

OFFICE PORTFOLIO FOR LEASE

DOMINION SQUARE

468 Queen Street East North

468 Queen Street East South

478 Queen Street East



EXECUTIVE SUMMARY

Located in Toronto's dynamic Riverside neighbourhood, Dominion Square is a distinctive multi-building office portfolio comprising 468 Queen Street East North, 468 Queen Street East South, and 478 Queen Street East. The properties offer a unique blend of character-driven space and modern functionality, positioned within one of the city's fastest-growing mixed-use corridors. With direct access to Queen Street streetcar service and close proximity to the downtown core, the portfolio delivers strong transit connectivity and exceptional accessibility for tenants.

The buildings provide a range of suite sizes suited to creative, professional, and entrepreneurial tenants seeking flexible workspace in an amenity-rich environment. Featuring a mix of efficient layouts, ample natural light, and opportunities for customization, Dominion Square offers a compelling office solution within a vibrant urban setting. Tenants benefit from proximity to a highly engaged local community, as well as convenient access to nearby parking, retail, and everyday services.





468 QUEEN STREET EAST
(NORTH BUILDING), TORONTO



468 QUEEN STREET EAST
(SOUTH BUILDING), TORONTO



478 QUEEN STREET EAST

DOMINION SQUARE

Property Addresses

468 Queen Street East North, Toronto
468 Queen Street East South, Toronto
478 Queen Street East, Toronto

Property Type

Office

Building Style

Heritage Brick-and-Beam

Building Style

Heritage Brick-and-Beam

Year Built / Renovated

468 Queen Street East North - Built 1878 / Restored 1987–1990
468 Queen Street East South - Built 1960 / Modernized in 2007
478 Queen Street East - Built 1878 / Restored 1987–1990

Transit Access

Direct access to Queen Street streetcar (501); close to downtown core and transit connections

