



315 QUEEN ST WEST

TORONTO, ON

NEWMARK



- 13,339 SF OF PLUG & PLAY OFFICE SPACE AVAILABLE FOR LEASE
- FULLY FURNISHED
- SIGNAGE OPPORTUNITY AVAILABLE

QUEEN STREET WEST *OVERVIEW*

Rare opportunity to occupy bright, character-filled office space in one of Toronto’s most culturally vibrant corridors. This four-storey, postmodern mid-rise — designed by Zeidler Roberts Partnership and situated within the Queen Street Heritage Conservation District — offers open, brightly lit floorplates connected by internal staircases.

The space offers an airy, loft-inspired aesthetic set against the energy of Queen West’s galleries, studios, and independent dining scene. Steps to the Queen streetcar and a short walk to Union Station, the building provides convenient access to the broader downtown core while keeping your team rooted in one of the city’s most dynamic neighbourhoods.

DEMOGRAPHICS

IN QUEEN WEST



59,912
POPULATION



\$117,700
AVG. INDIVIDUAL INCOME



37,165
HOUSEHOLDS



1.6
HOUSEHOLD SIZE



32
MEDIAN AGE

WALK SCORE



100 WALKER'S PARADISE



100 RIDER'S PARADISE



99 BIKER'S PARADISE

BUILDING *OVERVIEW*

PROPERTY ADDRESS

315 QUEEN STREET W

NET RENT

CONTACT LISTING BROKERS

AVAILABILITY

AFTER JANUARY 1, 2027

AVAILABLE AREA

FIRST FLOOR	668 SF
SECOND FLOOR	4,817 SF
THIRD FLOOR	3,910 SF
FOURTH FLOOR	3,944 SF
TOTAL AVAILABLE AREA	13,339 SF

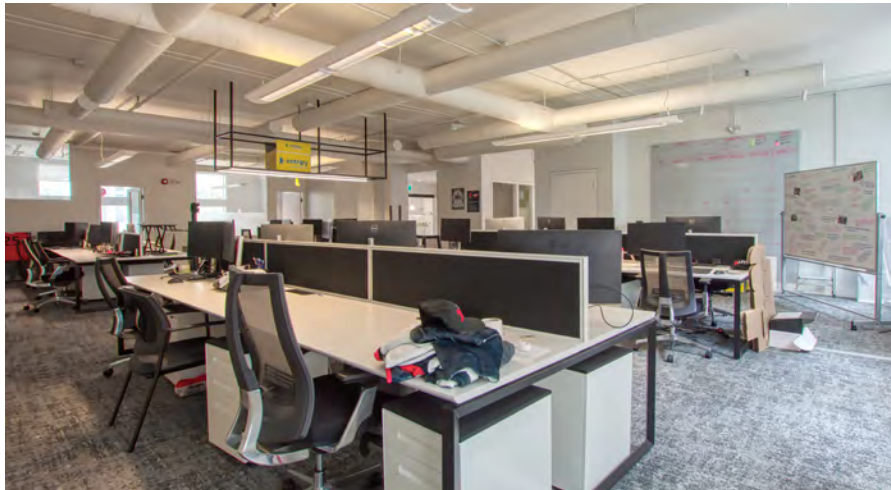
TMI (2025)

\$29.14 PSF

PROPERTY HIGHLIGHTS

- Four-storey boutique office building situated within the Queen Street West Heritage Conservation District
- Loft-inspired interiors with abundant natural light
- Recently renovated in 2021 and fully furnished
- Approximately 4,000 ft of basement space available for storage
- Six parking spaces available at the rear
- Dedicated washrooms
- Steps to the 501 Queen streetcar, 400m to Osgoode Station and approximately 1km to Union Station Surrounded by an extensive amenity base of restaurants, coffee shops, and fitness options within a 5-minute walk
- Located in one of Toronto’s most vibrant and culturally active corridors, adjacent to galleries, studios, and independent retail

