

OFFICE FOR SALE

CBRE

ROYAL LEPAGE

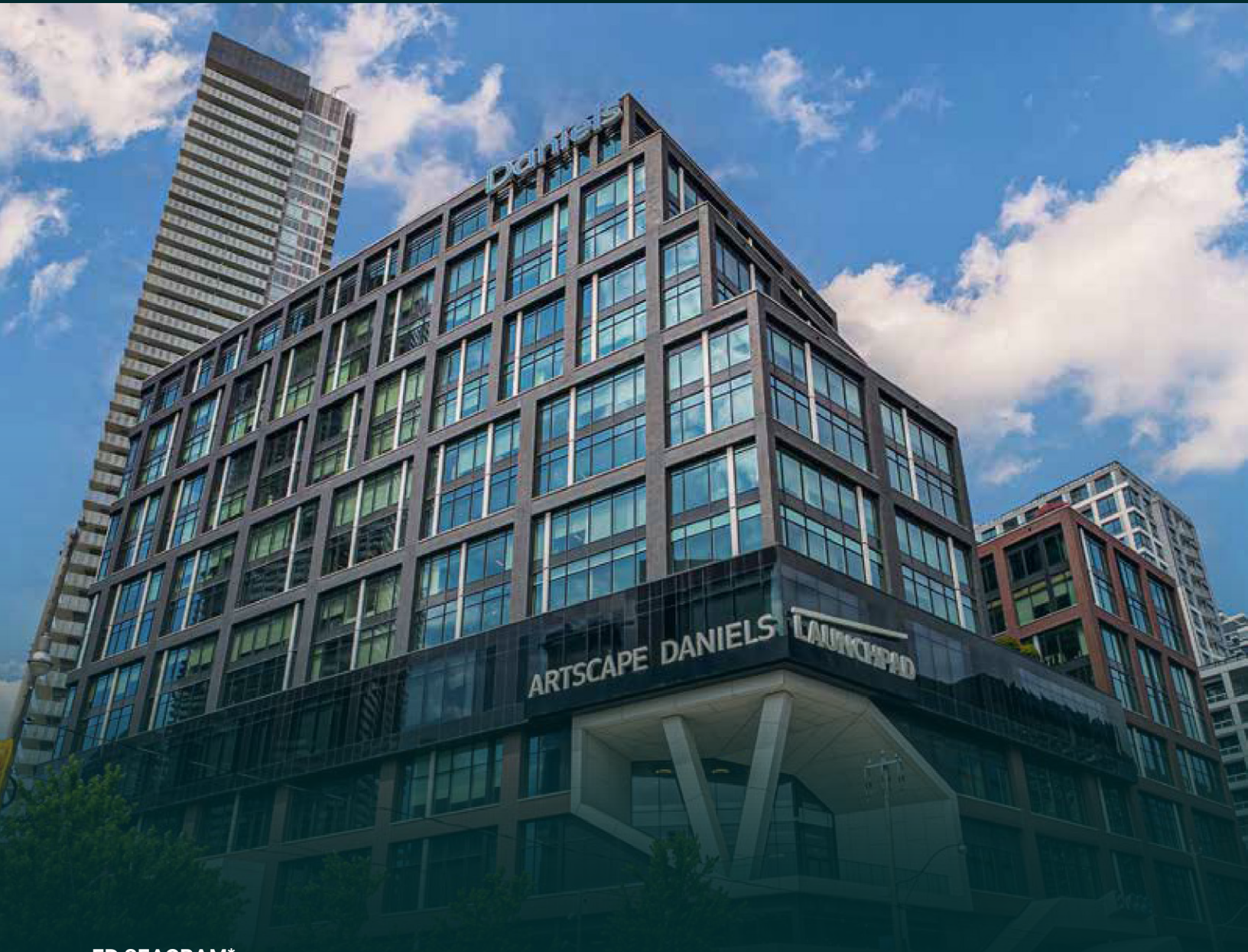
Signature

DEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

130 Queens Quay East

Premium Office Condos

Suites 1306 - 1312
Toronto, ON



ED SEAGRAM*

CBRE LIMITED
Vice President
+1 416 815 2377
ed.seagram@cbre.com

WIL IRONS**

ROYAL LEPAGE SIGNATURE
Senior Vice President
+1 416 662 8555
wil.irons@royallepagecommercial.com

