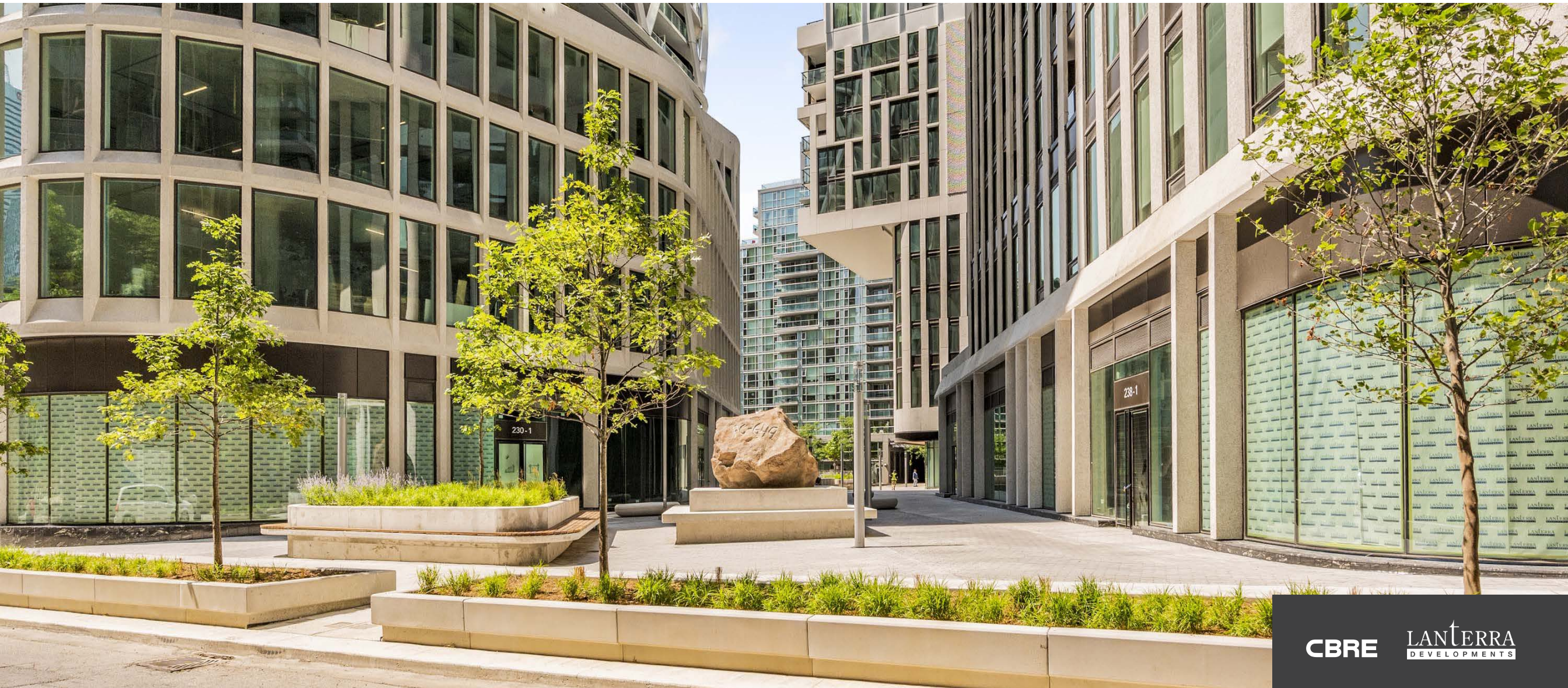




Premier Office Space for Sale | Turnkey Suites Available

Artists' Alley

230 Simcoe Street
Toronto





Unique office opportunity in
Lanterra's new three tower mixed-
use development in downtown
Toronto's Discovery District.



Artists' Alley

230 Simcoe St

Floor:	Total Size:
2	8,076 sq. ft.
3	15,678 sq. ft.
4	15,678 sq. ft.
5	9,216 sq. ft.
Total:	48,648 sq. ft.

