

125 QUEENS QUAY EAST

PREMIUM WATERFRONT
OFFICE SPACE FOR SUBLEASE

CONTACT

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CBRE

PROPERTY HIGHLIGHTS & DETAILS

Available : Immediate

Term Expiry : August 30, 2033

4th Floor: 14,131 SF

5th Floor: 14,210 SF

6th Floor: 14,212 SF

Total contiguous available: 42,553 SF

Net Rent : Please call listing agents

Additional Rent : \$29.51 (est. 2026)

Commission : \$2.00 psf / annum

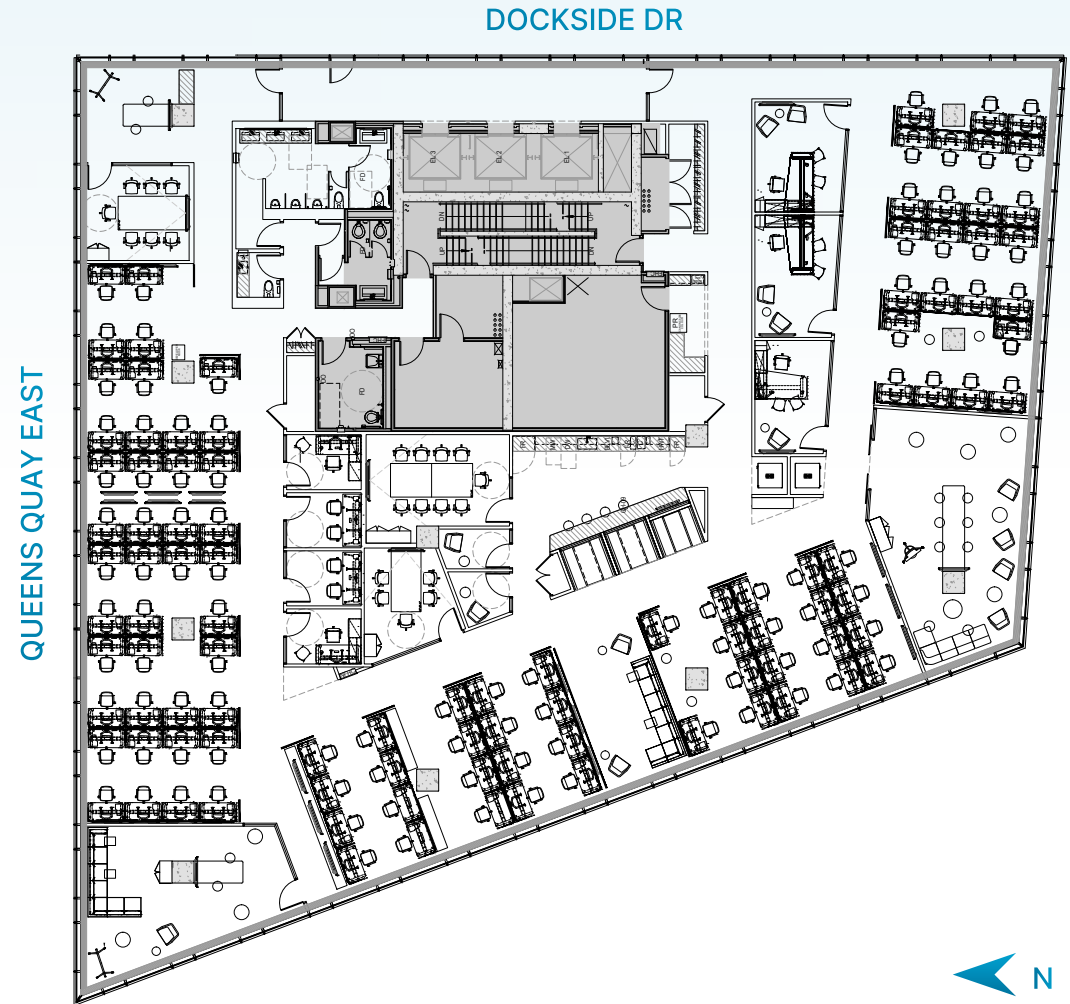
- Full turnkey opportunity -Like-new finishes.
- 2nd floor shared workspace available with patio space also available as event space.
- Great public transit access and shuttle service available exclusively for tenants to and from Union Station:
 - Schedule:
 - 7AM-7PM Monday through Friday
 - Additional bus added to the schedule on Tuesday – Thursday to assist with increased occupancy in the building:
 - 7AM-10AM
 - 3PM-6PM
- Parking available at 1 stall per 2,200 SF leased.
- Unmatched amenities and lake views



