

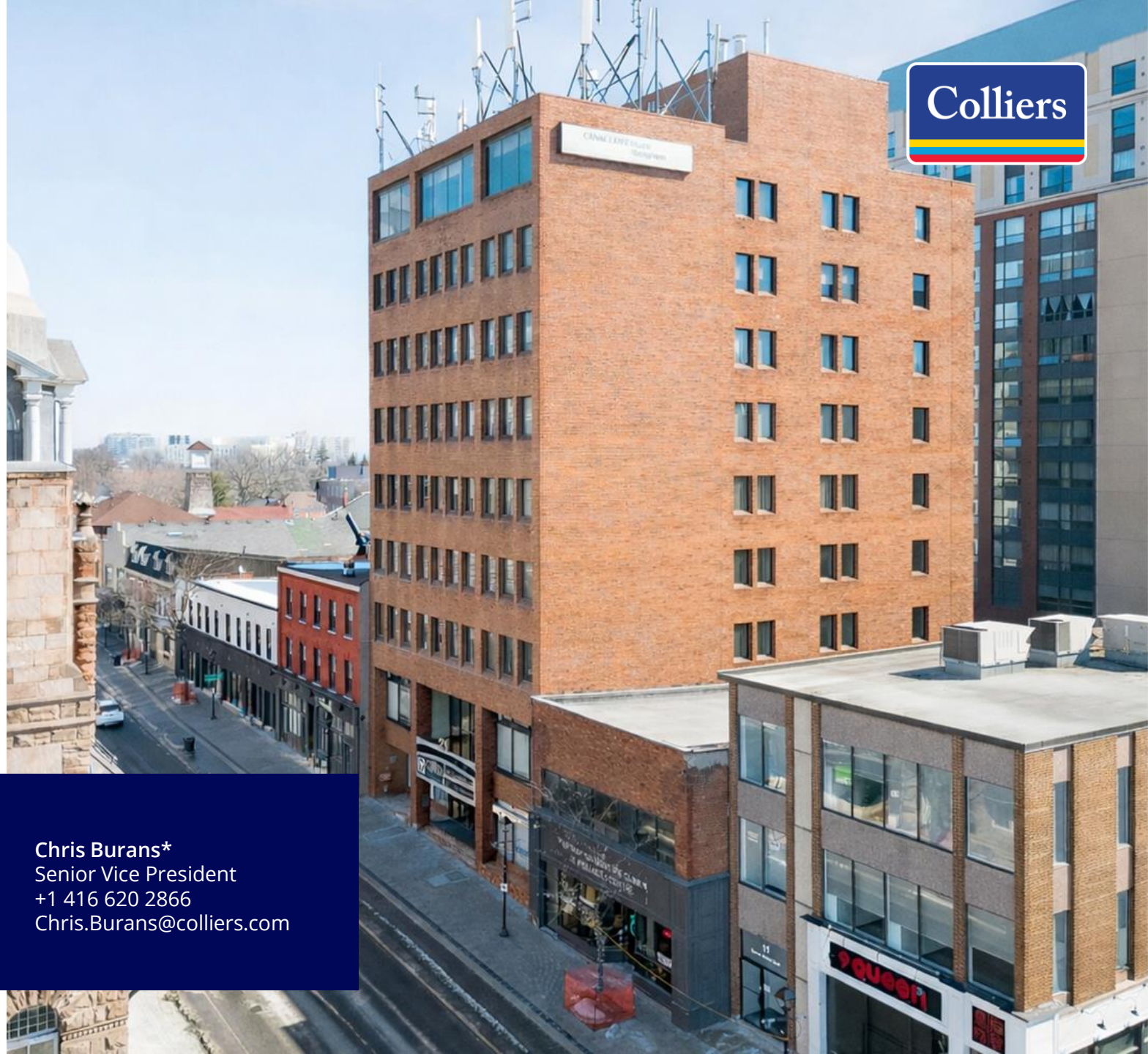
Brampton High-Rise Office Building For Sale

Prime Downtown Brampton location
offering excellent visibility along
Queen Street East and West.

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Executive Summary

Situated at the Four Corners of Downtown Brampton, 21 Queen Street East provides a rare chance to acquire a prominently located 45,428 SF office building with excellent exposure along Queen Street. The 9-storey asset benefits from efficient 4,500 SF floor plates, enabling highly leasable layouts and diverse tenant configurations. With evolving demand for well-located commercial space and Brampton's continued urban revitalization, the property offers strong potential for repositioning, lease-up, or mixed-use redevelopment.

Gross Leasable Area	±45,428 SF
Year Built	1978
Parking	30 underground spots under contract from local government
Typical Floorplate	±4,500 SF
Building Height	9 Storeys
Zoning	DC1 - Downtown Commercial One



Prime Suburban Location

Located in the heart of Downtown Brampton, 21 Queen St E is surrounded by established business hub, residential neighborhoods and civic amenities, offering strong visibility and walkability in a rapidly revitalizing urban core.

