



Single Tenant NNN Office Investment Opportunity

FOR SALE

68-70 CLAREMONT STREET, TORONTO



29,456 sf

Fully Retrofitted Character Asset with
~14 yrs Remaining on Initial Term

Contractual Growth

Benefit from a secure income stream with pre-determined rental increases throughout the lease term with ~14 years remaining.



Executive Summary

On behalf of the Vendor, Cushman & Wakefield ULC (the “Advisor”) is pleased to present the exceptional opportunity to acquire a 100% freehold interest in 68-70 Claremont St, Toronto. This prime asset comprises 29,456 sq ft of completely renovated office space, situated in one of Canada’s most dynamic and sought-after neighborhoods. The Offering represents a rare chance to secure a stabilized, low-maintenance investment property, generating attractive cash flow with built-in contractual rental growth, underpinned by a high-quality tenant.

Completely reimaged by current ownership, 68-70 Claremont St has undergone an extensive top-to-bottom renovation, transforming it into a modern, highly desirable office building. The property is 100% leased, providing investors with immediate, stable cash flow and future growth. 68-70 Claremont St is strategically positioned in the heart of West Queen West, a neighborhood renowned for its unique blend of artistic culture, trendy retail, and vibrant nightlife. The Property’s proximity to Trinity Bellwoods Park offers tenants a valuable green space amenity, while the surrounding streets provide an eclectic mix of shopping, dining, and entertainment options.

The Property is offered for sale on an unpriced basis. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement prior to receiving the information on the Offering. Offers will be considered on an as-received basis or on a specific date which will be communicated by C&W at least 7 days in advance. All enquiries and offers should be addressed to the attention of Joel Goulding or Alan Rawn.

Advisory Team:

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Investment Highlights



Turnkey Investment

A fully leased, recently and comprehensively renovated property, minimizing investor risk and maximizing returns.



Strong Tenant Profile

Leased to a best-in-class office workspace operator, ensuring long-term income security and stability.



Contractual Growth

Benefit from a secure income stream with pre-determined contractual rental increases throughout the lease term.



Prime Location

Ideally located on a tree-lined street, just north of Queen Street West, in the heart of Toronto's vibrant West Queen West neighborhood.



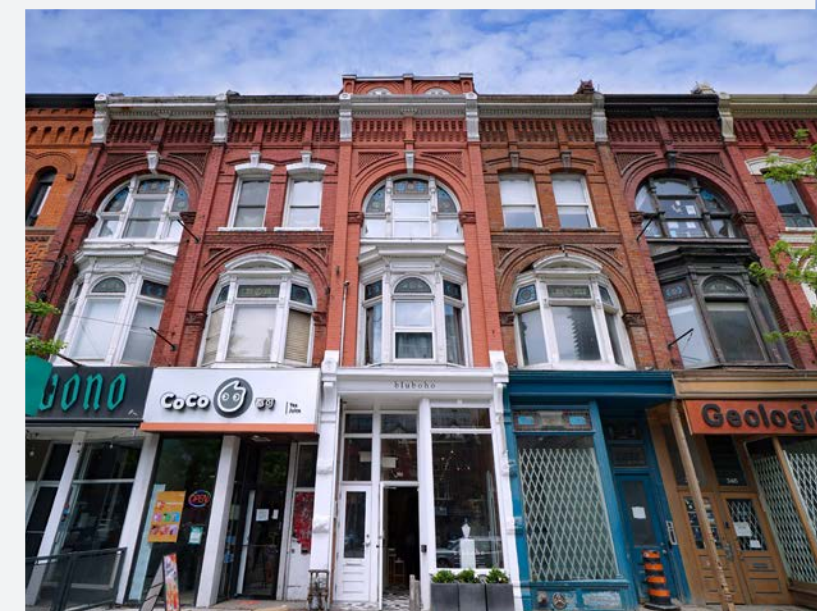
Unparalleled Amenities

Steps to Trinity Bellwoods Park and surrounded by the city's best retail boutiques, acclaimed restaurants, and diverse amenities.