Neighbourhood

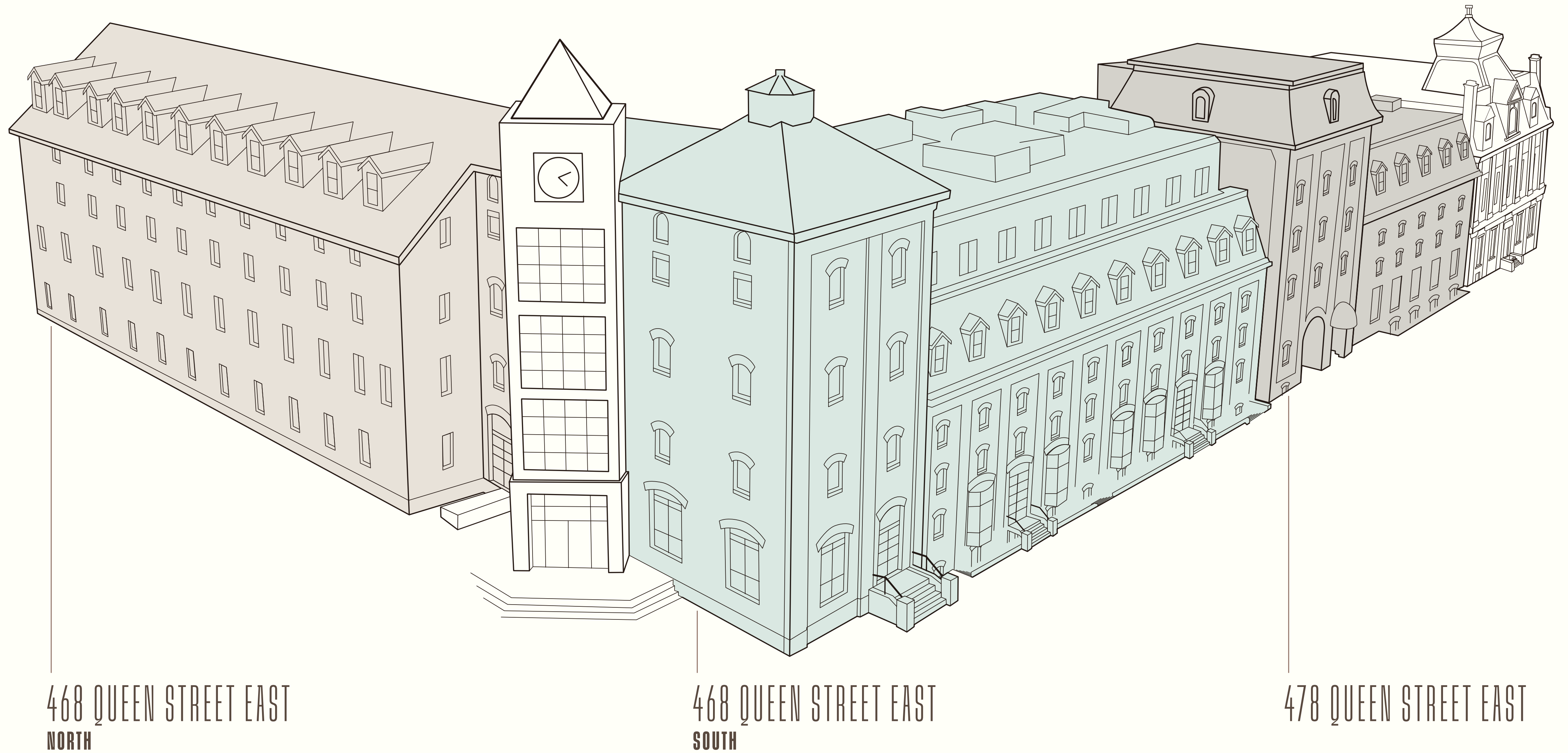
Riverside / Regent Park

Parking

On-site surface parking available

Security Features

478 Queen Street East offers card access for tenants

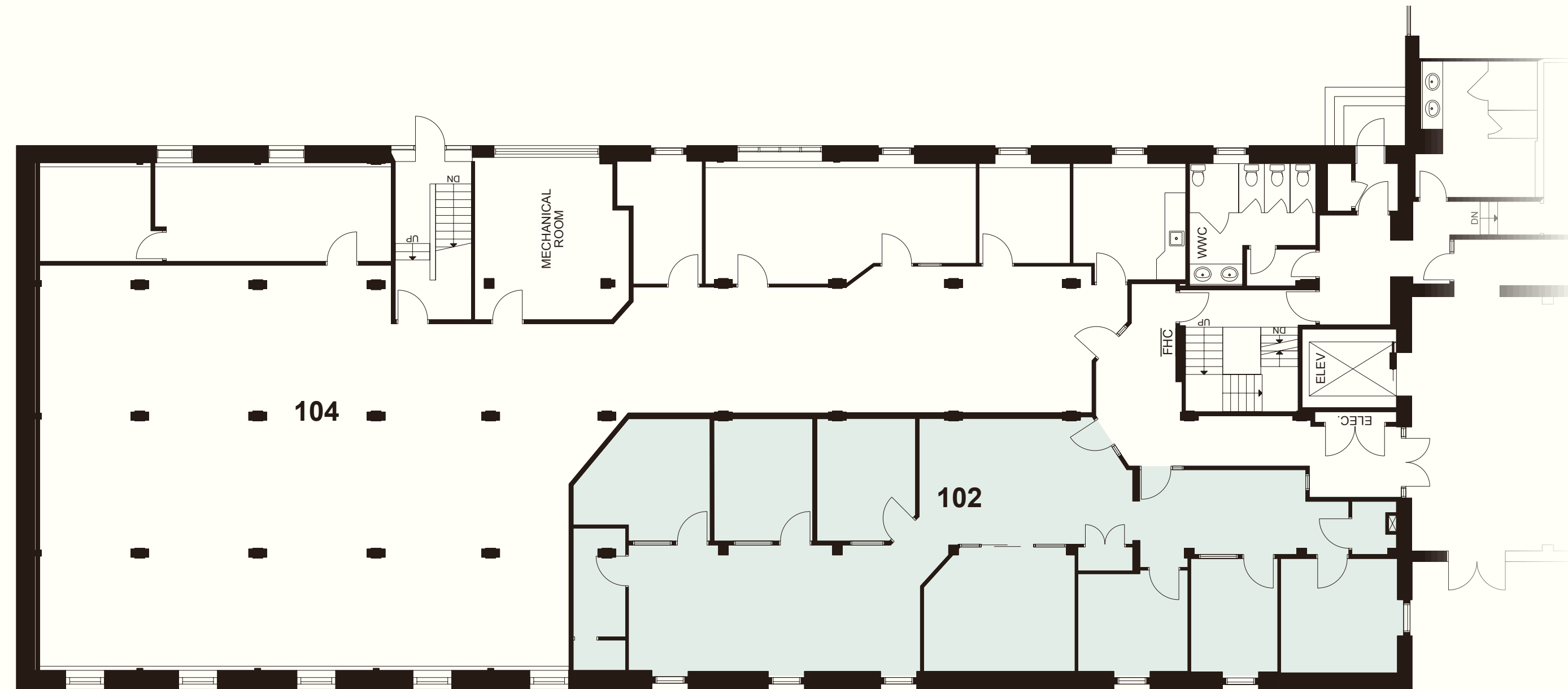


468 QUEEN STREET EAST
NORTH

468 QUEEN STREET EAST
SOUTH

478 QUEEN STREET EAST

468 QUEEN STREET EAST (NORTH BUILDING), TORONTO

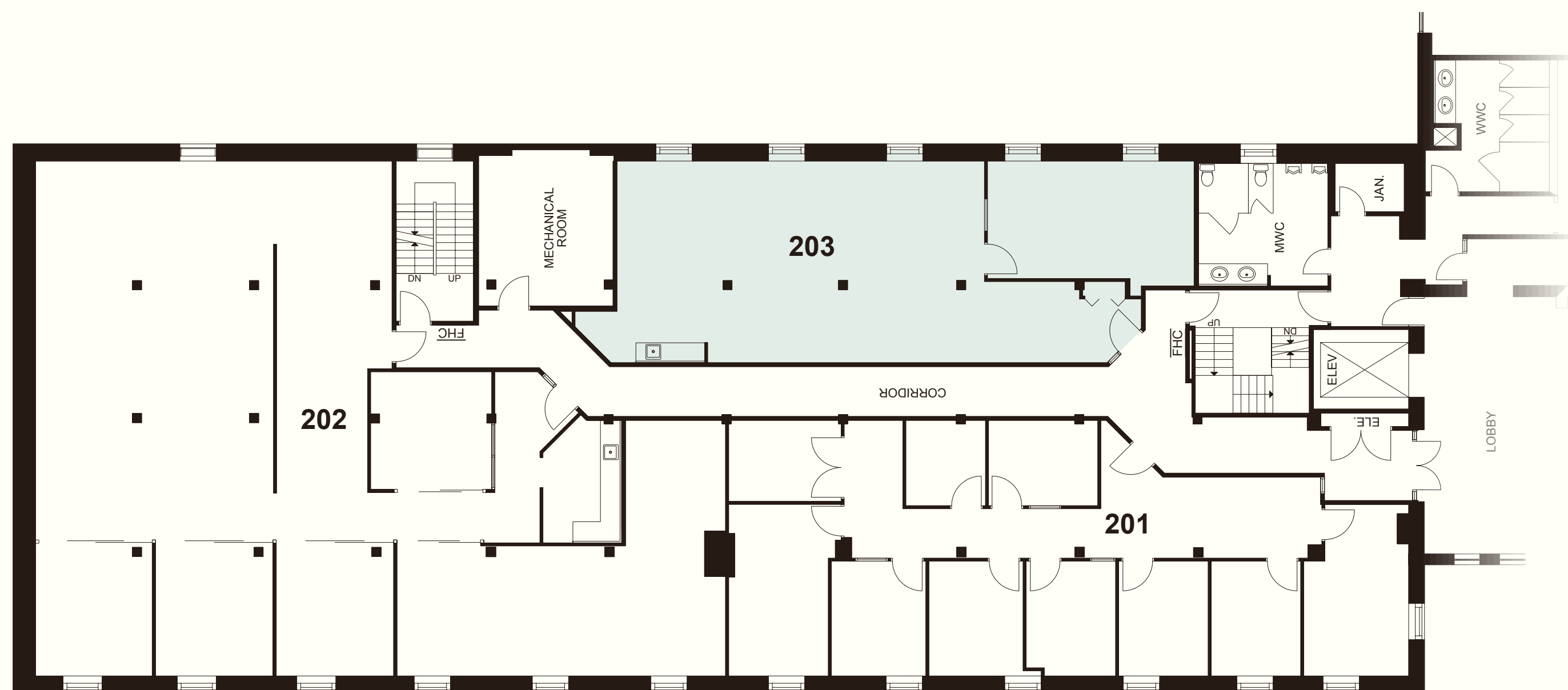


Unit 102 2,328 SF

Ground floor unit with lobby exposure. Built out with offices, meeting rooms, reception, kitchenette and private shower.