Proximity to Train and Bus Stations

The property is steps from the Brampton Innovation District GO Station and major bus routes, providing seamless connectivity for commuters and enhancing its appeal for office, retail, or mixed-use tenants.

Scarcity of Boutique Office Buildings

With limited availability of mid-scale, high-quality office properties in Brampton, 21 Queen Street East stands out as a rare opportunity for investors seeking unique assets in a competitive market.








Surrounded by Historic Residential Neighborhoods

The property is nestled within a mature residential area, offering a built-in customer base and strong community presence, ideal for businesses looking to integrate into a vibrant, well-populated neighborhood.



Access & Connectivity

Located in Downtown Brampton, 21 Queen Street East benefits from excellent visibility, and proximity to major highways and civic institutions, as well as the Brampton Innovation District GO Station.

	Toronto Pearson Airport	20 min drive
	Downtown Brampton Terminal	2 min walk
	Highway 410	6 min drive
	Highway 407	12 min drive
	Highway 401	15 min drive
	Highway 403	15 min drive
	Highway 427	16 min drive

Walk score

98

Bike score

77

Transit score

64

Downtown Brampton Terminal & Main Street Züm Stations



Algoma University

The Rose Brampton

Brampton City Hall



● Shopping Malls

1. Centennial Mall
2. Kennedy Square Mall
3. Shoppers World Brampton
4. Brampton Mall
5. Bramalea City Centre

● Parks & Recreation

1. Gage Park
2. Chris Gibson Park
3. Fred Kline Park
4. Centennial Park
5. Joyce Archdekin Park
6. Woodview Park
7. Duggan Park
8. Men's Horseshoe Club

● Hotels

1. Days Inn
2. Comfort Inn
3. Monte Carlo Inn
4. Radisson

● Fitness

1. Fitness Plus
2. Total Body Fitness
3. Brampton YMCA
4. Quick Fitness
5. The Vintage Fitness
6. LA Fitness

● Dining & Cafes

1. Blackstone Steakhouse
2. Delhi Momos
3. Qawali
4. Fanzorelli's
5. The Cups
6. Indian Curry Express
7. The Burger Bros
8. Mt. Vesuvio's
9. Pizza & More
10. Sunset Grill
11. Pizza Boom
12. Grillies
13. Swaad5911
14. Taste of Amritsar
15. Tadka King
16. Saroor
17. Kulhad Chai Bar
18. Desi Khuraak
19. Ghana Jollof

● Grocery

1. No Frills
2. No Frills
3. Metro
4. Food Basics
5. Fortinos
6. Oceans Food Market
7. No Frills
8. FreshCo

● Daily Essentials

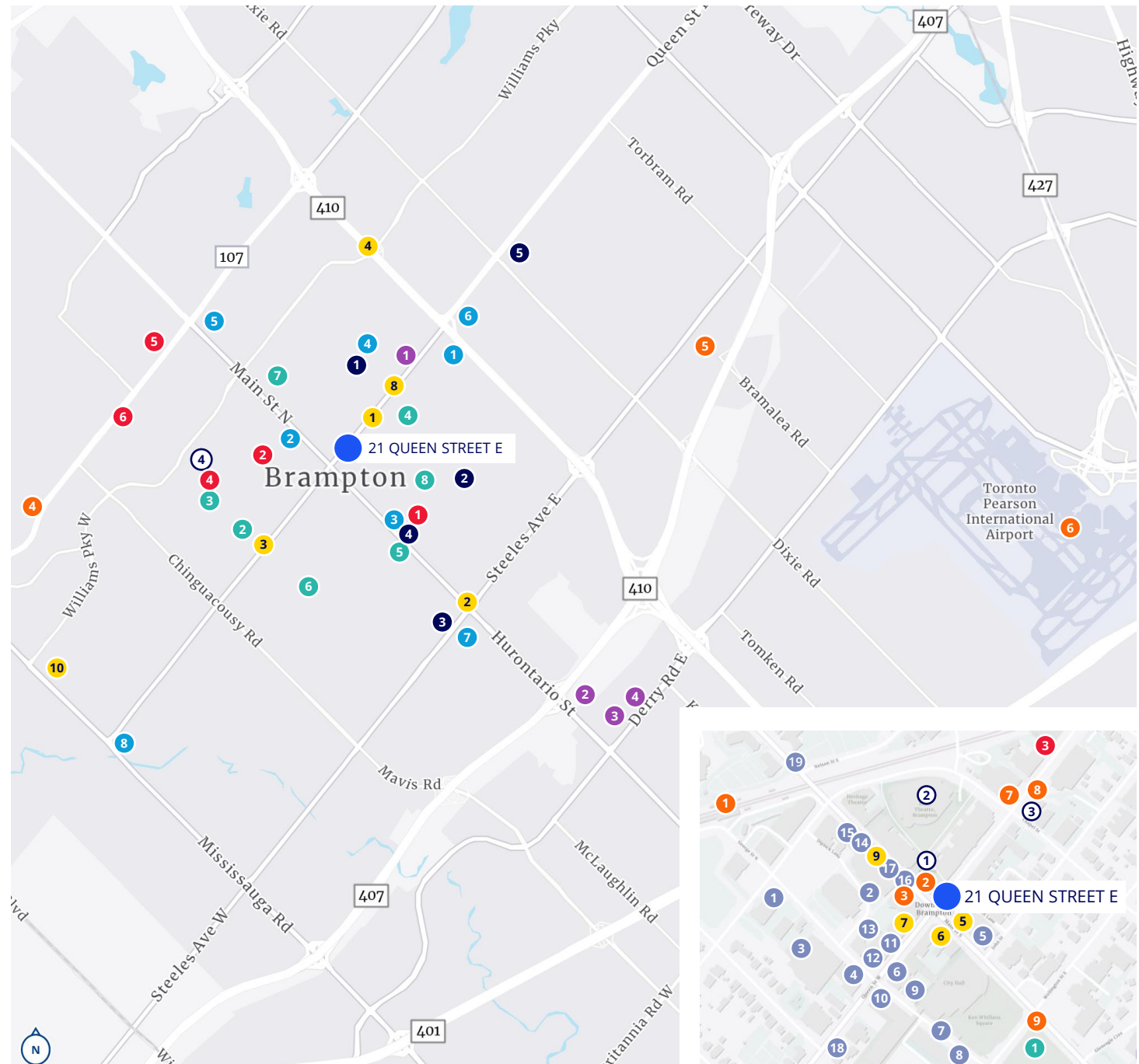
1. Speedy's Gas
2. Esso
3. Pioneer
4. Petro-Canada
5. TD Canada
6. Scotiabank
7. RBC Royal Bank
8. Shoppers Drug Mart
9. Hooper's Pharmacy
10. Walmart Supercentre

