

TWO SIXTY QUEEN STREET W

OFFICE FOR LEASE | 10,255 SF AVAILABLE



PROPERTY DETAILS

AVAILABILITY
10,255 SF (3rd Floor)

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OCCUPANCY

December 1st, 2025

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NET ASKING RENT
Please Contact Listing Agent

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ADDITIONAL RENT
\$21.25 PSF (2025 est.)
(includes utilities and excludes in-suite janitorial)

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TERM
Flexible

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Easy access to Spadina Streetcar & Union Station

Large windows allowing ample natural light

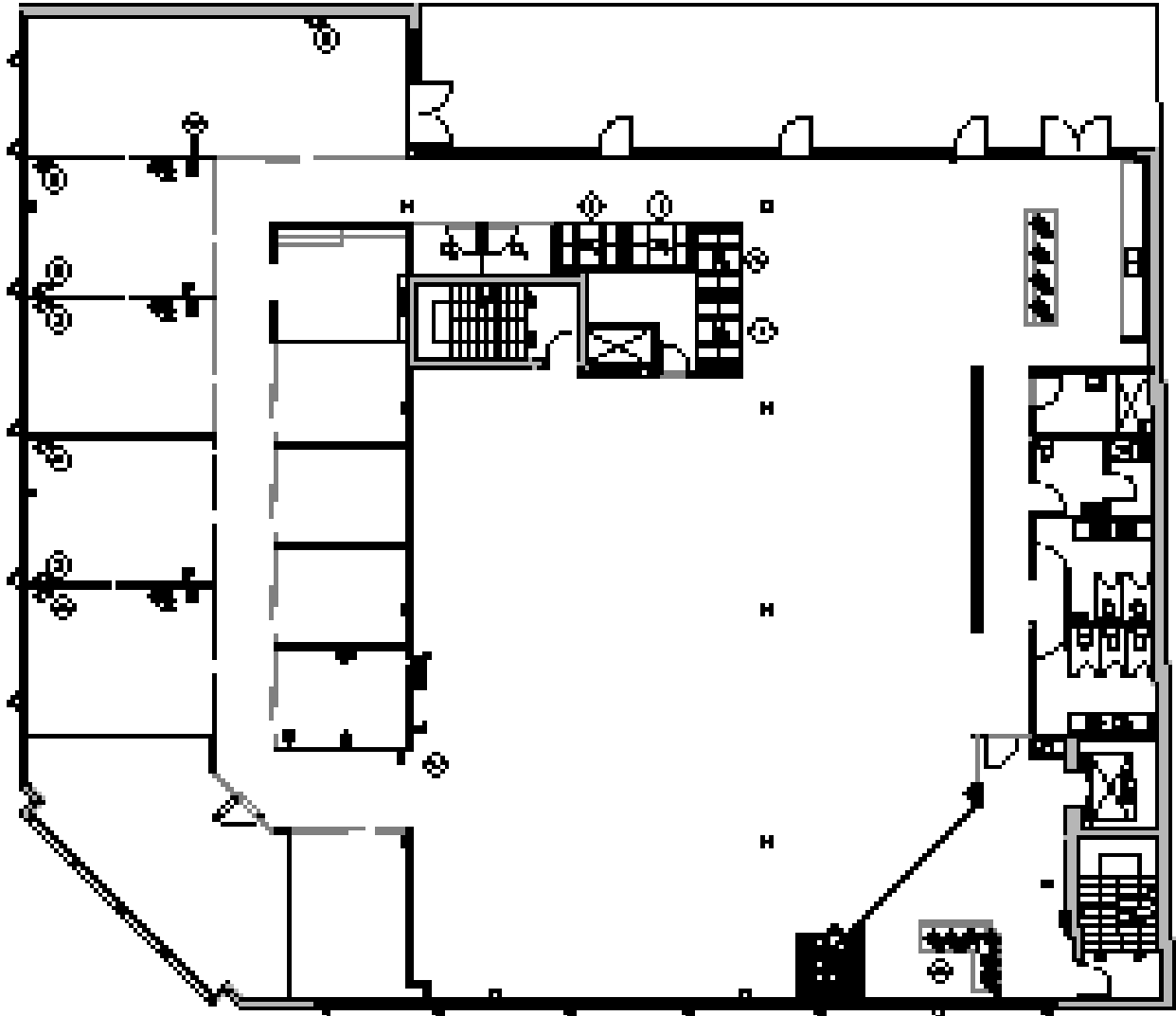
Furniture can potentially be made available