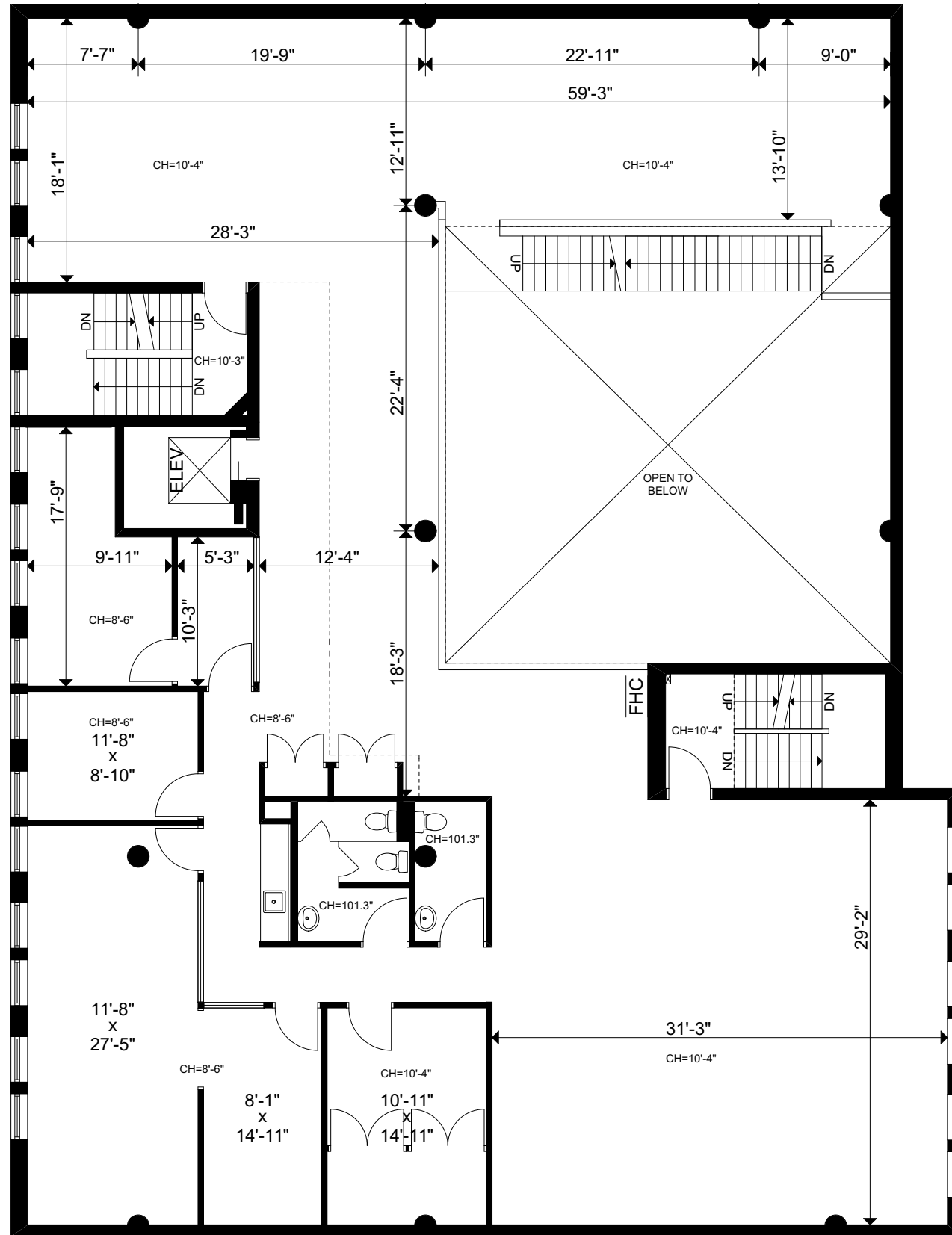