468 QUEEN STREET EAST (NORTH BUILDING), TORONTO

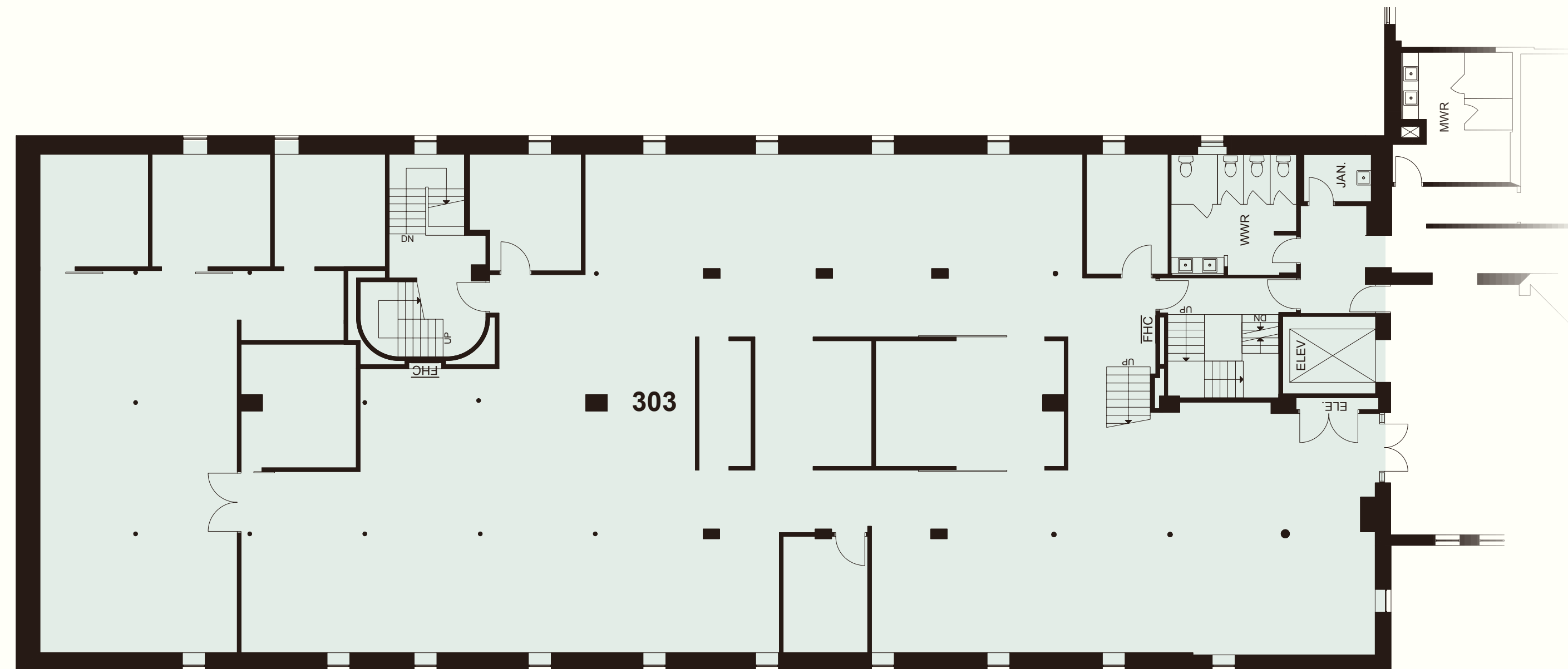


Unit 203 1,452 SF

Built out. Open concept with boardroom and kitchenette,
Polished concrete floor, open ceiling and exposed beams.



468 QUEEN STREET EAST (NORTH BUILDING), TORONTO

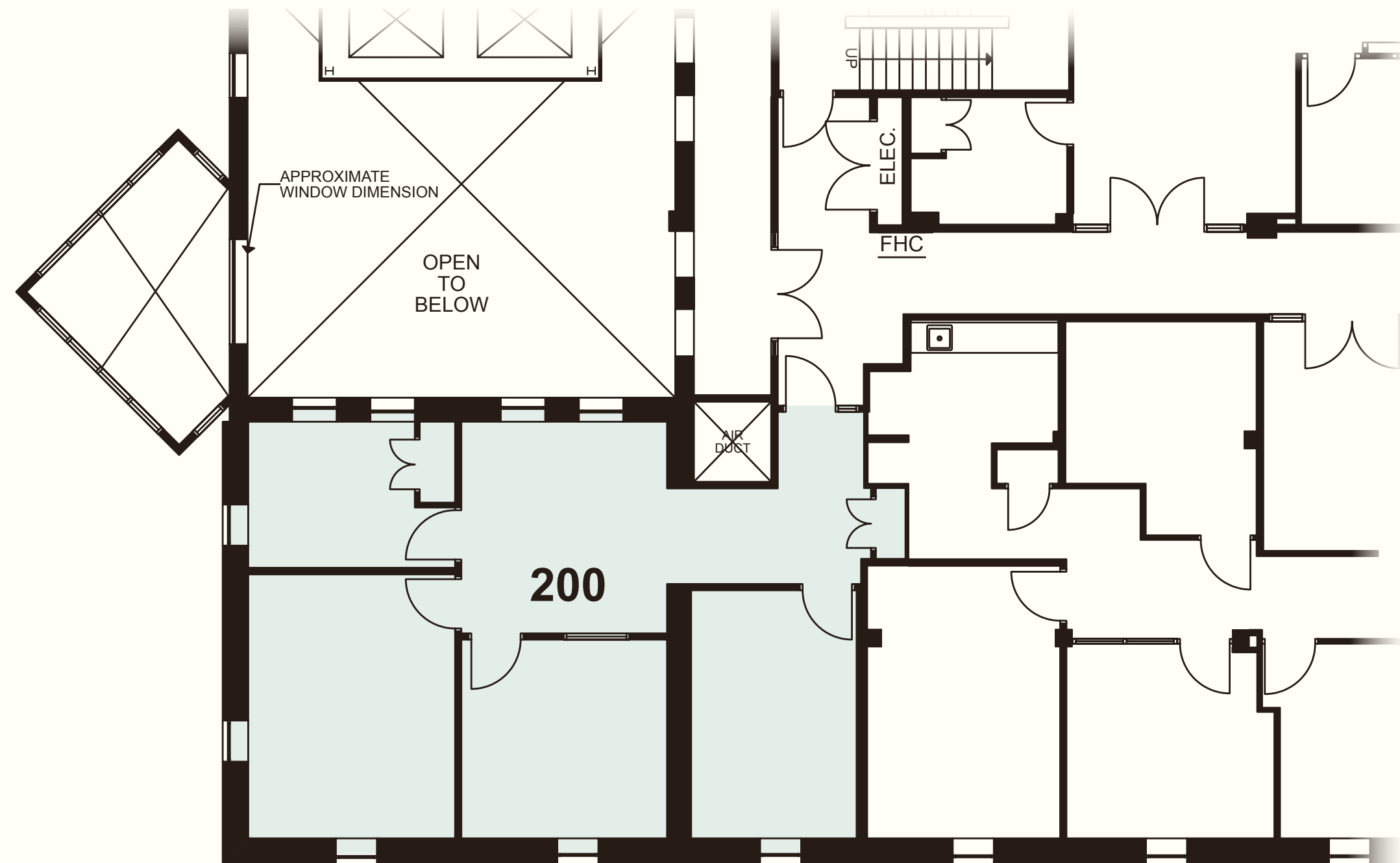


Unit 303 7,992 SF

Full floor opportunity: Unique double-height space, open concept with mix of meeting rooms and offices. Polished concrete floors and high open ceiling with mezzanine area.



