



FOR LEASE
RETAIL/OFFICE SPACE
269 Queen St W



METROPOLITAN
COMMERCIAL

DETAILS

LOCATION	On Queen Street W at Duncan St, North of Richmond St W. <u>CLICK HERE</u>
BUILDING DETAILS	Main floor retail: 2,238 SF Second floor retail/office: 1,974 SF
RENTAL RATE	\$70.00/PSF Net + Utilities
FRONTAGE	20.00 FT
T.M.I	\$20.00
Term	3-10+ Years
Possession	August 1st 2023

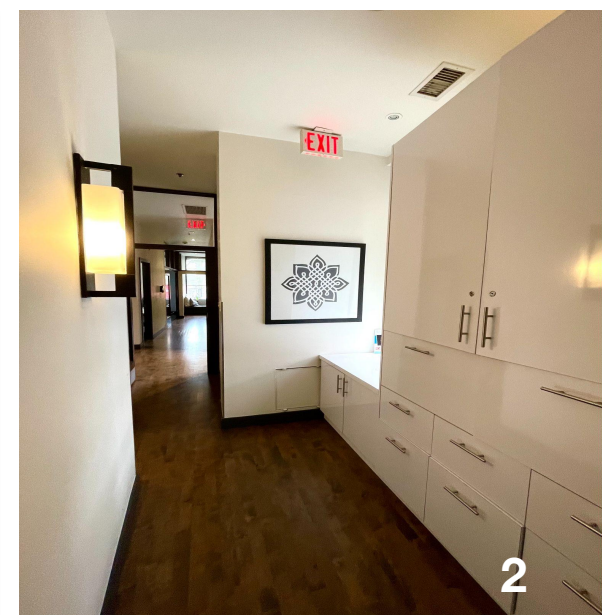
PROPERTY OVERVIEW

- Prime centre court corner location on Queen Street West with high pedestrian traffic and strong street presence
- Stylish, glam, and sleek modern character space over two floors with cool industrial accents
- Open atrium area featuring a large wide staircase to the 2nd floor
- Built-out treatment rooms or offices on 2nd floor and large open space
- Perfect for retail, professional, office, tech, beauty, creative, medical, wellness, food or gallery uses
- Usable, finished basement with high ceilings, perfect for staff or offices, with nicely renovated washrooms
- Notable neighbouring tenants: Aritzia, Arc'teryx, Knix, LCBO, Shoppers Drug Mart, PLANTA, The Rex Hotel, Starbucks, MEC and more
- 501 Queen Streetcar at front door and steps to Osgoode station





MAIN FLOOR





EXTERIOR
269 Queen St W



**METROPOLITAN
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CLAIRE BLICKER

Vice President,
Sales Representative

416.703.6621 x 232

claire.blicker@metcomrealty.com

150 BEVERLEY STREET, SUITE 1

TORONTO, ON | M5T 1Y5

416.703.6621

WWW.METCOMREALTY.COM

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Metropolitan Commercial Realty Inc., Brokerage