○ Entertainment

1. Garden Square
2. The Rose Brampton
3. Lorne Scots Museum
4. GlowZone 360

● Transit

1. Brampton GO
2. Bus Route 2 (E)
3. Bus Route 2 (W)
4. Mount Pleasant GO
5. Bramalea GO
6. Pearson Airport
7. Bus Routes 1,24,25 (E)
8. Bus Routes 1,24,25 (W)
9. Bus Routes 2 and 502



Property Overview

21 Queen Street East, Brampton

Nearest Intersection Queen Street East and Main Street South

Legal Description LTS H, I, PT LT G PL BR34 DES PTS 1, 14 PL 43R-30689; PT LTS 3, 4, D PL BR-2 DES PT 3 PL 43R-30689; PT LT 6 PL BR-22 DES PT 13 PL 43R-30689; BRAMPTON; S/T EASEMENT OVER PTS 3 PL 43R-30689 INFAVOUR OF PT LTS 3, 4 PL BR-2, PT LT 6 PL BR-22 DES PT 2 PL 43R-30689; PT LTS 4, 5, 6 PL BR-22 DES PTS 6, 7, 8 PL 43R-30689; PT LTS 2, 3, 4, D PL BR-2 DES PT 4 PL 43 R-30689; PT LT 3 PL BR-2 DES PT 5 PL 43R-30689, AS IN PR1125126.

Frontage ±55.49 feet

Year Built 1978

Site Area ±0.171 Acres

Building Size ±45,428 SF



Market Overview

Be a part of the up-and-coming vibe of Downtown Brampton

Downtown Brampton is rapidly emerging as one of the Greater Toronto Area's most promising urban centers for commercial investment. Anchored by a vibrant mix of civic institutions, cultural landmarks, and transit infrastructure, the area offers a dynamic environment for business growth and long-term value.

The city's revitalization efforts along the Queen Street Corridor are transforming the downtown core into a modern, pedestrian-friendly district. With incentives for development and a focus on mixed-use zoning, investors benefit from flexible property use and rising demand for office, retail, and service spaces.

791,486
Population

\$143,191
Average household income

32.6
Median age

106,471
Population in the Labour Force



Brampton Q1 2026 Market Snapshot

4.2M

Total Inventory (SF)

0.8%

Availability Rate

2,074

Net Absorption (SF)

