



± 30,200 SF
FOR SUBLEASE

952 QUEEN STREET W

PREMIUM, MODERN OFFICE SPACE

 CUSHMAN &
WAKEFIELD

 ROYAL LePAGE®
COMMERCIAL™



952 QUEEN STREET W

A unique opportunity to sublease a completely renovated, loft-style creative office space in one of Toronto's trendiest neighbourhoods.

This office complex seamlessly blends heritage with innovation, offering a distinctive work environment that appeals to forward-thinking companies.

The property maintains its charm with a beautiful brick building and former textile factory, which surrounds a central courtyard. The modern restoration adds a fresh, innovative touch, creating a harmonious fusion of historical and contemporary architectural elements.

Ideal for creatives and progressive companies, the space is designed to promote collaboration, creativity, and productivity in a dynamic atmosphere.

Amenities are a key feature of this building, including a rooftop terrace with panoramic views of the city and dedicated amenity spaces for employees and events. The central courtyard provides a tranquil outdoor retreat, enhancing the overall workplace experience.

Located in the vibrant Queen West area, the complex offers easy access to a variety of restaurants, boutiques, and green spaces, allowing tenants to enjoy a lively, energetic neighbourhood while staying connected to the heartbeat of downtown Toronto.

BUILDING DETAILS

MOVE-IN READY

Availability Options:

2nd Floor: ± 15,500 SF
 Ground Floor: ± 4,500 SF
 Additional Ground Floor: ± 8,500 SF
 Mezzanine: TBD
 Basement: ± 1,700 SF

Total Area - ± 30,200 SF

(Divisible)

Net Rent:

Please Contact Listing Agents

Additional Rent:

\$16.77 Per Square Foot* (est. 2025)

Sublease Expiry:

October 30, 2027

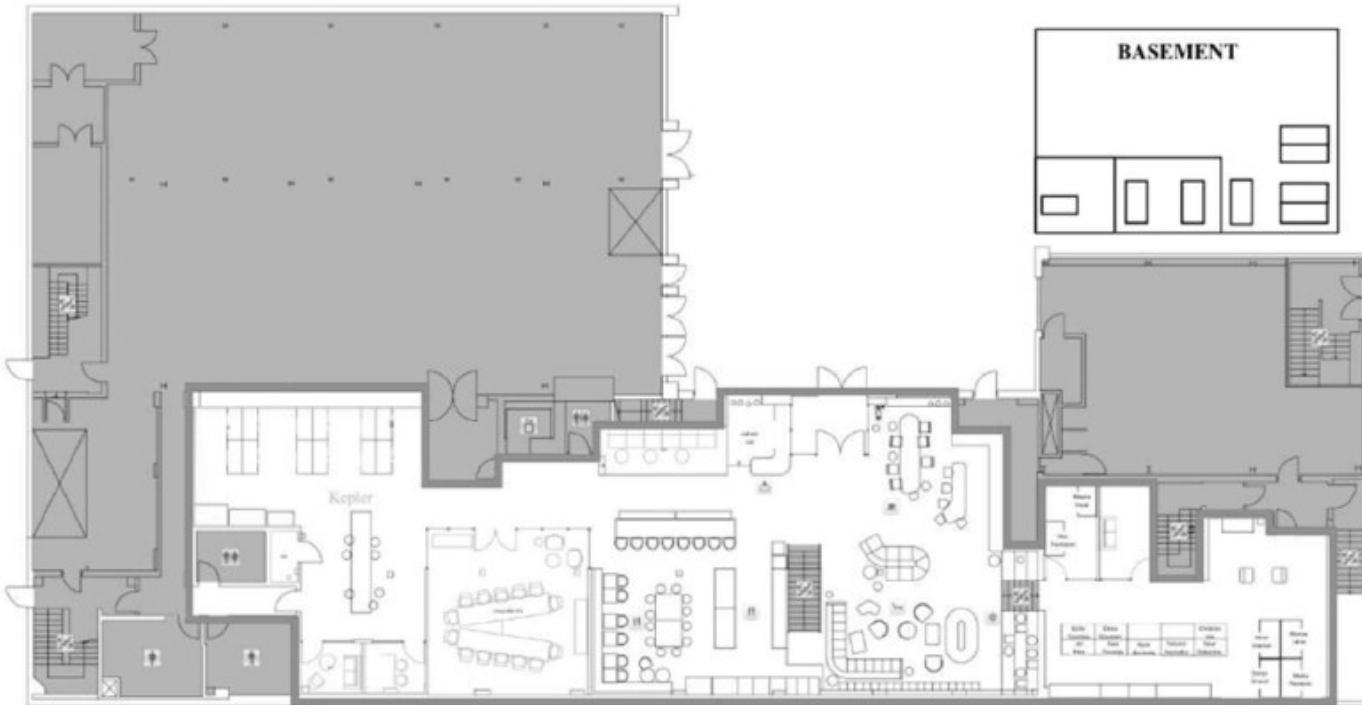
*Portion of Premises are Separately Metered

