

65

QUEEN  
STREET  
WEST

Kipling



# Welcome to the Iconic Thomson Building

## 65 Queen Street West

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**PATH connected office space  
for lease in the financial core**

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# Building Highlights



190,000 square foot office tower, across 24 floors



Close proximity to Toronto Eaton Centre, Yonge-Dundas Square, restaurants, shops and entertainment options



Located in the heart of Toronto's financial core on the southwest side of Queen and Bay Street



Small floor plates (7,800 sq. ft.) give small and medium tenants great exposure



Directly across from City Hall and Nathan Phillips Square, with connectivity to the PATH with underground access to the TTC subway system



First-class on-site property management with head office located directly in the building, 24 hour staffed security, 7 days per week



On-site amenities include: Tim Hortons, Mos Mos, Patties Express, Hakim Optical, and more!



PATH access to Queen, St. Andrew & Union transit stations.



# Stacking Plan

25	Tenanted			7,856
24	Tenanted			7,821
23	Tenanted			7,821
22	Tenanted			7,821
21	Tenanted			7,819
20	Tenanted			7,841
19	Tenanted			7,837
18	Tenanted			7,825
17	Tenanted			7,841
16	Tenanted			7,836
15	Tenanted		1503 Available Immediately 3,183 SF	7,837
14	Tenanted		1404 Available Immediately 1,008 SF   1410 Available Immediately 1,338 SF	7,837
12	1210 Available Immediately 1,027 SF	1230 Available Immediately 1,056 SF	1220 Available Immediately 979 SF   Tenanted	7,837
11	Tenanted			7,838
10	Tenanted			7,837
9	Tenanted		910 - Available (1-Mar-26) 1,846 SF	7,836
8	800 Available Immediately 7,838 SF			7,838
7	Tenanted			7,838
6	600 - Available (1-Feb-26) 1,960 SF	615 - Available (1-Jan-26) 2,260 SF	Tenanted	7,839
5	500 Available Immediately 2,190 SF	Tenanted		7,830
4	Tenanted		410 Available Immediately 1,262 SF   Tenanted	7,838
3	Tenanted	301 Available Immediately 1,218 SF	302 Available Immediately 1,156 SF   Tenanted	7,836
2	Tenanted		210 Available Immediately 839 SF   Tenanted	7,837

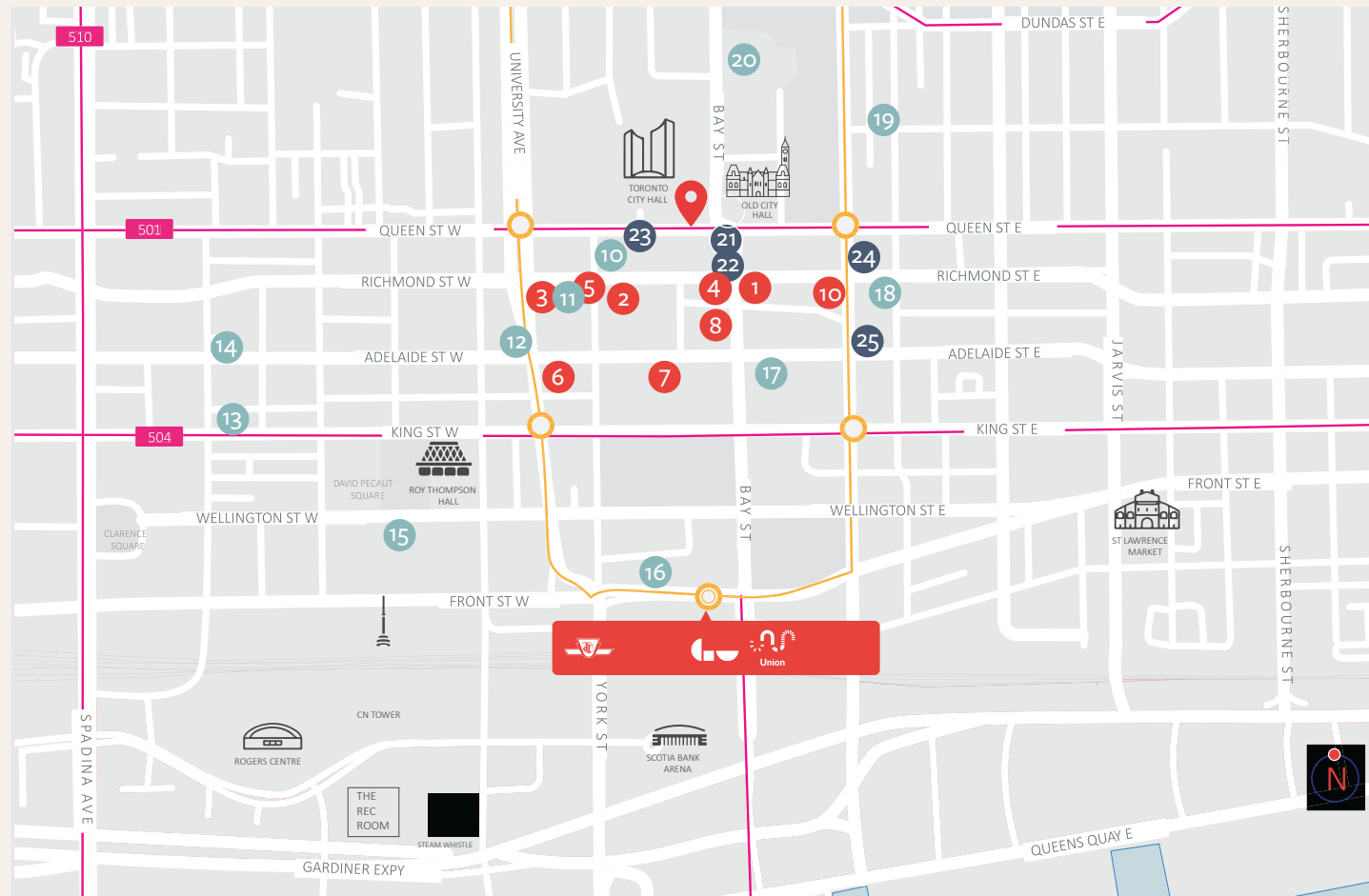


# Location

Welcome to 65 Queen Street West! Here, you'll find a range of small, medium and full-floor suites available. Enjoy convenient underground access to Hudson's Bay, Sheraton Centre the beautiful North view of Nathan Phillips Square, Old City Hall, and Bay Street.



