

LCBO

100 **QUEENS**
QUAY E

SUITE 400
FOR SUBLEASE
27,659 SF



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100 QUEENS QUAY E

SUITE 400
FOR SUBLEASE
27,659 SF

Property Highlights

Available: Suite 400: 27,659 SF

Net Rent: Please Call Listing Agents

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

Occupancy: Immediate

Sublease Term: Up to 15 years (Flexible)

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

27,659 SF
OFFICE SPACE
FOR SUBLEASE

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RETAIL

LCBO

27,659 SF AVAILABLE FOR SUBLEASE

SUITE 400
FOR SUBLEASE
27,659 SF

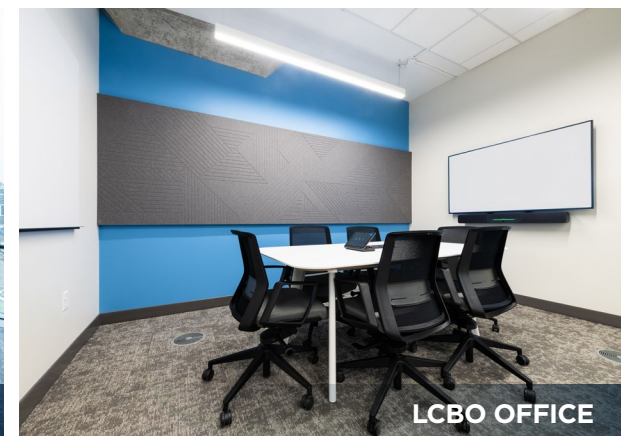
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LCBO OFFICE



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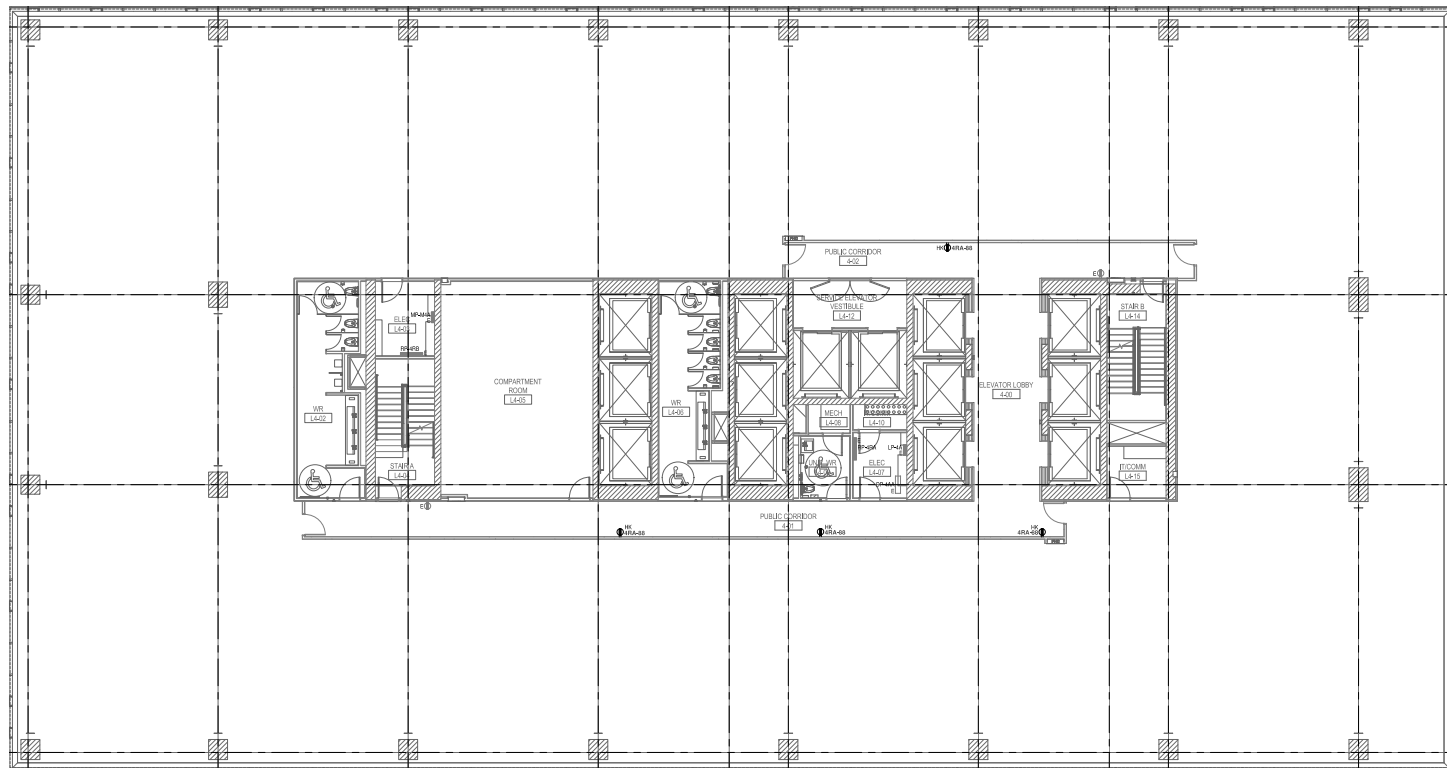
LCBO OFFICE