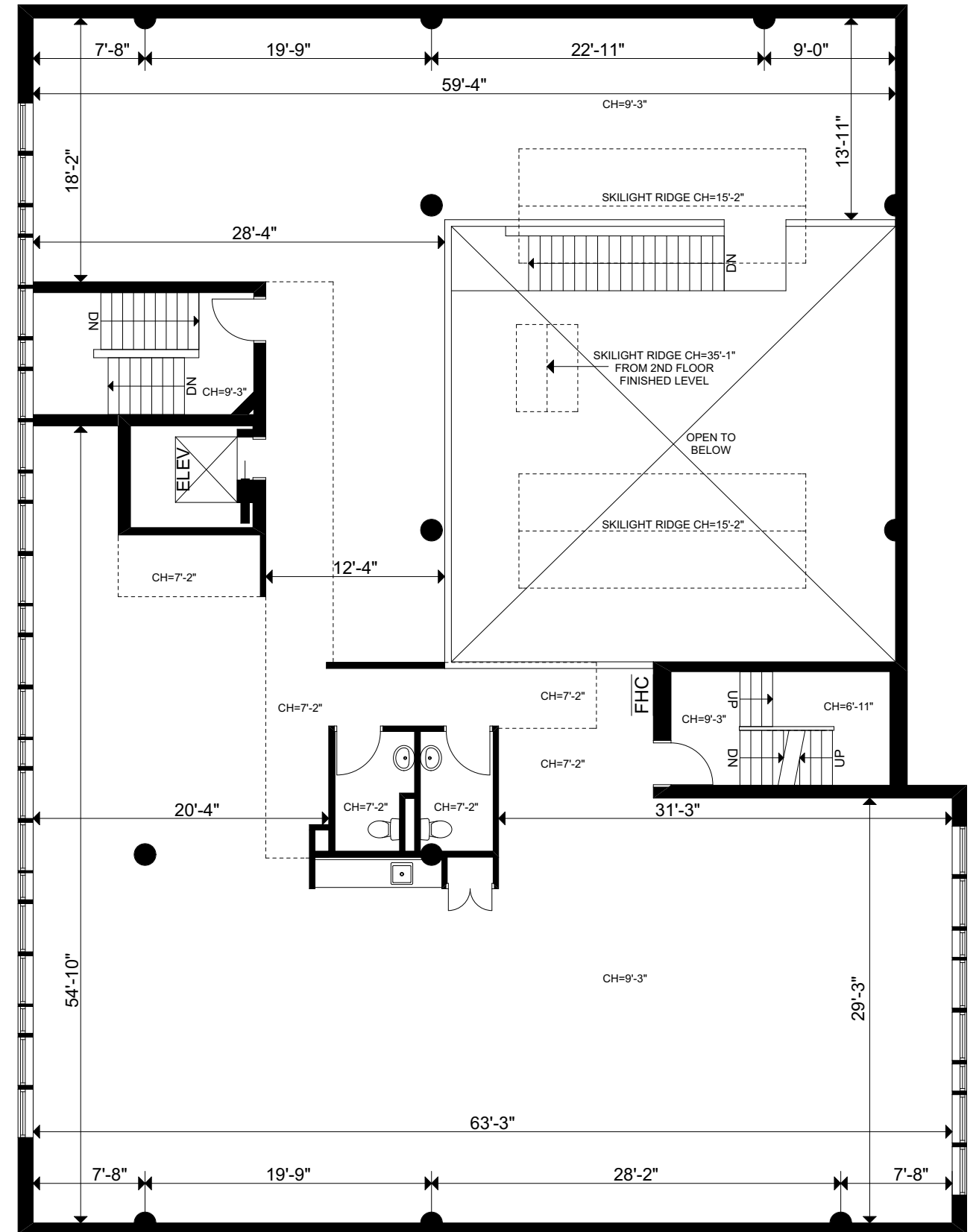