# Vibrant Street-Level Presence

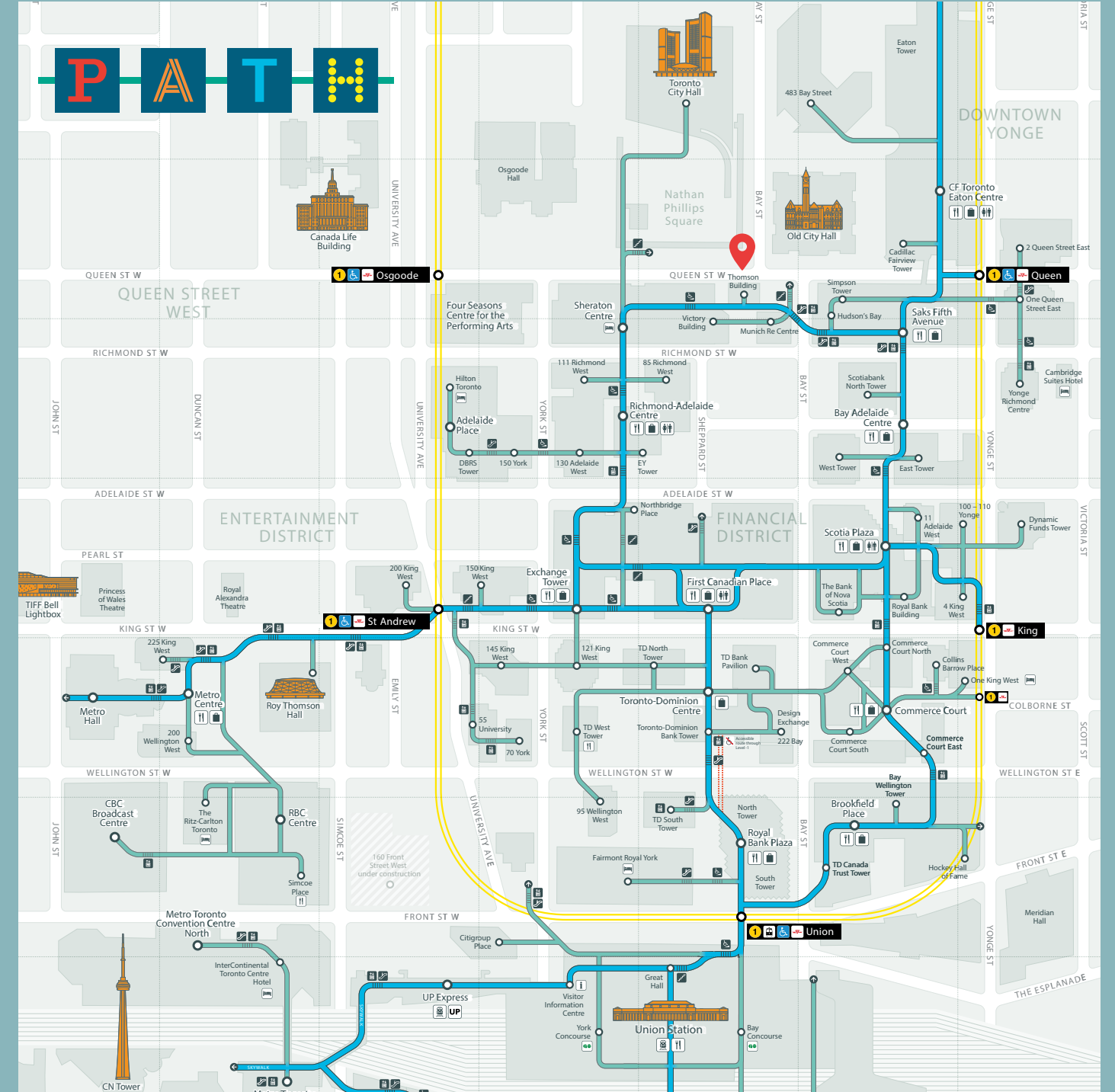


**LEGEND**

<b>1</b> Hy's Steakhouse	<b>8</b> Locale Mecatto	<b>15</b> The Ritz-Carlton	<b>22</b> Scotia Bank
<b>2</b> Chef's Hall	<b>9</b> Sunset Grill	<b>16</b> Fairmont Royal York	<b>23</b> BMO
<b>3</b> Ruth's Chris Steak House	<b>10</b> Sheraton Centre	<b>17</b> The St. Regis	<b>24</b> CIBC
<b>4</b> Daphne	<b>11</b> Hilton Toronto	<b>18</b> Cambridge Suites	<b>25</b> HSBC Bank
<b>5</b> Volos Restaurant	<b>12</b> Shangri-La Hotel	<b>19</b> Pantages Hotel	
<b>6</b> Pizzeria Libretto	<b>13</b> Hyatt Regency	<b>20</b> Marriott Downtown	
<b>7</b> Cactus Club Cafe	<b>14</b> Metropolis Suites	<b>21</b> TD Canada Trust	

— TTC STREET CAR — TTC YONGE-UNIVERSITY SUBWAY

# Abundant PATH-Level Convenience



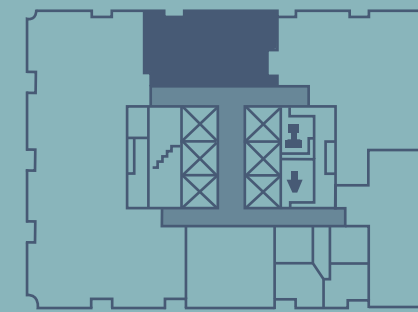
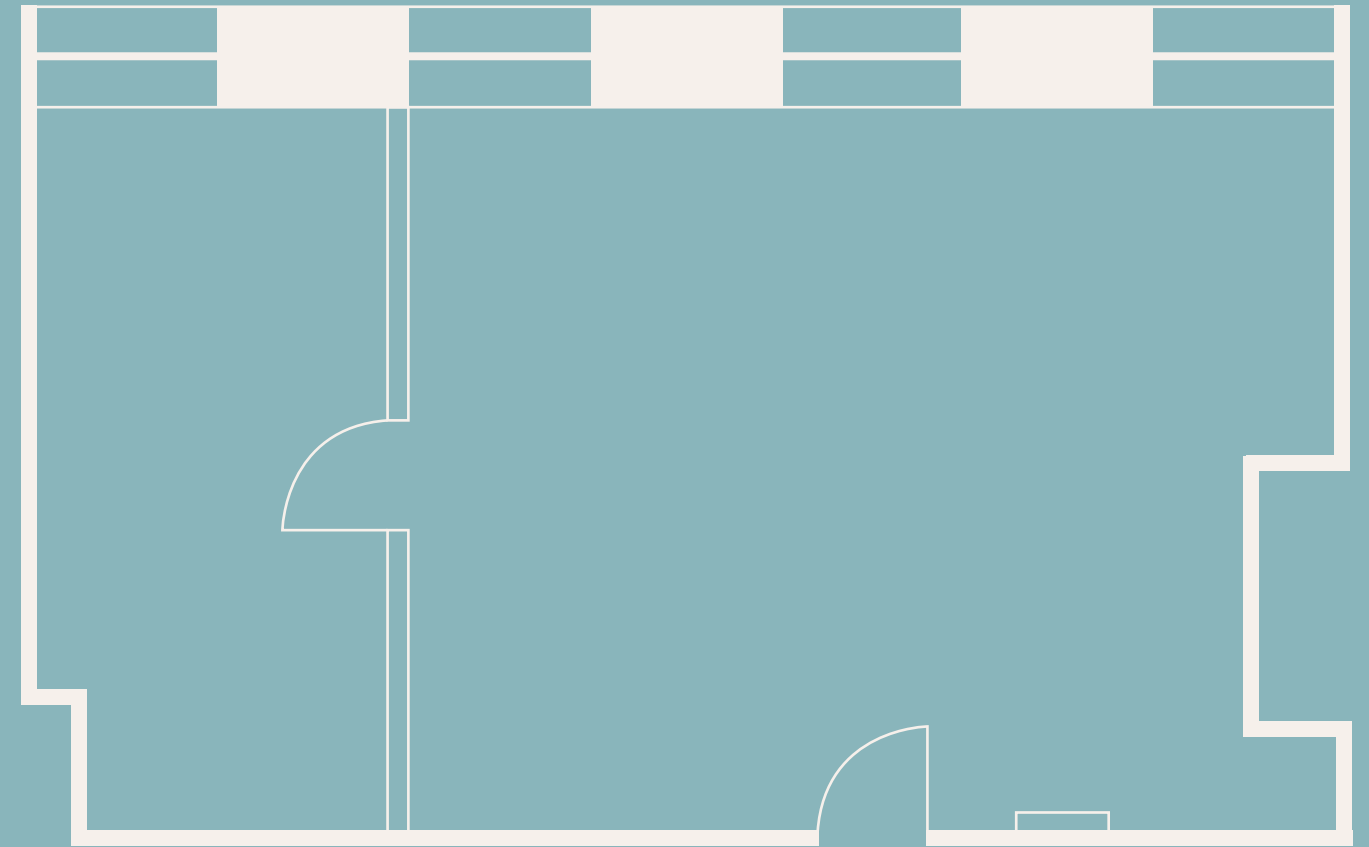
# Suite 210 | 839 SF



- Open concept with Northbound views
- Direct elevator exposure: extremely rare at this size!
- Built-out efficiently with one boardroom and open area
- Available Immediately



Virtual Tour

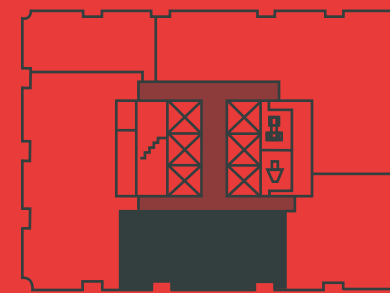
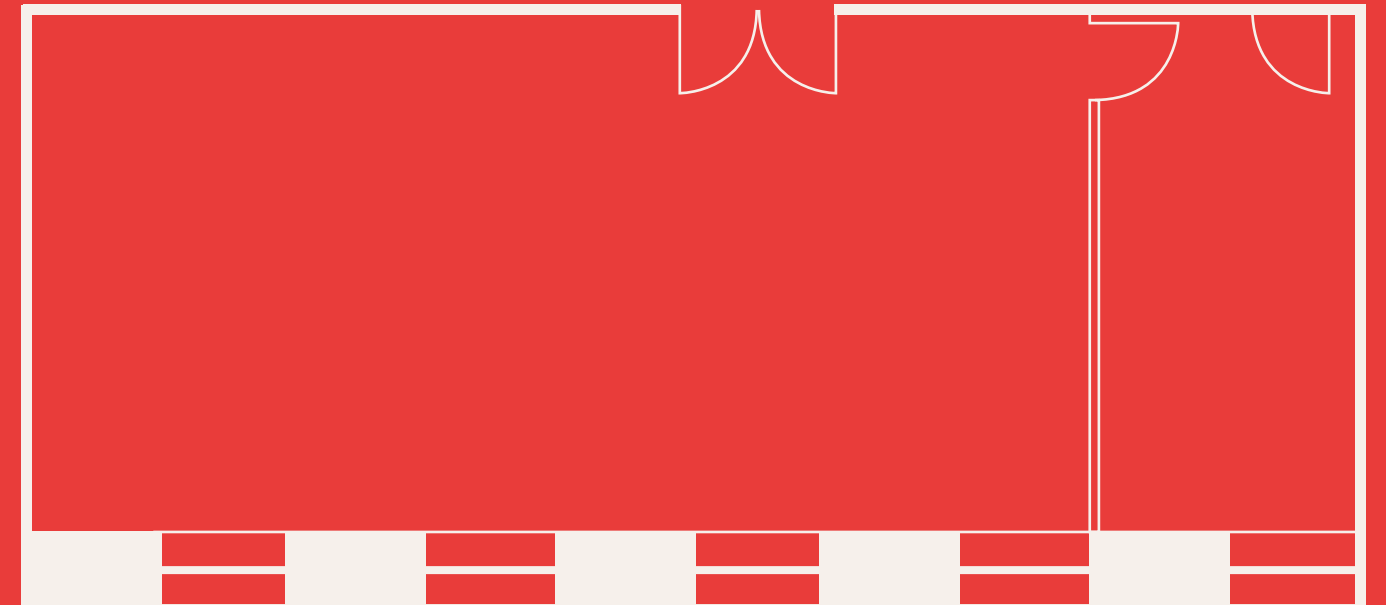


