

FOR LEASE | OFFICE SPACE

# 1266 QUEEN STREET WEST

TORONTO, ON



METROPOLITAN  
COMMERCIAL





## DETAILS

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Space Details	Floor	Area	Rate
	Main Floor (Retail)	14,800 SF	<b>LEASED</b>
	Second Floor	14,800 SF	<b>LEASED</b>
	Third Floor	14,800 SF	Negotiable
	Fourth Floor	14,800 SF	Negotiable
<b>Additional Rent</b>	\$17.00 PSF/YR (Estimated)		
<b>Term</b>	5-10 Years		
<b>Possession</b>	Q3 2022		
<b>Parking</b>	29 onsite underground parking stalls, 5 surface spaces		

## PROPERTY OVERVIEW

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- New office/retail development in the heart of Queen and Dufferin Street
- Development includes the addition of two additional floors and complete retrofit of the existing building
- High exposure retail ideal for restaurant, grocery and other retail services
- Marquee office space that is suitable for a variety of creative uses
- Below grade on-site parking
- Rooftop outdoor amenity space.
- Steps from the Queen Street TTC Streetcar line



Transit Score  
**87**  
**Excellent Transit**  
Transit is convenient for most trips.

Walk Score  
**92**  
**Walker's Paradise**  
Daily errands do not require a car.



**AREA MAP**  
1266 QUEEN STREET WEST



## Build-Out Rendering



**BUILD-OUT RENDERINGS**

1266 QUEEN STREET WEST



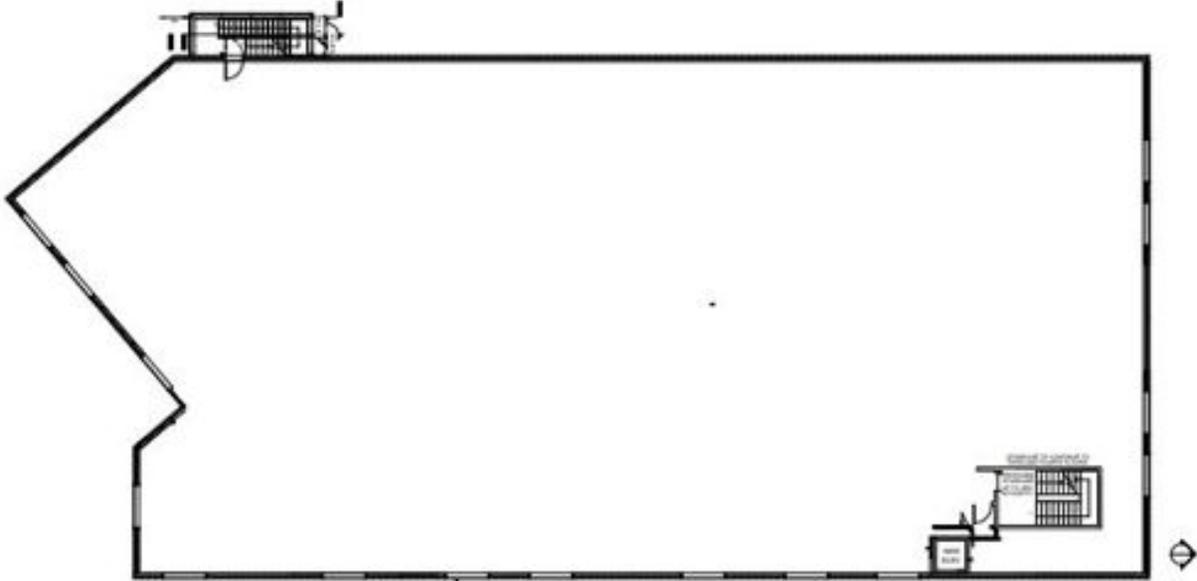
Ground Floor



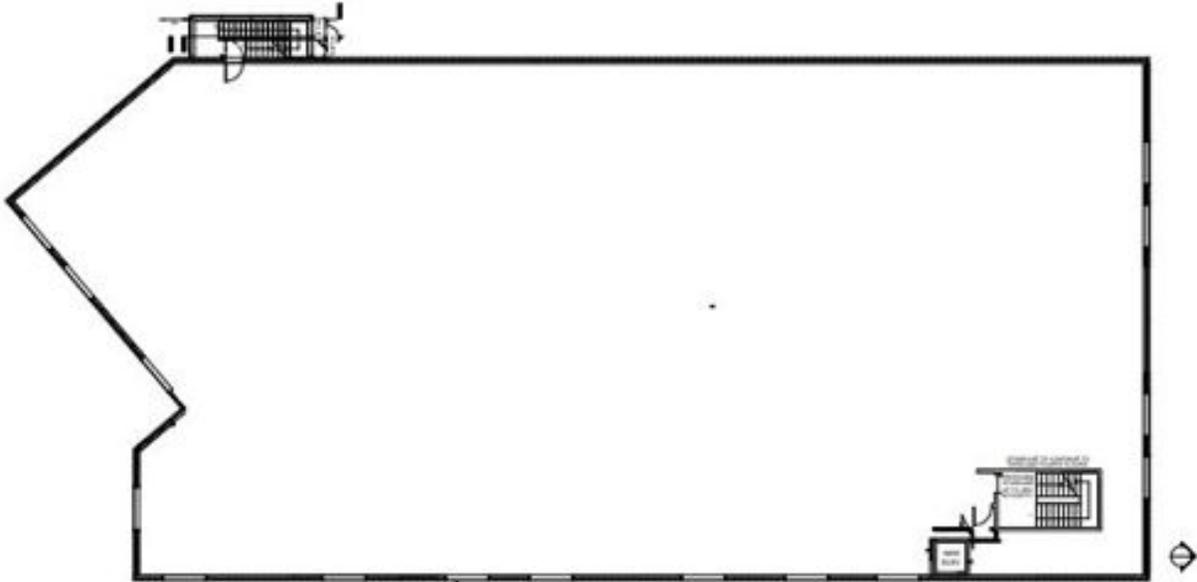
Second Floor



**Third Floor**



**Fourth Floor**



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**Built on  
Connections.**

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