

FORTY TWO
Gladstone

SECOND FLOOR SPACE FOR LEASE IN WEST QUEEN WEST



CBRE urban retail team

FORTY TWO
Gladstone

Address: 42 Gladstone Avenue, Toronto

Size: 2,619 sq. ft.

Ceiling Height: 10.5 ft. (9.5 ft. to beam)

Net Rent: \$27.50 per sq. ft.

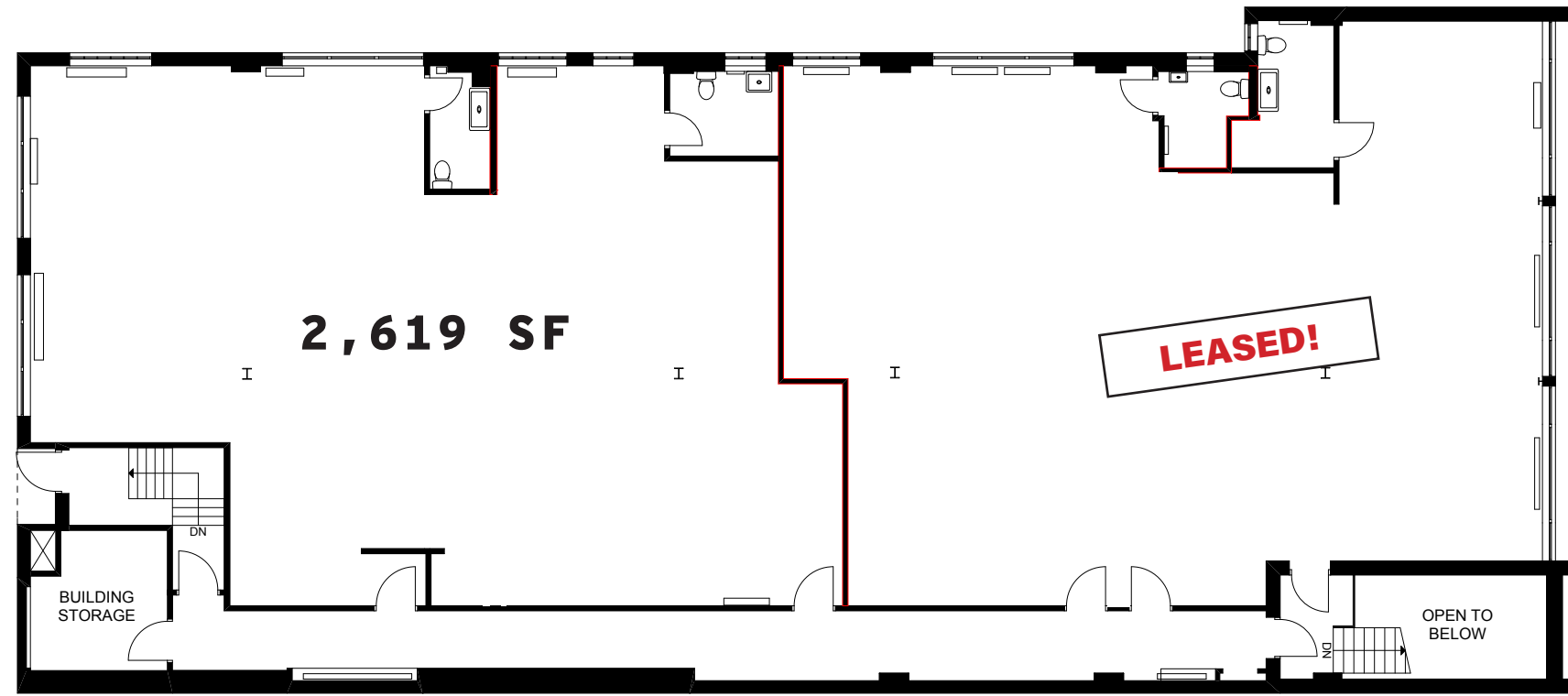
TMI: \$11.00 per sq. ft.