KEY PLAN

# Suite 301 | 1,218 SF



- South-facing executive office
- Elevator exposure with double door entrance: extremely rare at this size!
- Available: Immediately

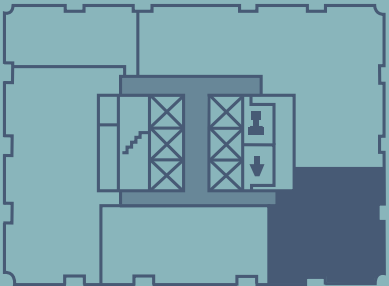
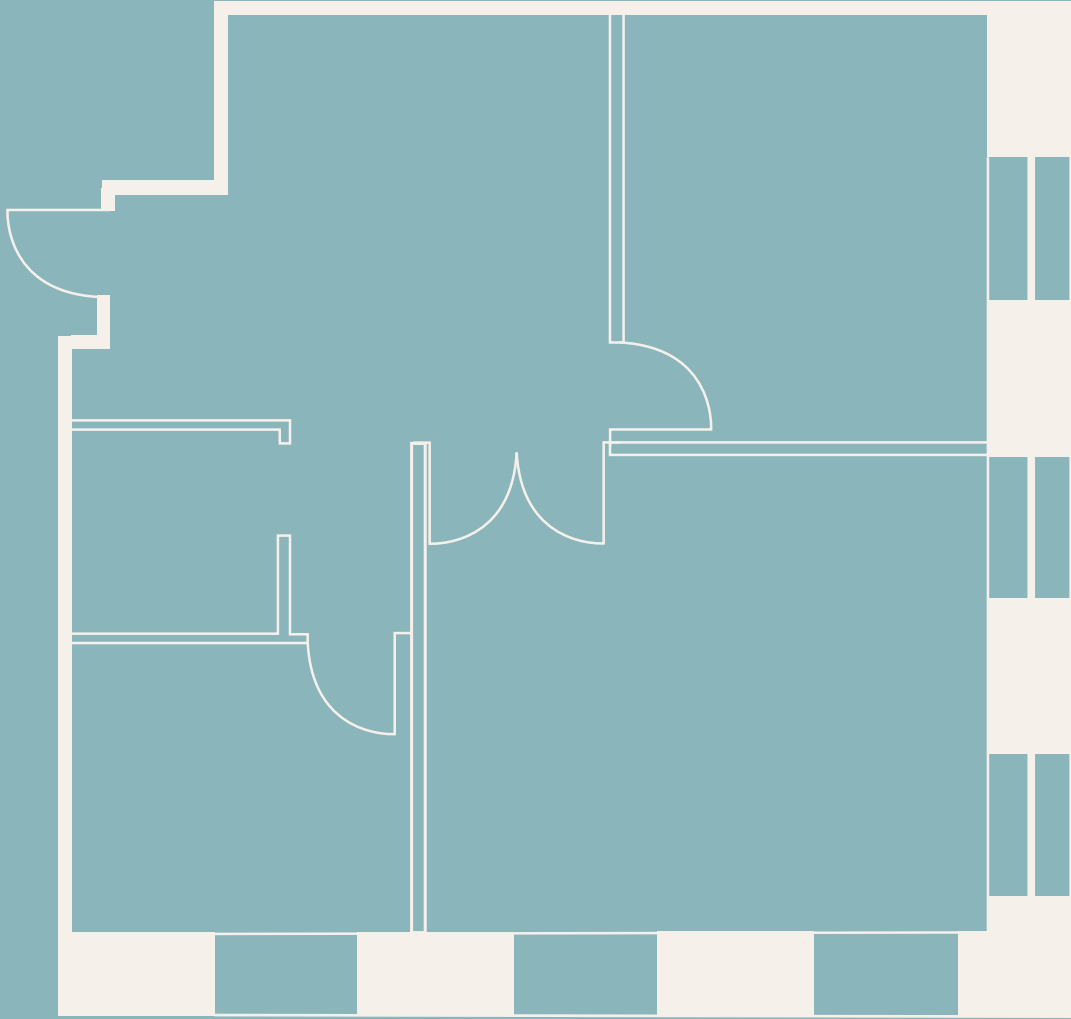


KEY PLAN

# Suite 302 | 1,159 SF



- South-east corner suite with views of Bay Street
- Large corner office with two additional smaller offices and a kitchenette
- Available: Immediately



KEY PLAN

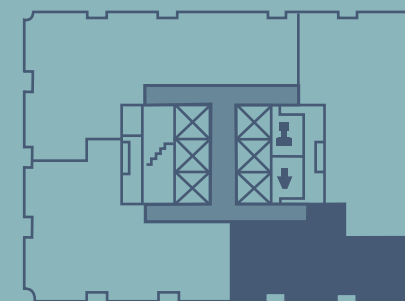
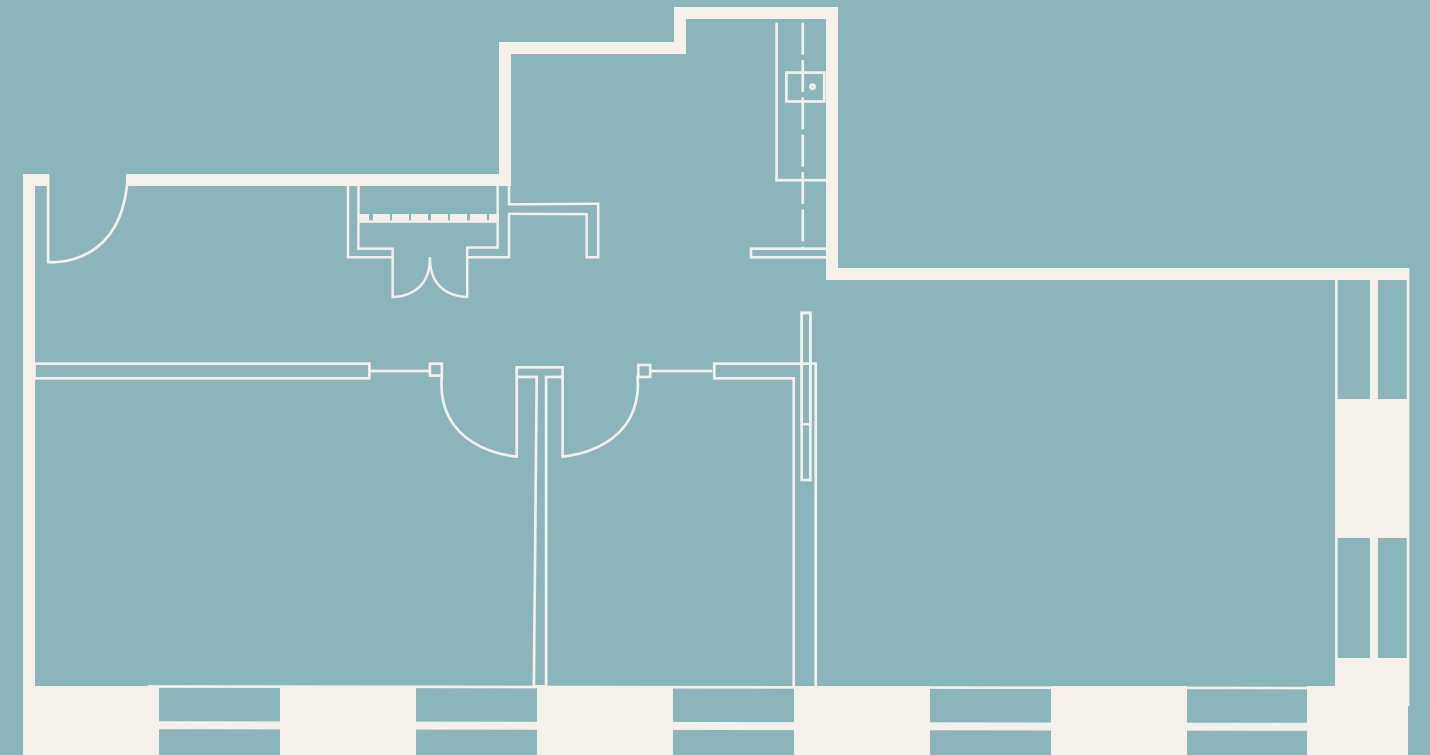
# Suite 410 | 1,262 SF



- South-East unit
- Built-out with two private offices, a kitchenette and open area
- Available: Immediately