\$23.23^{PSF}

Avg. Asking Net Rent

\$38.41^{PSF}

Avg. Asking Gross Rent

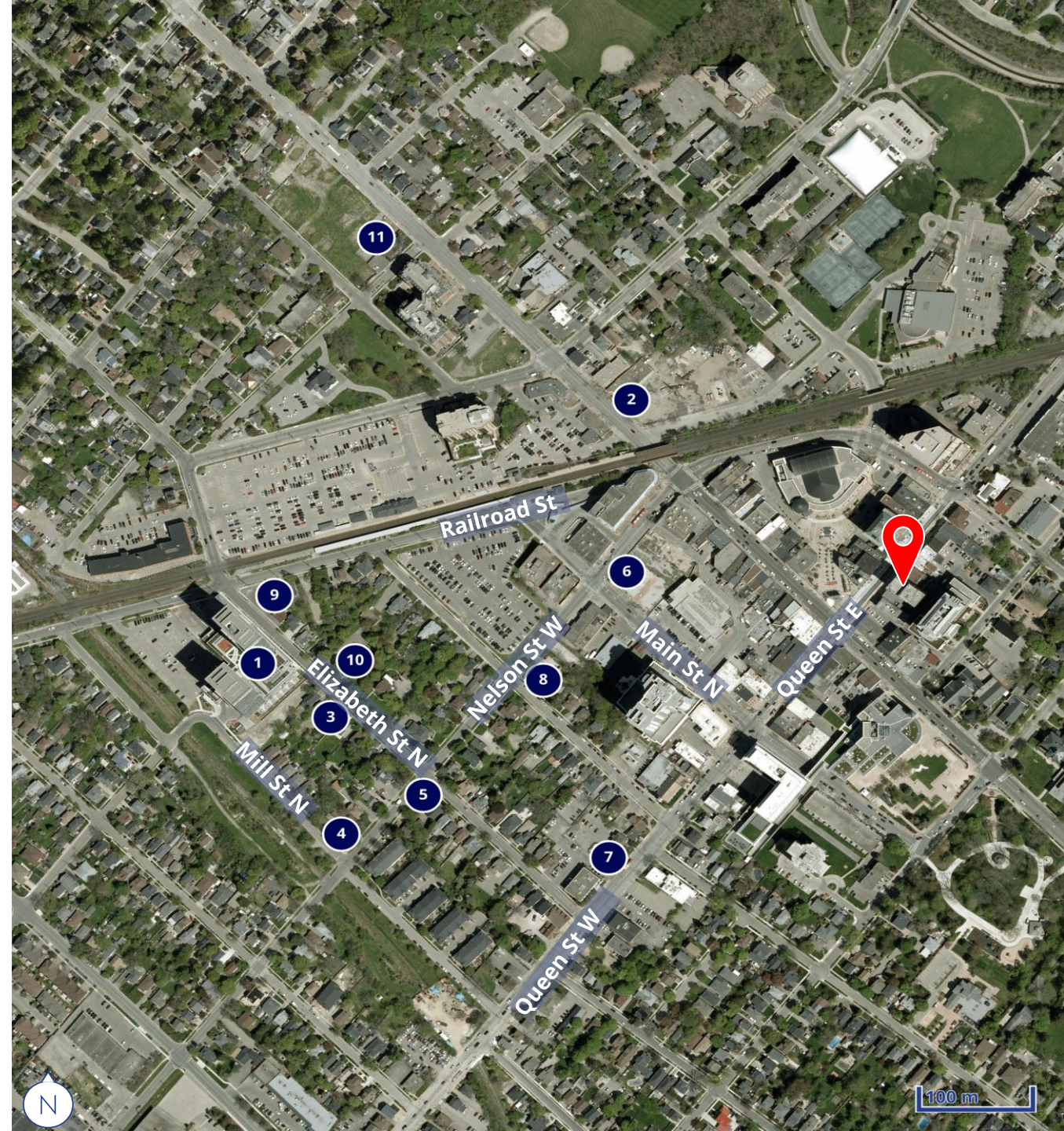
33,237

Total Available Space (SF)



New Developments in Downtown Brampton

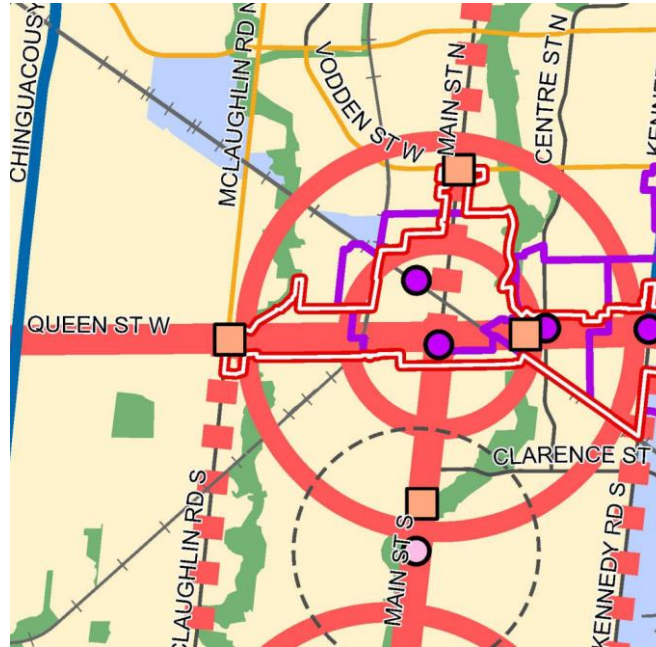
#	Property	Developer	Height (Storeys)	Units	Stage	Note
1	45 Railroad St	Boardwalk REIT / Redwood Properties	25 & 27	365	Occupied	
2	122 Main St N	Hi-Rise Group/Fengate	35 & 22	676	Under Construction	
3	41 Mill St N	Greenwin	13	130	SPA In Review	Algoma Student Residence
4	60 Nelson St W	Greenwin	31	506	Pre-Consultation	
5	29 Mill St N	Amdev Property Group	48	519	OPA ZBA Approved	
6	21 Nelson St W	City of Brampton			Demolition	Centre for Innovation
7	104 Queen St W	Constanine Enterprises	51	551	OPA ZBA Approved	
8	28 Elizabeth St N	Greenwin	40 & 42	989	OPA ZBA Approved	
9	35 Railroad St	Tribute Communities	55 & 58	1,628	OPA ZBA	
10	44 Mill St N	Blackthorn Development Corp.	50	833	Pre-Consultation	
11	199 Main St N	Solmar Development Corp.	48 & 48	1,149	OPA ZBA Approved	