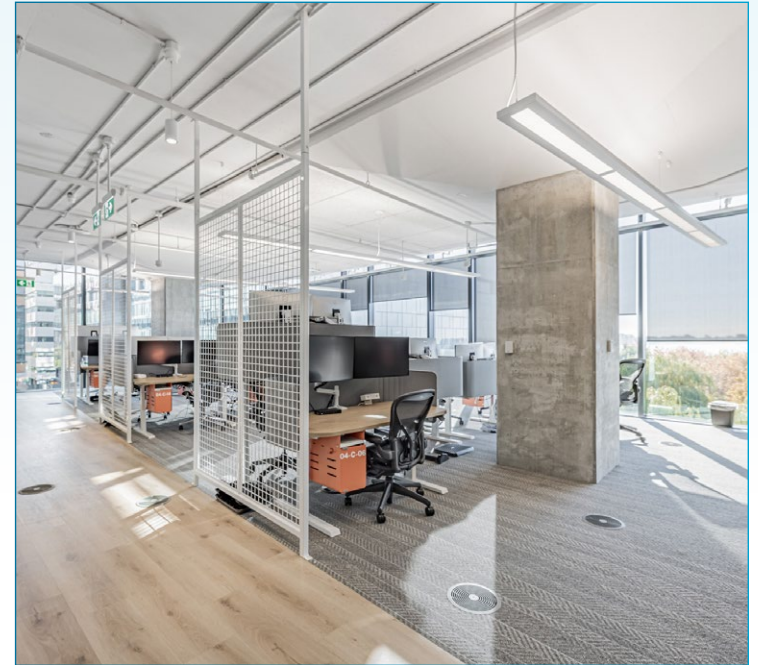
4TH FLOOR

14,131 SF

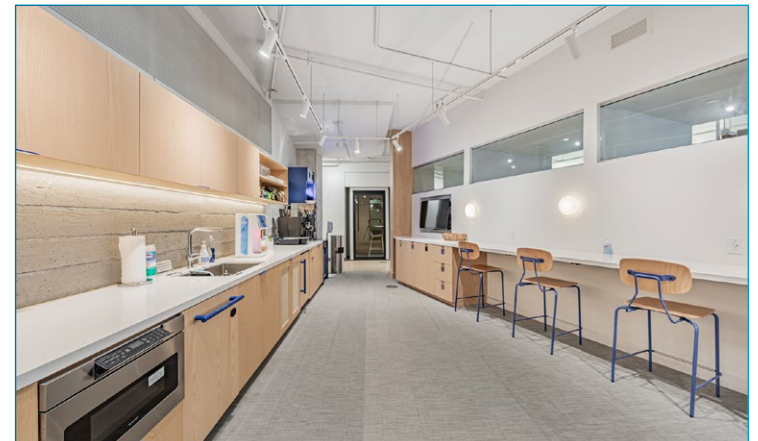
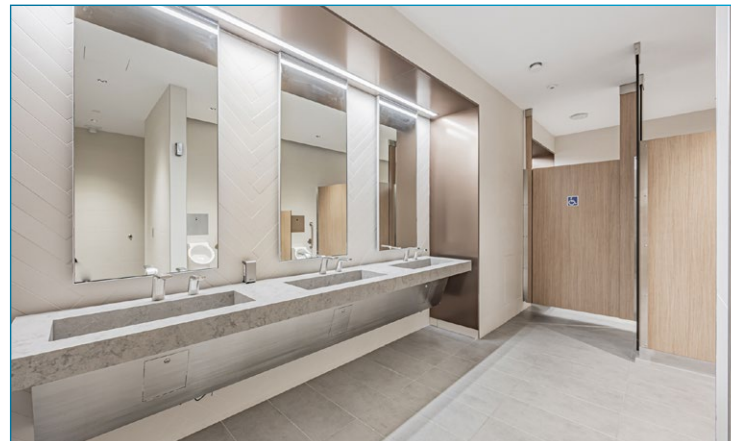
- Contiguous with the 5th and 6th floor, offering a total of 42,553 sq. ft.
- Ceiling Height: 11 ft.
- Build out includes:
 - 104 workstations
 - 5 internal offices
 - 2 large meeting rooms
 - 3 huddle rooms
 - 4 focus rooms
 - 2 phone booths
 - Large kitchen area
 - Reception