***All Floors Are Divisible**

Delivery Date

Immediately

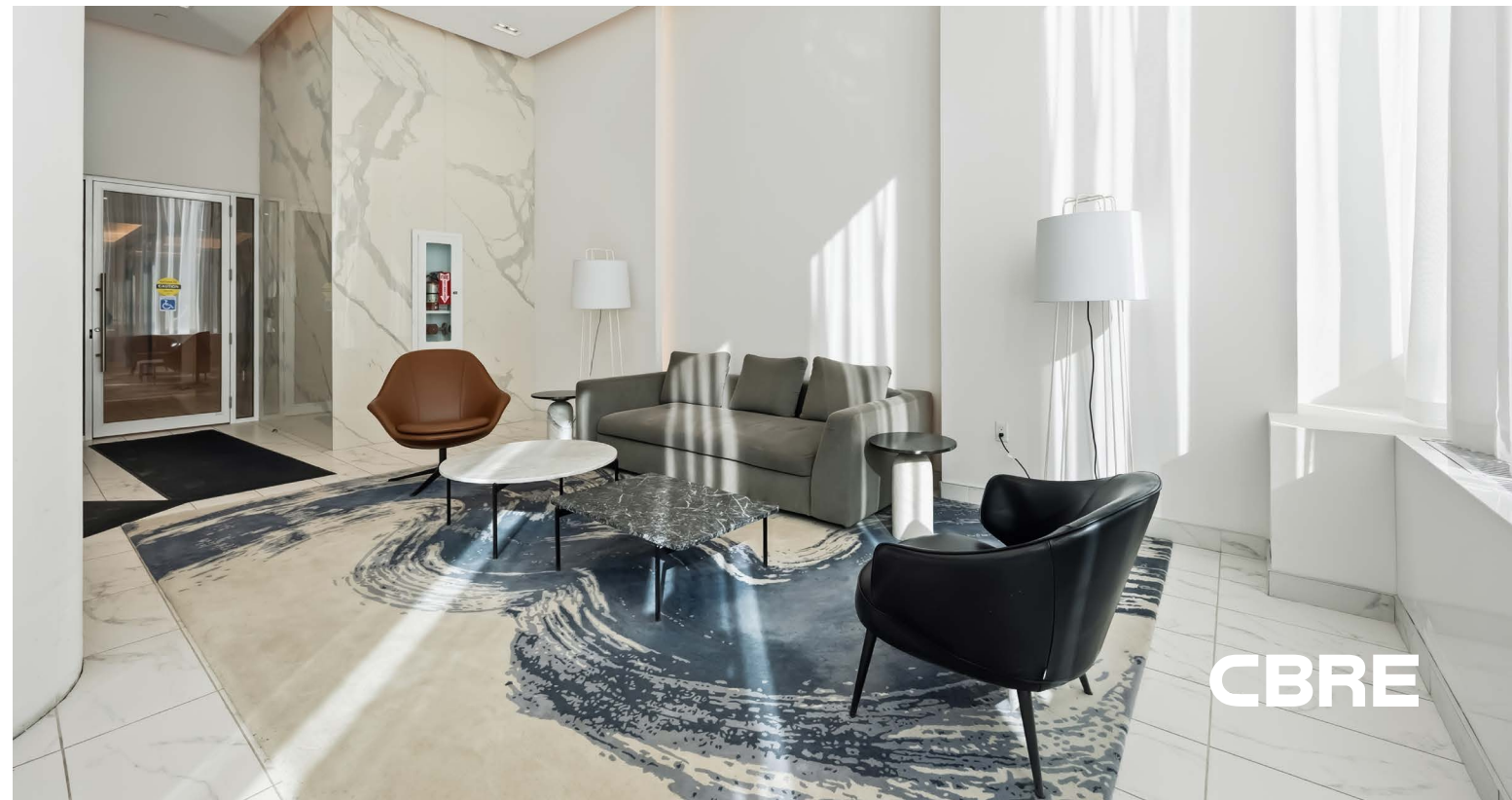
Price

Revised Pricing Call to Discuss

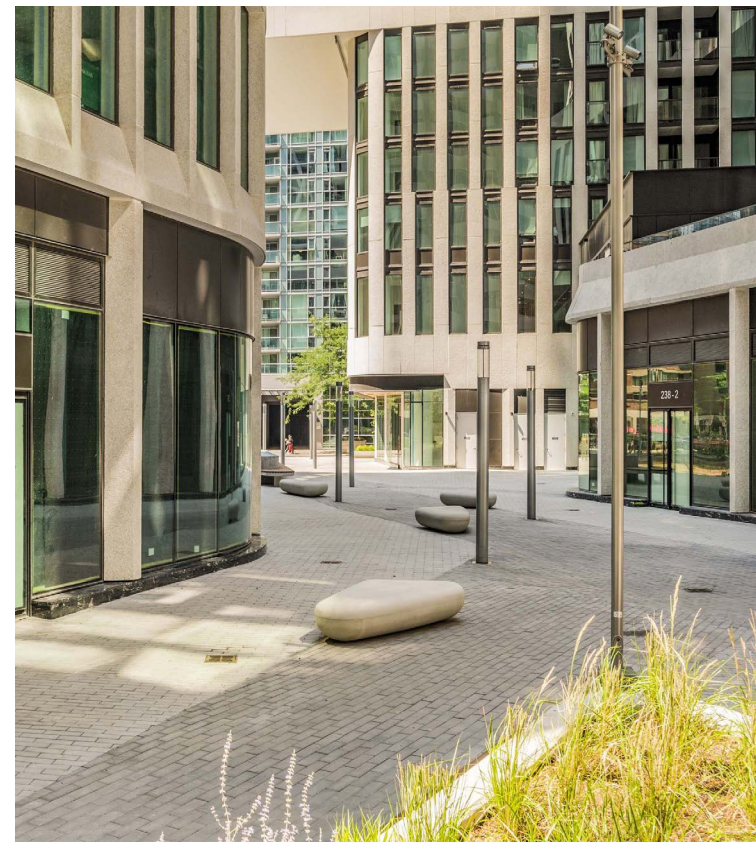
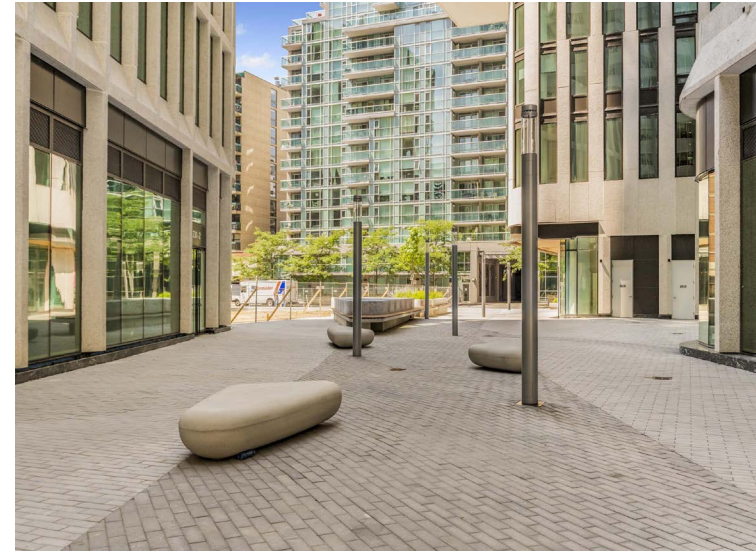
- Located in the heart of Downtown West, steps to Queen Street West and both St. Patrick and Osgoode subway stations
- A Green P with 100 parking stalls is located under the project
- In immediate proximity to most of Toronto's downtown hospitals, OCAD University, University of Toronto and Toronto City Hall
- Dedicated parking spaces available for sale