468 QUEEN STREET EAST (SOUTH BUILDING), TORONTO

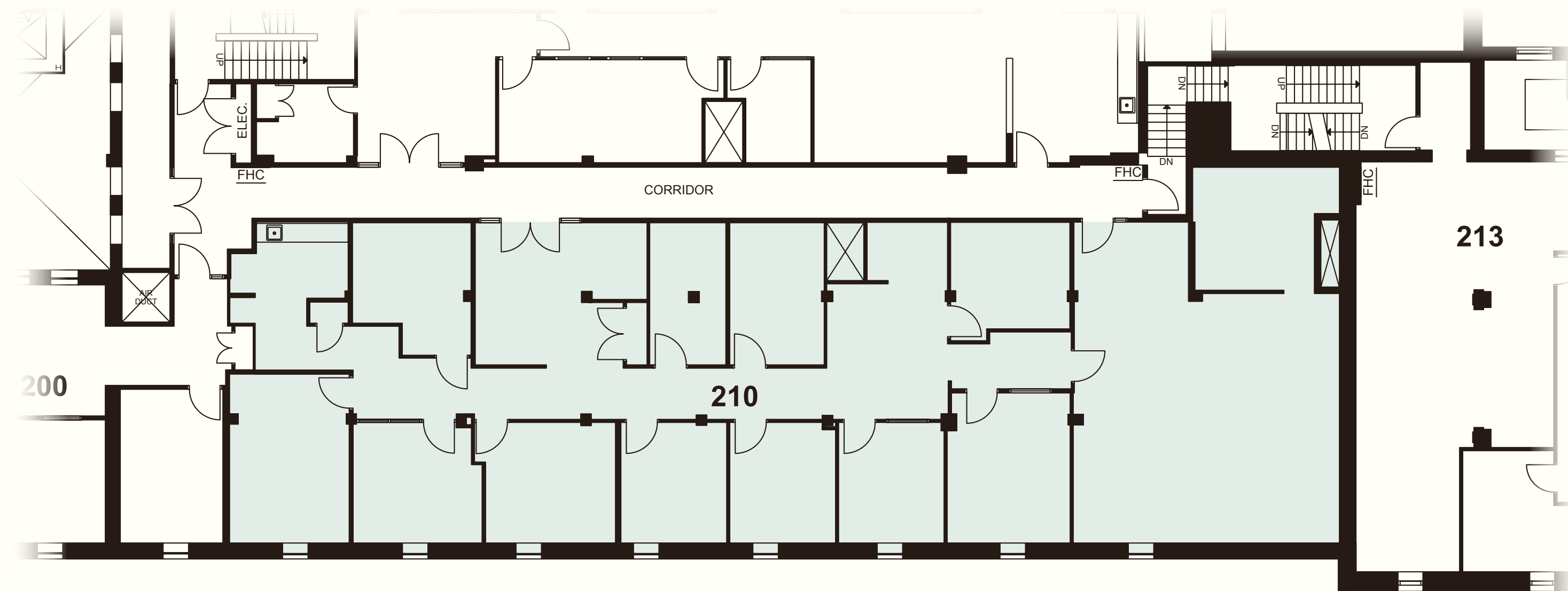


Unit 200 1,358 SF

Built out with offices and meeting rooms. Rare corner unit with south-facing exposure. Finishes in excellent condition, ready for occupancy.



468 QUEEN STREET EAST (SOUTH BUILDING), TORONTO

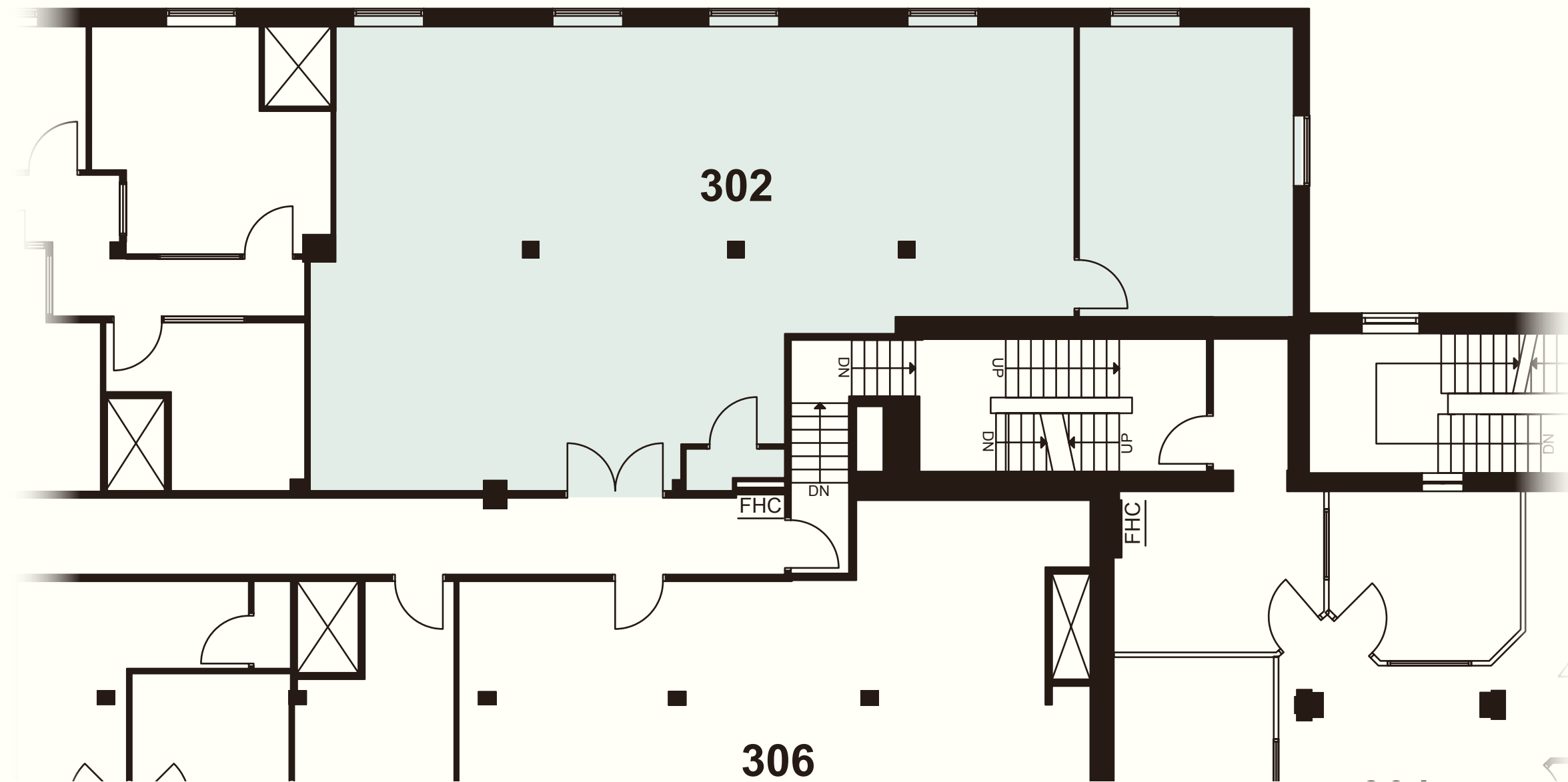


Unit 210 4,752 SF

South-facing unit, built out with offices,
meeting rooms and open plan area.