ILIYAN RASHID

ROYAL LEPAGE SIGNATURE
Sales Representative
+1 647 646 2306
iliyan@royallepagecommercial.com

*Broker **Sales Representative



Overview

Exceptional 4,580 sq. ft. penthouse-level waterfront office opportunity at 130 Queens Quay East, located in Toronto’s South Core. Flooded with natural light, the suite features floor-to-ceiling windows with unobstructed views of Lake Ontario, Sugar Beach, and the downtown waterfront.

Comprised of four units, the premises offer an expansive and flexible layout with three kitchenettes, a large boardroom, generous open workspace, and the ability to customize private offices, meeting rooms, collaborative areas, and staff amenities around future business needs.

A standout feature is the rare 166 sq. ft. south-facing private patio, offering stunning lake views and a unique extension of the workspace for team gatherings, informal meetings, or employee enjoyment.

The suite can also be combined with the adjacent 7,587 sq. ft. office unit to create over 12,000 sq. ft. of premium penthouse office space with lakefront views to the south, east, and west.

Owners enjoy access to premium building amenities, including boardrooms, a landscaped rooftop terrace with BBQs, end-of-trip facilities, and paid visitor parking. A rare opportunity to secure scale, flexibility, and waterfront presence in one of Toronto’s most desirable office nodes.

Suite	Size	Terrace/ Balcony	Asking Price	Maintenance Fees (Monthly)	Taxes 2025 (Yearly)
1306 - 1312	4,580 Sq. Ft.	166 Sq. Ft.	\$3,900,000.00	\$3,649.17	\$44,880.10



