



GARDINER EXPY

THE QUEENSWAY

FOR LEASE 4,000 - 47,000 SF

**1377 THE QUEENSWAY**  
TORONTO, ON





# 1377 THE QUEENSWAY

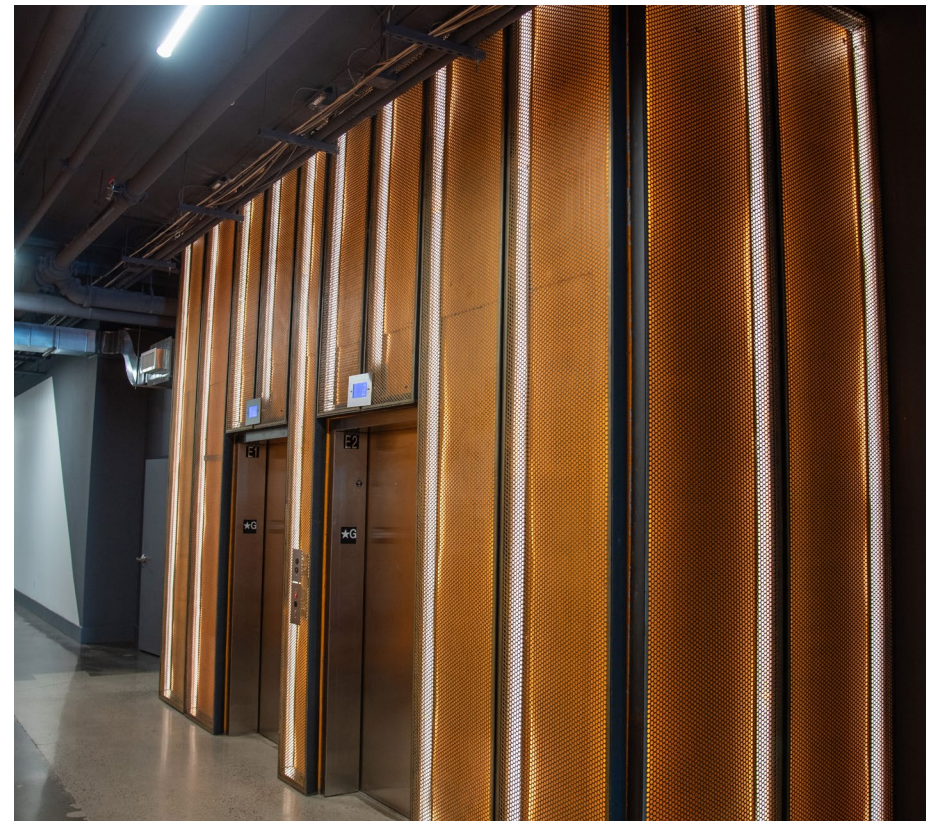
## TORONTO, ON

Discover a one-of-a-kind commercial/industrial opportunity in a newly renovated flex space, perfectly situated at Gardiner Expressway and Kipling Avenue. This dynamic space offers an unbeatable blend of modern amenities and timeless architectural charm, ideal for creative studios, light industrial use, tech companies, and more.

Location:	Kipling & The Queensway
Availability:	Units from 4,000 - 47,000 SF
Clear Height:	13'6"-13'8"
Shipping:	Access to Truck Level Doors
Zoning:	E 1.0
Net Rent:	\$19.00 PSF
TMI:	\$5.00 PSF