BUILDING DETAILS

- Beautifully built-out creative office space
- Newly renovated with modern furniture and design
- Rooftop balcony with large patio event space and internal courtyard
- Bright, open-concept layout with large windows
- Exposed, high ceilings
- Climate control and state of the art HVAC systems
- Shower facility and bike lockers
- Parking
- TTC streetcar at doorstep
- Close to Exhibition GO station, Gardiner Expressway, Liberty Village, Downtown West and Lakeshore Boulevard



FLOOR PLAN: GROUND FLOOR & BASEMENT



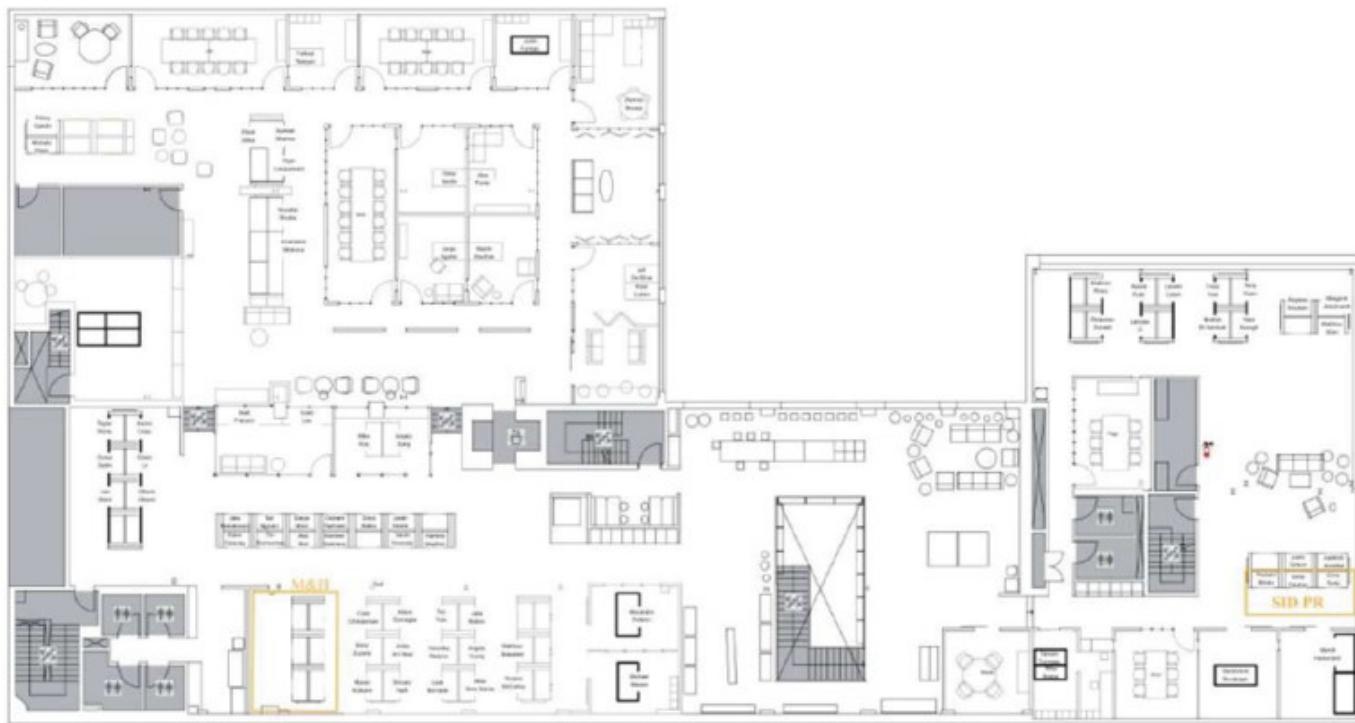
Ground Floor: ± 4,500 SF

Basement: ± 1,700 SF

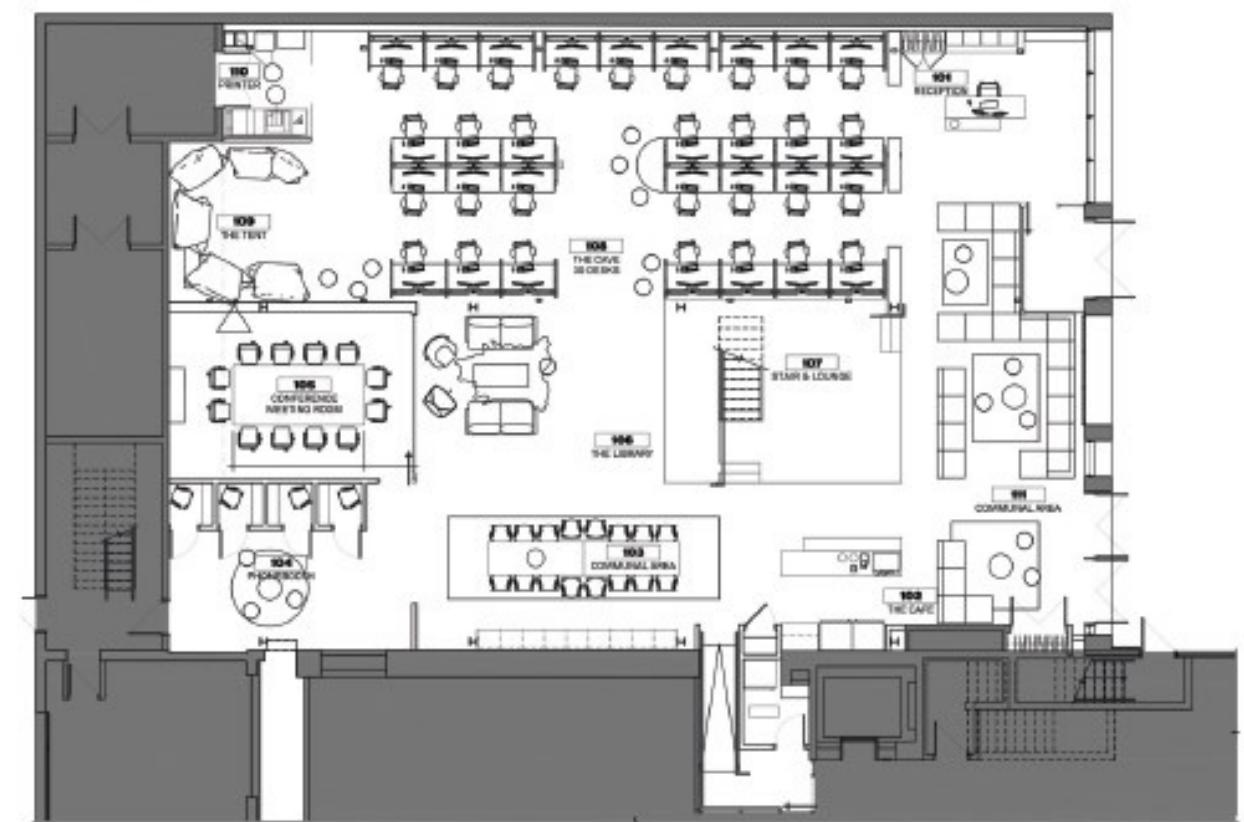
FLOOR PLAN: ADDITIONAL GROUND & MEZZANINE