4,580 Sq. Ft.
Available



Open Workspace



166 Sq. Ft.
Private Terrace



Premium Building
Amenities













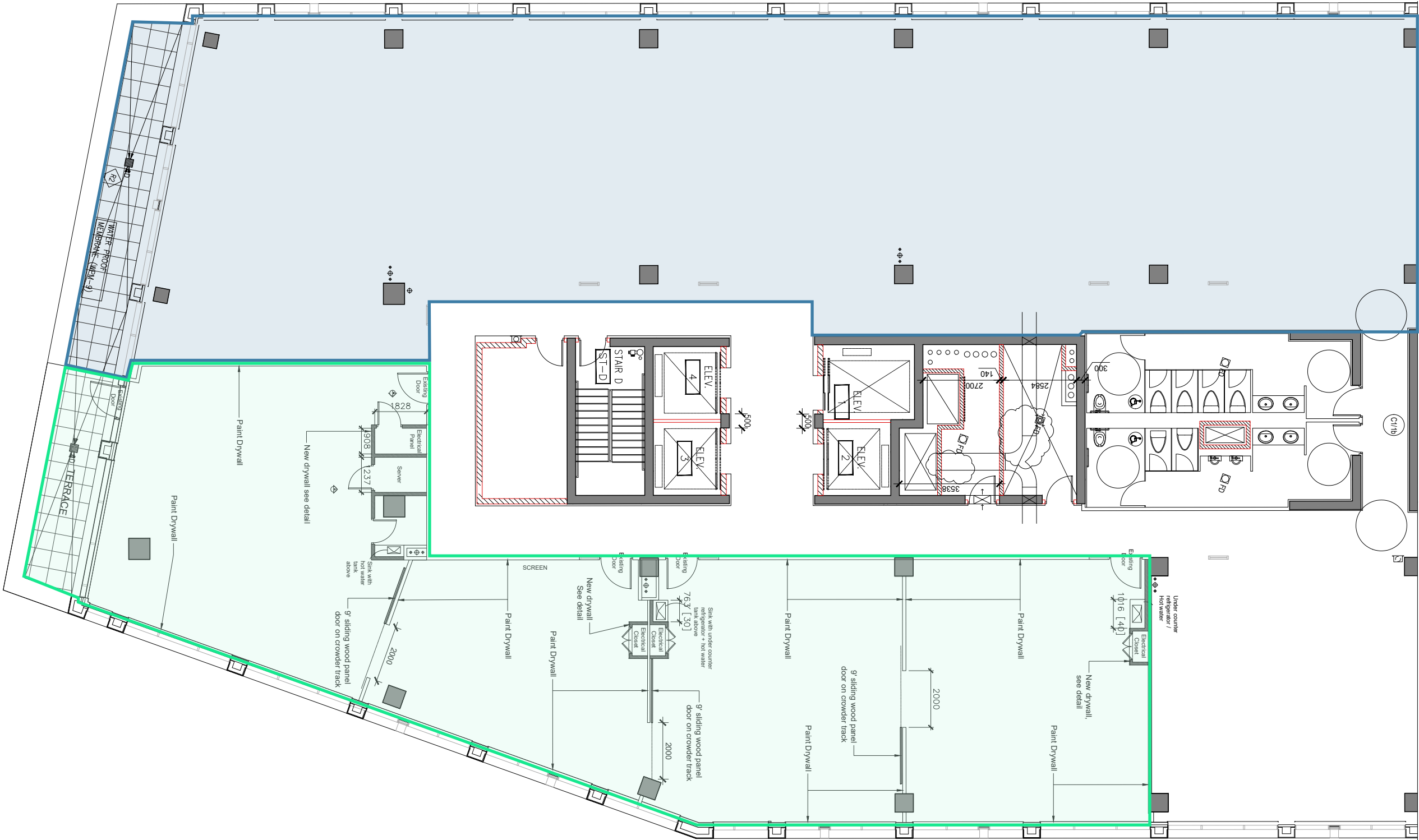






13th Floor

4,580 Sq. Ft.



- Suites 1306-1312
- Suites 1314-1324

*This floor plan is for illustrative purposes only and does not warrant or represent the actual dimensions, layout, or scaling of the property.



Location

Ideally situated in Toronto's dynamic South Core waterfront district at 130 Queens Quay East, this location offers exceptional connectivity and convenience:

- Just 6 minutes to Union Station via subway, GO Transit, and VIA Rail
- Streetcar service along Queens Quay, with the future Waterfront East LRT planned
- Quick access to the Gardiner Expressway and Lake Shore Boulevard
- Walking distance to Sugar Beach, St. Lawrence Market, and Toronto's Financial District