## Property Highlights

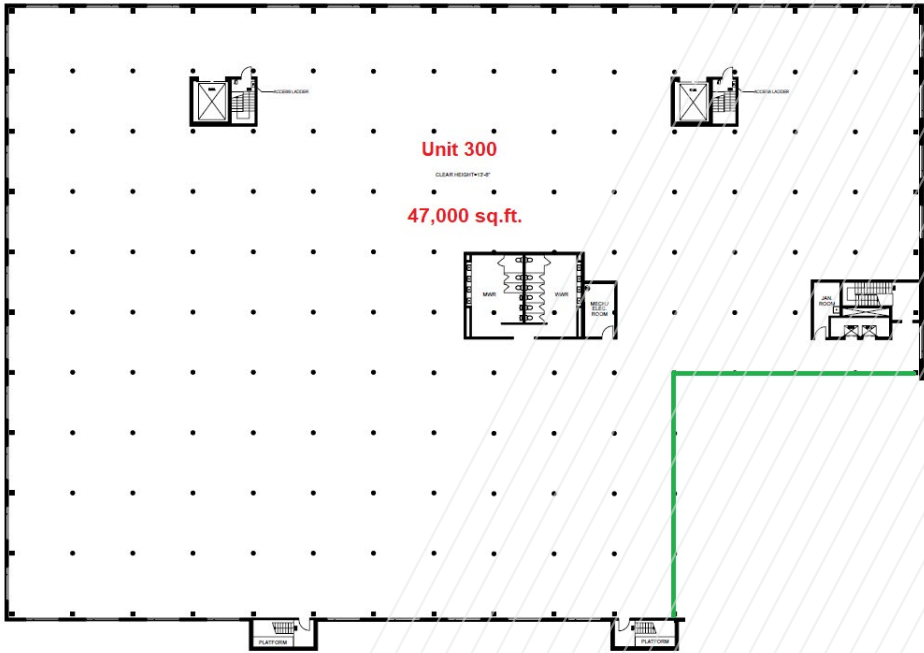
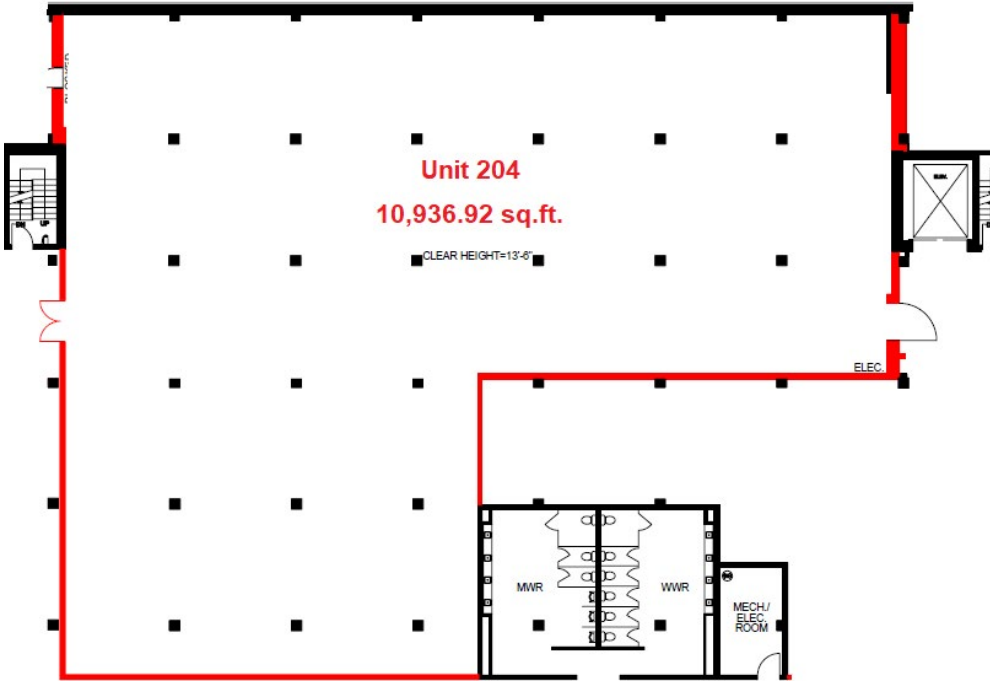
- **Open Concept with High Ceilings** – Create, collaborate, and innovate in an open, airy environment.
- **Polished Concrete Floors & Original Columns** – A sleek, industrial aesthetic that blends history with contemporary design.
- **Expansive 12' Windows** – Flood your space with natural light while enjoying panoramic views of downtown Toronto, Lake Ontario, and Mississauga.
- **Upgraded Multi-Stall Washrooms** – Modern facilities designed for high-traffic professional use.
- **Direct Freight & Passenger Elevator Access** – Seamless logistics and accessibility, right to your unit.