4TH FLOOR



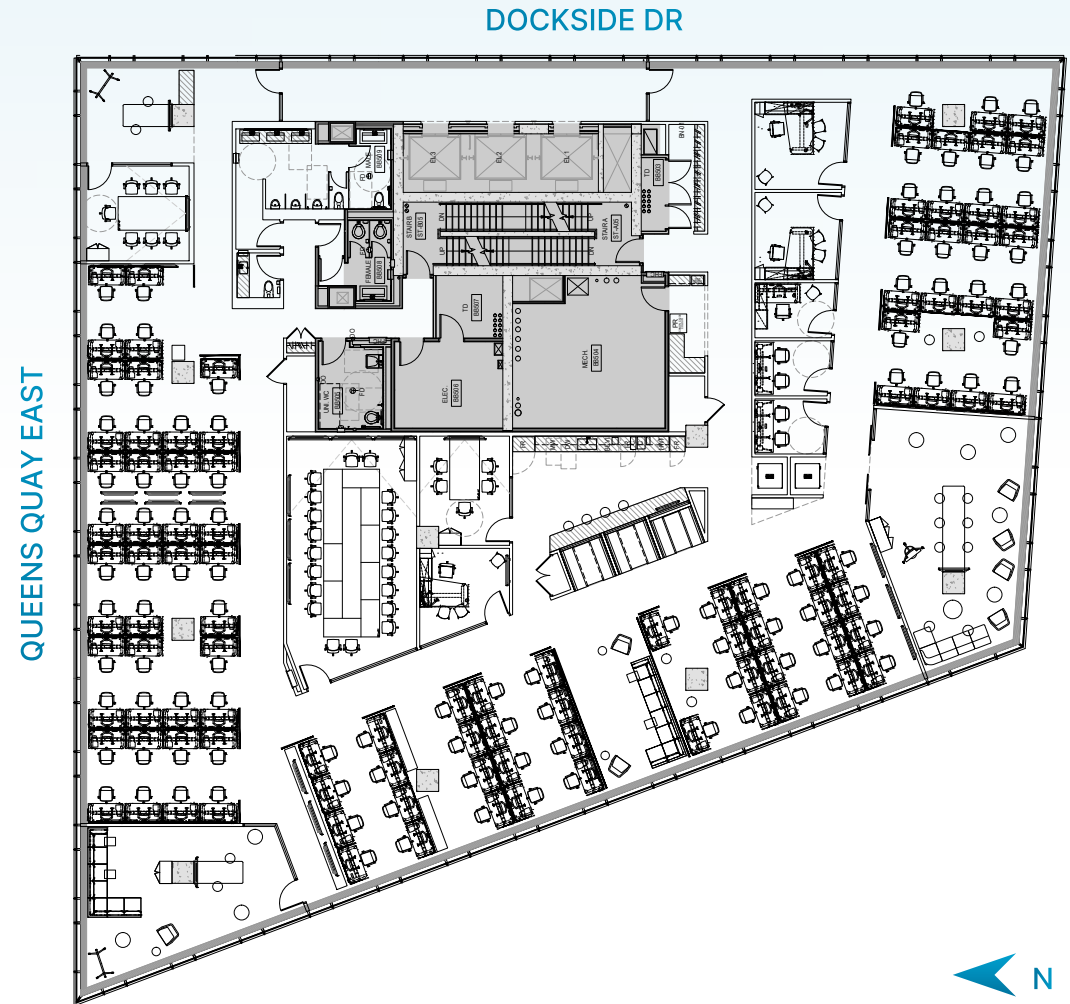
4TH FLOOR



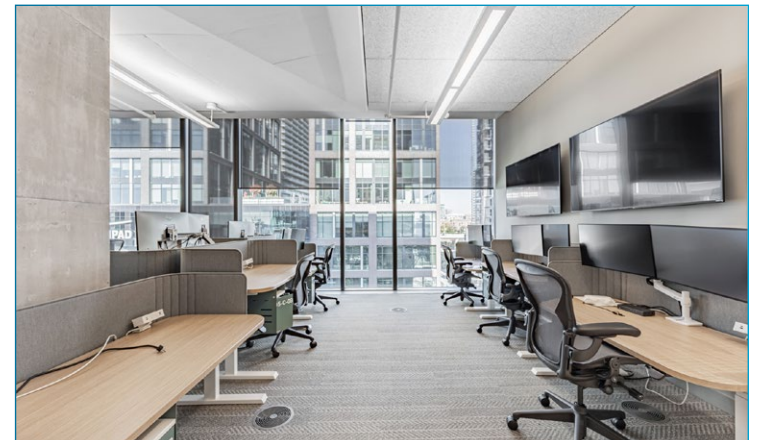
5TH FLOOR

14,210 SF

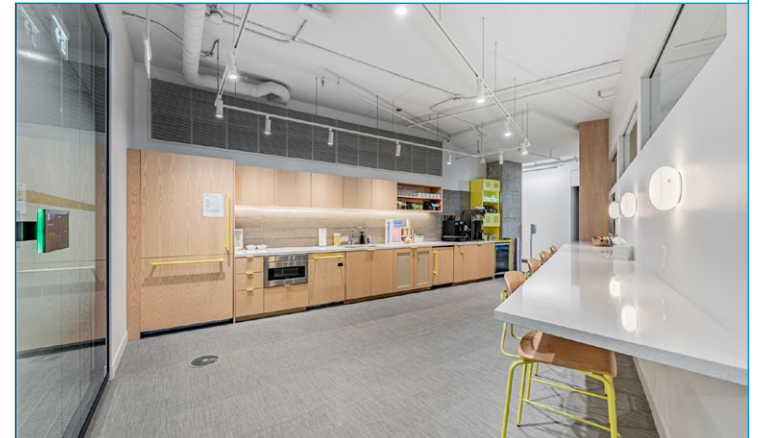
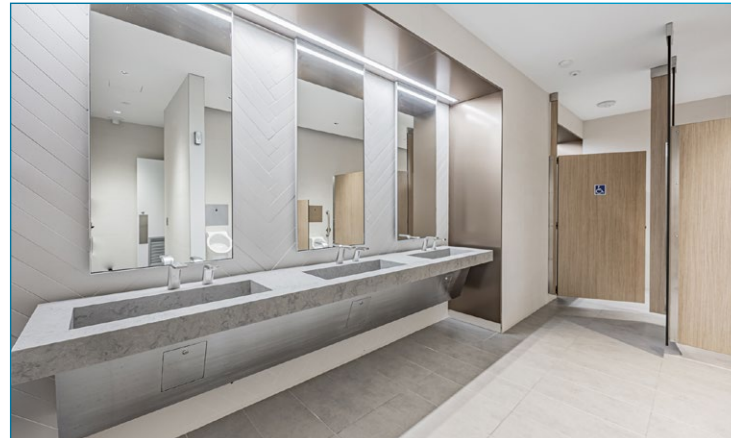
- Contiguous with the 4th and 6th floor, offering a total of 42,553 sq. ft.
- Ceiling Height: 11 ft.
- Build out includes:
 - 104 workstations
 - 4 internal offices
 - 2 large meeting rooms
 - 2 huddle rooms
 - 1 large conference room/space
 - 2 focus rooms
 - 2 phone booths
 - Large kitchen area
 - Reception



