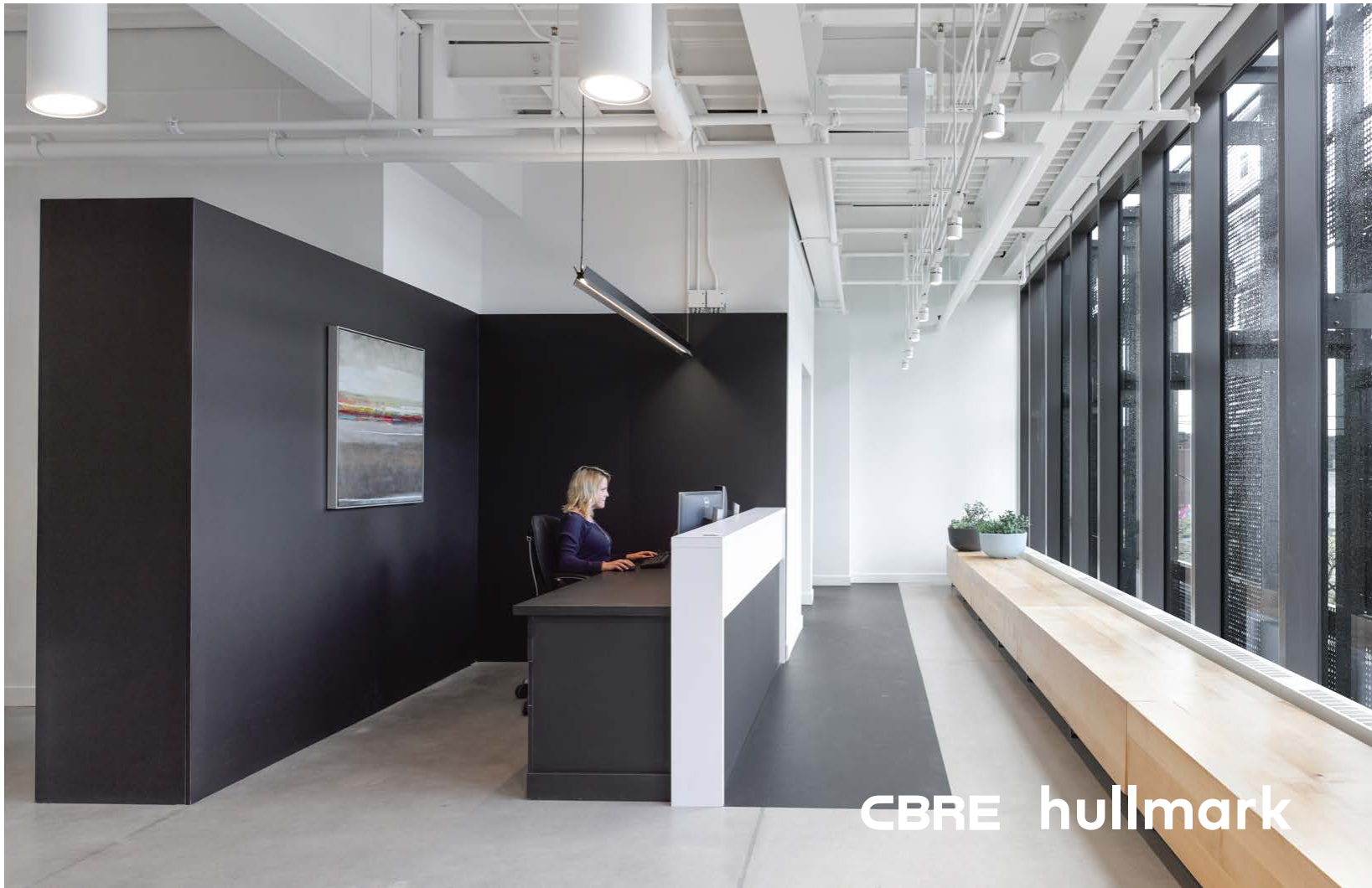
2ND FLOOR | 4,035 SF

QUEEN STREET WEST



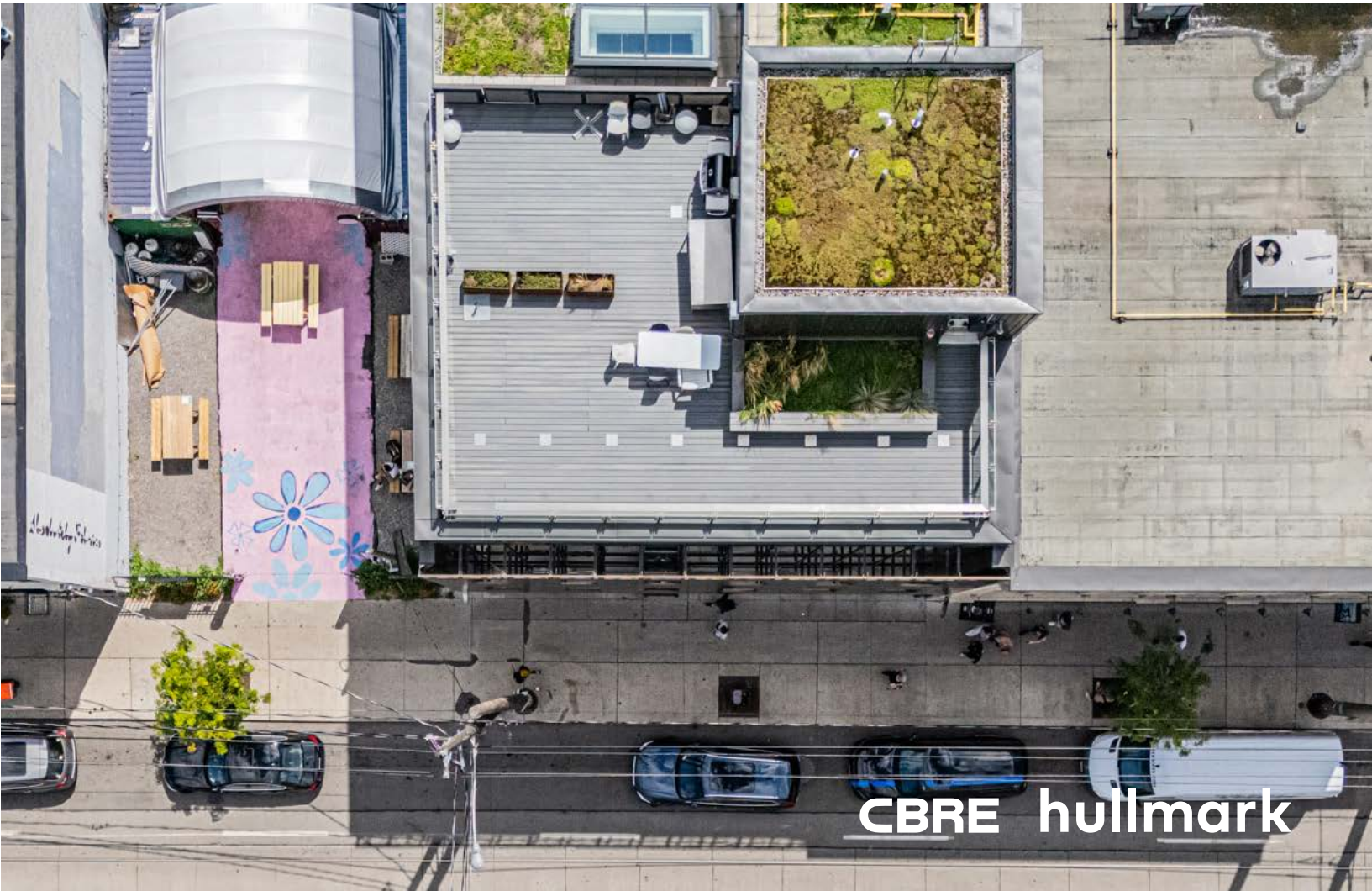
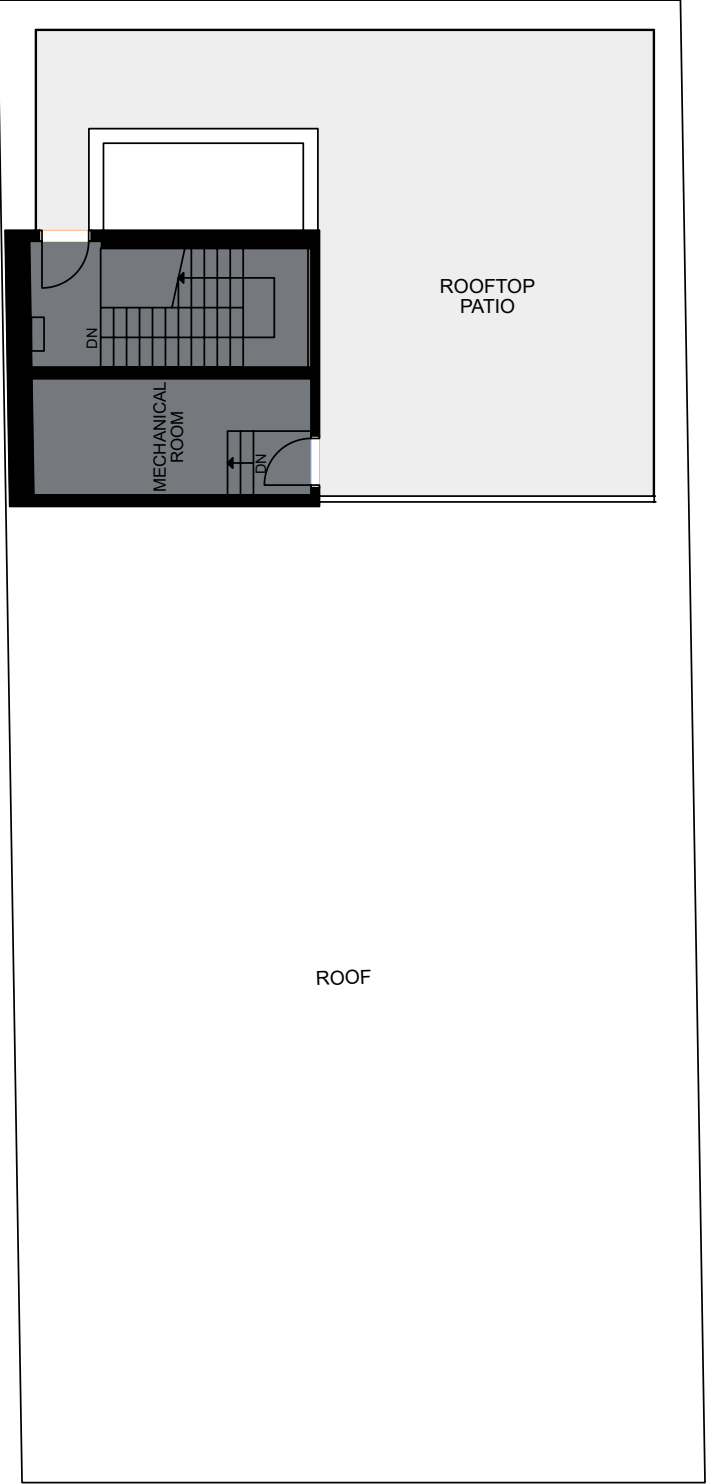
3RD FLOOR | 4,061 SF

QUEEN STREET WEST



ROOFTOP PATIO | 781 SF

QUEEN STREET WEST



THE LOCATION

- Centrally located in the trendy neighbourhood of Queen West and steps to Trinity Bellwood's Park, this offering is in the heart of some of the city's best restaurants and shopping
- Located near The Ace Hotel, 1 Hotel Toronto, Terroni, Starbucks, Shoppers Drug Mart, Loblaws, Winners and hundreds of shops and restaurants in the neighbourhood
- Located directly on the 501 Queen streetcar line and steps away from the 511 Bathurst streetcar line



- | | |
|----------------------------------|--------------------------------|
| 1. Ace Hotel | 10. 1 Hotel Toronto |
| 2. Loblaws / Winners / Starbucks | 11. Farm Boy |
| 3. Trinity Bellwoods Park | 12. BarChef |
| 4. Ossington Strip | 13. Maguire Shoes |
| 5. Shoppers Drug Mart | 14. The Latest Scoop |
| 6. CB2 | 15. Warby Parker |
| 7. Anthropologie | 16. North of Brooklyn Pizzeria |
| 8. Gusto 101 | 17. Urban Barn |
| 9. Terroni | |





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