Available: Immediately

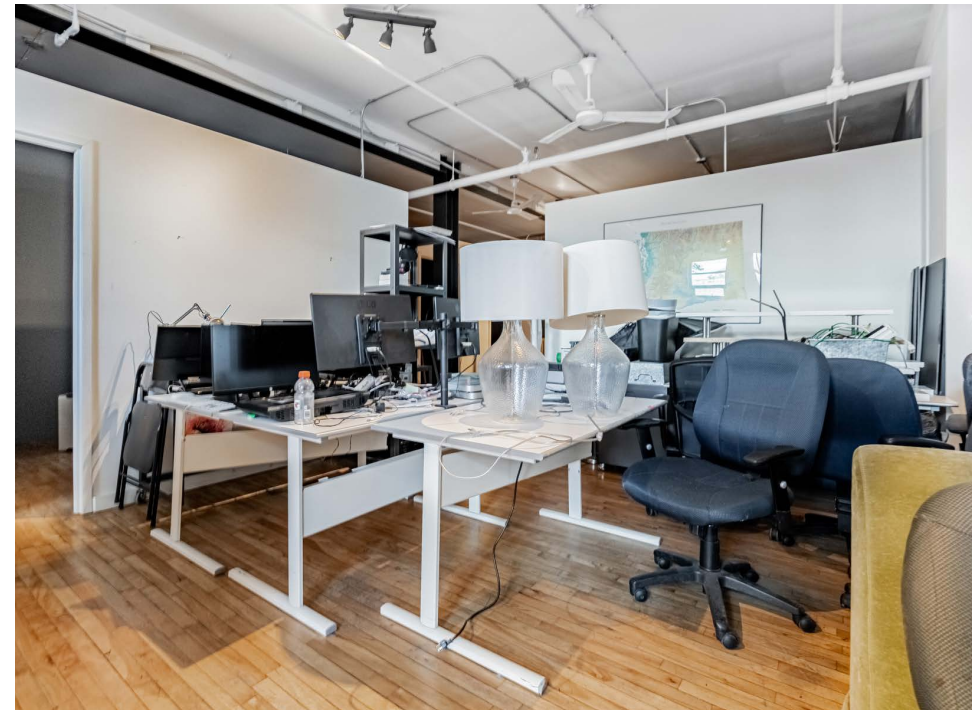
- Beautiful open concept second floor space with ample natural light in the heart of West Queen West
- Neighbourhood tenants and traffic generators include Gladstone Hotel, Metro Grocery, Cold Tea, The Drake Hotel, Starbucks and The Dog & Bear Pub



SECOND FLOOR
REMAINING SPACE: 2,619 SF



GLADSTONE AVENUE





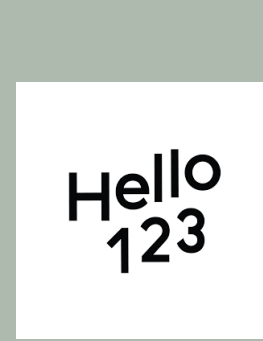
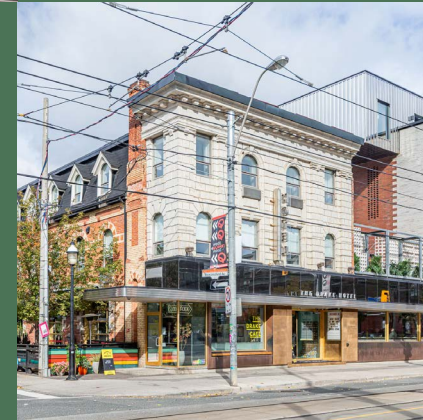
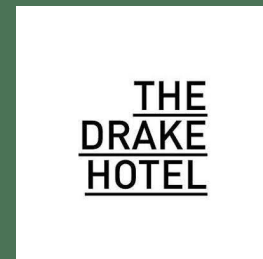
THE LOCATION: WEST QUEEN WEST

42 Gladstone is located in the heart of West Queen West, known as Toronto's creative heart and home to hundreds of restaurants, bars, independent fashion retailers, vintage stores and boutique hotels.

Anchored by nightlife and cultural destinations such as the Gladstone Hotel and The Drake Hotel, West Queen West is one of Toronto's most vibrant and popular retail strips. Favourite local spots include Bar Poet, Death & Taxes, Hello 123, The Good Son and The Dog & Bear Pub.