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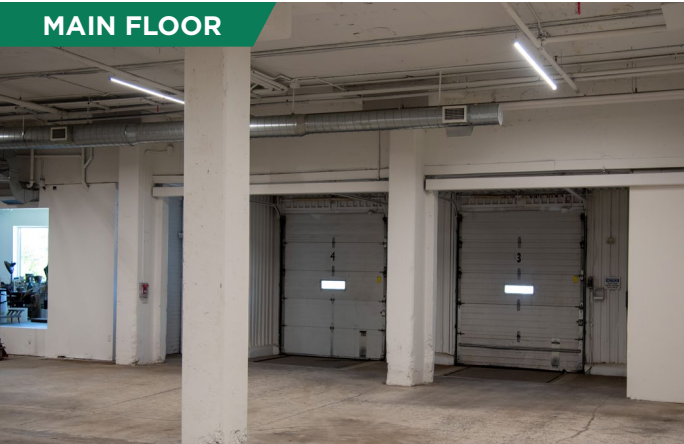




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MAIN FLOOR



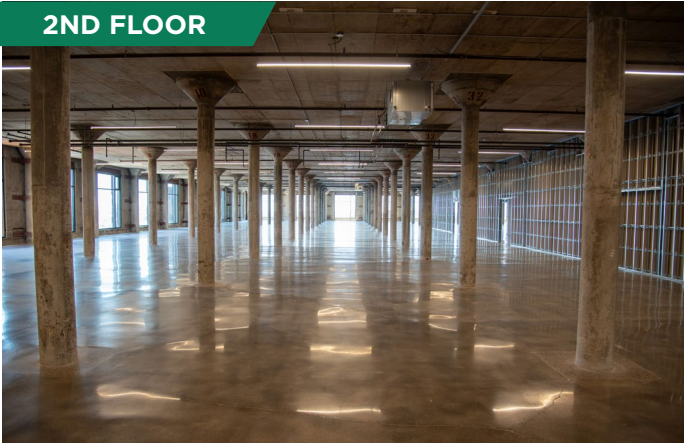
2ND FLOOR



2ND FLOOR



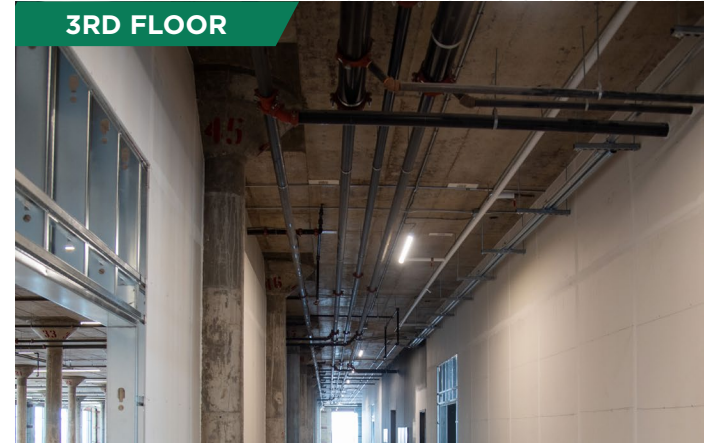
2ND FLOOR



3RD FLOOR



3RD FLOOR



3RD FLOOR



3RD FLOOR





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## TORONTO, ON

### Zoning



#### Use with Conditions - E Zone

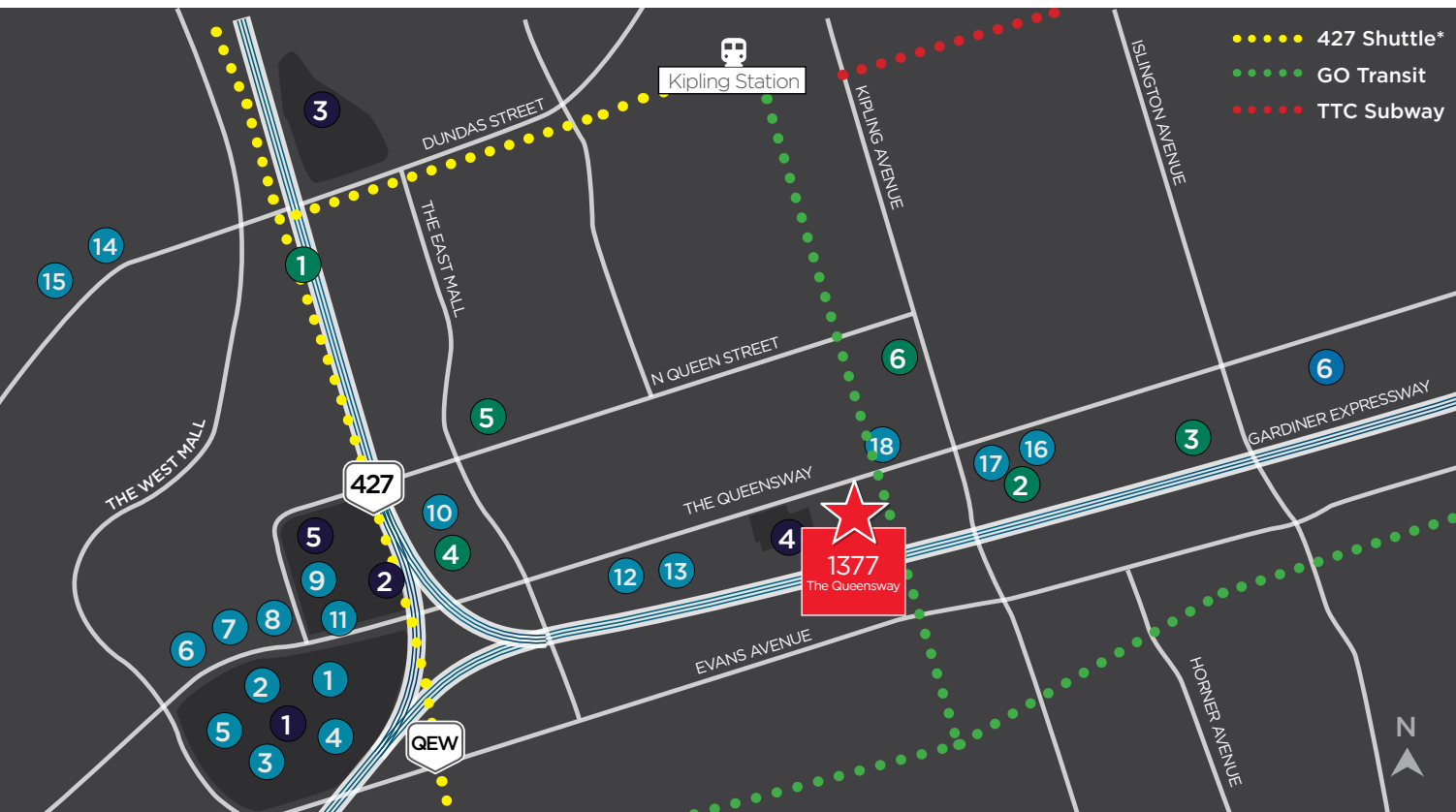
In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Kennel
- Laboratory
- Manufacturing Uses
- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Use
- Body Rub Service (32)
- Cogeneration Energy (26)
- Crematorium (33)
- Drive Through Facility (5,21)
- Eating Establishment (1,19,30)
- Marihuana production facility (2)
- Metal Factory involving Forging and Stamping (25)
- Open Storage (10)
- Outdoor Patio (9)
- Public Utility (27,29)
- Recovery Facility (8)
- Recreation Use (7)
- Renewable Energy (26)
- Retail Service (3)
- Retail Store (4,30)
- Shipping Terminal (11)
- Take-out Eating Establishment (1,30)
- Transportation Use (28)
- Vehicle Depot (6)
- Vehicle Fuel Station (16,30)
- Vehicle Repair Shop (23)
- Vehicle Service Shop (17,31)
- Vehicle Washing Establishment