5TH FLOOR



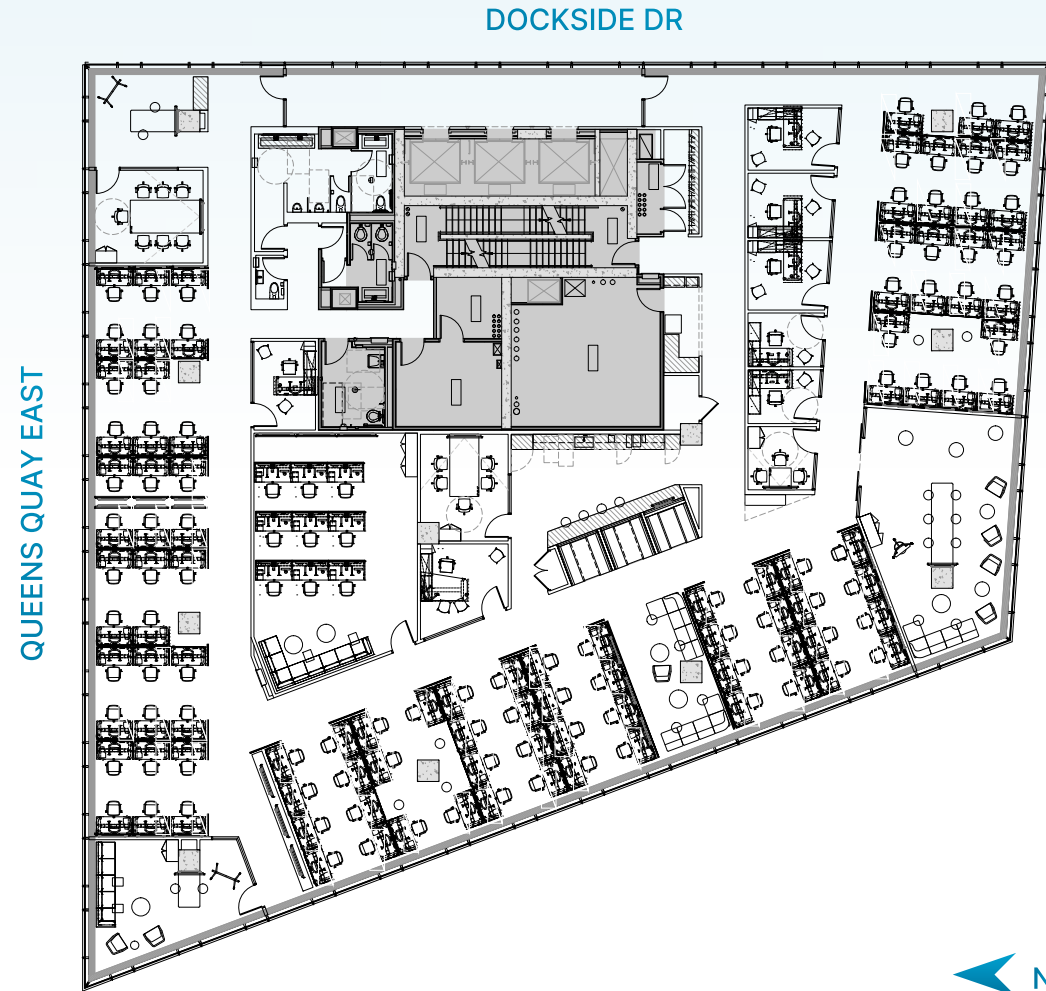
5TH FLOOR



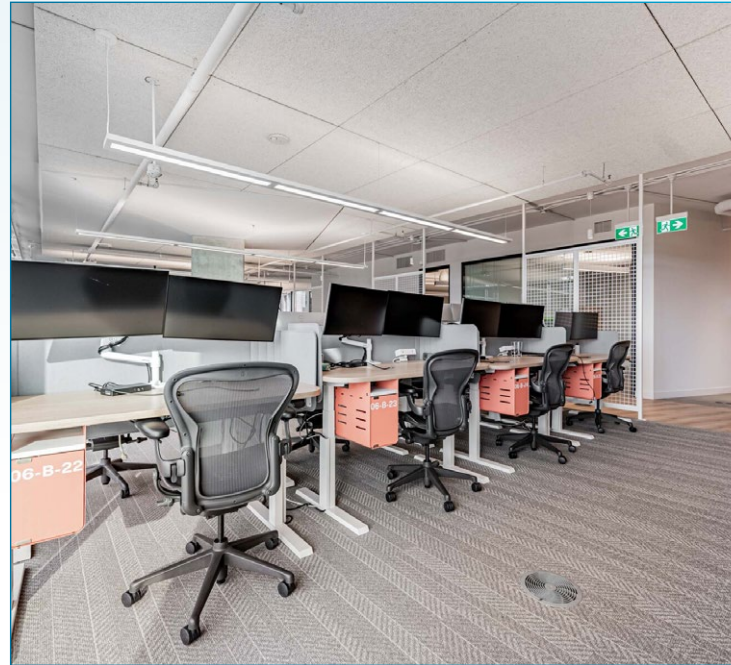
6TH FLOOR

14,212 SF

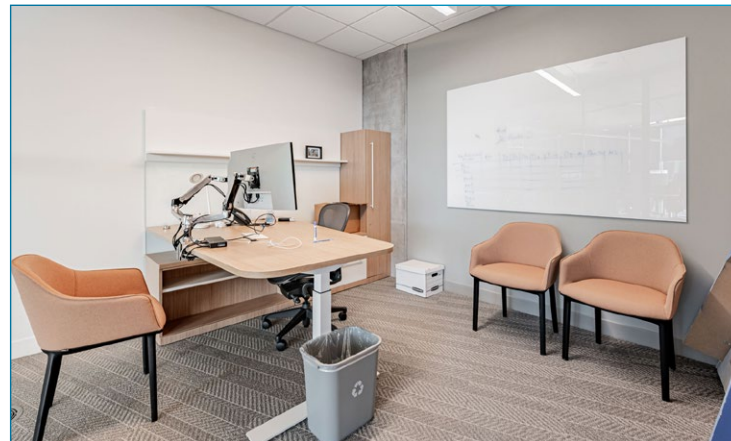
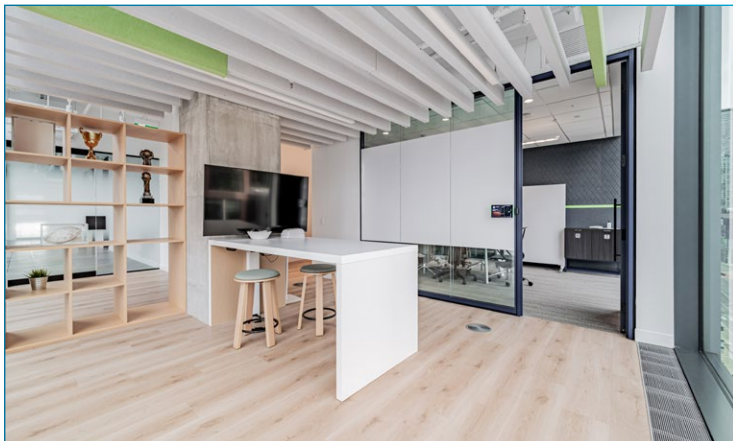
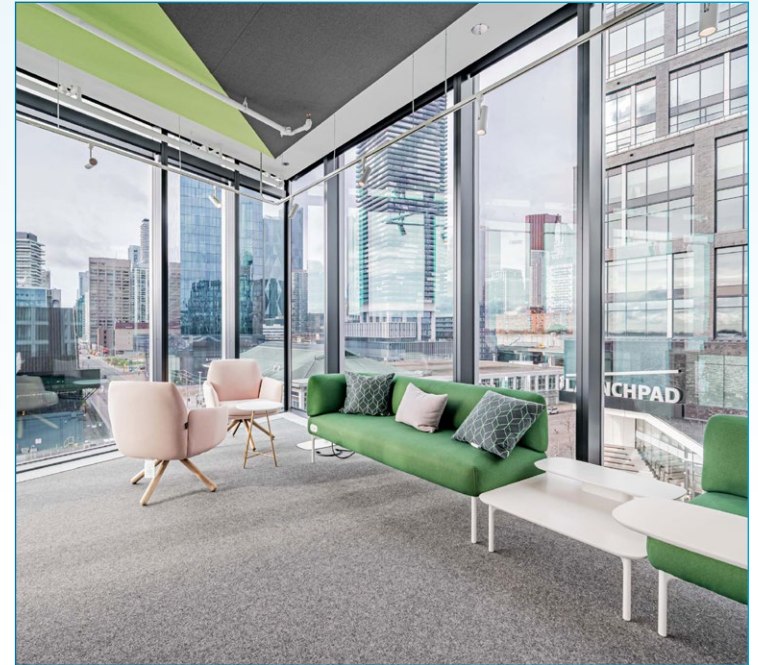
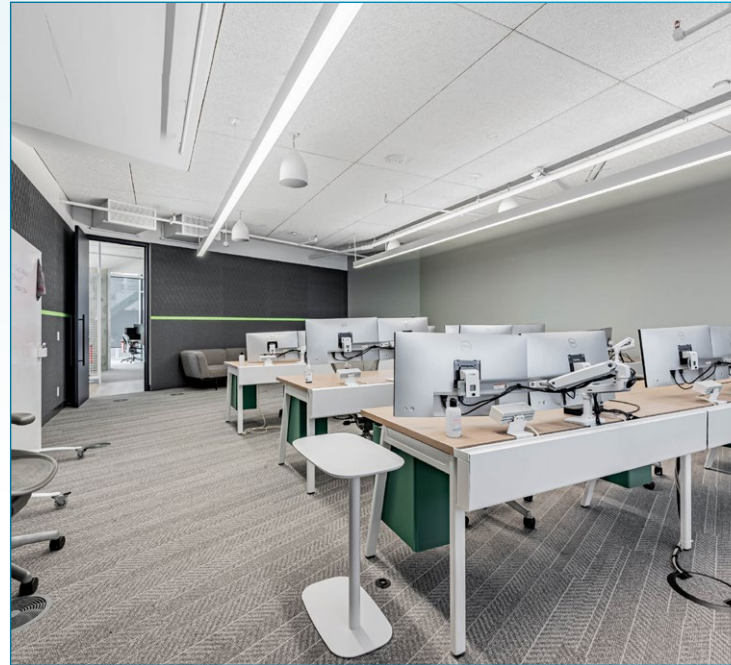
- Contiguous with the 4th and 5th floor, offering a total of 42,553 sq. ft.
- Ceiling Height: 11 ft.
- Build out includes:
 - 104 workstations
 - 7 internal offices
 - 3 huddle rooms
 - 1 large presentation/training room
 - 2 large meeting/collaboration rooms
 - Kitchen/lounge/booths



6TH FLOOR



6TH FLOOR



NEARBY AMENITIES

CAFÉS/BARS/ RESTAURANTS

- | | | |
|------------------------|----------------------|----------------------|
| 1. Lazy Barista | 5. Simona | 9. Don Alfonso 1890 |
| 2. Great Lakes Brewpub | 6. Firkin on Harbour | 10. Miku Toronto |
| 3. Irene | 7. Oyshi Sushi | 11. Impact Kitchen |
| 4. Dark Horse Espresso | 8. The Butcher Chef | 12. Osmow's Shawarma |