FLOOR PLAN: SECOND FLOOR

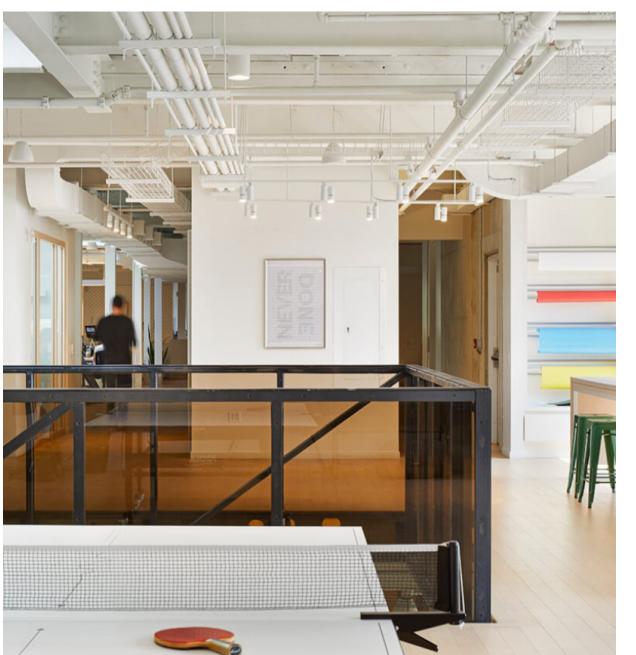
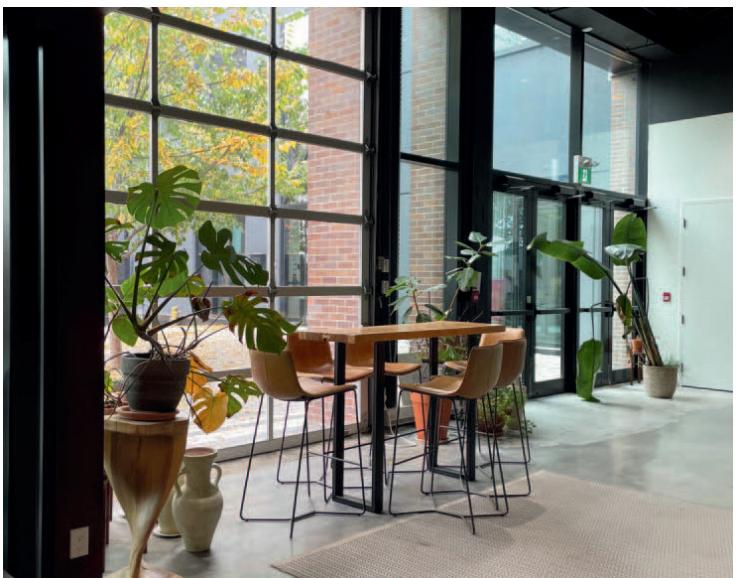
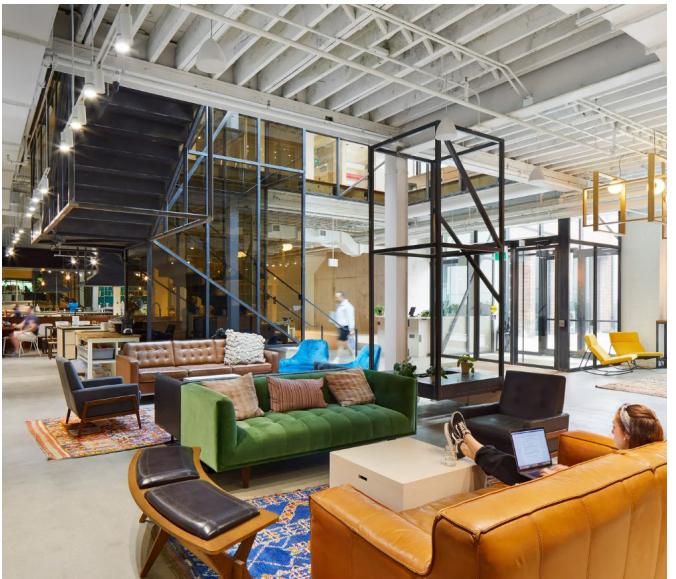
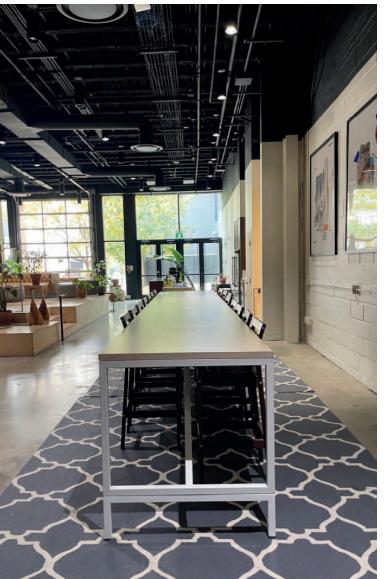