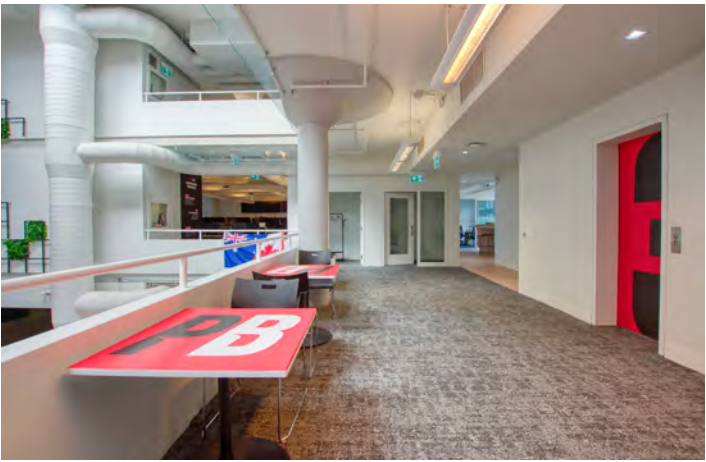
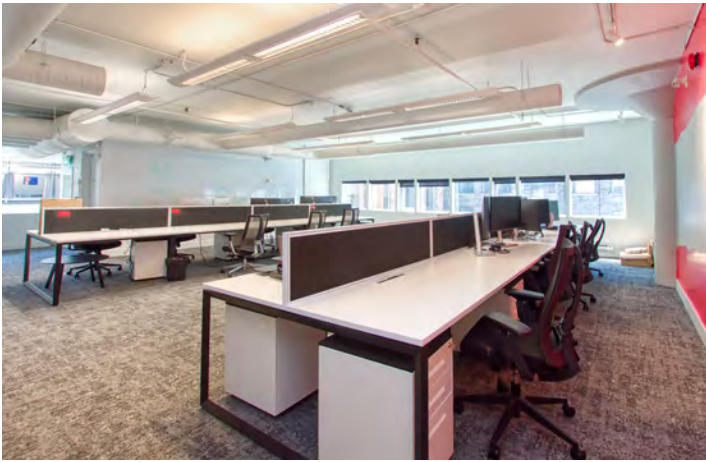
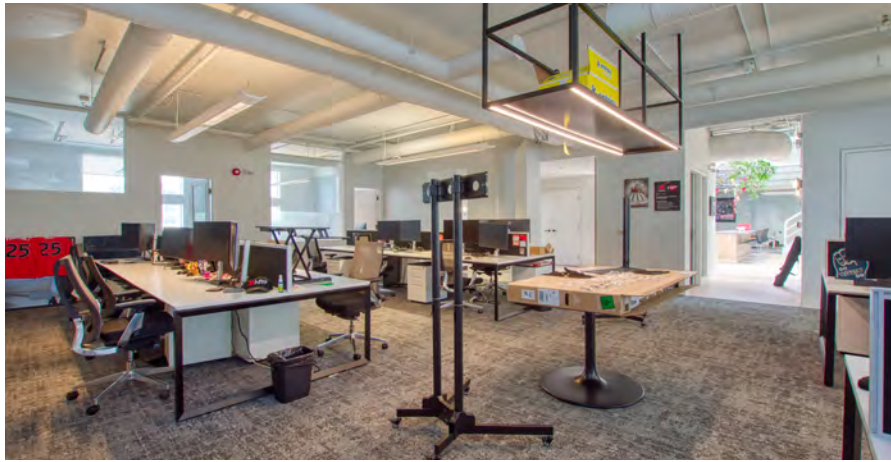