Unit 201 Model Suite



CBRE



GROUND FLOOR OFFICE LOBBY



GROUND FLOOR OFFICE LOBBY

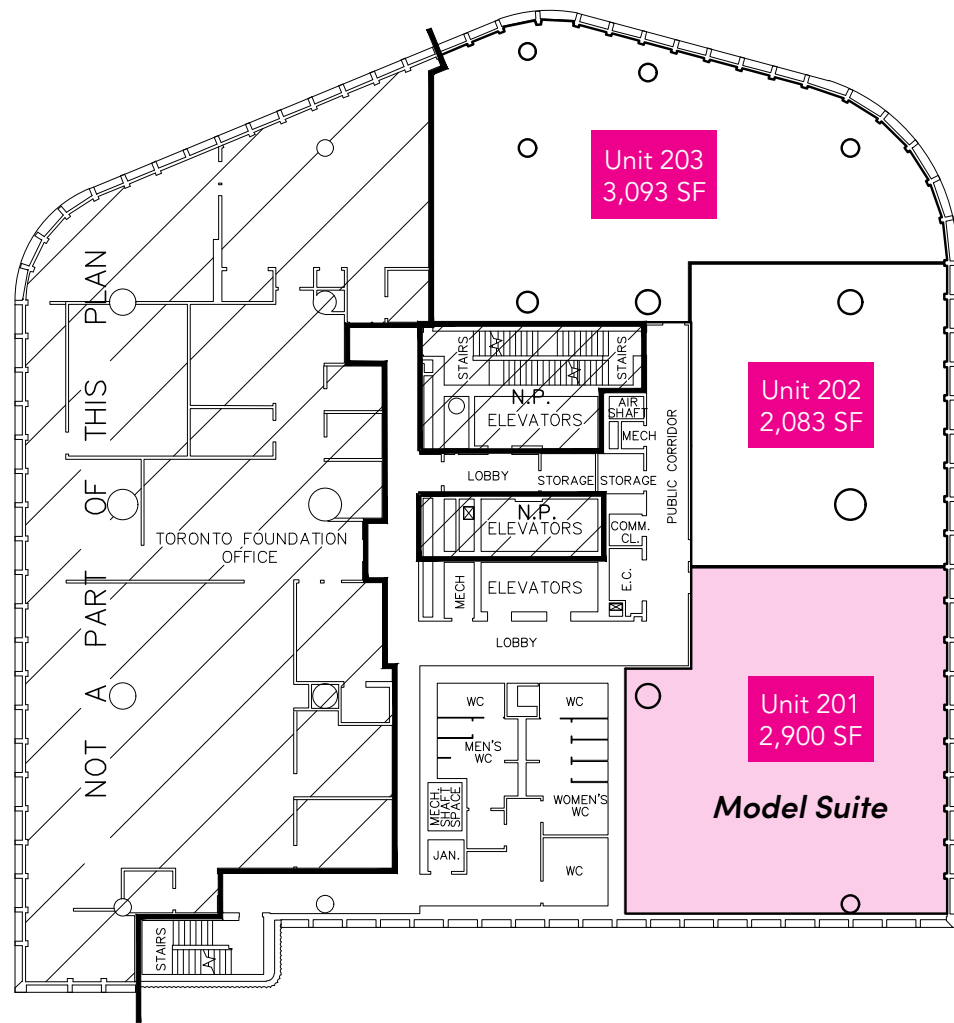


SECOND FLOOR

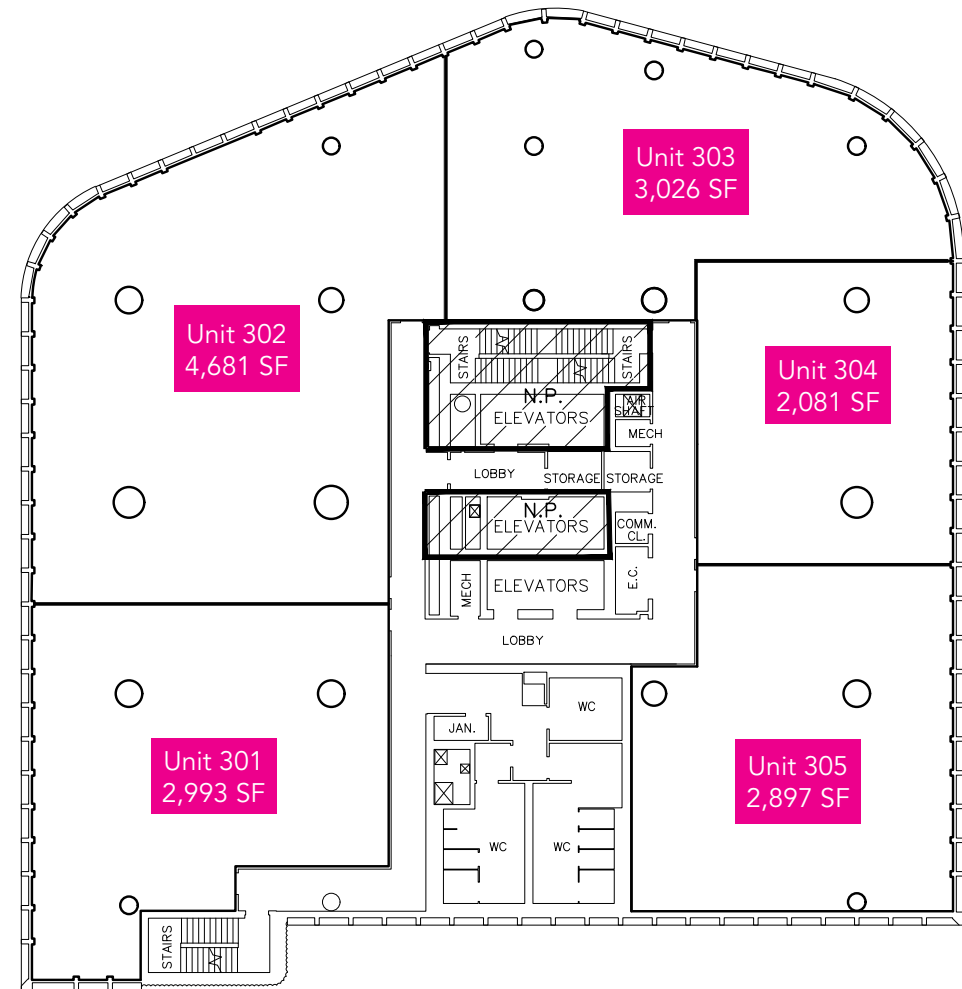
8,076 sq. ft.

THIRD FLOOR

15,678 sq. ft.