Excellent Accessibility

Easily accessible via TTC streetcar routes on Queen St W and Dundas St W, with exceptional cycling and transit scores.
95 Transit Score | 93 Walk Score | 85 Bike Score



Property Details



Capital Upgrades Completed

Since 2021, the Vendor has made a significant capital investment of \$8.3M into the Property. Key investments include a \$3.7M holistic building revitalization which included masonry, structural, mechanical, electrical, plumbing and life safety upgrades, as well as tenant specific renovations and interior elements with an estimated cost of \$4.6M. In addition, the Vendor has sought to develop and maintain specific environmental targets for the Building in accordance with their Impact standards and initiatives. As such, the building has been retrofitted to meaningfully improve energy efficiency, achieving BOMA Best Silver certification and having 36 HVAC zones per floor.

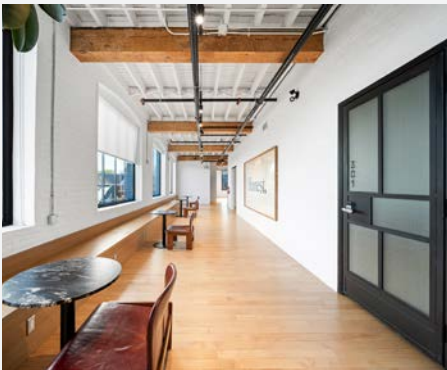


Land Area	13,440 sf
Legal Description	LT 1-3 PL 619 TORONTO; LT 1 W/S BISHOP ST BLK A PL 75 TORONTO; CITY OF TORONTO
Lot Dimensions	105 ft x 128 ft
Building Area	29,456 sf
Storeys	Three
Renovation History	Over \$8M investment in renovations since 2021
Parking	Surface car and bicycle parking
Zoning	R(d1.0)(x806)
Official Plan	Neighbourhoods
Occupancy	100%
NOI 2026:	\$1,184,606
Additional Rent:	\$9.28 psf (2025)
Remaining Lease Term	~14 Years



Building Features

- Lounge space
- Dedicated parking
- Kitchens – private & common area
- Onsite food and beverage
- Onsite café
- 10' 10" ceiling height (slab to slab)
- Shipping / Receiving
- Emergency generator
- Central HVAC distribution system with 36 zones per floor
- Manned security



