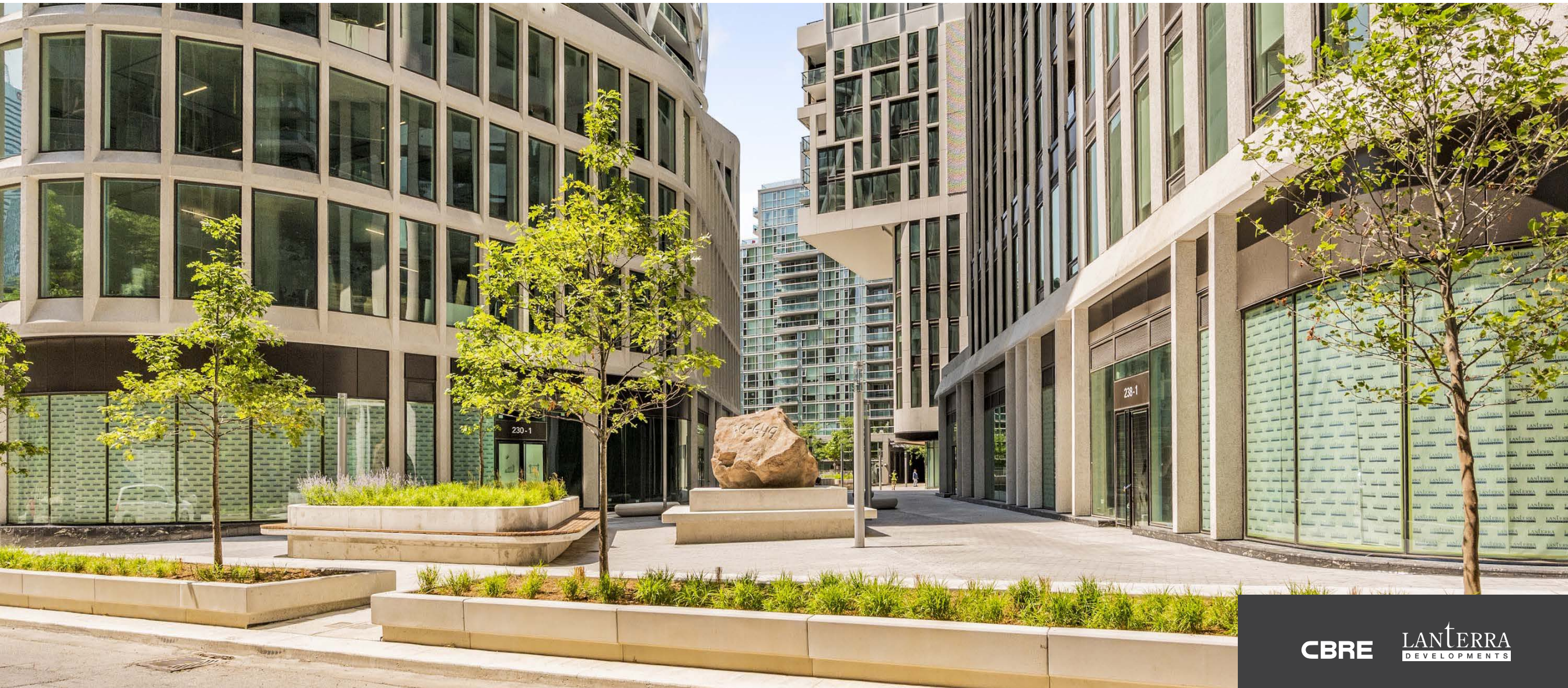




Prime Retail for Lease

Artists' Alley

234 Simcoe Street
Toronto





Premium retail in the podium level of Lanterra's new three tower mixed-use development in downtown Toronto's Discovery District.



Artists' Alley

Retail for Lease

Unit Size

1,500 sq. ft. - 7,200 sq. ft.

