

FOR LEASE

1163 QUEEN STREET WEST

Fully Fixtured Fitness Studio / Retail Space



CUSHMAN &
WAKEFIELD



2,944 SF + Outdoor Patio
40 Feet of Frontage on Queen
Between The Drake & Gladstone Hotels

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1163 QUEEN STREET WEST
FULLY FIXTURED FITNESS STUDIO
RETAIL SPACE



SUMMARY

Located on the south side of Queen Street West, this newly built out retail space boasts an impressive 40' of frontage with a large fenced in patio fronting along Queen St W. The unit has great ceiling heights and numerous high-end improvements throughout – making it a 'TURN KEY' location for a fitness, wellness or gym operator. The unit features Queen Street and rear patio outdoor space (rear pedestrian laneway access), fully built out washrooms, changerooms, soundproofing, rubberized flooring, laundry machines, locker areas, and a great looking reception area. Neighboring retailers include The Drake Hotel, Starbucks, The Gladstone Hotel, Pizzaiolo, Rexall, The Wine Shop, Metro, Dandyllion Restaurant, FreshCo, Bolt Fresh Bar, GNC, CIBC, and RBC.

The property is positioned between Ossington Avenue and Dufferin Street, along one of the most dense blocks of Queen Street West. This unit is surrounded by some of the strongest residential density in the city, with over 10,000 condominium units existing, proposed and under development in the immediate area and over 4,000 units within 2km. A true 7 day a week retail and service node, with demand from residential, commercial and nightlife clientele at your doorstep.

DETAILS

Size	2,944 SF
Net Rent	\$44.00 PSF
TMI	\$22.00 PSF (2024)
Occupancy	Immediate
Term	5 – 15 Years

HIGHLIGHTS

- Previously occupied by a spin studio, turn key space for many fitness uses with numerous improvements throughout
- Strong pedestrian traffic, adjacent to the neighborhoods two largest grocery stores
- Great ceiling heights up to 15+ FT
- Gated patio at front of premises and potential for patio at rear of premises
- Adjacent to countless new condominium towers in the heart of West Queen West, surrounded by over 10,000 residential units
- In unit laundry, locker rooms and men's and women's changerooms

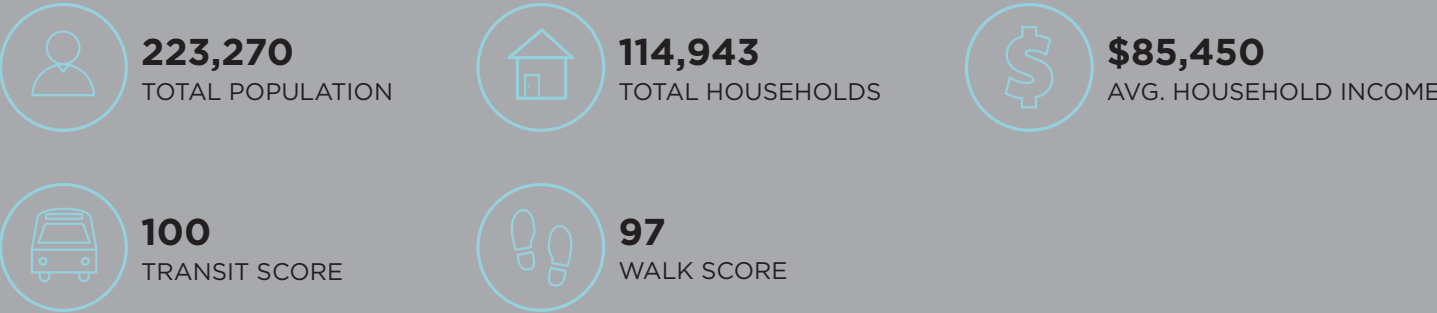
Toronto's Coolest Neighborhood

In 2015, Vogue Magazine named West Queen West "second-coolest neighborhood in the world"

Over the past 10 years, the neighborhood has gone through a dramatic transformation, ushering in unique retailer offerings, designers and artisans that have established the vibrancy and culture this area is known for. West Queen West is a hotspot for dining and nightlife (including the well-known Drake Hotel & Commissary) as well as a destination for both local and independent retailers. Suitable for a variety of uses, this location offers unparalleled access to the hip, fresh culture of one of Toronto's most sought after neighborhoods.



DEMOGRAPHICS (3KM RADIUS)



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Doc's Leathers

Anne Sportun Jewellery

Kotn

Cafe 23

Lemoon Tree S&S

Doc's Leathers

Anthropologie

Nana

Dufflet Pastries

Wuxly

— Niagara St. —

The Ordinary

Layover

The Paper Place

White Squirrel Coffee Shop

Slay The Shake

— Strachan Ave. —

Chocolate Co. Lotts

Fawn

Oyster Boy

Le Swan

— Massey St. —

Candy Factory

— Shaw St. —

Fonda Lola

Fred Perry

Organic Boutique

18 Waits

CAMH
Queen St.
Redevelopment

— Ossington Ave. —

Gravitypopo Toronto

Wine Rack

Cafe Neon

Starbucks

Dynasty Toronto

Bar Poet

Shoppers Drug Mart

Tim Hortons

TD Bank

Quasi Modo

Otto's Bierhalle

— Dovercourt Rd. —

Rexall

Canada Post

Abell St.

Canna Savana

Ready Go

Float Toronto

— Beaconsfield Ave. —

Death and Taxes

Nunu Ethiopian Fusion

— Northcote Ave. —

Cold Tea

Melody Bar

RBC

Gladstone Hotel

Tim Hortons

Dufferin Queen
Animal Hospital

— Gladstone Ave. —

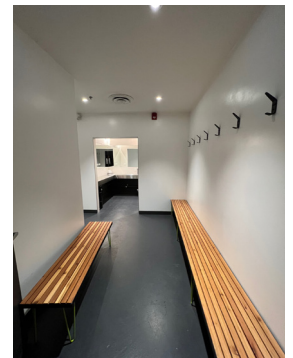
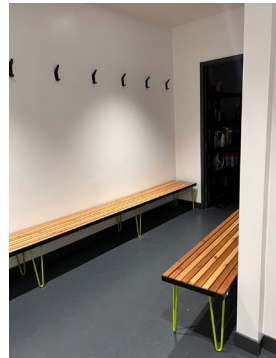
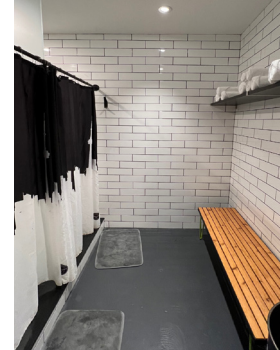
Lao Thai Restaurant

Metro

The Wine Shop

501
Streetcar

Trinity
Bellwoods
Park



For more information, contact:

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CUSHMAN & WAKEFIELD

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