Parking available



260 QSW

THIRD LEVEL FLOOR PLAN
OFFICE - 10,255 SF



PICTURES

260 QSW

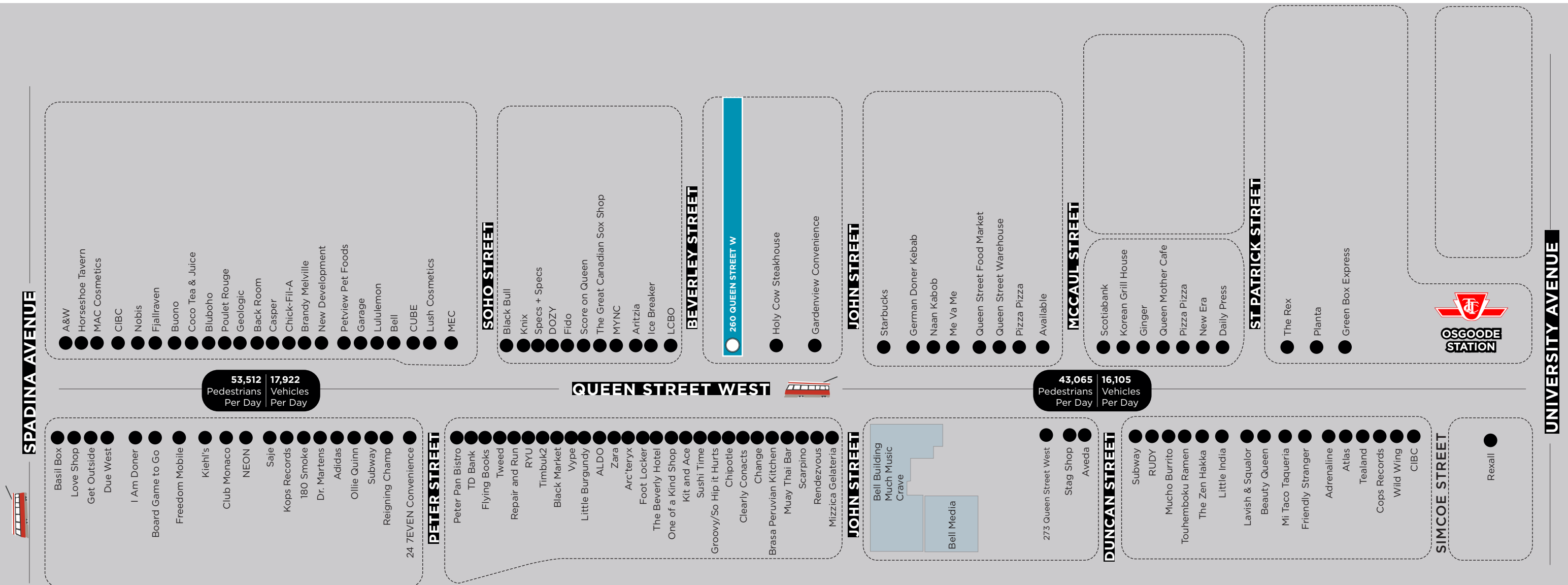


NEARBY AMENITIES

260 QSW

Queen Street West has experienced significant change over the last decade, with scores of new mid-rise and high-rise residential projects and new-to-market retail entrants driving greater traffic to the node. Many recent transactions are setting new rental benchmarks after a brief lull from the pandemic. The vast number of high- and mid-rise condo developments in the immediate area, increased tourism, and return to office habits continue to fuel the growth of this bustling retail corridor. The upcoming new Metrolinx Ontario Line is set to further benefit the neighbourhood by creating an all-new transit hub along Queen West, aligning with the City of Toronto’s policy to develop higher-density housing near major transit. With the Downtown West node expected to be among the fastest-

growing neighbourhoods in Canada, the retail market will continue to exhibit strength. This density has led to a substantial increase in pedestrian and vehicular traffic, which has attracted national and international retailers—including flagship stores from MEC, Zara, lululemon, Adidas, and Aritzia, among many others. The property is situated on the north side of Queen Street West, just west of John Street. It is also in close proximity to several other key neighbourhoods, including the Entertainment District, and the Fashion District—trendy, revitalized areas known for their growing mix of restaurants, bars, and retail stores. The property is also easily accessible from other parts of the city via the Queen Street streetcar.



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