SIMCOE STREET

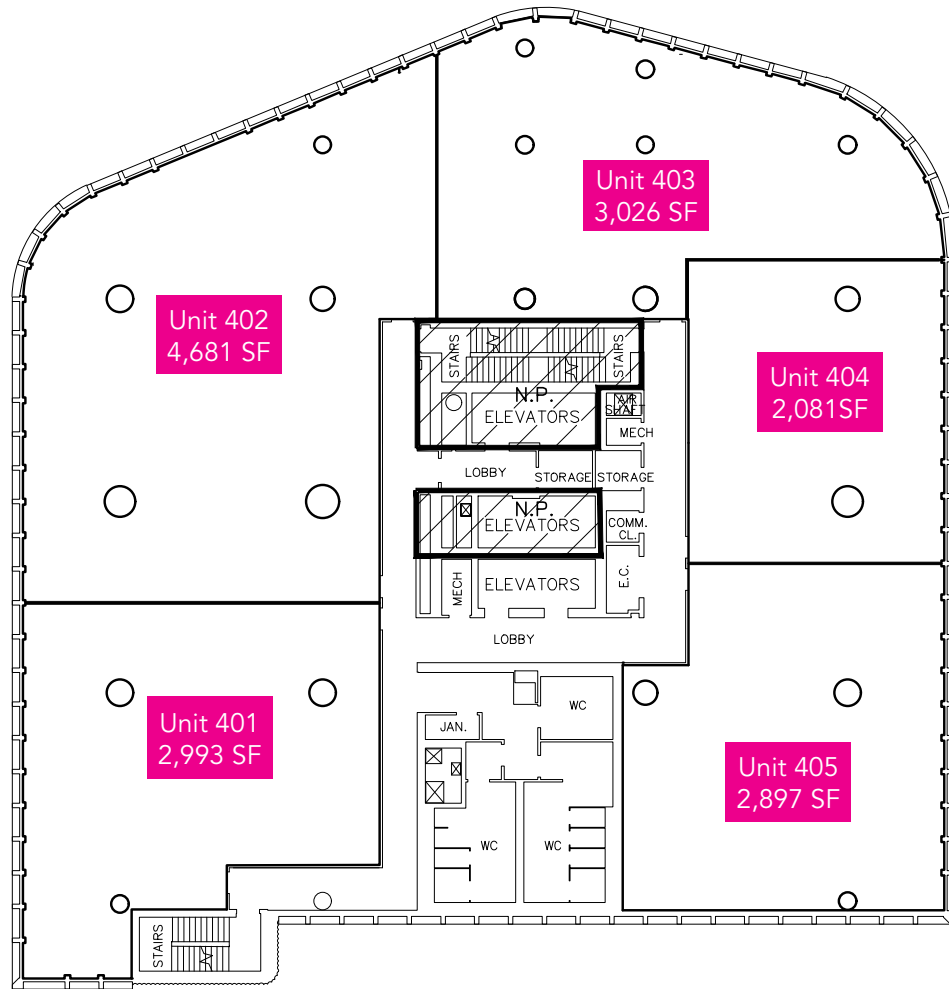


SIMCOE STREET

*Unit sizes are inclusive of common office areas and lobby (measurements are approximate)

FOURTH FLOOR

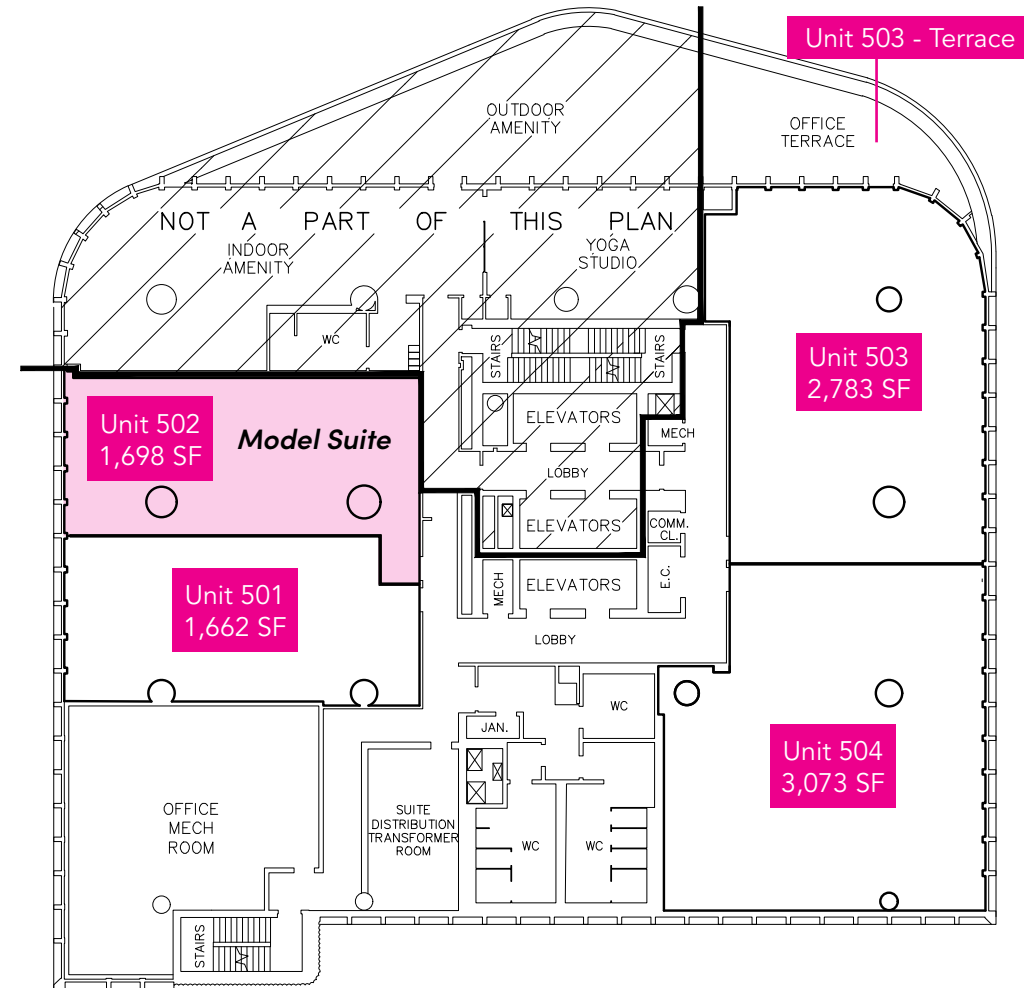
15,678 sq. ft.



SIMCOE STREET

FIFTH FLOOR

9,216 sq. ft.



