



**OFFICE SPACE
FOR SUBLEASE**

20

QUEEN STREET W, 35th FLOOR

DETAILS

Available Space:	35 th Floor - 8,690 SF
Net Rent:	Please call listing agents to discuss
Additional Rent:	\$27.05 PSF (2025 Estimate)
Occupancy:	Immediate
Term:	December 31, 2026

HIGHLIGHTS



Model suite quality turnkey furnished space



Polished concrete floors with new ceiling and LED lighting



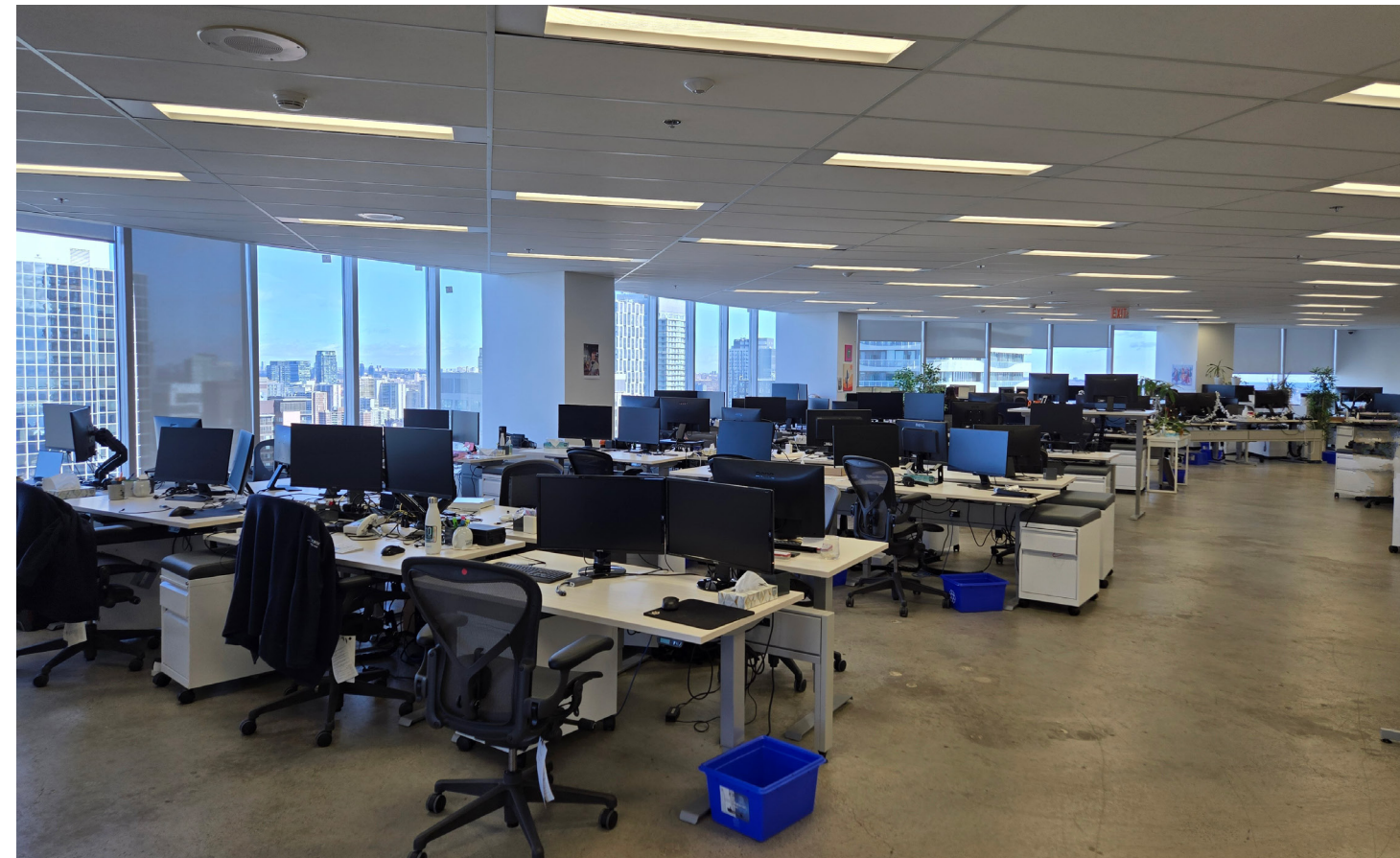
Bright corner unit with West, North and North/East exposure



Reception, boardroom, 5 external offices / meeting rooms, large kitchen / lounge, 65 workstations, storage and LAN room



35TH FLOOR
8,690 SF



20 QUEEN STREET WEST



20 QUEEN STREET WEST CONNECTED

LAKE ONTARIO



BILLY BISHOP
AIRPORT

LEGEND

YONGE SUBWAY LINE

GO TRANSIT | UP EXPRESS | VIA RAIL

SUBWAY STOP

STREETCAR ROUTE

BUS ROUTE



SCOTIABANK
ARENA

GARDINER EXPRESSWAY



UNION STATION



KING STATION

ST ANDREW STATION

UNIVERSITY AVE

20
QUEEN
STREET W

OSGOODE STATION

NATHAN PHILLIPS
SQUARE

BAY STREET

YONGE STREET

FRONT STREET

KING STREET

CHURCH STREET

QUEEN STATION

EATON
CENTRE

DUNDAS STATION

DUNDAS
SQUARE

QUEEN STREET

DU^{NDAS} STREET



FOR MORE INFORMATION PLEASE CONTACT:

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