Available

Immediately

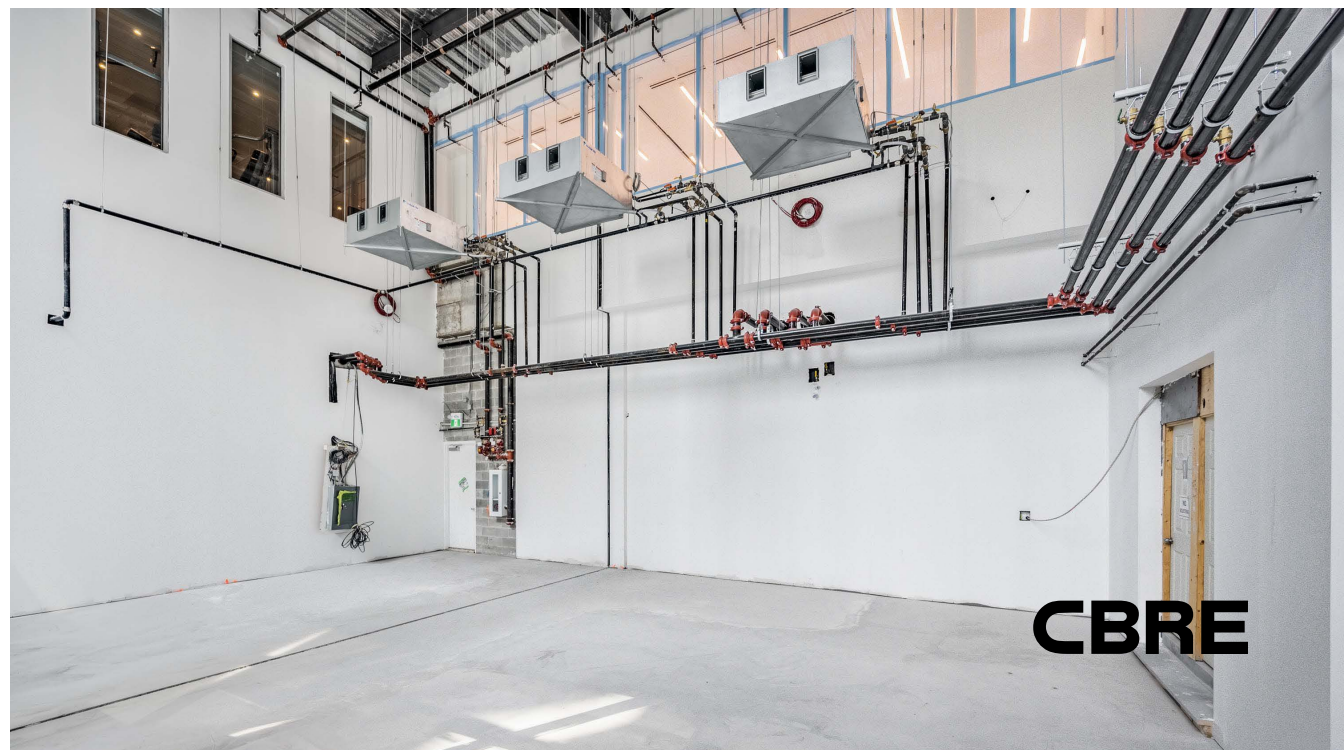
Net Rent

\$40.00 per sq. ft.

- Located half a block north of Queen & Simcoe and a short walk to the subway
- Sits at the base of a 900-unit condominium and is surrounded by numerous other residential and office towers
- Across the Street from the US Consulate and in a close proximity to numerous hospitals
- A Green P with 100 parking stalls is located under the project
- Overlooks a new public park
- Ideal for all retail uses from service based retail, restaurants and medical uses