Official Plan & Zoning

Zoned Service Commercial. Located in the Downtown Brampton secondary plan and part of the Brampton GO Major Transit Station Areas as outlined in the 2024 Brampton Official Plan.

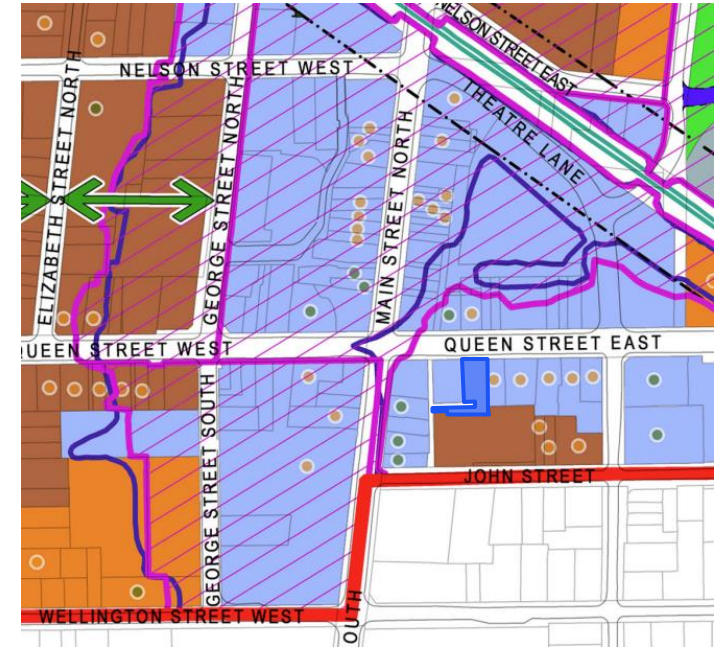
Proximity to Brampton Innovation Centre GO and expanding infrastructure positions this site favorably for future residential intensification and conversion.



Brampton Plan

Schedule 1A – City Structure

- Community Area
- Urban Centre
- Primary Urban Boulevard
- Primary Major Transit Station Area
- Urban Growth Centre



