

FOR LEASE

PREMIUM RETAIL OPPORTUNITY

383 QUEEN STREET WEST



**CUSHMAN &
WAKEFIELD**

AREA SUMMARY

383
QUEEN
STREET
WEST



QUEEN STREET WEST Toronto's Premier High-Street Retail Corridor

Queen Street West is one of Canada's most iconic retail corridors, renowned for its blend of fashion-forward flagship brands and local vibrancy. Anchored by global names and creative independents, the stretch between John and Spadina sees some of the highest pedestrian traffic in the city. Its proximity to the Entertainment District and Financial Core makes it a 7-day-a-week destination for shopping, dining, and culture.

PROPERTY SUMMARY

383
QUEEN
STREET
WEST

383 Queen Street West offers a rare small-format flagship retail opportunity on one of the most sought-after blocks in the city. Surrounded by global retailers and just steps from existing TTC and the Ontario Line’s new Queen-Spadina Station, this property combines visibility, accessibility, and prestige. The open-concept interior has been recently renovated and features strong signage and direct laneway shipping.

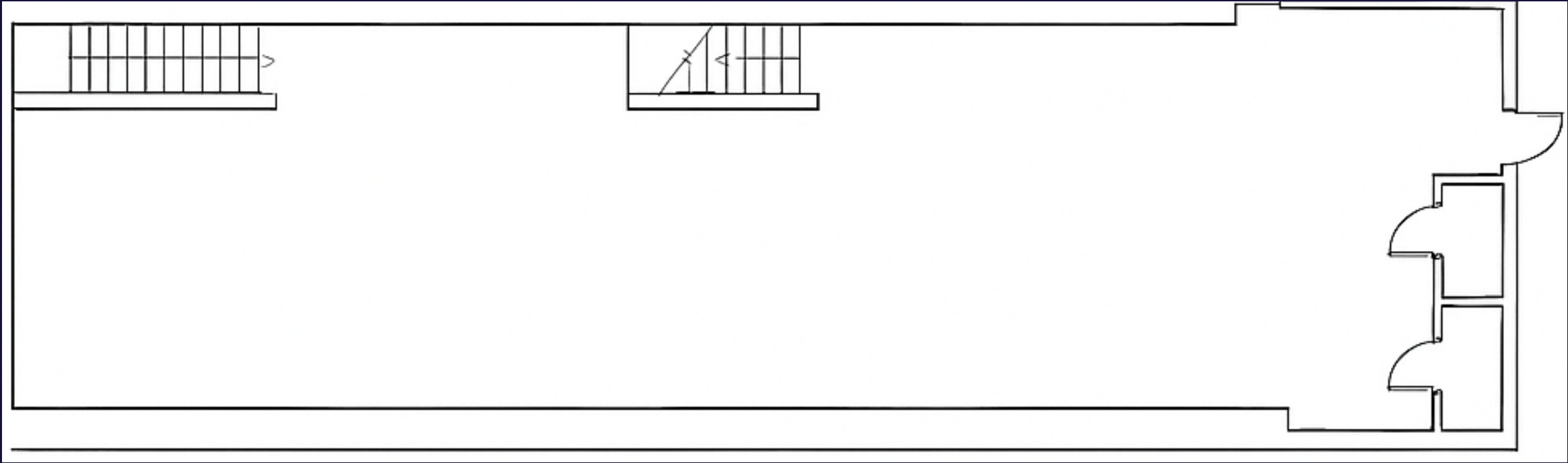
SIZE:	1,760 SF + Lower Level
FRONTAGE:	22.25’ of Queen West Exposure
NET RENT:	\$90.00 / SF (\$13,200 / mo)
ADDITIONAL RENT:	Est. \$4,600 / month (2024)
AVAILABILITY:	Immediate
TERM:	3 to 10 years
CEILING HEIGHT:	Approx. 12’
SHIPPING ACCESS:	Dual drive in rear laneway
ZONING:	CR - Commercial Residential