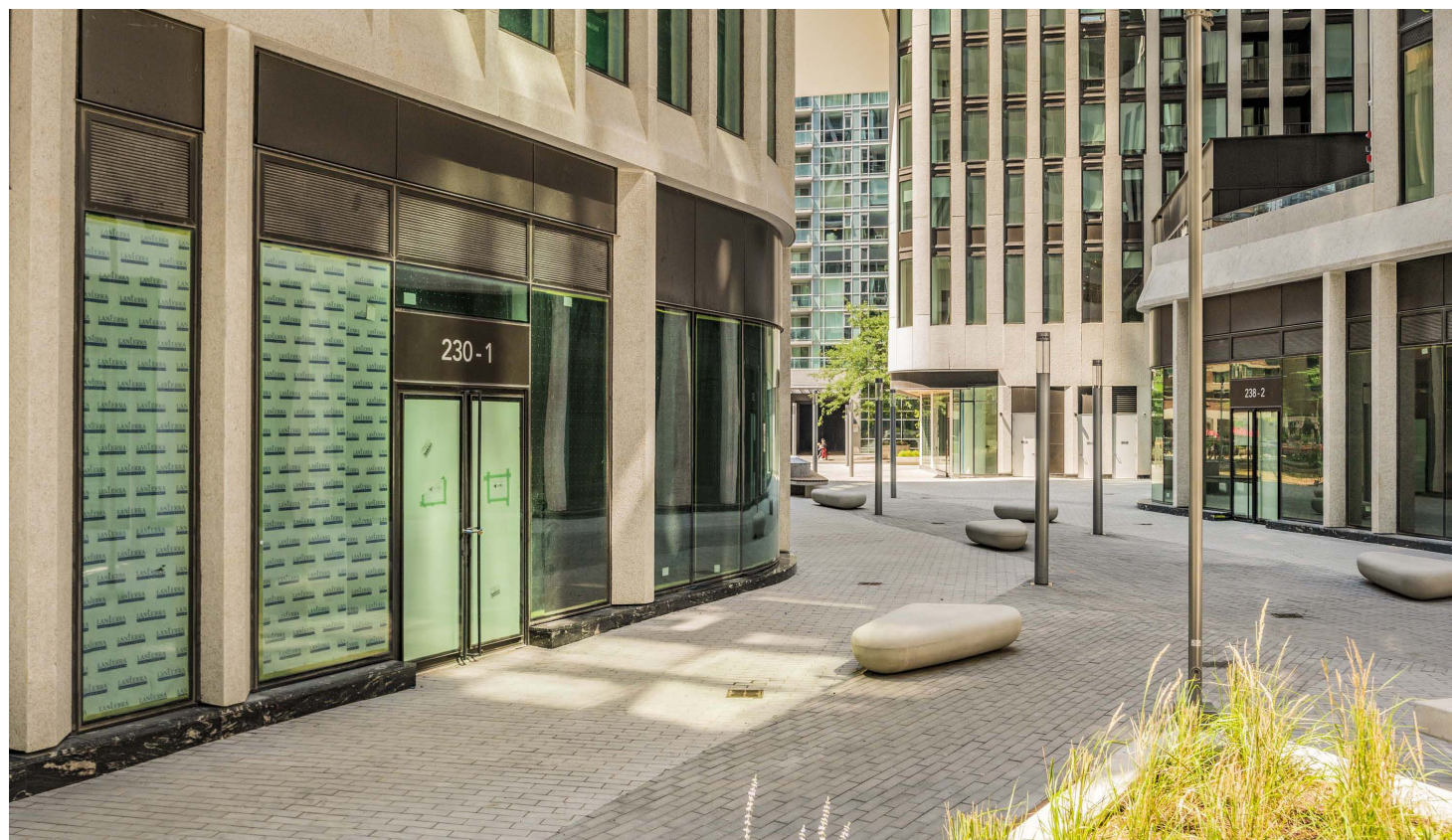
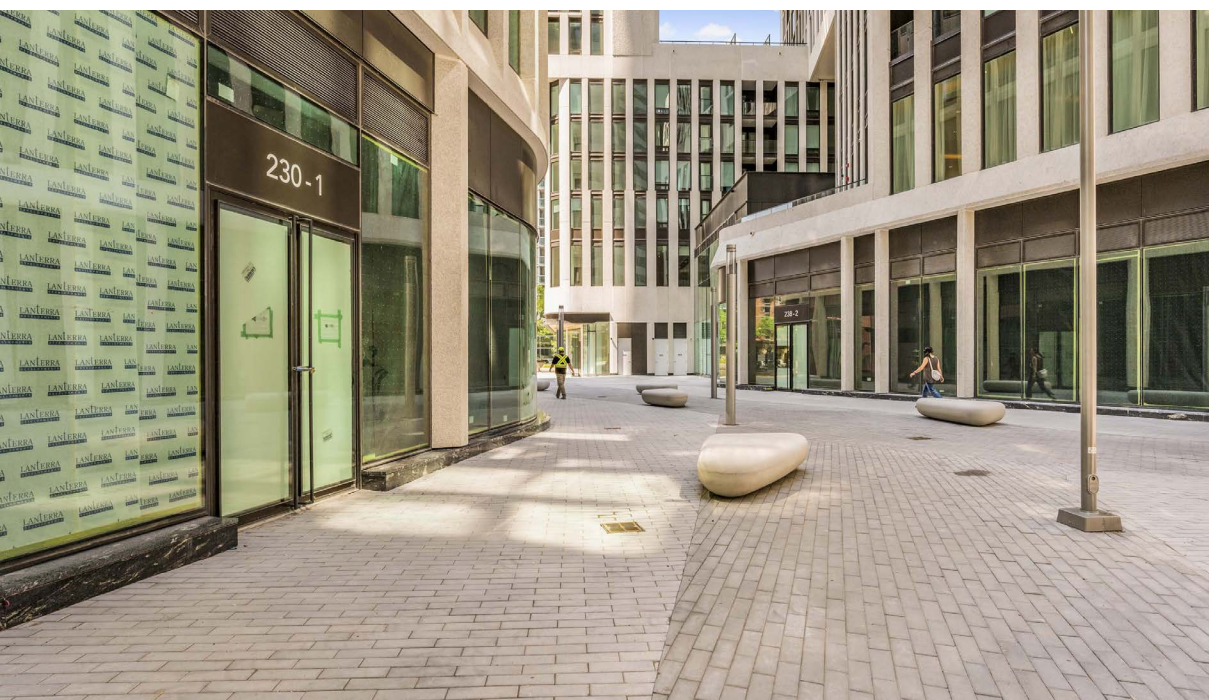
CBRE



CBRE

Floor Plan





The Location

Artists' Alley occupies a central location in downtown Toronto between St. Patrick and Simcoe Street, just south of Dundas Street West. It is located in the Discovery District, a commercial hub that has a high concentration of hospitals and research institutions including MaRS Discovery District, SickKids Hospital, Mount Sinai among many others.