Floor Plans - As Built



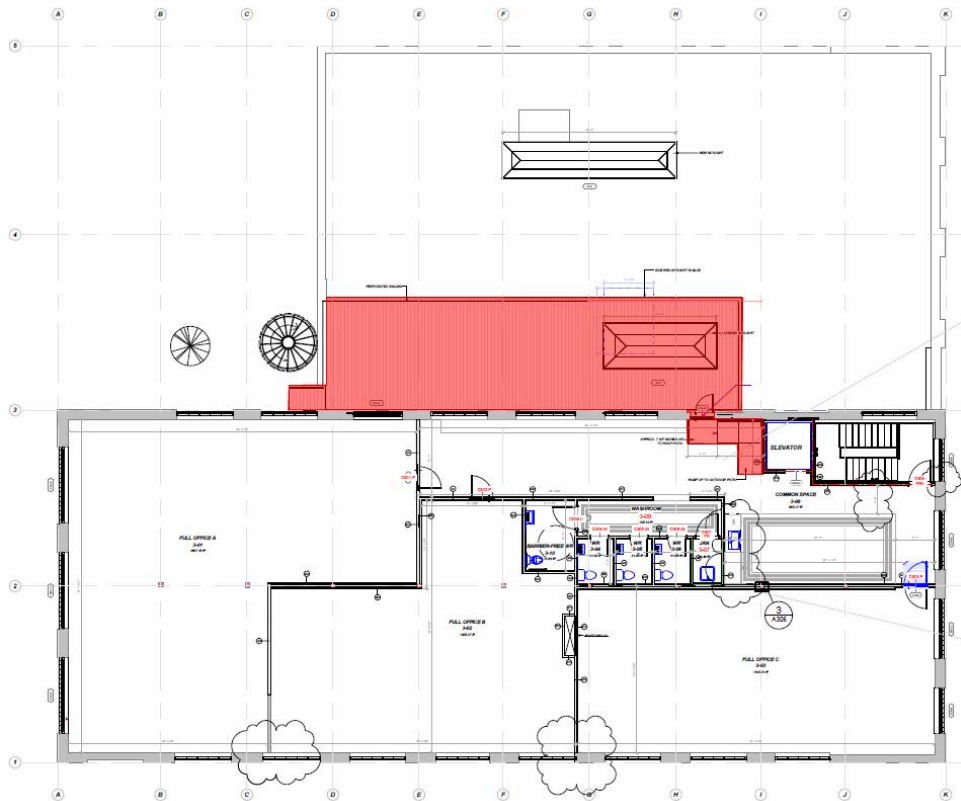
First Floor

11,155 sf



Second Floor

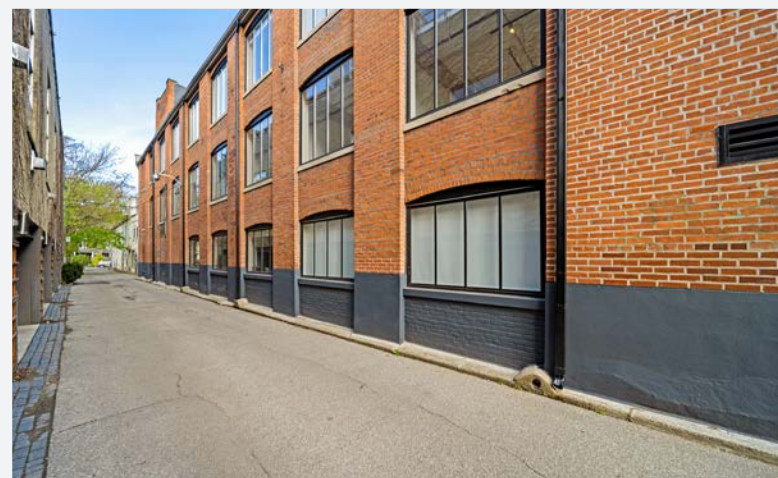
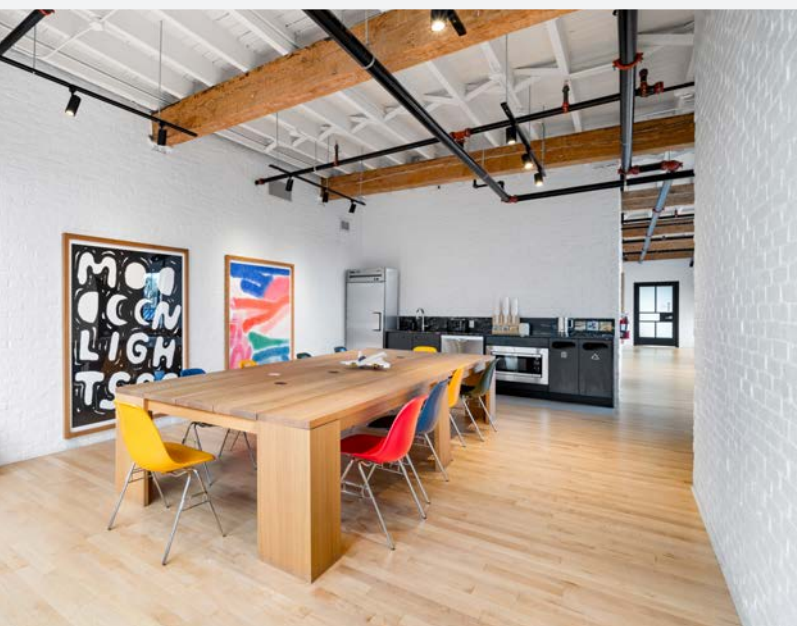
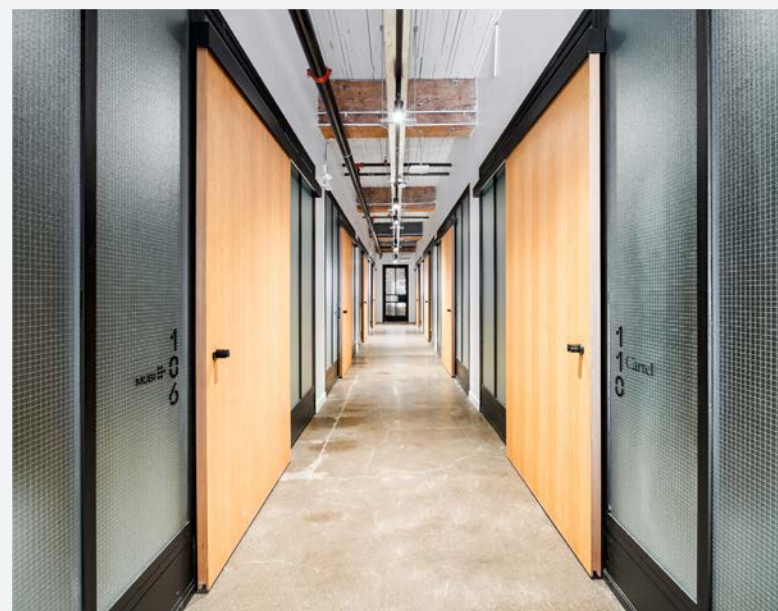
12,010 sf