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

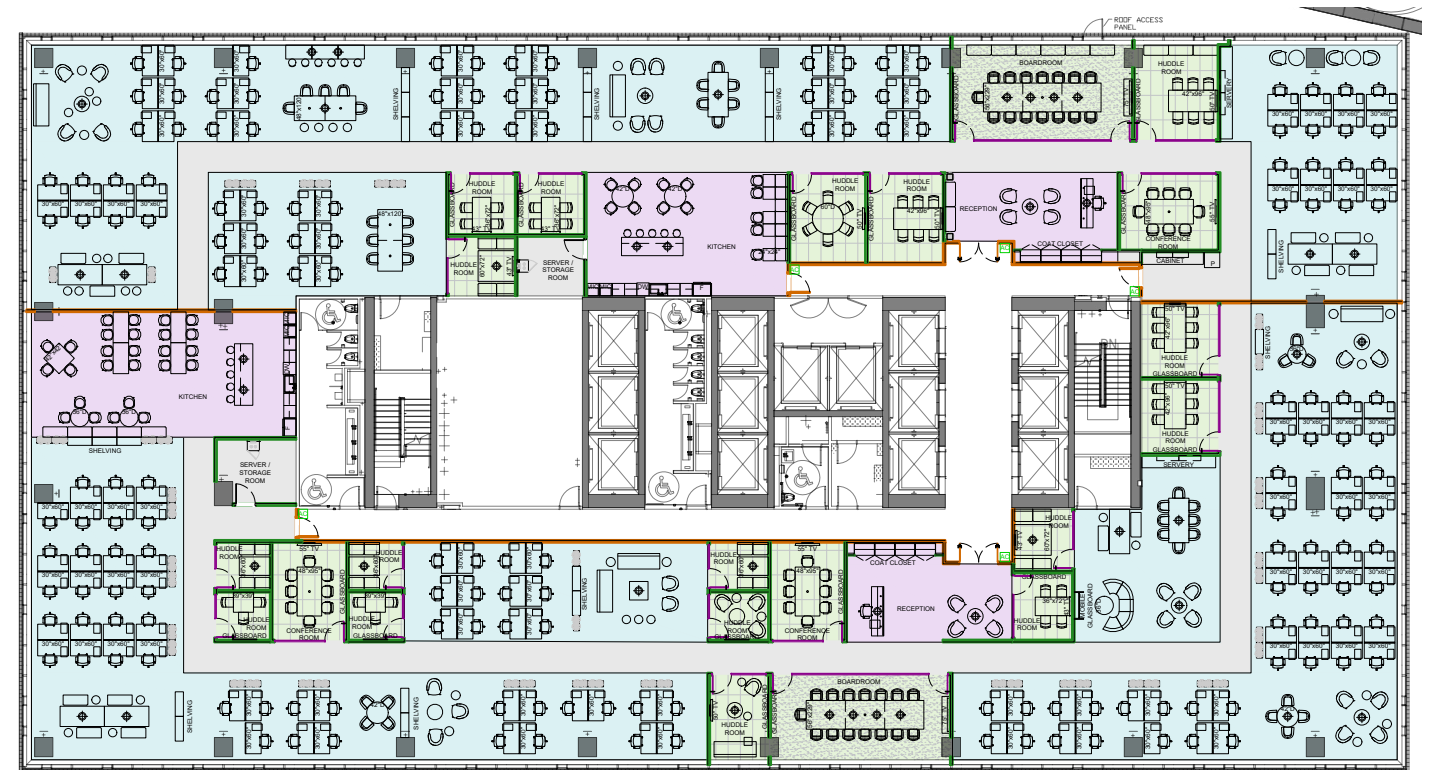
Floorplans

Suite 400

27,659 SF



clearspace | 4TH FLOOR SPACEPLAN



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

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