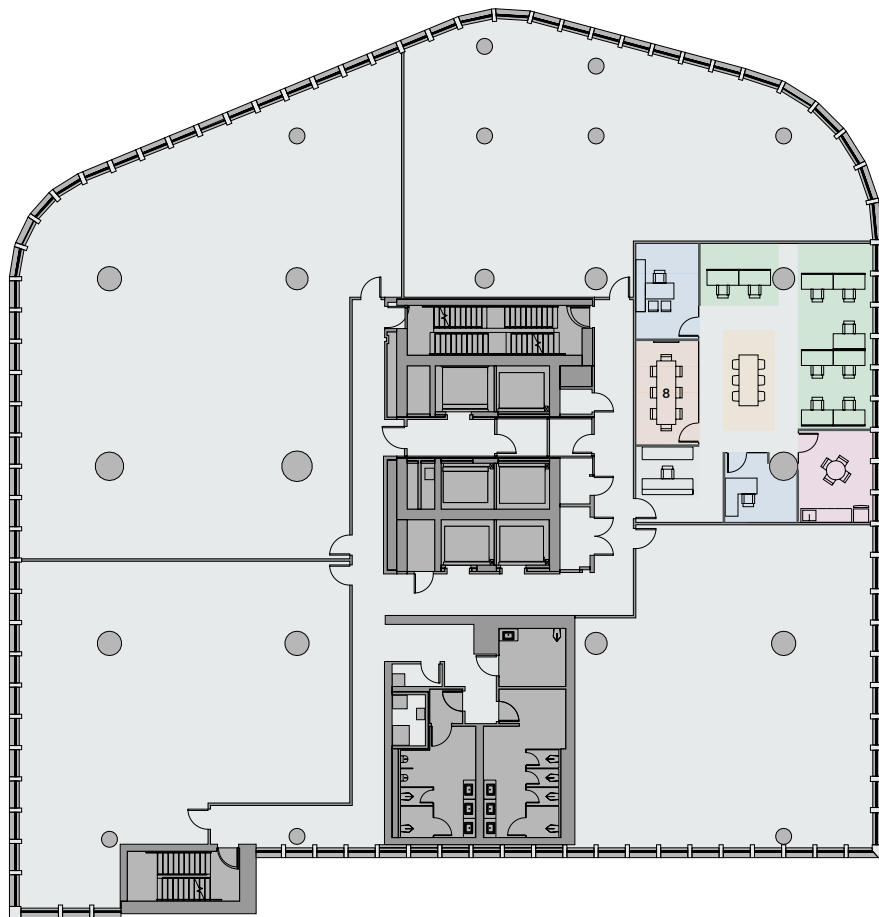
SIMCOE STREET

*Unit sizes are inclusive of common office areas and lobby (measurements are approximate)