468 QUEEN STREET EAST (SOUTH BUILDING), TORONTO

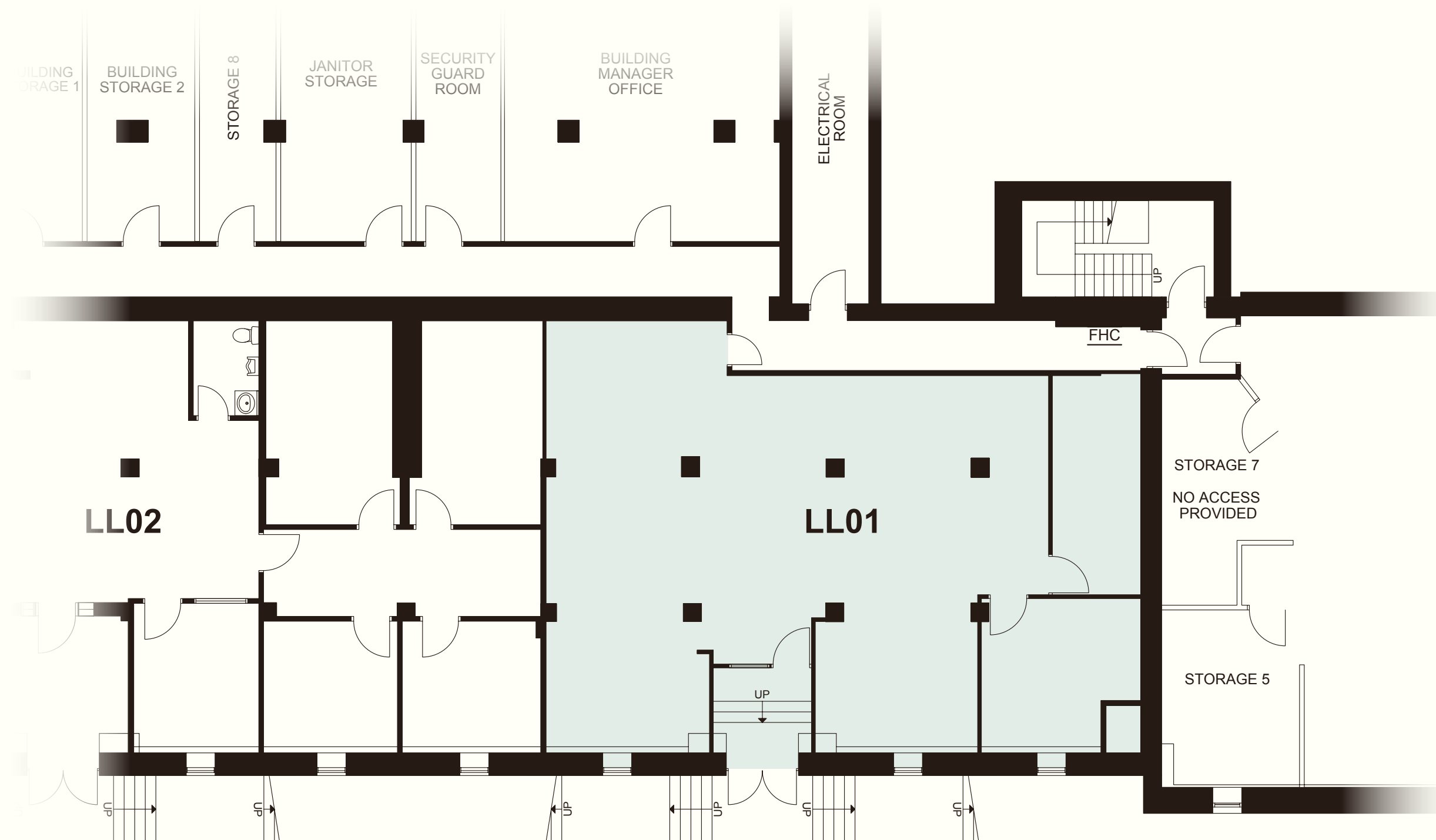


Unit 302
2,012 SF

Built out - open plan with corner boardroom.
Excellent natural light.