To the south of the property is Queen West, one of Toronto's premier fashion destinations. The area is known for its mix of local fashion boutiques and premium international brands including Zara, Aritzia, Lululemon, Reigning Champ, Casper and many more.

Ideally positioned among multiple public transportation lines, Artists' Alley is steps away from both St. Patrick and Osgoode subway stations as well the Dundas streetcar line and the Queen streetcar line.

98



Walk Score

100

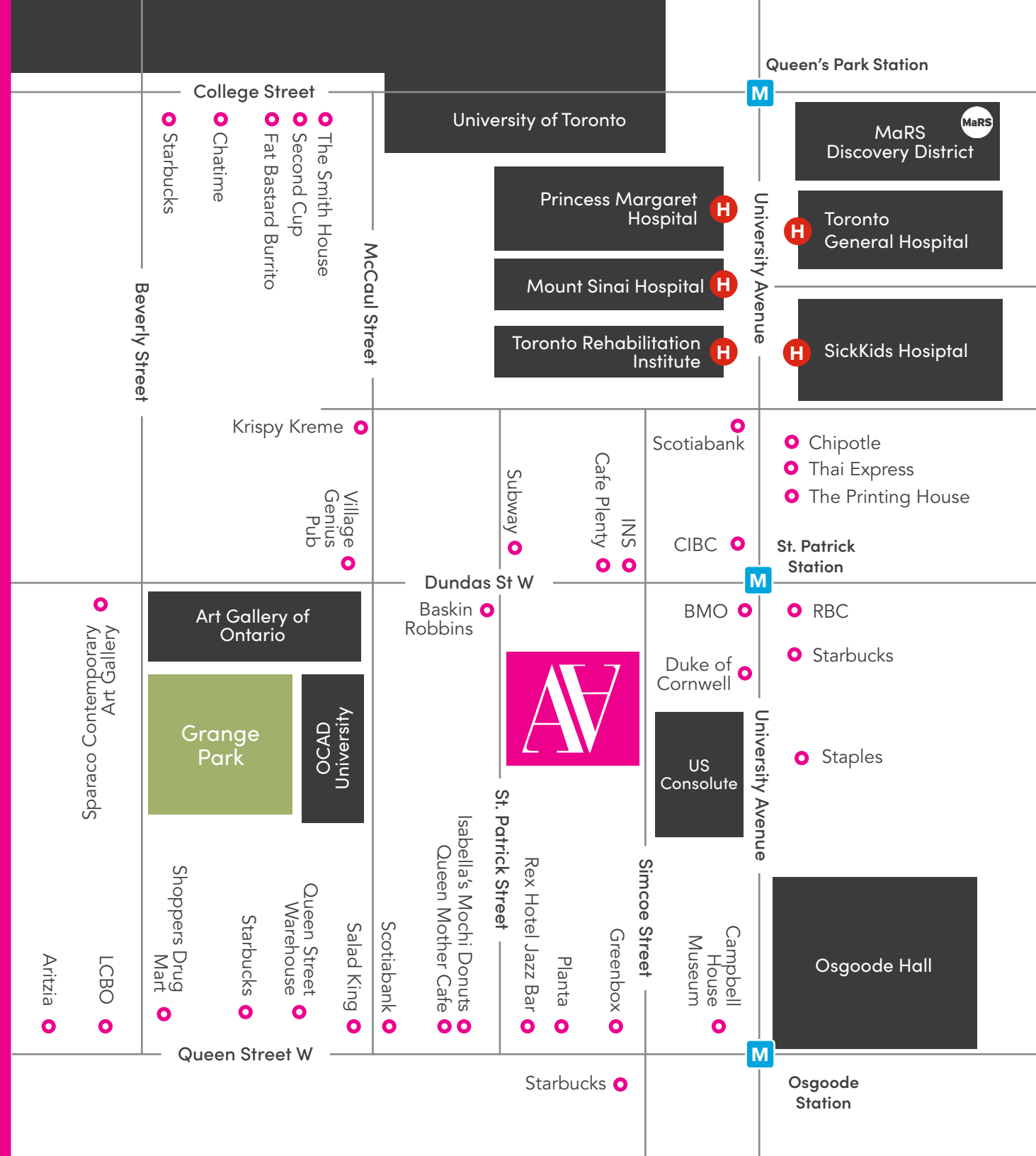


Transit Score

98



Bike Score





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