Third Floor

6,053 sf

Property Photos



Location Overview

LOCAL AREA CONTEXT

- 1

Pennies
- 2

Noce
- 3

White Squirrel Coffee
- 4

Matty's Patty's
- 5

Mother
- 6

Fresh Kitchen + Juice Bar
- 7

Bar Poet
- 8

The Dog & Bear Pub
- 9

Bang Bang Ice Cream & Bakery
- 10

Bellwoods Brewery
- 11

Paris Paris
- 12

Lambo's Deli
- 13

Pizza Wine Disco
- 14

Shy Coffee Co
- 15

The Old York Tavern
- 16

The Wheat Sheaf Tavern
- 17

Oretta King West
- 18

Kettlemans Bagels
- 19

Farm Boy
- 20

Stackt Market

PARKS & RECREATION

- 1

Stanley Park
- 2

Ordnance Triangle Park
- 3

Garrison Common Park
- 4

Fort York National Historic Site
- 5

Coronation Park
- 6

Little Norway Park

PARKING

- 1

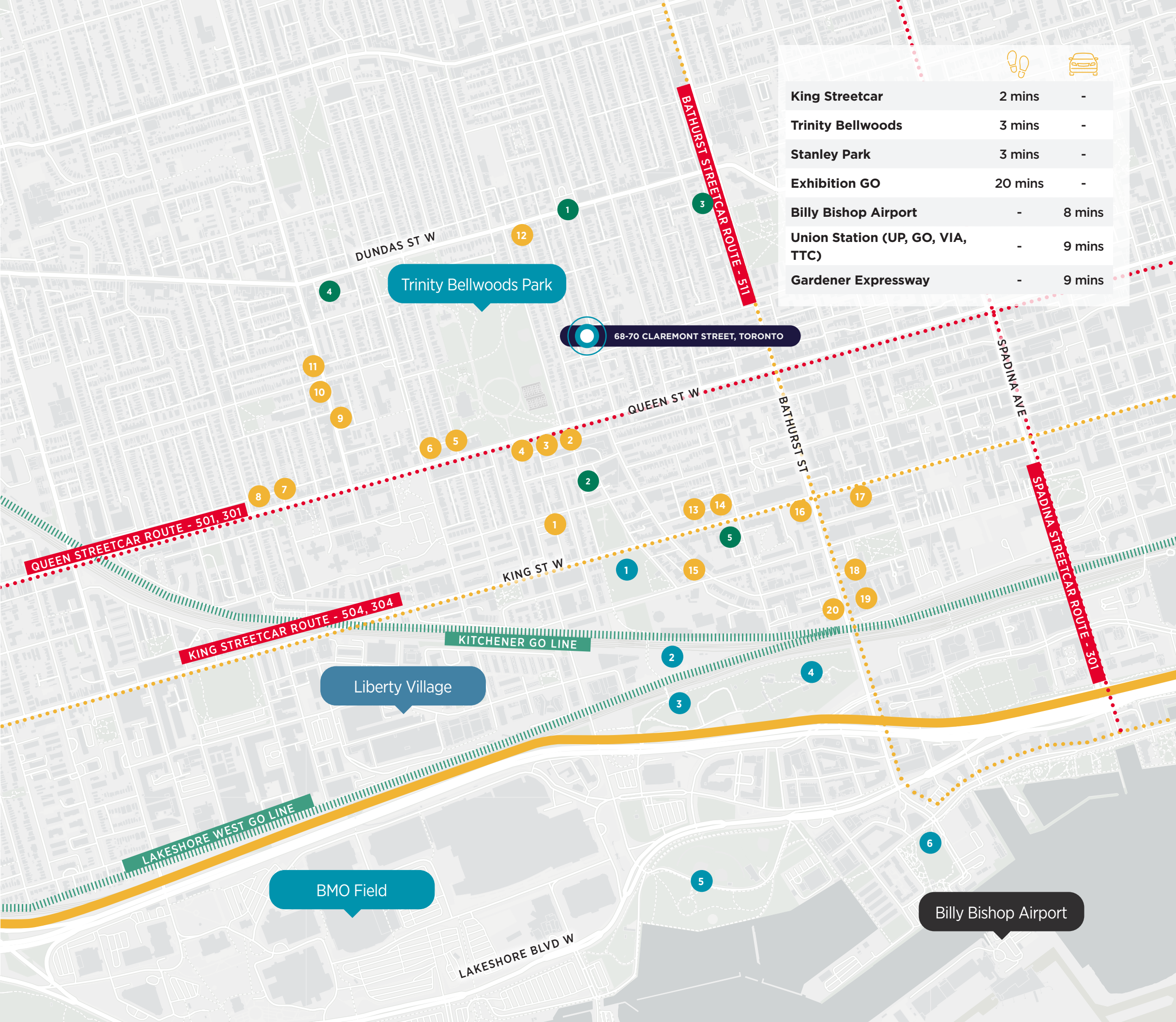
Green P Parking - 201 Claremont St
- 2

81-95 Stanley Terrace
- 3

326 Bathurst St
- 4

Carpark 204 1117 Dundas St W
- 5

UPark Parking 775 King ST W



King Streetcar	2 mins	-
Trinity Bellwoods	3 mins	-
Stanley Park	3 mins	-
Exhibition GO	20 mins	-
Billy Bishop Airport	-	8 mins
Union Station (UP, GO, VIA, TTC)	-	9 mins
Gardener Expressway	-	9 mins

Tenant Overview

TENANT PROFILE

EAST ROOM

Founded in 2014, East Room is a boutique workspace provider that caters to professionals and businesses in the creative, cultural, and innovation-driven industries. Positioned at the intersection of design, hospitality, and flexible real estate, East Room has established a reputation for delivering thoughtfully curated work environments that prioritize both aesthetic quality and functional utility.

Founded on the principle that environment shapes productivity, East Room offers an elevated alternative to traditional coworking. Its spaces are strategically located in architecturally significant buildings and are tailored to support the operational needs of entrepreneurs, creative agencies, production studios, and early-stage startups. Members benefit from high-design interiors, private offices, shared workspaces, and premium amenities—all within a culture-forward, community-oriented setting.