468 QUEEN STREET EAST (SOUTH BUILDING), TORONTO

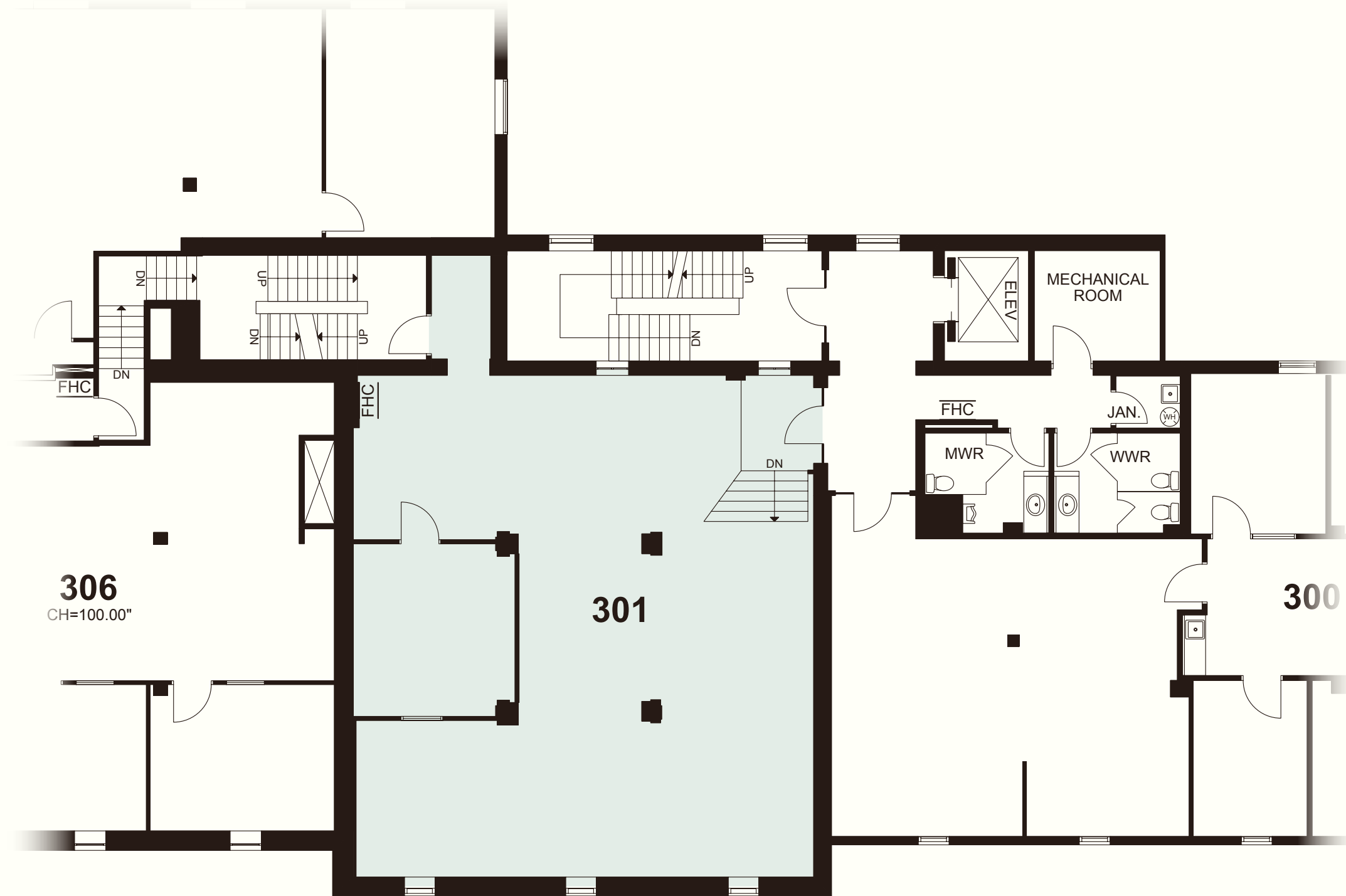


Unit B01 2,363 SF

Garden level suite with access and exposure along high-traffic Queen Street East. Open concept with meeting rooms.