Virtual Tour

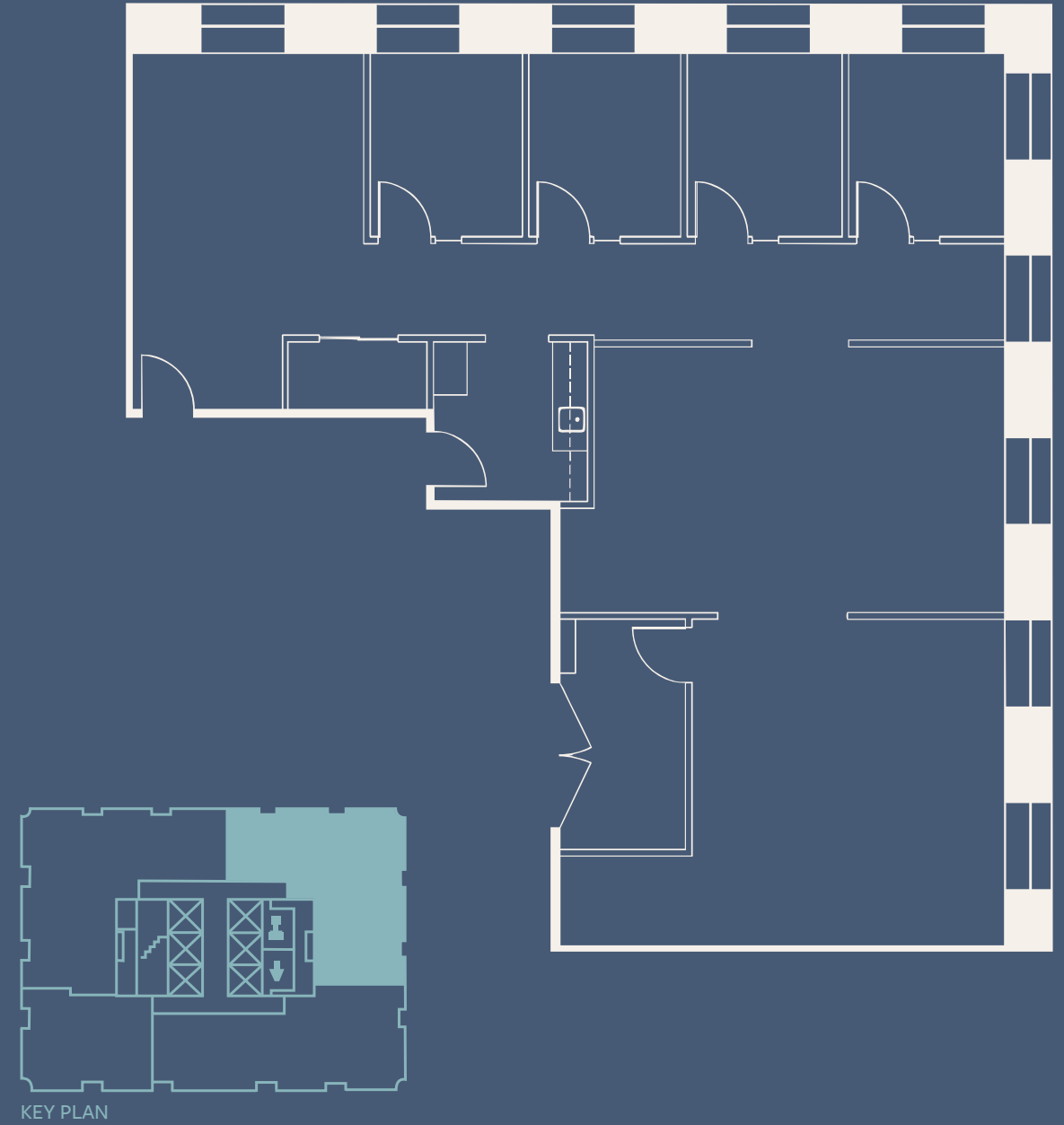


KEY PLAN

# Suite 500 | 2,197 SF



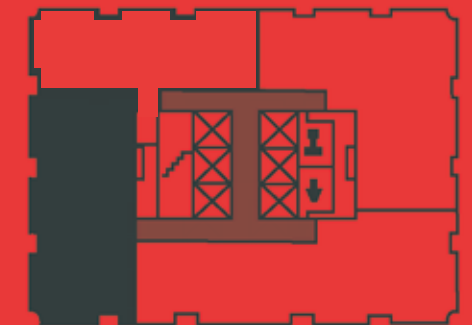
- North-East unit with expansive views of Bay Street and City Hall
- Built-out with four private offices, a kitchenette and open area
- Available: Immediately



# Suite 600 | 1,960 SF



- Built out with five private offices, open area and a kitchenette
- Scenic, unobstructed westbound views with abundant natural light
- Available February 1, 2026

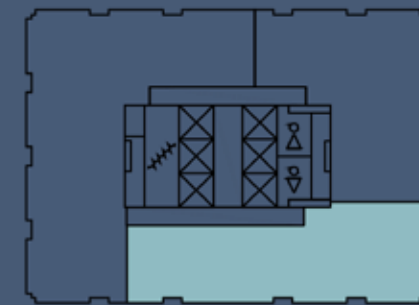
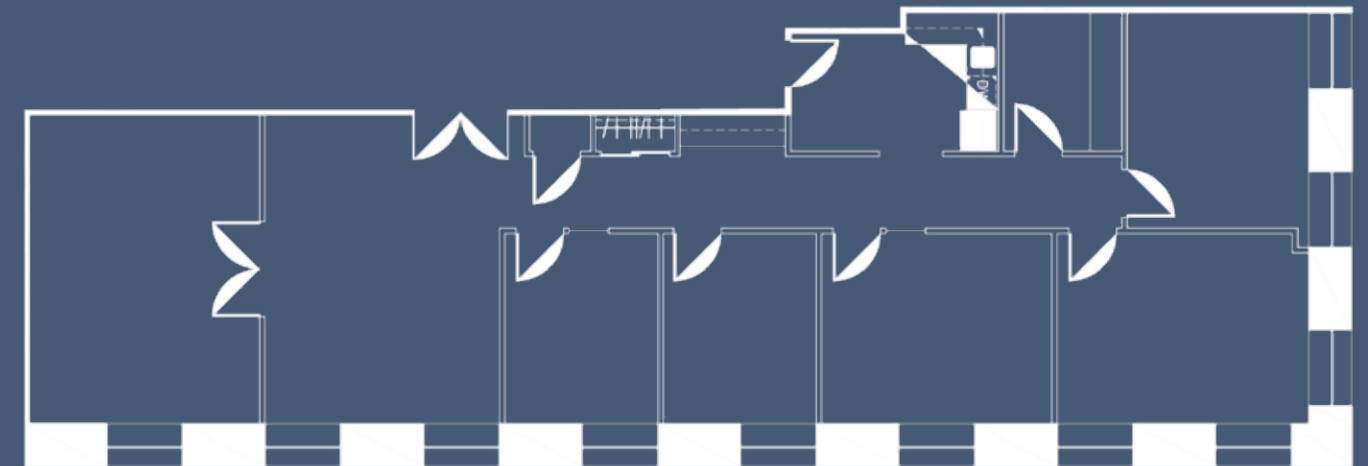


KEY PLAN

# Suite 615 | 2,260 SF



- Stunning, move-in ready buildout with glass boardroom, five private offices and a kitchenette
- Ideal layout for legal and financial services
- Available January 1, 2026
- Direct elevator exposure with glass entry – rare for this size!