ARTISTS' ALLEY SAMPLE TEST FITS

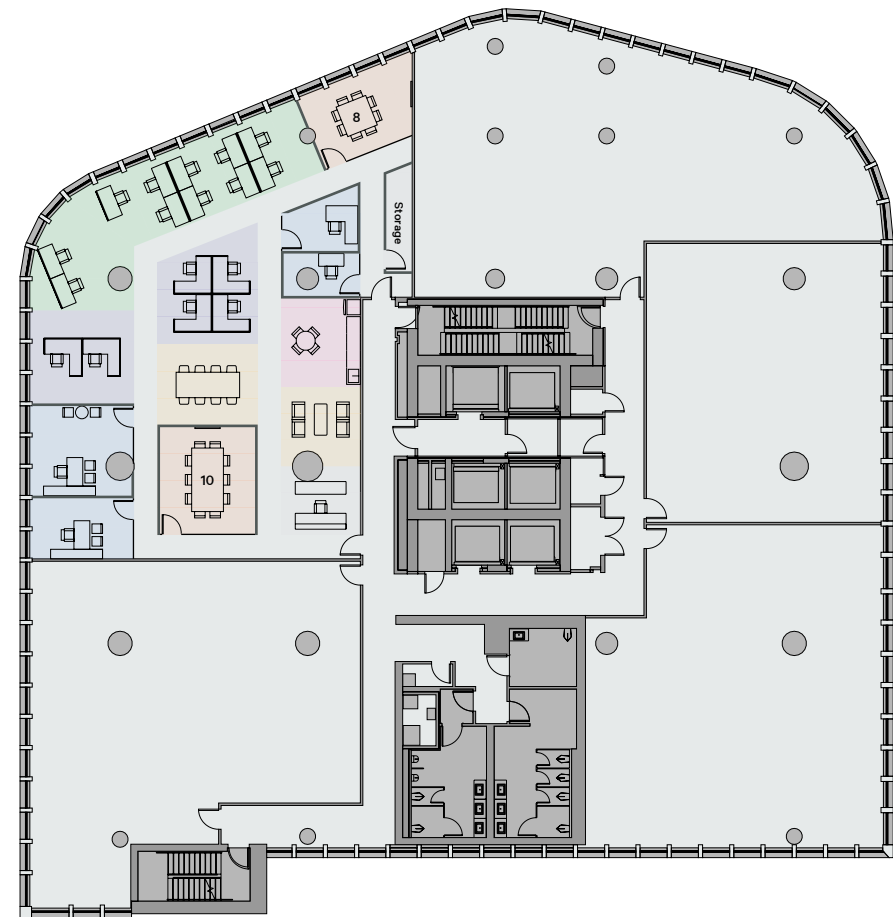
SUITE 404

Work Seats: 11
Collab Seats: 14



SUITE 402