± 15,500 SF



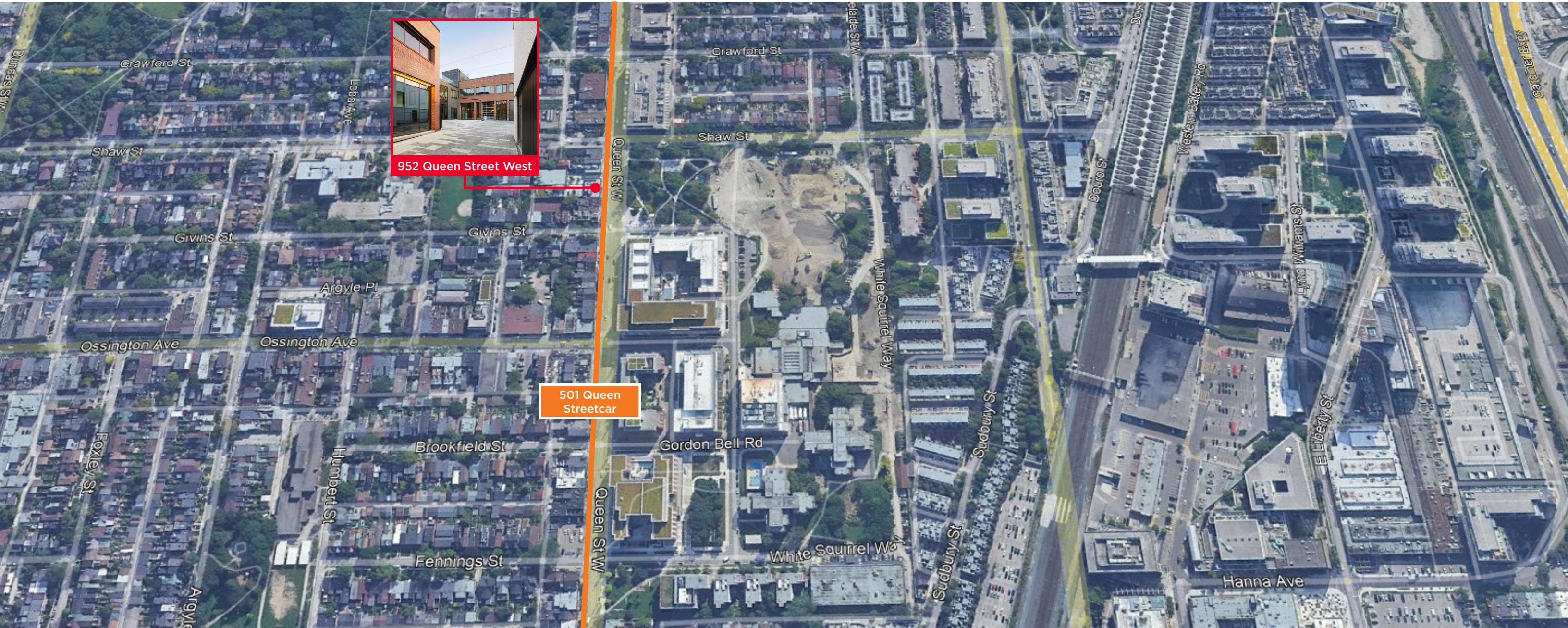
± 8,500 SF

PHOTOS: INTERIOR & EXTERIOR



LOCATIONS

952 Queen Street West is situated at the intersection of Queen St. W & Ossington Ave. One of Toronto's most dynamic and trendy neighborhoods. Surrounded by cafes, restaurants, shops, art galleries, and unique venues is home to a large professional workforce. Easy access to public transport: Queen Streetcar and Ossington subway station nearby, plus bus routes and bike lanes for a convenient commute.



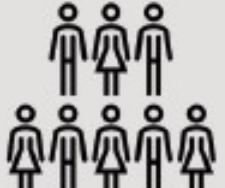
Walk Score

98



Transit Score

100



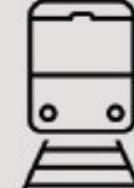
Population

45,501



Avg. Annual Income

\$120,600



Exhibition GO

9-minute walk



Liberty Village

5-minute walk

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