KEY PLAN

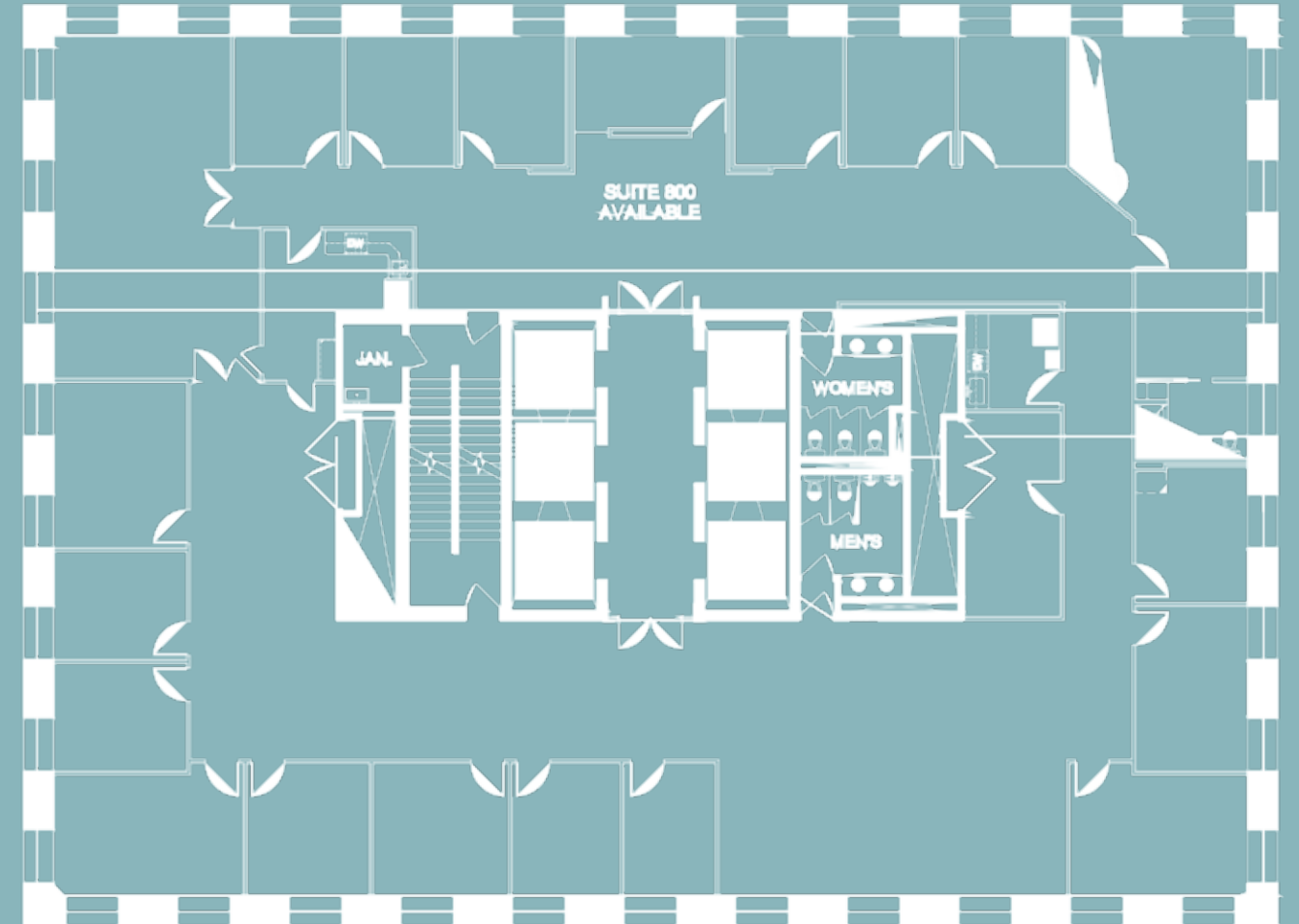
# Suite 800 | 7,838 SF



- Built out with 17 private offices, a large boardroom, a meeting room, private in-suite washroom, open area and stunning reception and lounge areas
- Full floor opportunity with high-end buildout
- Available immediately



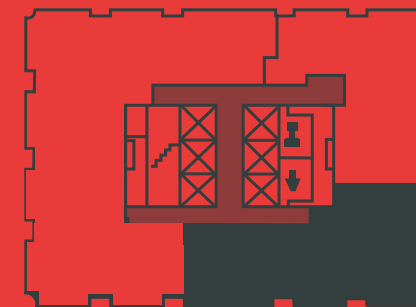
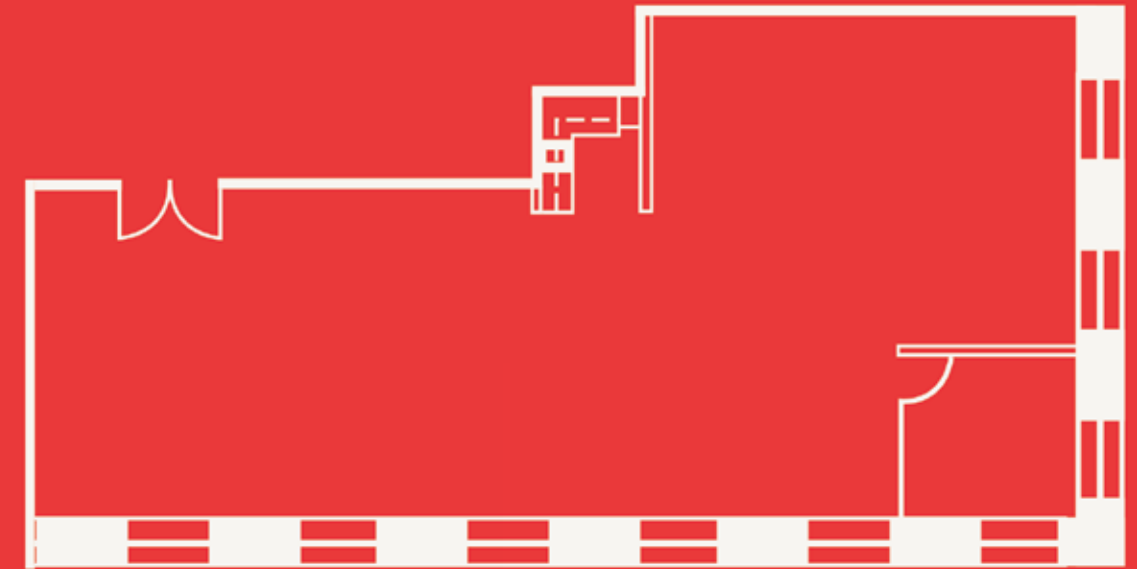
Virtual Tour



# Suite 910 | 1,846 SF



- High-end open-concept space with one private office and a kitchenette
- Direct elevator exposure with double-glass doors - rare for this size!
- Available March 1, 2026

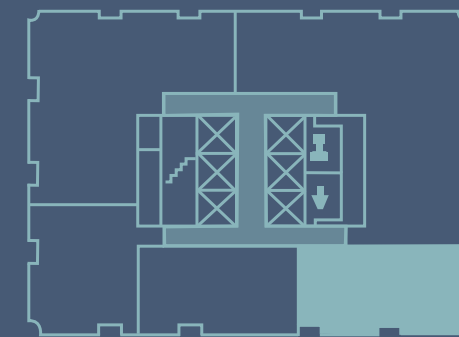
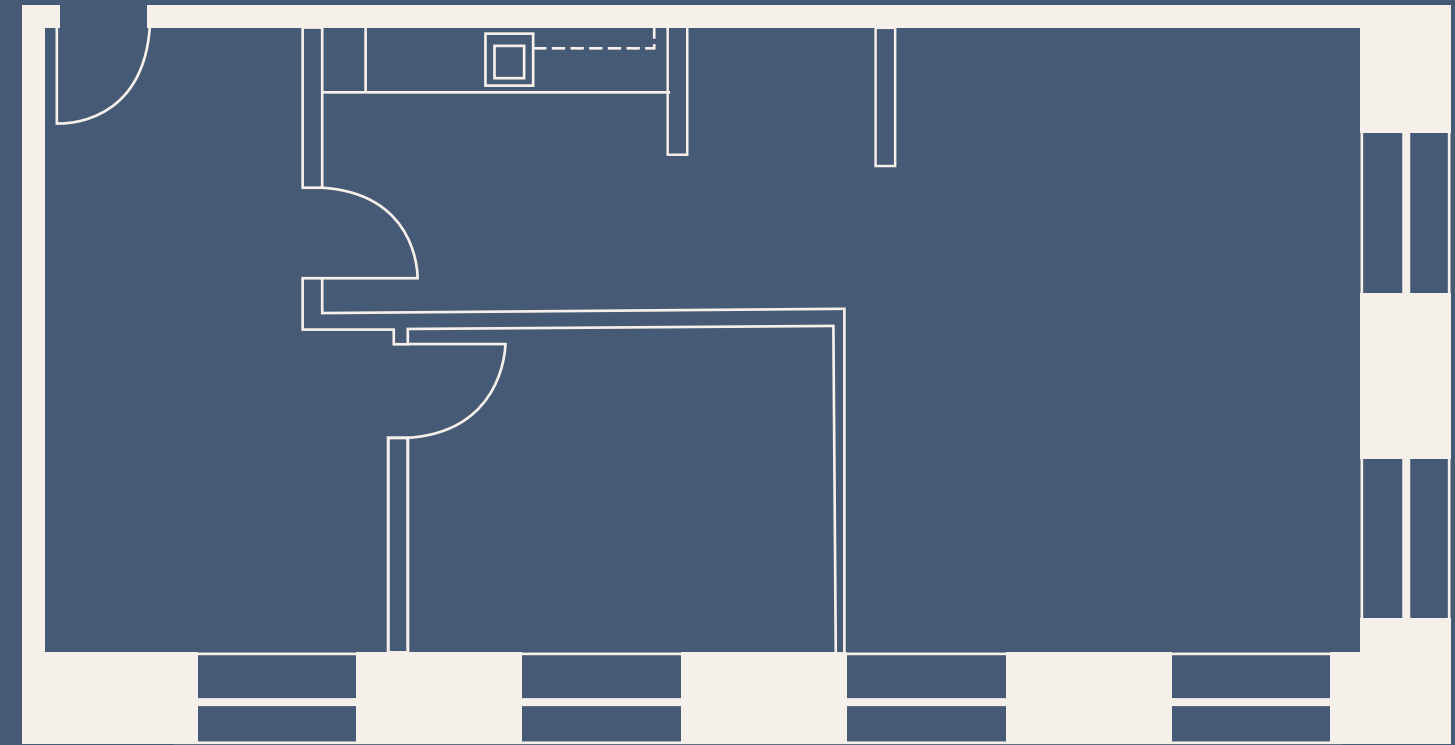