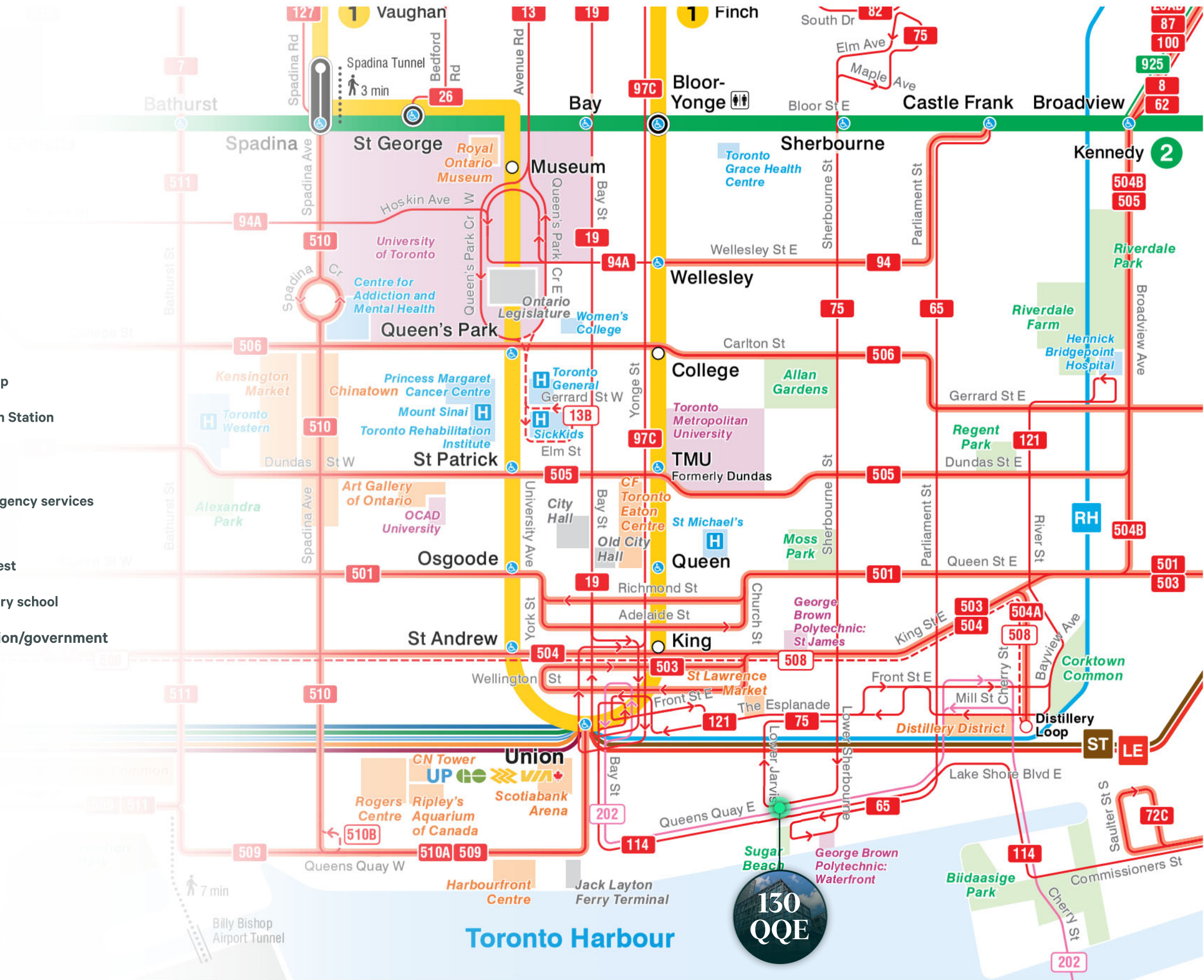
SUBWAY LINES

- Regular Station
- Interchange Station
- Intermodal Station
Connects with other transit agencies

LOCAL SERVICE

- 501** Ten-Minute Network
- 30** Regular Service
- 119** Limited Service
*Operates at limited times of day.
Frequency of service varies by route.
Same service does not operate during all periods.*
- 905** Express Network
- 200** Seasonal Service
- 310** Blue Night Network

- Streetcar Loop
- Regional Train Station
- Airport
- Hospital
24-hour emergency services
- Health Care
- Point of interest
- Post-secondary school
- Transportation/government
- Park



OFFICE FOR SALE

CBRE

ROYAL LEPAGE

Signature

DEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

130 Queens Quay East

Premium Office Condos

Suites 1306 - 1312
Toronto, ON

ARTSCAPE DANIELS LAUNCHPAD

Ed Seagram*

CBRE LIMITED
Vice President
+ 1 416 815 2377
ed.seagram@cbre.com

Wil Irons**

ROYAL LEPAGE SIGNATURE
Senior Vice President
+ 1 416 662 8555
wil.iron@royallepagecommercial.com

Iliyan Rashid

ROYAL LEPAGE SIGNATURE
Sales Representative
+1 647 646 2306
iliyan@royallepagecommercial.com

*Broker **Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.