MEET YOUR NEIGHBOURS



KING-LIBERTY GO STATION

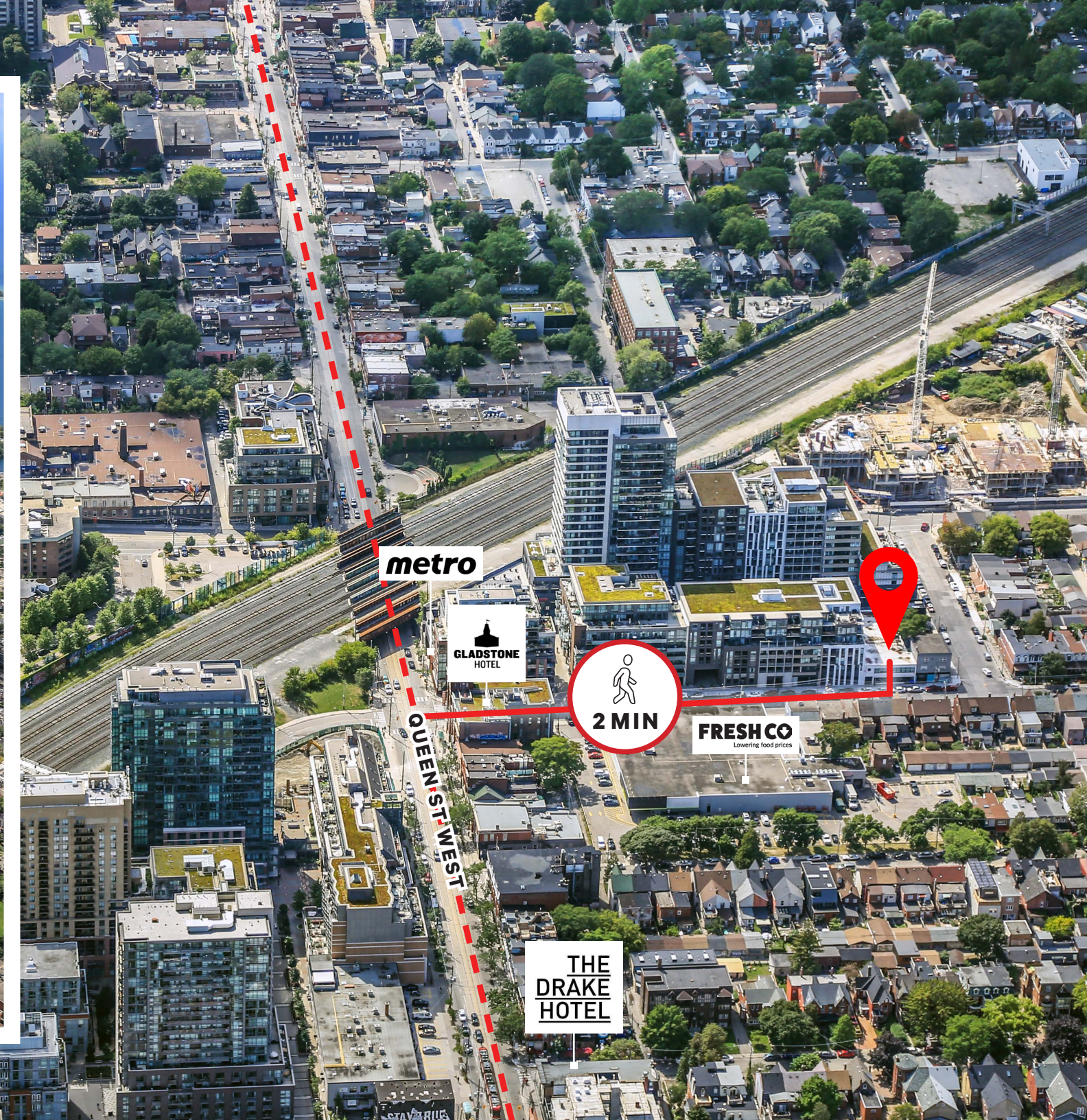
42 Gladstone is only a 7-minute walk to the future King-Liberty SmartTrack GO Station. Located on the Kitchener GO line between Union and Bloor GO stations, this new station will provide access from the site to the Financial Core and Bloor Street West within minutes. This new station will also feature an enclosed pedestrian bridge connecting Sudbury Street and Joe Shuter Way, providing increased connectivity between West Queen West and Liberty Village.

LIBERTY VILLAGE

To the south of 42 Gladstone is Liberty Village, a 43-acre master planned community popular among young professionals and creatives. The area was a former industrial district but has since been transformed into a mix of residential lofts, modern condos and a thriving retail and restaurant scene.

PARKDALE

Just to the east of 42 Gladstone is Parkdale, a diverse and electric neighbourhood known for its mix of cultures, artistic communities and a blend of modern and historic elements. Parkdale's commercial strip along Queen West is a bustling hub with a variety of restaurants, vintage stores and cafes.



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