KEY PLAN

# Suite 1210 | 1,027 SF



- Bright space
- Kitchenette in place
- Available: Immediately

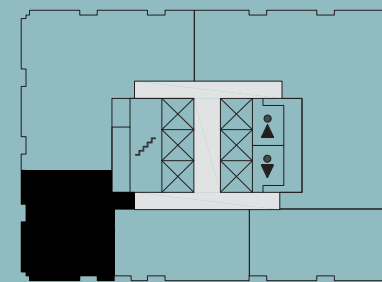
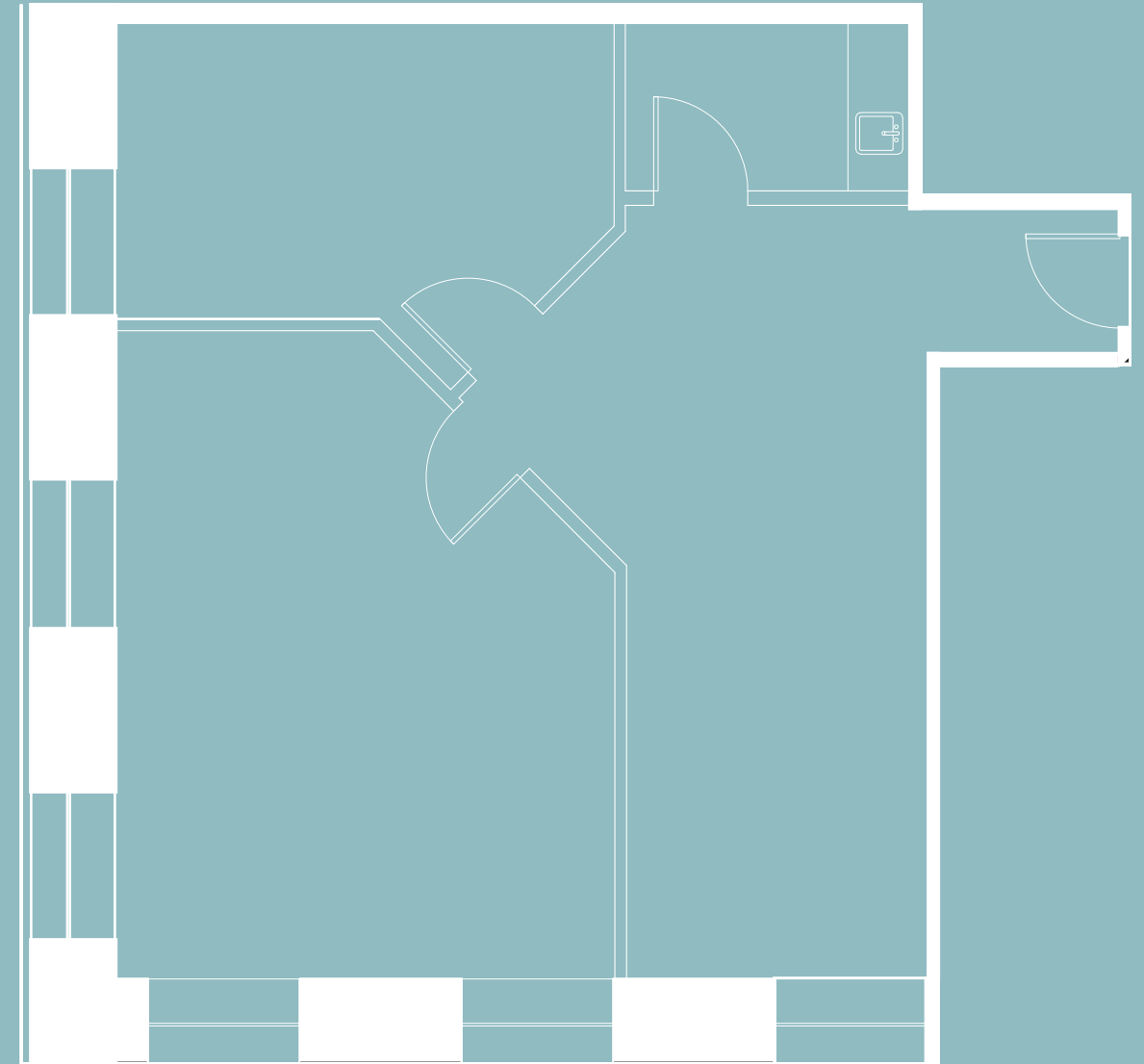


KEY PLAN

# Suite 1220 | 1,056 SF



- Efficient corner unit with fantastic natural light
- Built out with one kitchenette, an enclosed bullpen and a boardroom/executive office
- Available September 1, 2025

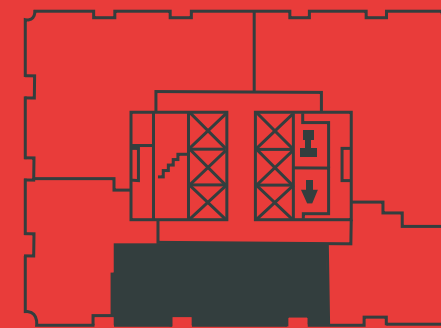
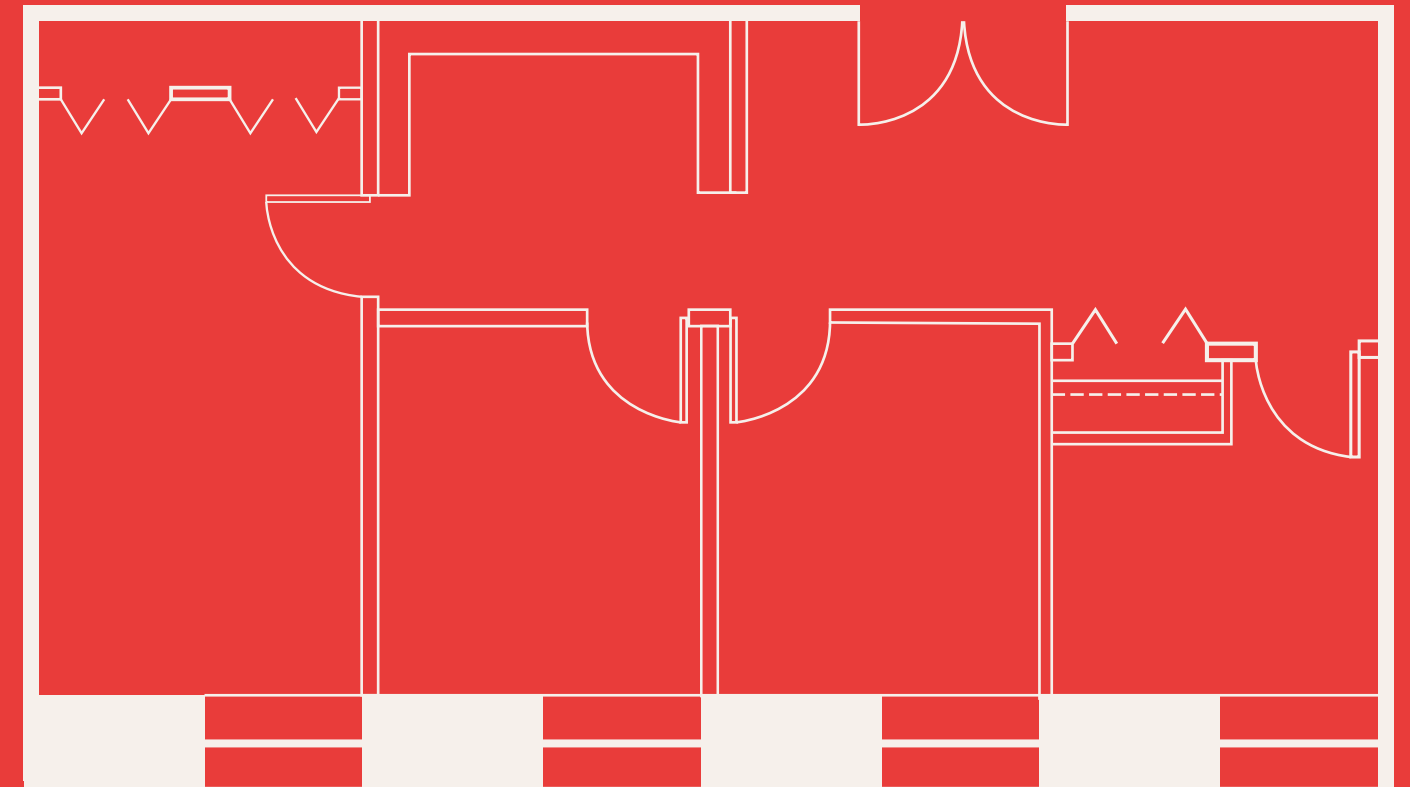


KEY PLAN

# Suite 1230 | 979 SF



- Built-out with three offices and one boardroom
- Great for small law firm or financial advisor
- Available: Immediately