**FULLY
FURNISHED**





THIRD FLOOR | 3,910 SF**FOURTH FLOOR | 3,944 SF**



LOCAL AMENITIES & TRANSIT



RESTAURANTS

- 1 Brasa Peruvian Kitchen
- 2 Alpha’s Shawarma
- 3 Queen Mother Cafe
- 4 Ikkousha Ramen
- 5 Peter Pan Bistro
- 6 Score on Queen
- 7 El Furniture Warehouse
- 8 Soluna Toronto
- 9 HotBlack Coffee
- 10 Solaris Coffee
- 11 Daily Dose Coffee Bar

GYMS/FITNESS

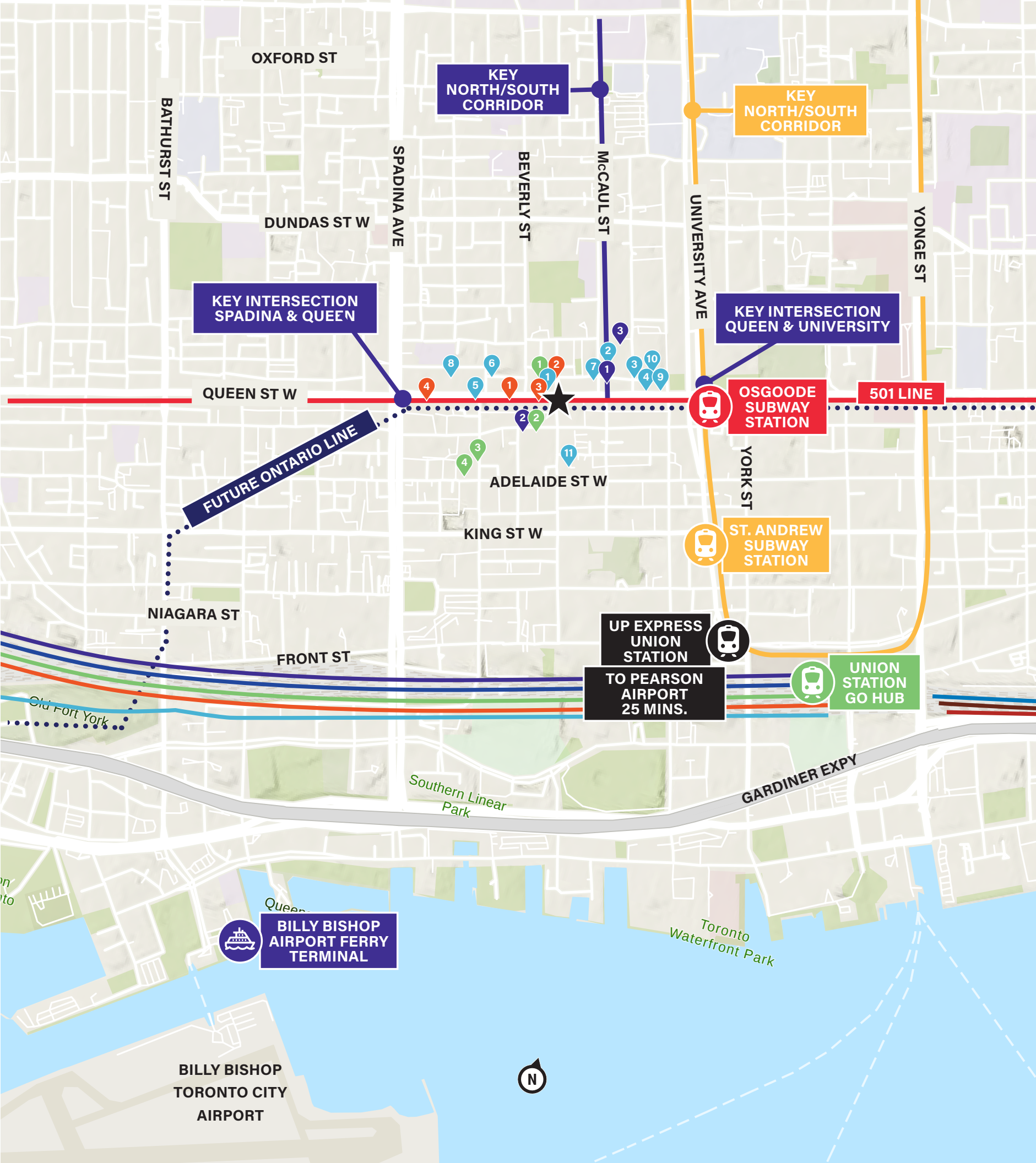
- 1 Method Five
- 2 GoodLife Fitness
- 3 Fit4Less

RETAIL

- 1 Black Market Vintage (Upstairs)
- 2 Black Market Vintage (Underground)
- 3 Space Vintage
- 4 NEON Toronto

DAILY CONVENIENCE

- 1 Shoppers Drug Mart
- 2 No Frills (Bo’s)
- 3 Mike’s Independent City Market
- 4 Bestco Fresh Foods



315 QUEEN ST WEST

TORONTO, ON

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