Brampton Plan MTSA KIT-3

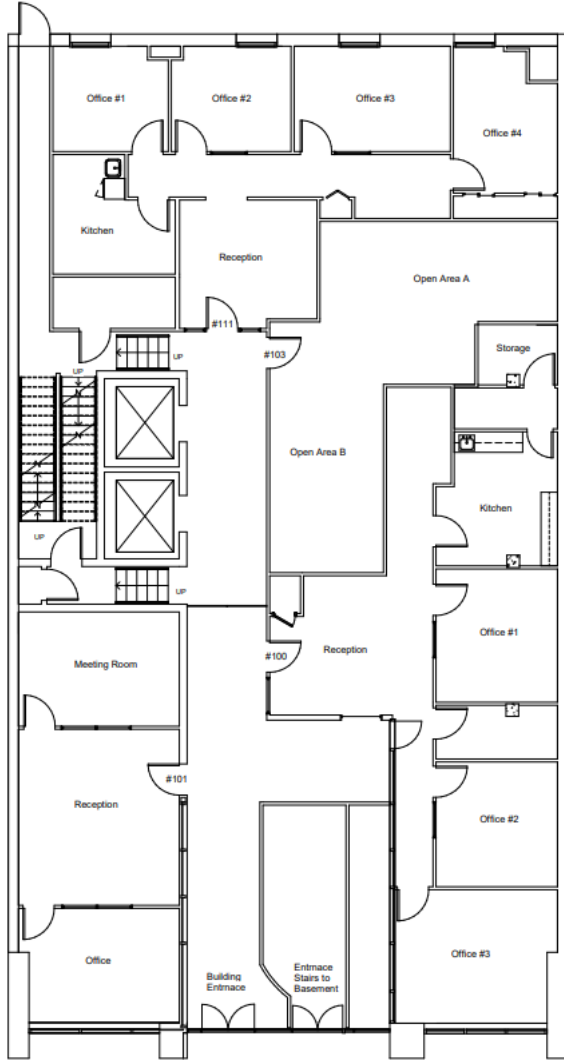
Schedule 13b – Brampton GO

Land Use Plan

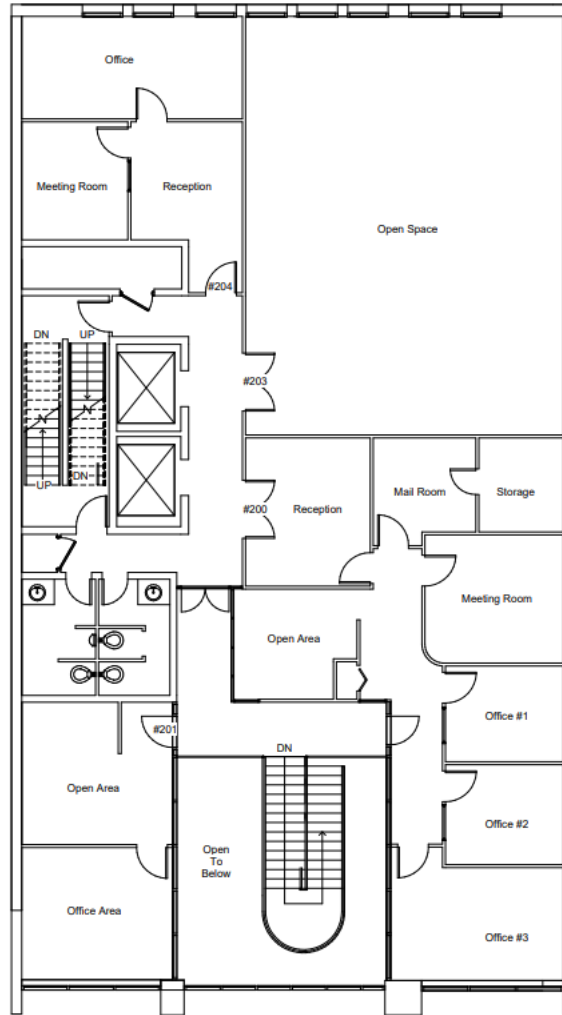
- Mixed-Use (Downtown Mixed Use)

All information contained is from sources deemed reliable, but no warranty or representation is made as to its accuracy. All interested parties are advised to conduct their own due diligence and verify all details independently.