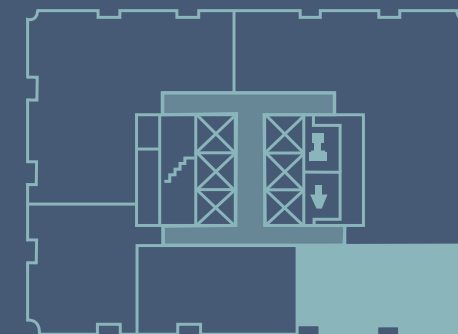
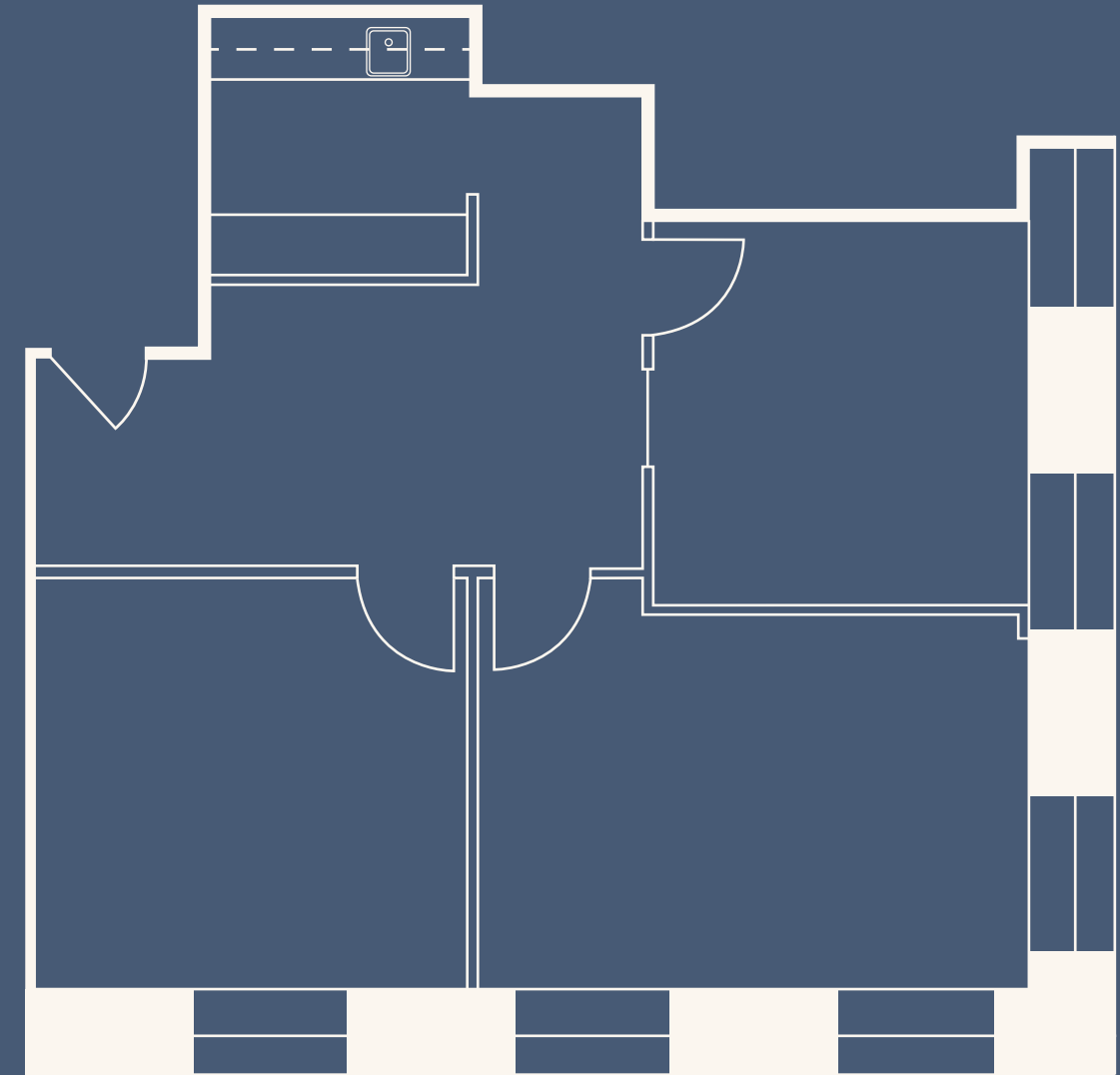


KEY PLAN

# Suite 1404 | 1,008 SF



- Bright, efficient space with high quality leasehold improvements
- Exceptional corner unit with three executive offices and a kitchenette
- Can be combined with Unit 1410 for 2,346 sf
- Available April 1, 2025

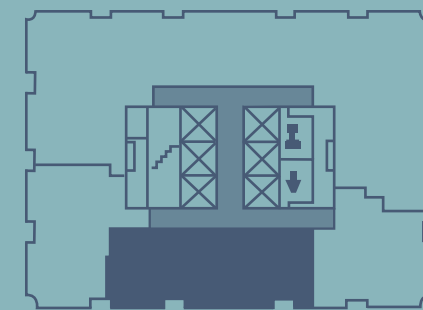
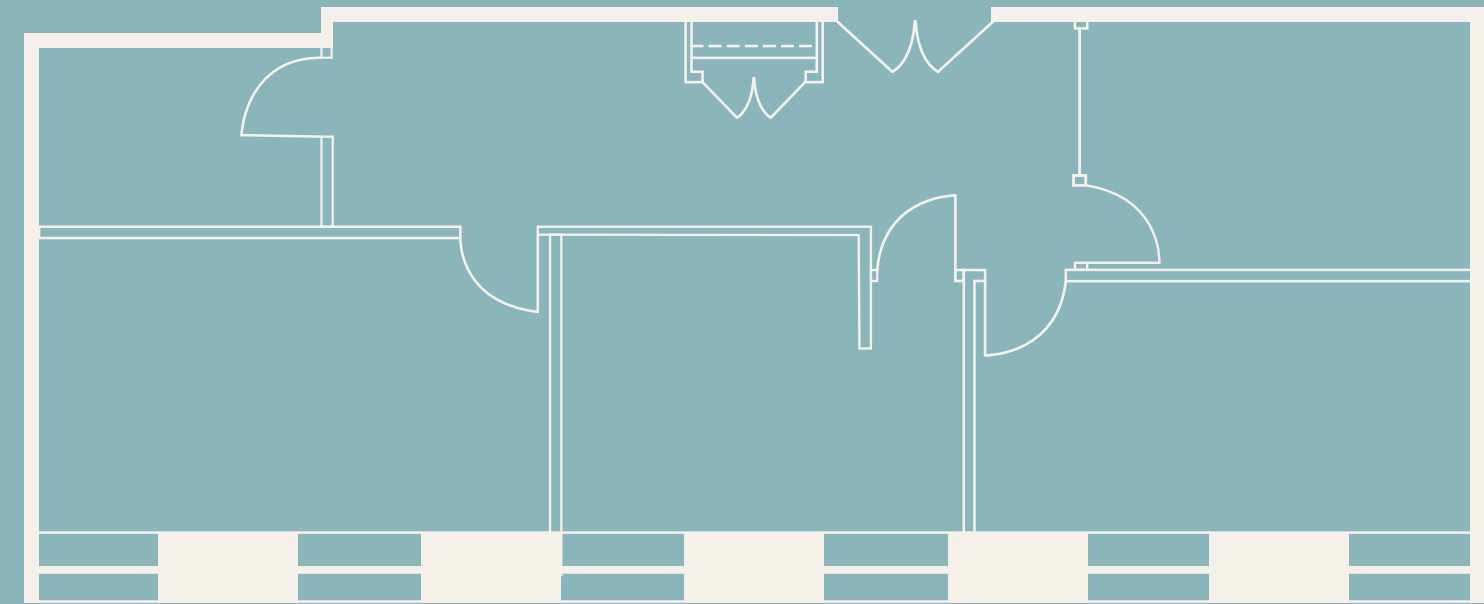


