

LCBO

# 100 QUEENS QUAY E

SUITES 400 & 500  
**FOR SUBLEASE**  
55,265 SF



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# 100 QUEENS QUAY E

SUITES 400 & 500  
FOR SUBLEASE  
55,265 SF

## Property Highlights

**Available:**           **Suite 400:** 27,659 SF  
                              **Suite 500:** 27,606 SF  
                              **Total:** 55,265 SF

Net Rent:               Please Call Listing Agents

Additional Rent:       \$27.93 PSF (2025 Est.)

Occupancy:            Immediate

Sublease Term:        Up to 15 years

Condition of  
Premises:              **Delivered in Base Building Condition**

Available Parking:    Call Agents to Discuss

## Building Highlights

- Highly-efficient floor plate
- State-of-the-art building design
- Targeting LEED Platinum Certification
- Future PATH Connection
- Currently 65,000 SF of retail amenities including a 30,000 SF grocer. An additional 56,000 SF by mid-2023 plus another 90,000 SF by 2026.
- 2.5-Acre park directly neighbouring the building

55,265 SF  
OFFICE SPACE  
FOR SUBLEASE

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RETAIL

LCBO

55,265 SF AVAILABLE FOR  
SUBLEASE

SUITES 400 & 500  
FOR SUBLEASE  
55,265 SF

# 100 QUEENS QUAY E



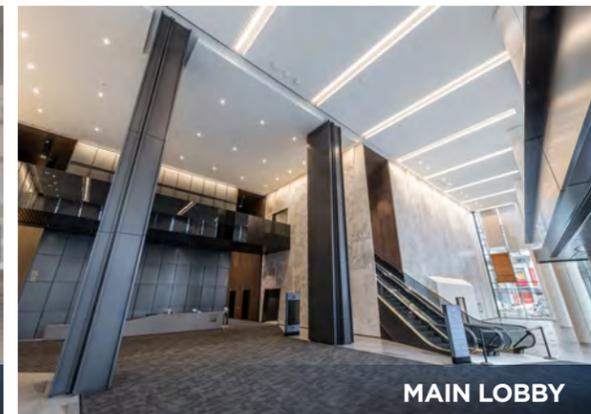
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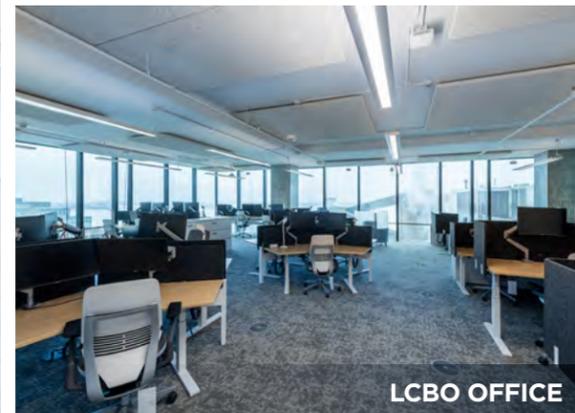
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5<sup>TH</sup> FLOOR