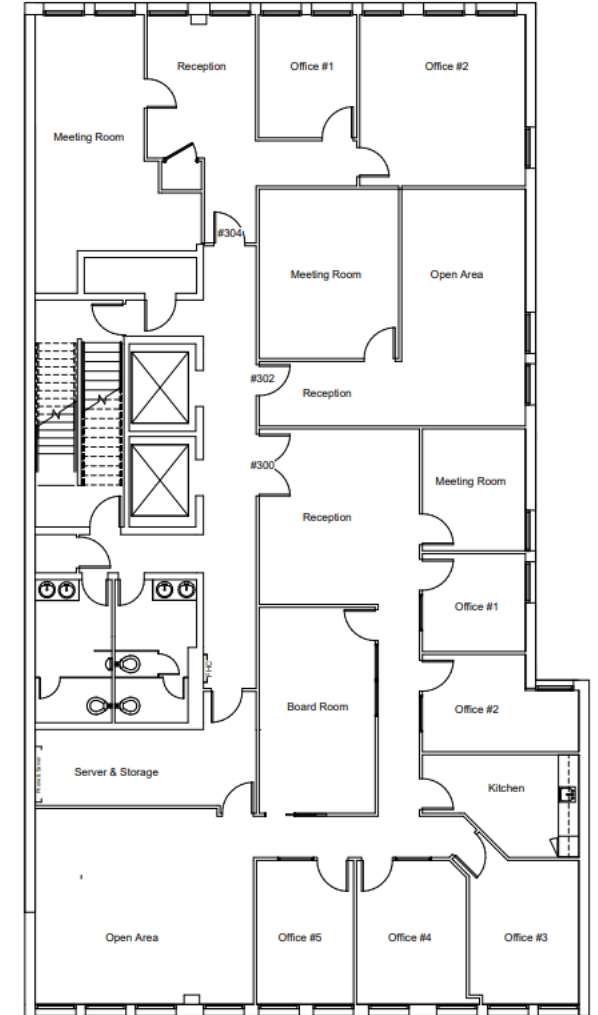
FLOOR PLANS



Ground Floor

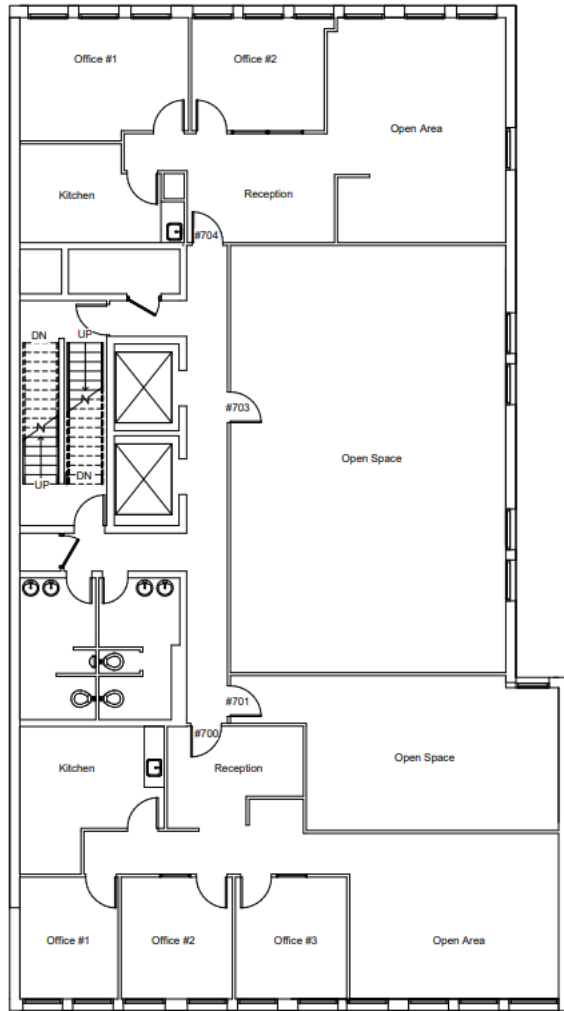


2nd Floor

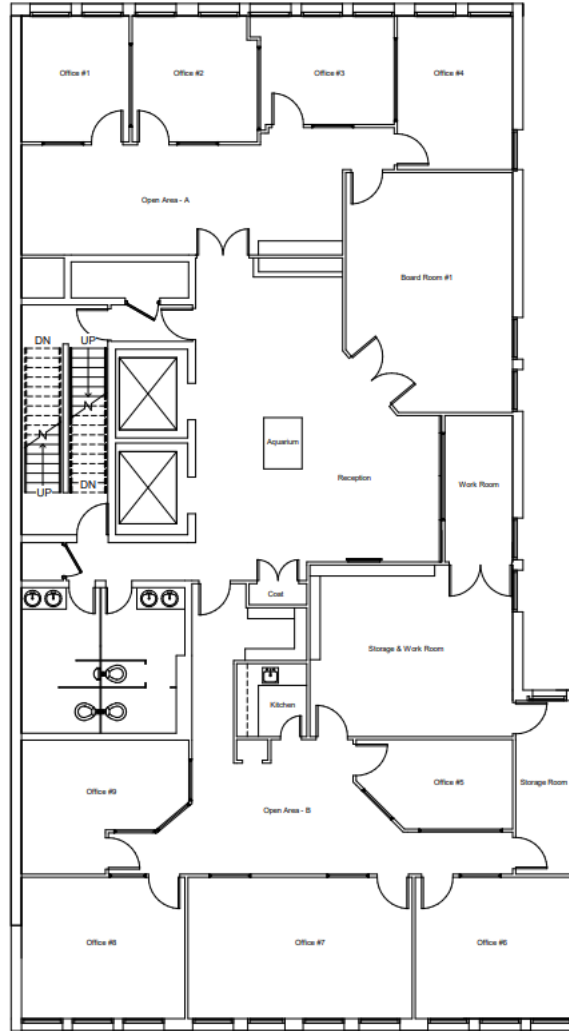


3rd Floor

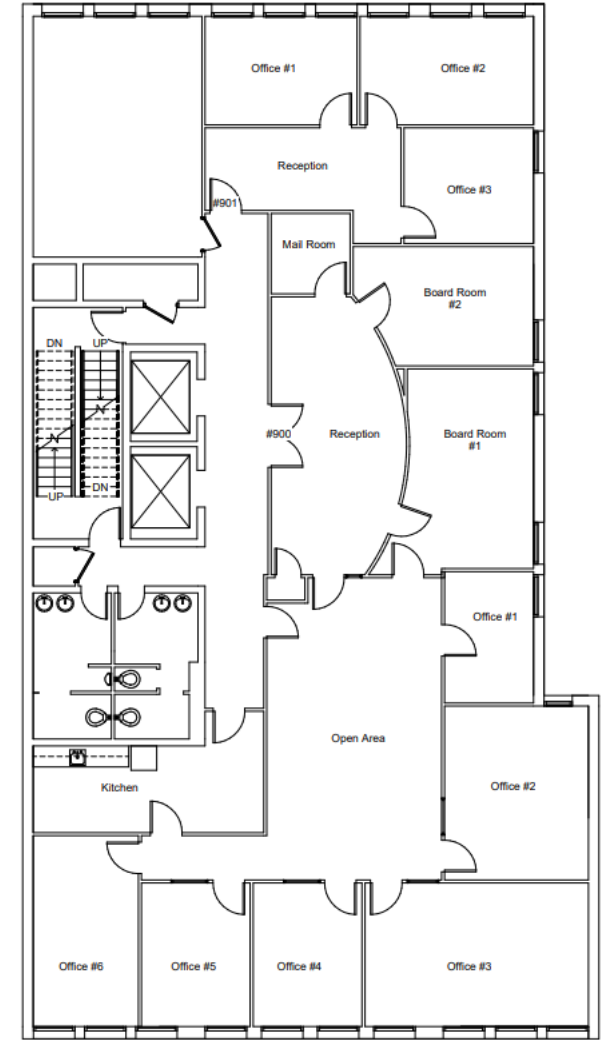
FLOOR PLANS



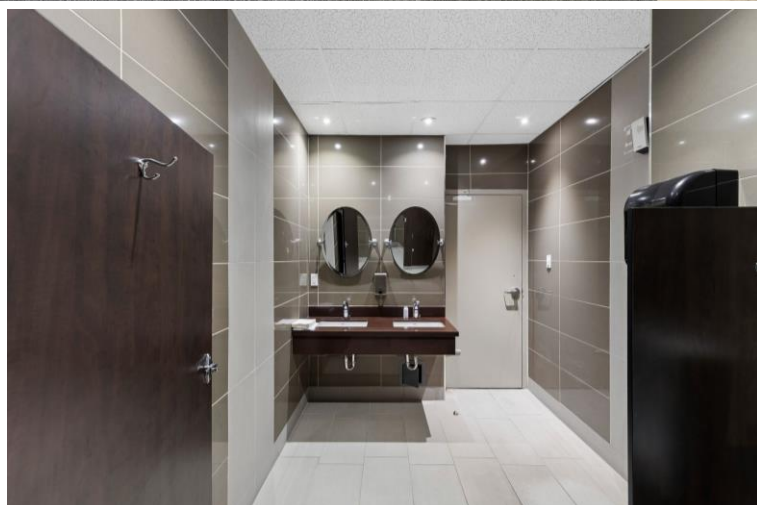
7th Floor



8th Floor



9th Floor



Offering Process

This Information Memorandum ("IM") has been prepared by Colliers to assist prospective purchasers in evaluating their interest in acquiring the Property. The information contained herein is provided for discussion purposes only and does not constitute an offer or solicitation to sell, or a commitment to enter into any agreement regarding the Property. Prospective purchasers are encouraged to conduct their own independent investigation and verification of all information contained in this IM and to seek legal, financial, and technical advice as they deem appropriate.

It is the intent of the Vendor to enter into the Vendor's standard form of Purchase and Sale Agreement ("PSA") for the Property with the appropriate bidding entity or entities. None of the initial offers, regardless of form or content, shall create any binding legal obligation on the Vendor or Colliers. Neither the Vendor nor Colliers make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.

Neither party shall be responsible for any costs or expenses incurred by participants in connection with their review or investigation of the Property or participation in this process.

Confidentiality

By accepting this Information Memorandum, prospective purchasers agree to hold and treat all information contained herein in strict confidence. The contents may not be copied, reproduced, or disclosed to any other party without the prior written consent of the Vendor or Colliers. The IM and all related information are to be used solely for the purpose of evaluating a potential purchase of the Property.

Property Inspection

No physical inspection, testing, or contact with tenants, contractors, or governmental authorities shall occur without the prior written consent of the Vendor, which consent may be withheld at its sole discretion.