478 QUEEN STREET EAST

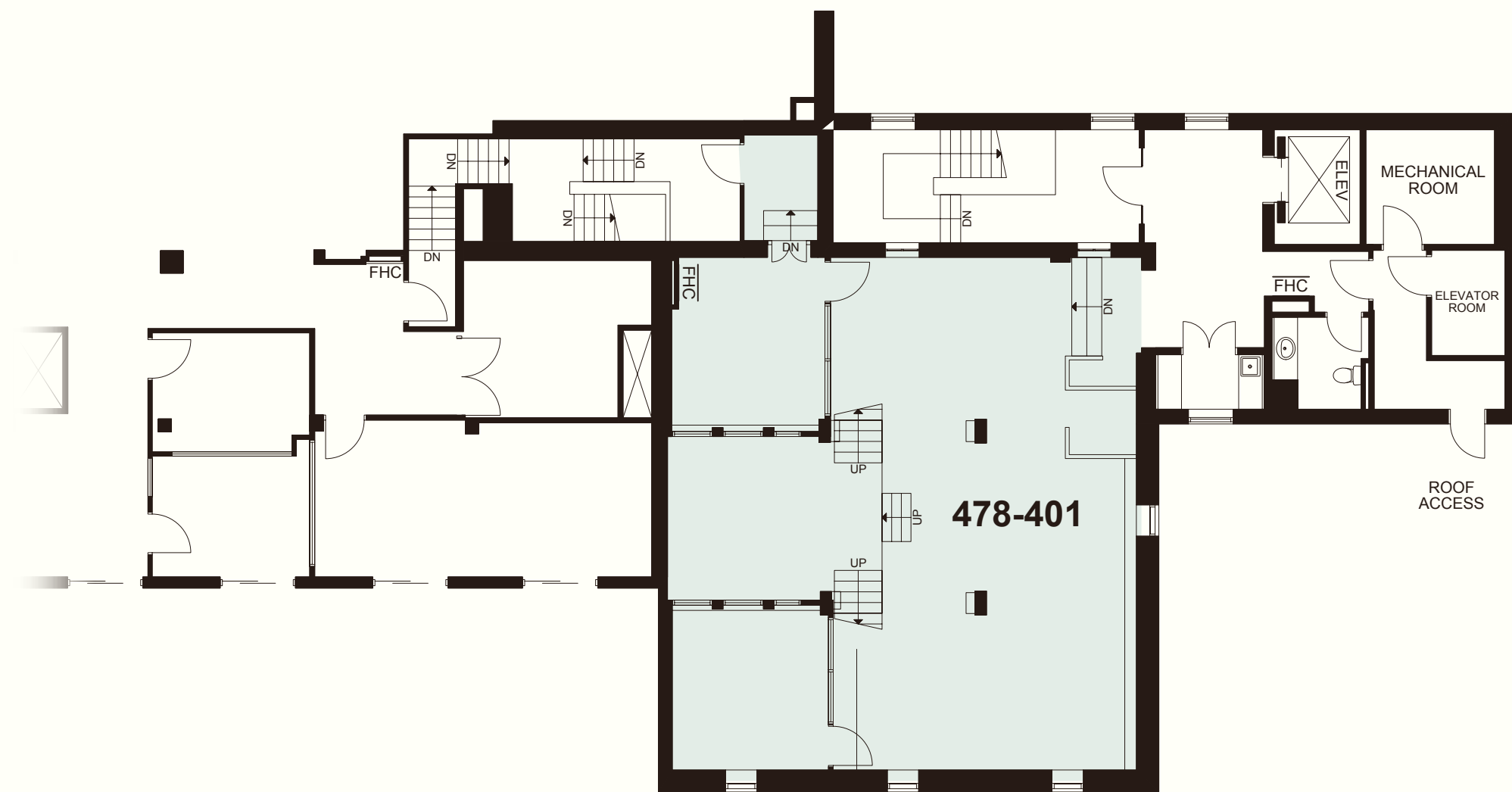


Unit 301
1,754 SF

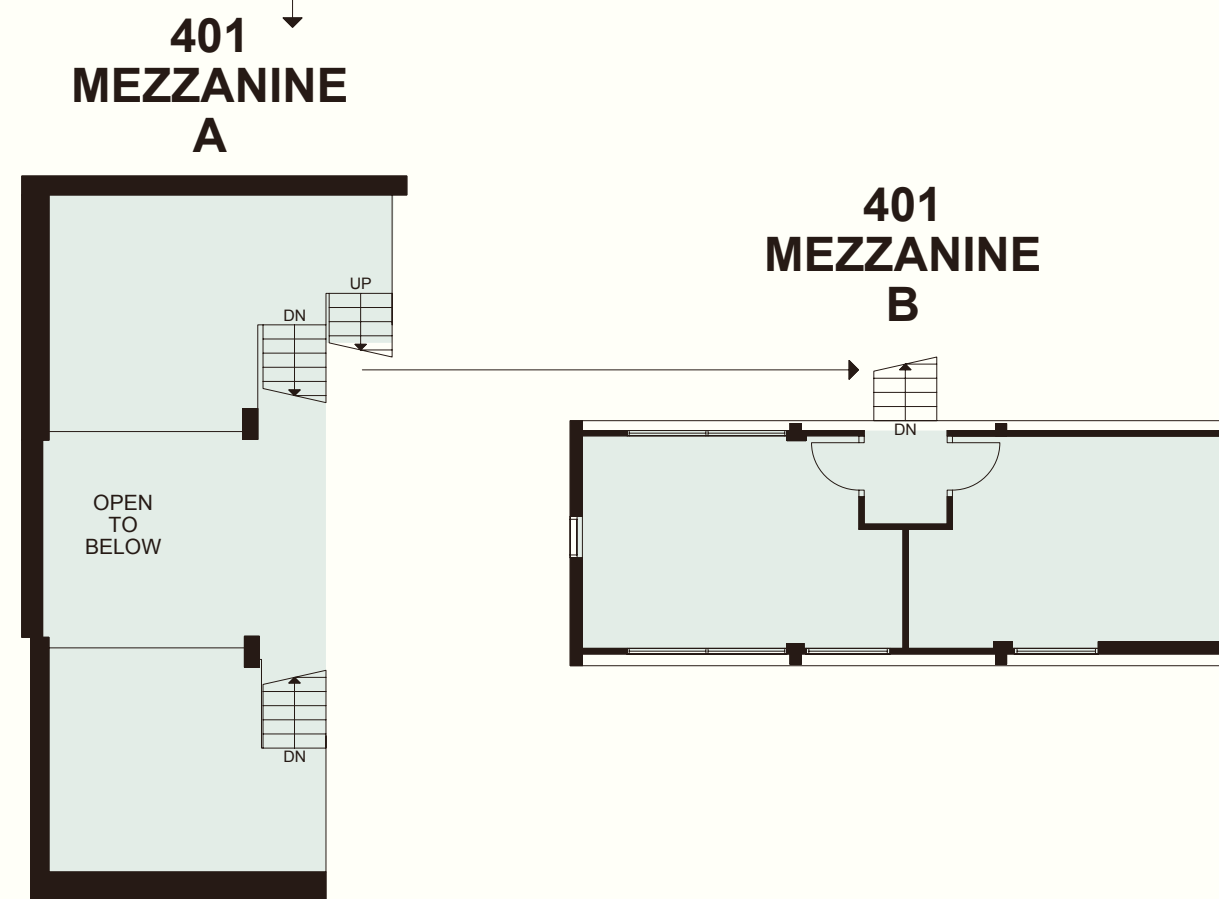
Unique south-facing space, built in an open plan with internal meeting room. Furnished and ready for occupancy.



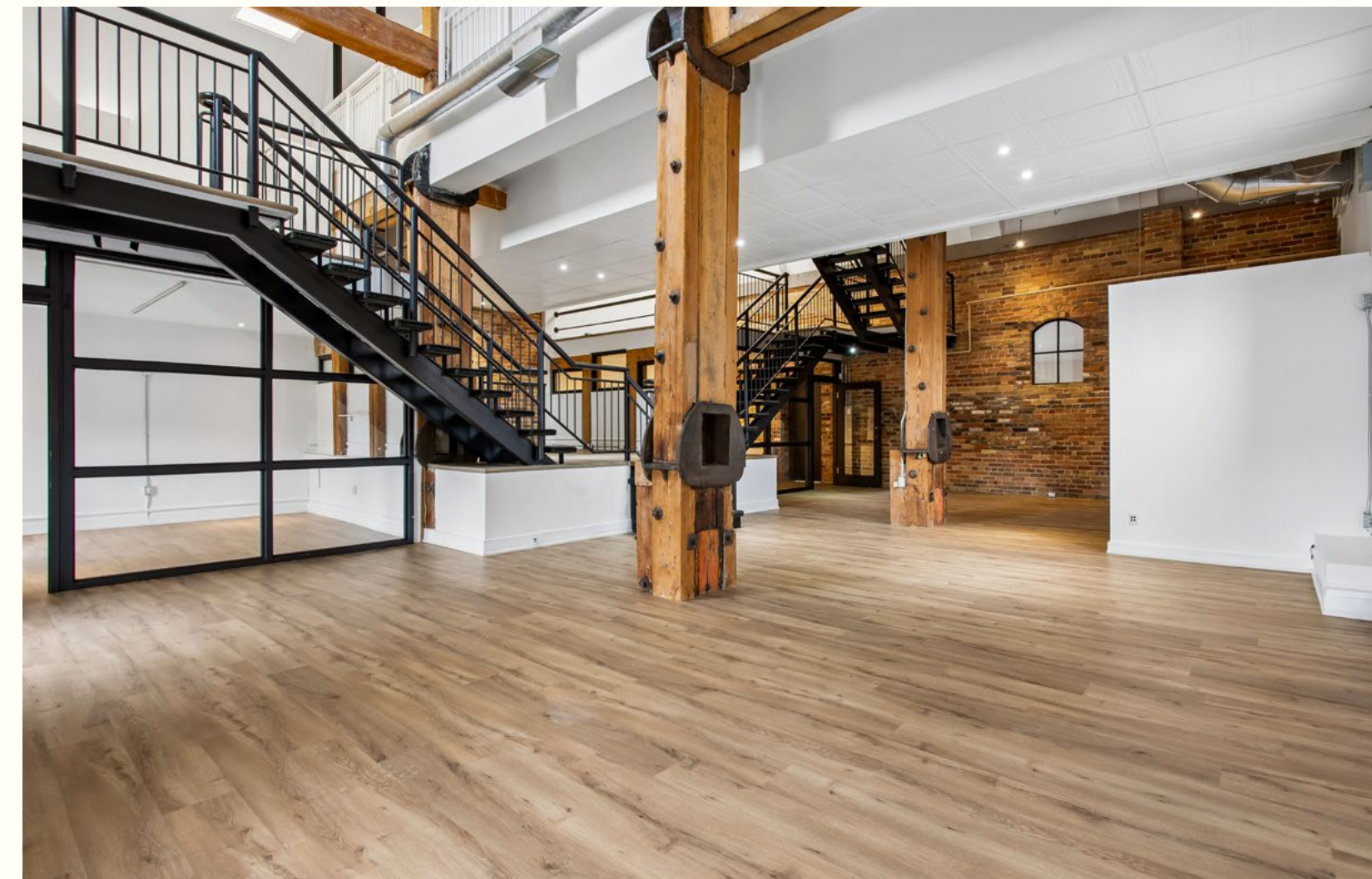
478 QUEEN STREET EAST



Unique space with high ceilings and mezzanine areas with prominent south-facing exposure. Modern new finishes alongside heritage brick and beam elements. Ideal for creative users.