KEY PLAN

# Suite 1410 | 1,338 SF

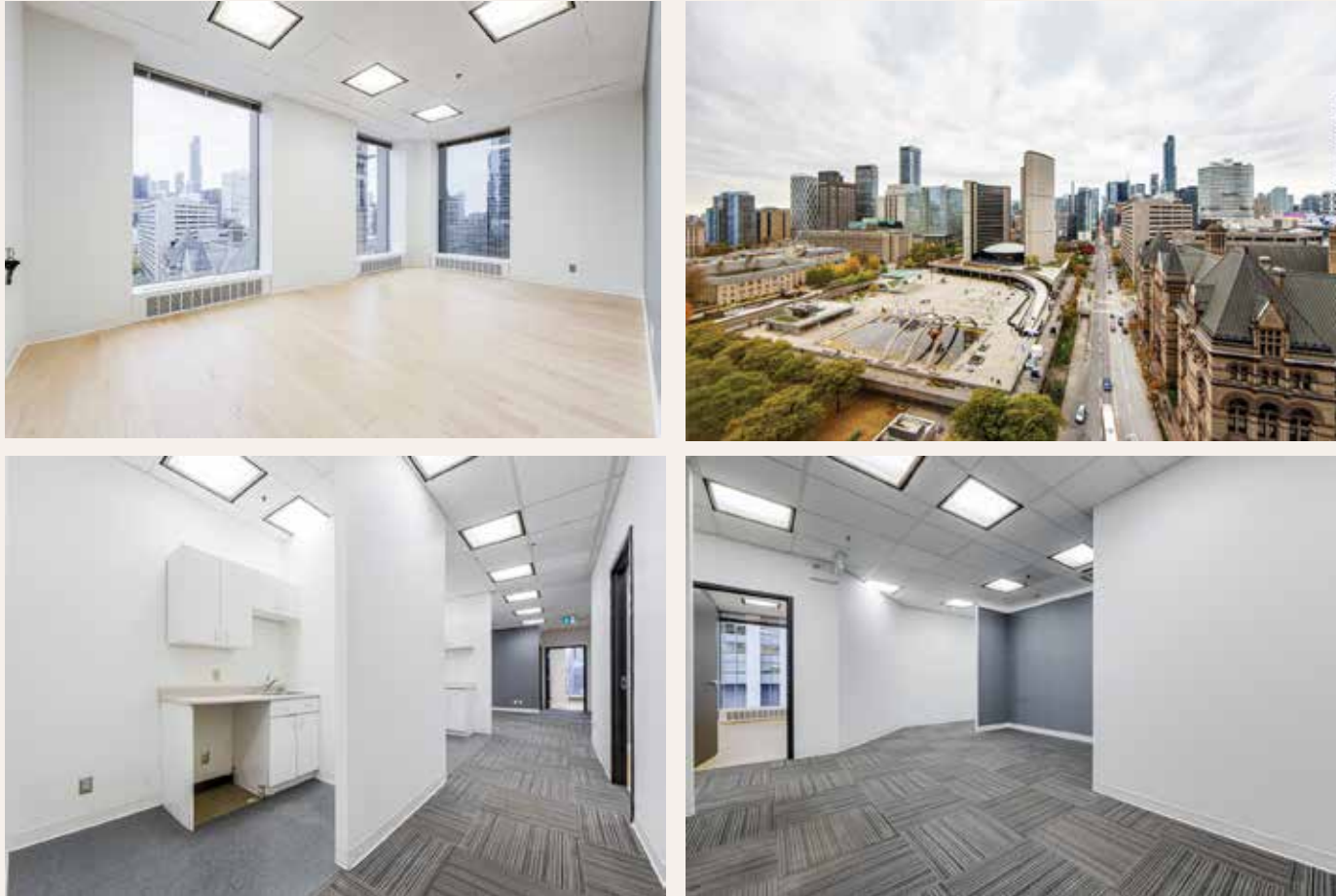


- Built-out with boardroom, two offices and reception area
- Available: Immediately



KEY PLAN

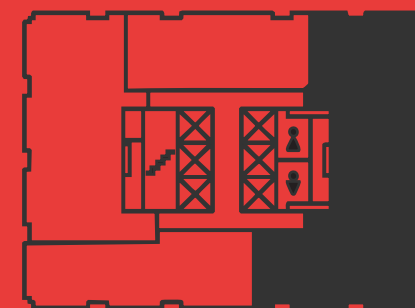
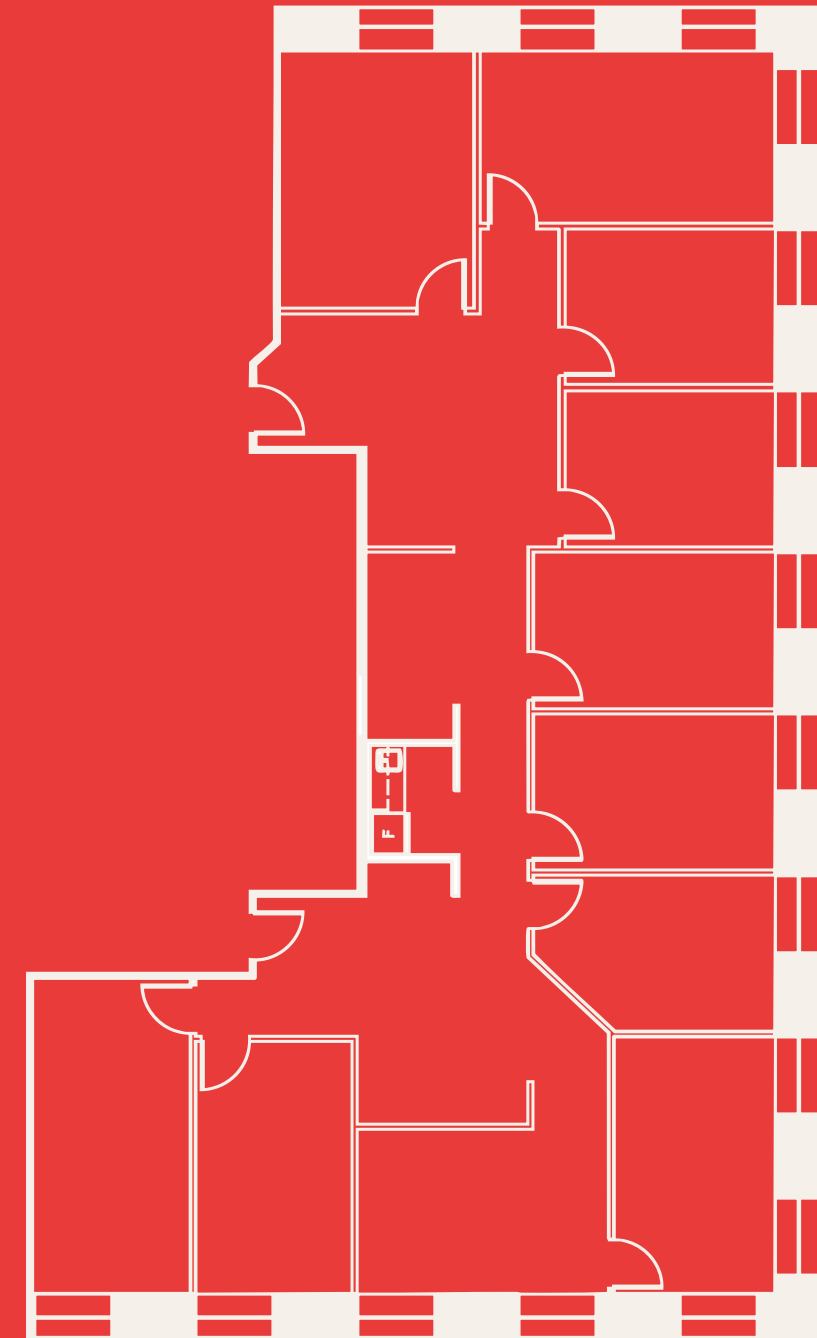
# Suite 1503 | 3,183 SF



- High-efficiency space ideal for legal or finance tenants
- Built-out with nine private offices, a meeting room, reception area, kitchenette and workstation area
- Great natural light with three sides of building exposure, including vast northbound views of Old City Hall



Virtual Tour



KEY PLAN



# Building Specifications

## **BUILDING DESCRIPTION**

Constructed in 1970, 65 Queen Street West (Thomson Building) is a 190,000 square foot office tower, complete with 24-storeys, one mechanical penthouse floor and two underground basement levels with storage units available. The small floor plates of 7,800 square feet offer great exposure to smaller tenancies.

Located in the heart of Toronto's financial core on the southwest side of Queen and Bay Street, 65 Queen Street West is situated across from City Hall and Queens Park, providing direct connectivity to the PATH and underground access to the TTC subway system. The building is also in close proximity to Toronto Eaton Centre, Yonge-Dundas Square, and a selection of restaurants and other amenities.

The building provides 24 hour manned security, 7 days per week, and the on-site operations team is available to immediately address any building or tenant related issues.

## **MECHANICAL**

The building is cooled by two (2) 480 ton chillers and heating is steam supplied by Enwave. Constant air volume (CAV) with one (1) interior zone and two (2) perimeter zones. Perimeter zones have the capability of one (1) thermostat for each induction unit, located at each window. Air is humidified during heating season. BAS System, Johnson Controls Facility Explorer DDC System installed in 2017.

HVAC hours of operation: 7:00 a.m. to 6:00 p.m., Monday to Friday. MERV-13 air filters reduce air contaminants throughout.

## **SUSTAINABILITY**

Peak Power's temperature, humidity and CO2 sensors are installed through the building to support building energy efficiency, environmental sustainability, air quality and tenant comfort. Additionally, these sensors help the building to identify additional energy reduction opportunities.

## **BACKUP POWER**

Building has a 500 KW/625KVA Cummins Diesel Generator

## **ELECTRICAL**

347V/600 amp service (2017).

## **SHIPPING/RECEIVING**

Shipping/Receiving: Underground off Richmond Street, North side, just West of Bay Street.

## **LIFE SAFETY SYSTEM**

Life Safety Systems include fully sprinklered premises and common areas throughout the building.

## **TELECOMMUNICATION**

Fiber optic wiring available on-site. Internet providers include Beanfield, Rogers, Bell, Globalive Wireless and TeraGo.

## **SECURITY**

The building provides 24 hour manned security, 7 days per week. A state of the art closed circuit camera/television system records activity at several key points throughout the building.

## **BICYCLE RACKS**

Building provides nine (9) bicycle racks on the east side of the building, accommodating approximately eighty (80) bicycles.

## **ELEVATORS**

Six (6) destination dispatch passenger elevators for general passenger use, one (1) provides access to the underground levels and PATH system.

## **AMENITIES**

On-site amenities include: Tim Hortons, Mos Mos, Patties Express, Hakim Optical, RBC ATM. Steps away from Toronto Eaton Centre, City Hall & Nathan Phillips Square, Old City Hall, Osgoode Hall, and much more.

## **SAFETY, HEALTH AND WELLBEING**

The common washrooms are equipped with "Door Wave" touch-less door opening, touch-less faucets and hand towel dispensers. The main access and lobby doors open with touch-less motion sensor technology. Destination Dispatch elevator kiosks on all floors has reduced elevator touch-points by 50%.