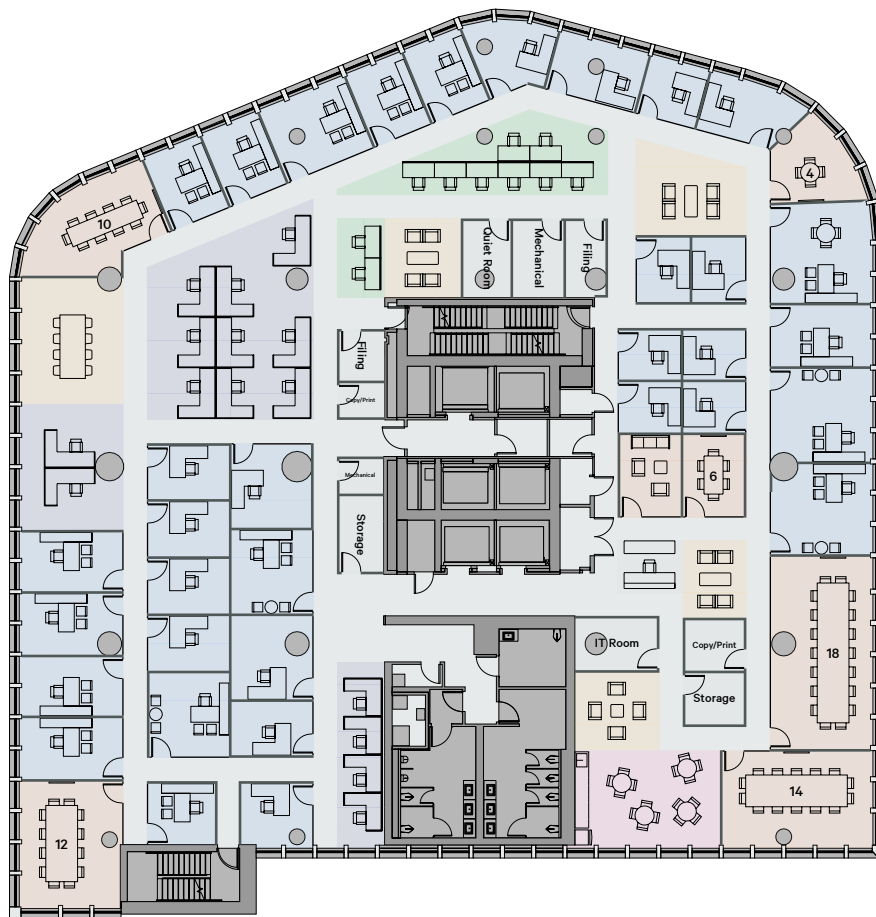
Work Seats: 20
Collab Seats: 30



ARTISTS' ALLEY SAMPLE TEST FITS

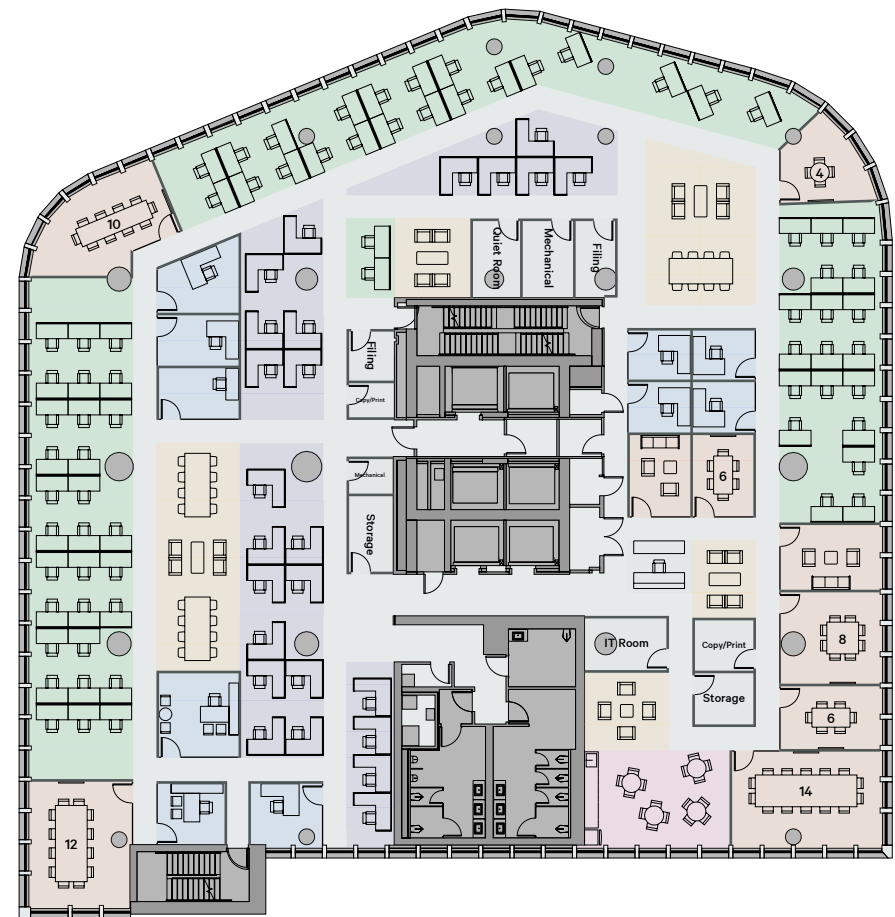
SUITE 408 (Option 1)