Data Room Materials

A secure data room has been established for this transaction. Prospective purchasers who have executed a Confidentiality Agreement (CA) will be granted access to the data room, which contains due diligence materials such as this IM, survey, leases, environmental reports, and financial information. Access details will be provided by Colliers upon request.

Offering Guidelines

Offers should outline the terms for the purchase of the Property and should include, at a minimum:

- Purchase price;
- Legal name(s) and ownership structure of the purchaser;
- Evidence of financial capacity to complete the transaction;
- Confirmation that the Property will be purchased on an "as is, where is" basis;
- Proposed timing and conditions of closing;
- and Contact information for the delivery of notices.

The Vendor reserves the right to withdraw the Property from the market or to alter the process at any time, at its sole discretion.

Offers should be directed to:
c/o Colliers International
401 The West Mall, Suite 800
Toronto, Ontario M9C 5J5

Attention:
Anmol Dhalla, Chris Burans, Adam Dauphinee

Review of Offers

Offers will be evaluated based on structure, net proceeds to the Vendor, the purchaser's ability to complete the transaction, and proposed timing and closing conditions. The Vendor is under no obligation to accept any offer and reserves the right to reject any or all offers received.

Sale Conditions

The Property and any fixtures, chattels, or equipment included with it are to be purchased on an "as is, where is" basis. No warranty, representation, or condition, expressed or implied, is made as to title, description, condition, cost, size, quantity, or quality thereof.

Exclusive Agents Acting for Vendor

All inquiries regarding the Property or any information contained in this Information Memorandum should be directed to Colliers:

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