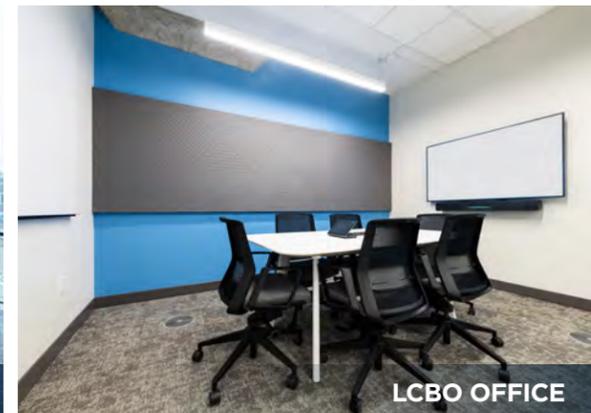
MAIN LOBBY



LCBO OFFICE



LCBO OFFICE



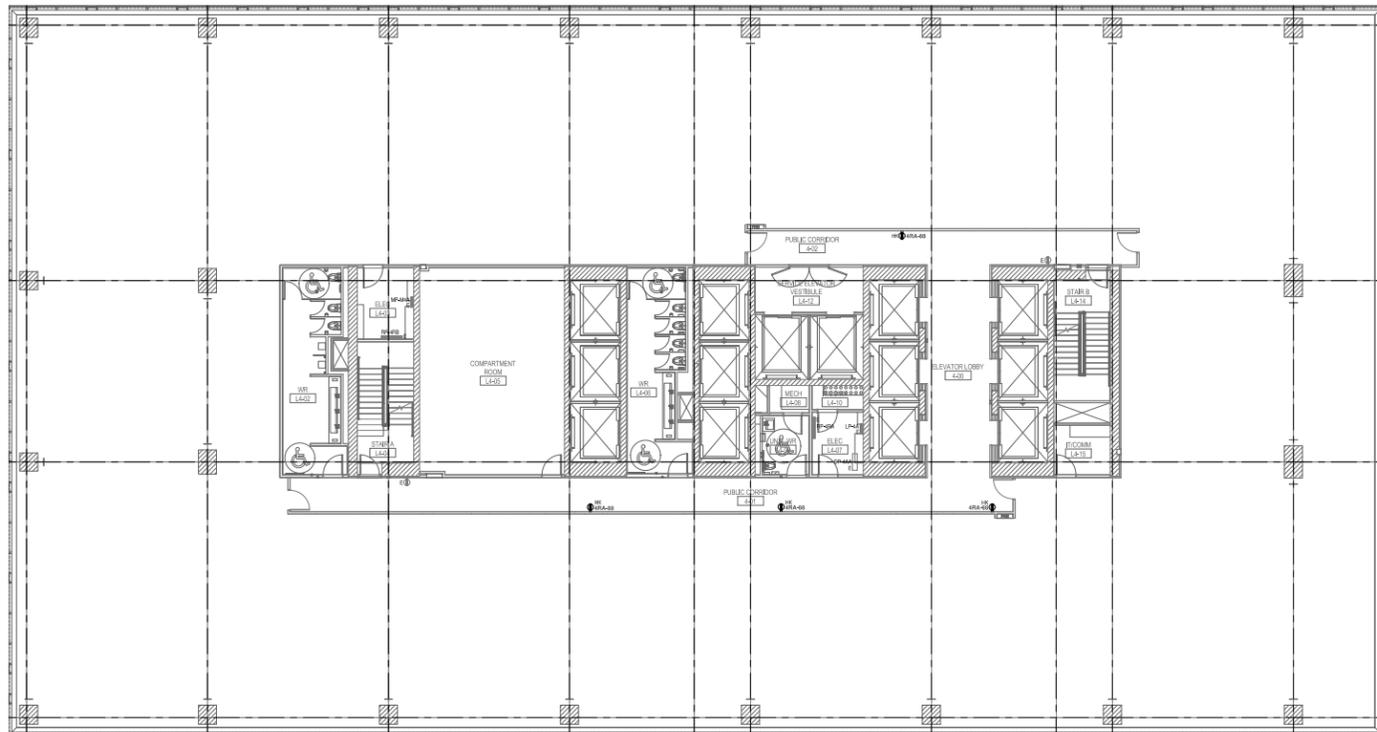
LCBO OFFICE

\*Condition of premises is to be delivered in base building condition, built-out photos are for illustration purposes only.