Unit 400
3,040 SF

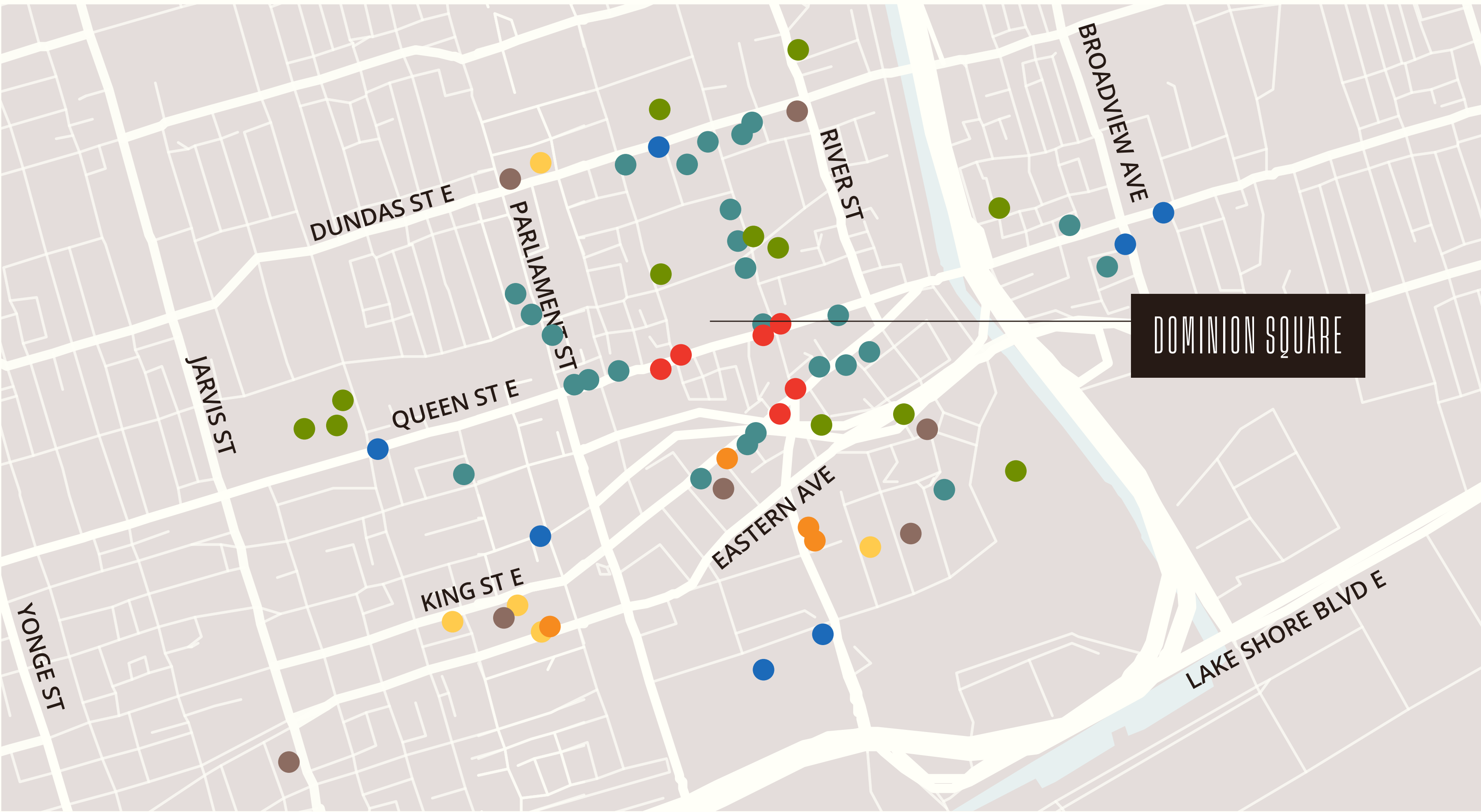


Location

Situated in the heart of Riverside, Dominion Square offers immediate access to one of Toronto’s most vibrant and rapidly evolving neighbourhoods. Known for its creative energy and strong local character, the area provides a highly walkable environment with a broad mix of dining, retail, and lifestyle options.

A diverse selection of independent restaurants, cafés, and breweries are located along Queen Street East, offering a wide range of options for casual dining, client meetings, and after-work gatherings. The neighbourhood’s strong local identity is complemented by boutique retail, specialty shops, and essential services, supporting day-to-day convenience for tenants.

In addition, the area features access to nearby green spaces, fitness studios, and community amenities, contributing to a balanced and engaging work-life experience within a thriving east-end setting.



NEIGHBOURHOOD
AMENITY HUB

26+
Restaurants
& Cafes

7+
Grocery
Stores

5+
Gyms

5+
Banks

12+
Parks

5+
Entertainment
Venues

Figures represent amenities within a 2km radius of Dominion Square Office Portfolio



CONNECTED

EAST-END ACCESSIBILITY

Dominion Square benefits from excellent connectivity through Toronto’s comprehensive transit network. Located directly on the Queen Street East corridor, the property is well-served by the 501 Queen streetcar, providing efficient and frequent service to the downtown core and across the city.

The location also offers convenient access to the Don Valley Parkway and Gardiner

Expressway, supporting seamless connectivity for commuters traveling by car. Downtown Toronto, Union Station, and key employment hubs are all within a short drive or transit ride.

Additionally, nearby cycling routes and pedestrian-friendly streets enhance overall accessibility, creating a well-connected and commuter-friendly environment for tenants and visitors alike.

Drive Times

HWY 401	5 Min
Don Valley Parkway	16 Min
Union Station	3 Min
Billy Bishop Toronto City Airport.....	7 Min
Toronto Pearson International Airport.....	25 Min

Walk Score

100

Transit Score

100

Bike Score

95

DEMOGRAPHIC PROFILE



Total Population

425,343

Median Age

34

**Projected 2030
Total Population**

453,970

**Average Household
Income**

CAD \$138,575

**Total Daytime
Population at Work**

660,521

**Population with bachelor's
degree or higher**

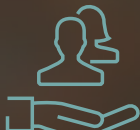
248,613

Top Occupations



Business, finance
& administration

27%



Sales and service

18%



Natural & applied science

16%



Education, law & social, community
& government services

13%

Top Industries



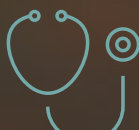
Professional, scientific
& technical services

22.5%



Finance & insurance

13%



Health care & social assistance

9%



Retail trade

8%

Figures represent 2025 demographics within a 3km radius of Dominion Square Office Portfolio
Source: Colliers Hydra



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OFFICE PORTFOLIO

468 Queen Street East North

468 Queen Street East South

478 Queen Street East

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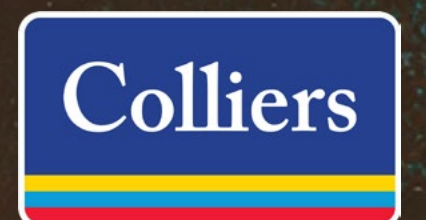
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