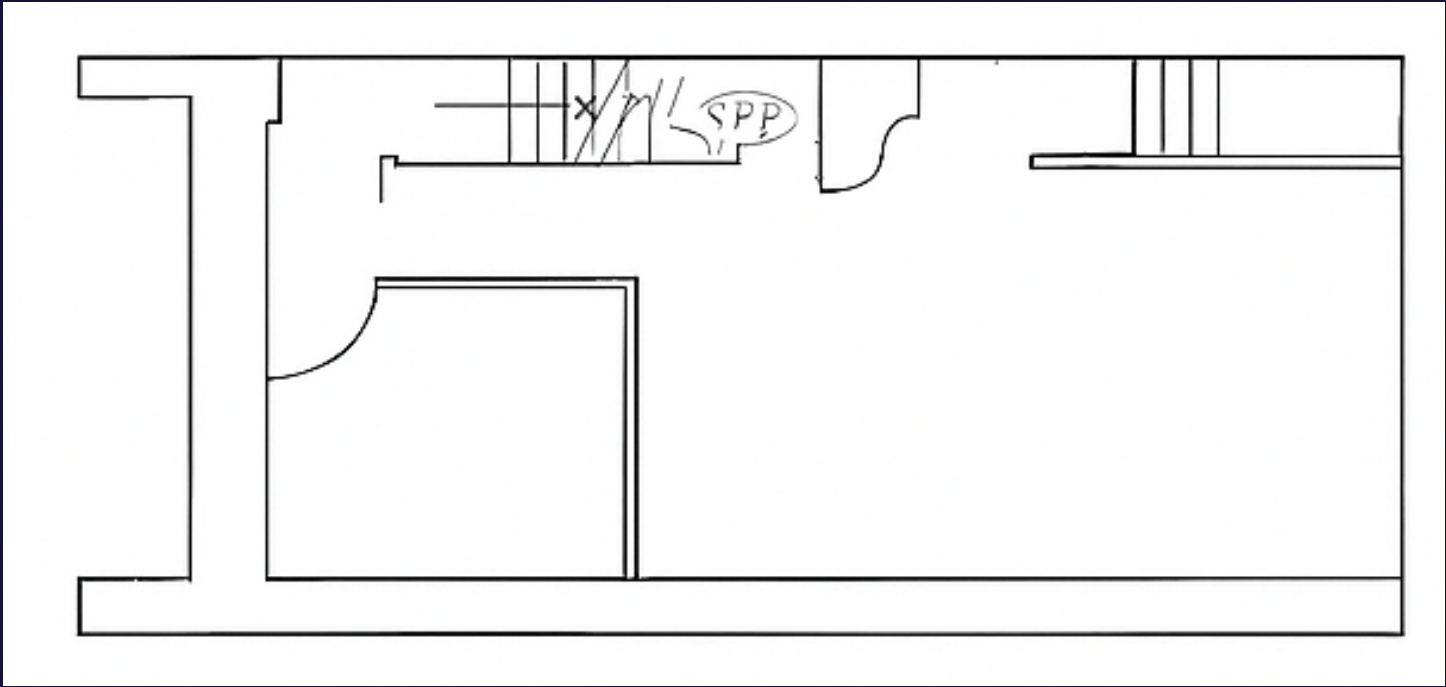
FLOOR PLAN

383
QUEEN
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GROUND FLOOR: 1,760 SF



LOWER LEVEL



QUEEN STREET

KEY HIGHLIGHTS

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Rare Small-Footprint

Just 1,760 SF with 22.25' of frontage and a distinct façade. Boutique sized space positioned amongst large world class retailers.



Strategic Position

On the same block as Lululemon, Brandy Melville, MEC, Chic-fil-A, Fjällräven, Club Moncao, Miniso. Steps from Aritzia, Zara and Arc'teryx



High Pedestrian Volume

Over 50,000+ pedestrians daily on Queen West's busiest block.



Connectivity For All

Right at the future Queen-Spadina Subway Station, steps to the existing Yonge-University Line subway, and directly on the 501 Queen Streetcar. Strategically positioned across from the largest Green P parking in the area, and beside a signalized intersection at Peter St.



AMENITIES MAP

383
QUEEN
STREET
WEST



Transit Score
100



Bike Score
97

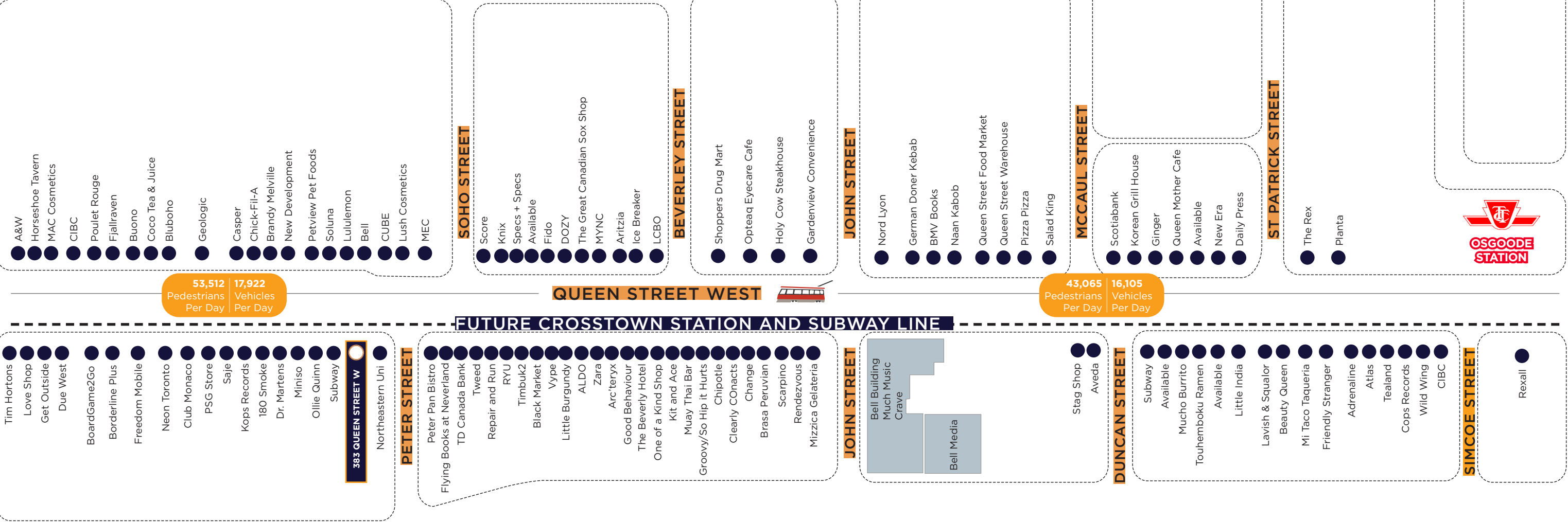


Walk Score
100

WALK TIMES

Osgoode Subway
5 minutes

Spadina Streetcar
5 minutes



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MICHAEL BETEL
Vice President
+1 416-359-2706
michael.betel@cushwake.com

SIMON LEFAVE
Associate
+1 416-359-2586
simon.lefave@cushwake.com



CUSHMAN & WAKEFIELD | 161 Bay St. Suite 1500 | Toronto, ON M5J 2S1 | cushmanwakefield.com

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