East Room differentiates itself through a unique blend of hospitality services, cultural programming, and member engagement. Regular events, speaker series, and curated experiences foster collaboration and cross-disciplinary exchange, making East Room not only a workspace, but a platform for growth and professional development.

As a tenant, East Room brings a strong brand presence, stable membership retention, and a proven ability to activate underutilized commercial space through premium positioning and consistent demand from high-value sectors.



Financial Overview

LEASE ABSTRACT

Tenant	East Room (68 Claremont) OPCO Inc.
Lease Commencement	May 1st, 2024
Lease Expiry	April 30th, 2039
Lease Term / Type	15 Years / Net and carefree to the landlord
Premises	29,456 sf
Rent	Year 2 - \$34.00 psf / \$1,001,504.00 per annum Year 3 - \$38.00 psf / \$1,119,328.00 per annum Year 4 - \$38.95 psf / \$1,147,311.20 per annum Year 5 - \$39.92 psf / \$1,175,883.52 per annum Year 6 - \$40.92 psf / \$1,205,339.52 per annum Year 7 - \$41.94 psf / \$1,235,384.64 per annum Year 8 - \$42.99 psf / \$1,266,313.44 per annum Year 9 - \$44.07 psf / \$1,298,125.92 per annum Year 10-11 - \$46.00 psf / \$1,354,976.00 per annum Year 12-13 - \$47.00 psf / \$1,384,432.00 per annum Year 14-15 - \$48.00 / \$1,413,888.00 per annum
Options to Extend	1 x 5 Years at Fair Market Rent (min. notice period of 9 months)
Recovery of Operating Costs	The following additional payments are payable as rent of and from the commencement date 1. Tenant's share of realty taxes and operating costs 2. Utilities for the premises 3. Additional services (plus additional charge of 15% to cover
Management / Administration Fee	An amount equal to the greater of 4% of Gross Revenue from the Building and 15% of operating costs, including the cost of Utilities.





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