Work Seats: 59
Collab Seats: 93



SUITE 408 (Option 2)

Work Seats: 106
Collab Seats: 114



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

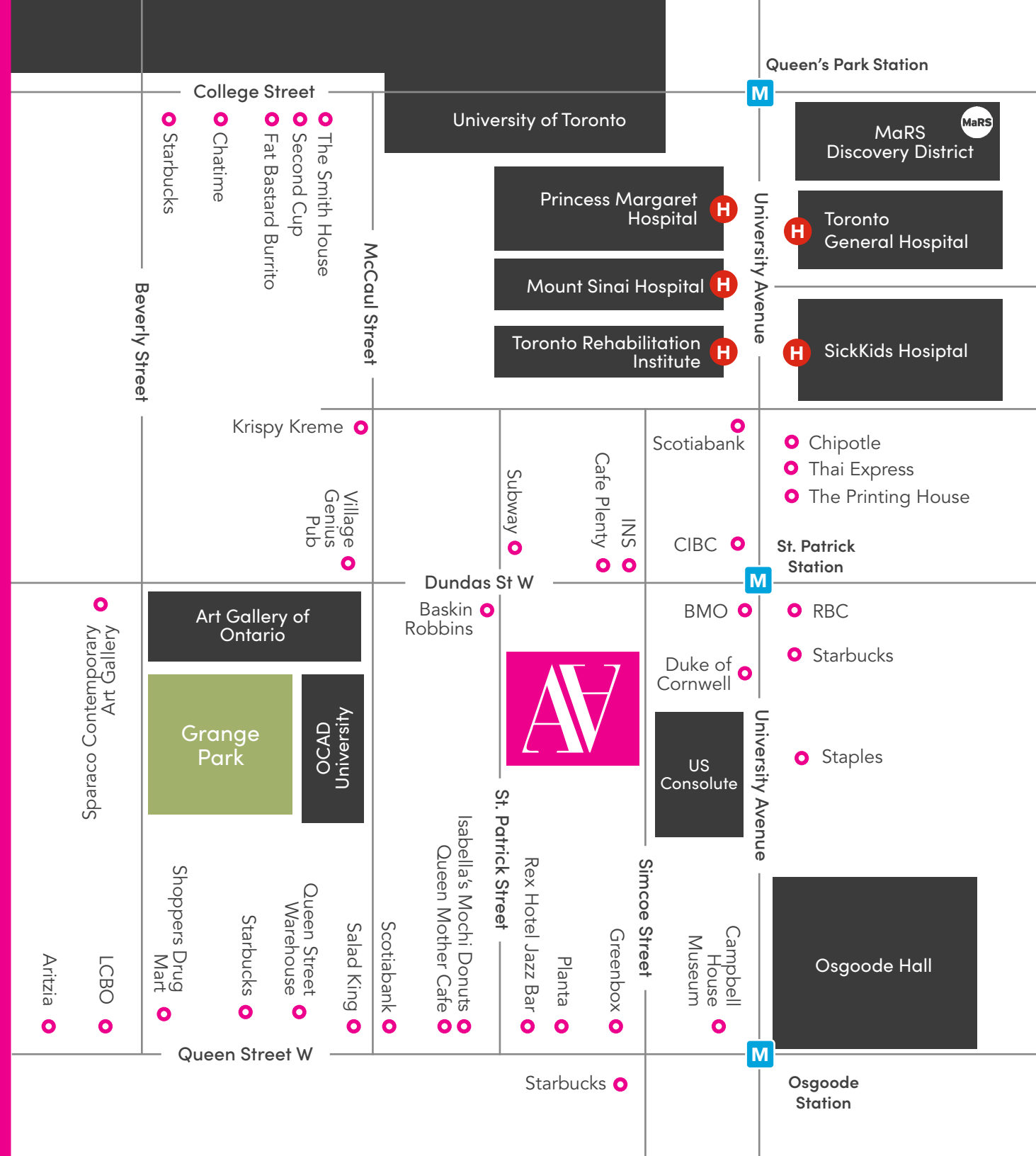


Transit Score

98



Bike Score





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