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## TORONTO, ON

### Amenities



#### Retail

- |                         |                    |
|-------------------------|--------------------|
| 1 CF Sherway Gardens    | 4 IKEA Etobicoke   |
| 2 Etobicoke SmartCentre | 5 Walmart          |
| 3 Cloverdale Mall       | 6 Costco Wholesale |



#### Food & Restaurants

- |                  |                    |
|------------------|--------------------|
| 1 Joey's Sherway | 10 The Olive       |
| 2 The Keg        | 11 Bier Markt      |
| 3 Union Chicken  | 12 Burger's Priest |
| 4 Pickle Barrel  | 13 Paramount       |
| 5 Cactus Club    | 14 La Castille     |
| 6 Red Lobster    | 15 The Open Cork   |
| 7 Jack Astor's   | 16 Mandarin        |
| 8 Via Allegro    | 17 Spoon & Fork    |
| 9 Panera Bread   | 18 Zam Restaurant  |



#### Lifestyle & Entertainment

- |                    |                     |
|--------------------|---------------------|
| 1 Goodlife Fitness | 4 Boulderz Climbing |
| 2 Fit4Less         | 5 The Ezone         |
| 3 Cineplex Cinemas | 6 Xtreme Couture    |

WITHIN 5 KM  
300 Restaurants | 144 Gas Stations | 18 Hotels | 400 Retail Stores







## FOR MORE INFORMATION, CONTACT:

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