# Floorplans

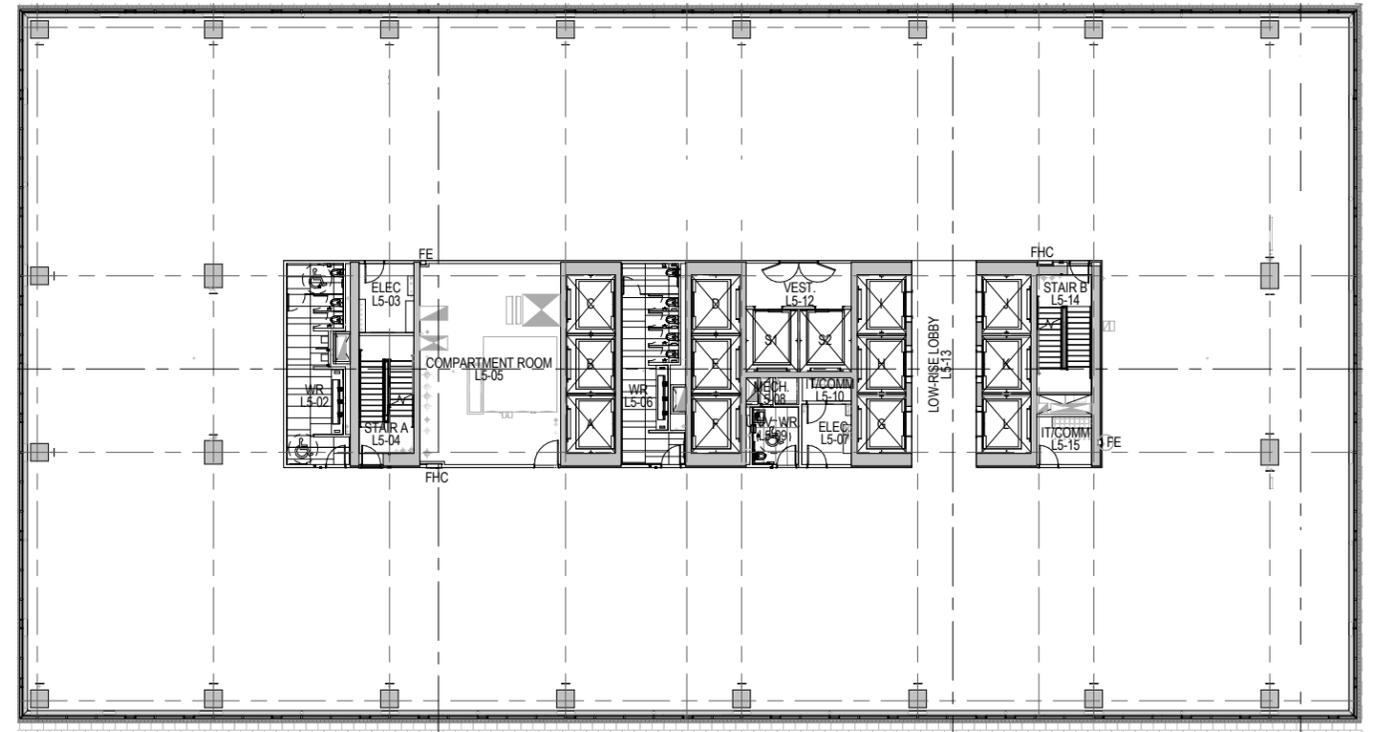
Suite 400

27,659 SF

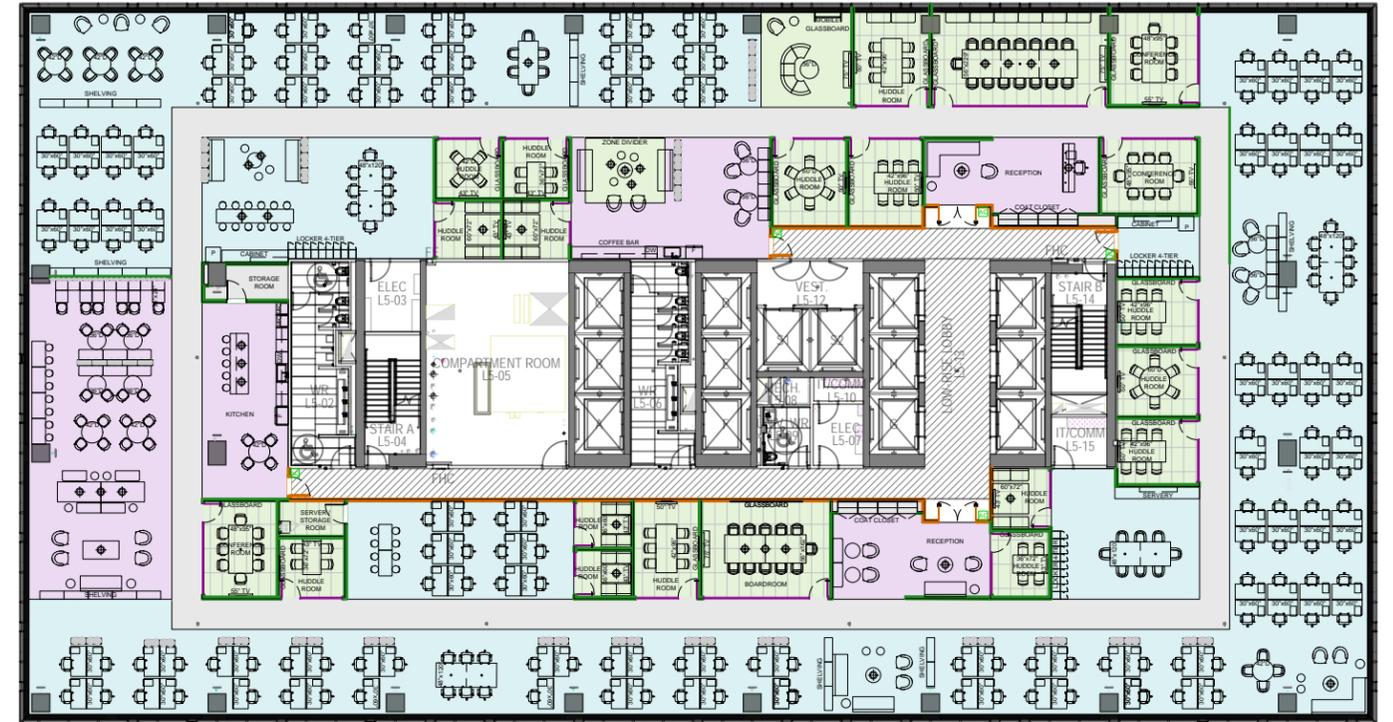
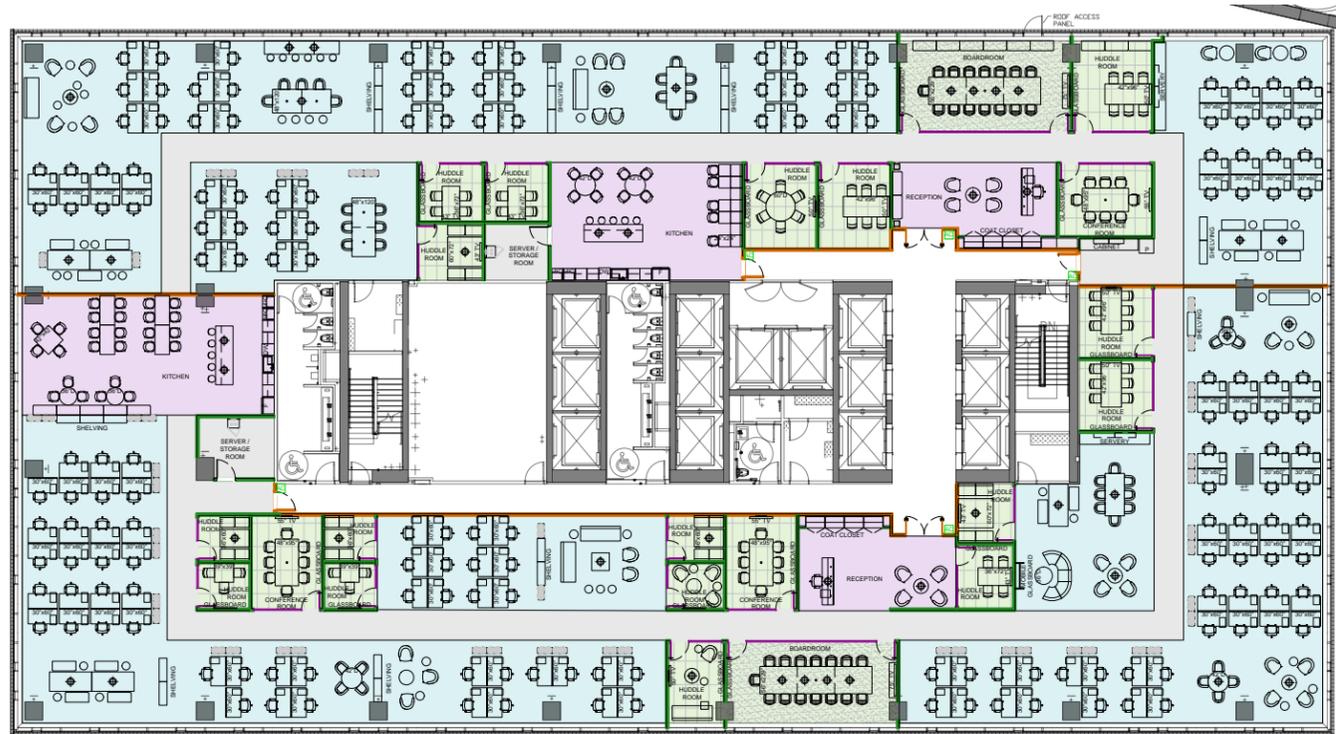


Suite 500

27,606 SF



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## CLEARSPACE MODEL SUITES OFFERING

### OPTION FOR A MOVE-IN READY, "TURNKEY" CLEARSPACE MODEL SUITE

- Inclusive pricing rent schedule
- Suites will be delivered fully furnished and wired
- Bright and modern look and feel - ideal for attracting employees back to the office
- Collaborative layout with abundance of meeting rooms while utilizing the perimeter for workstations to take advantage of natural light

### THE FINISHES INCLUDE:

- Polished concrete throughout
- 8' glazing on meeting room & office fronts with frameless glass doors
- Linear LED task lighting throughout
- New kitchen with full appliance set

# Contact

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