SHOPPING/GROCERIES

- 13. Loblaws
- 14. Farmboy
- 15. LCBO
- 16. St Lawrence Market

FITNESS

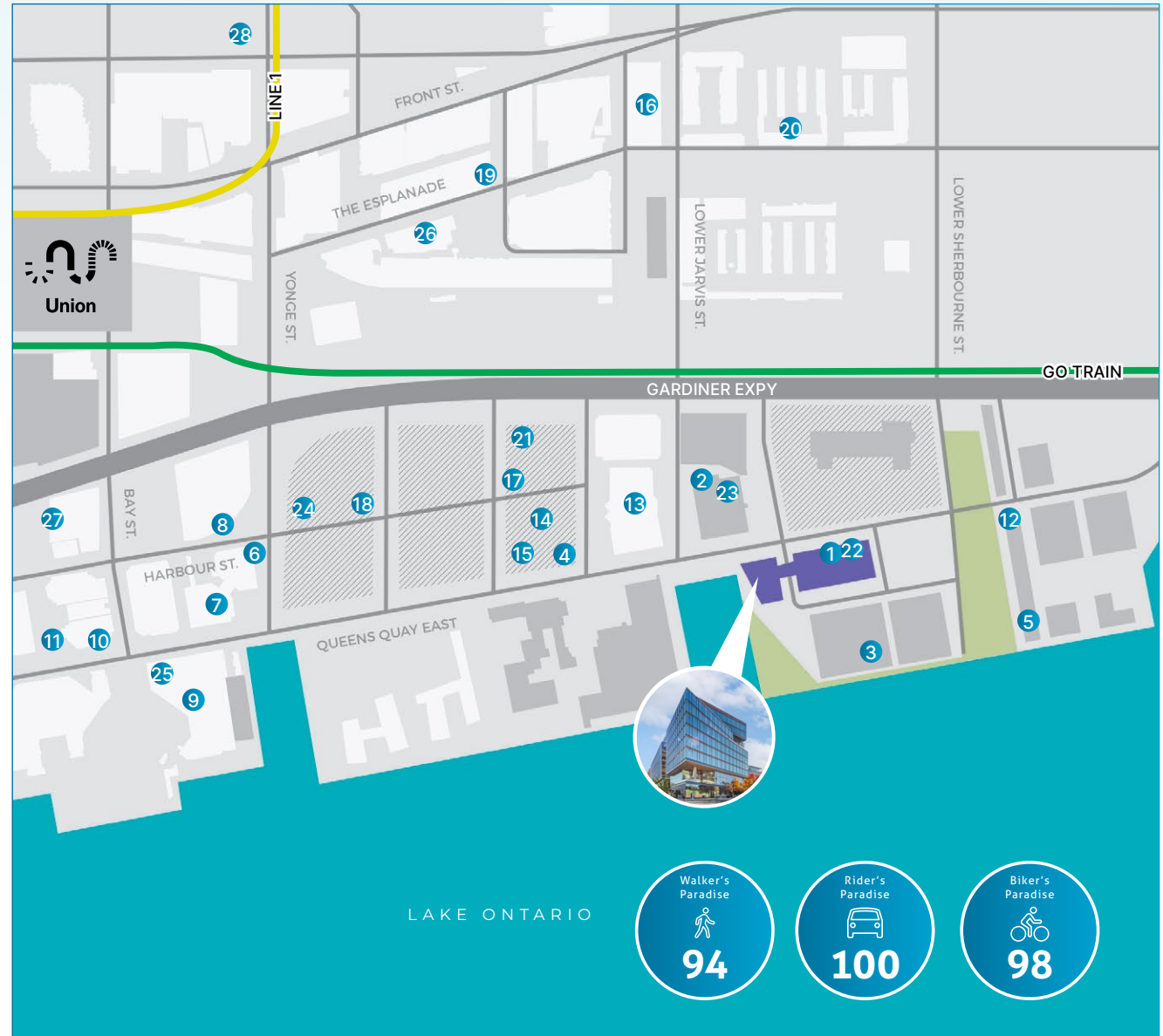
- 17. Unity Fitness Harbourfront
- 18. One Yonge Community Centre
- 19. MedX Precision
- 20. Breakdown Fitness

BANKS

- 21. Scotia Bank
- 22. CIBC
- 23. RBC
- 24. BMO

HOTELS

- 25. The Westin Harbour
- 26. Novotel Toronto Centre
- 27. Gsuite Express
- 28. Hotel Victoria





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