

375

QUEEN STREET WEST

FOR SUBLEASE

Up to 21,792 SF available on
the top two floors of QRCII

6TH FLOOR | 13,038 SF

7TH FLOOR | 8,754 SF

~ 4,000 SF Terrace





375

QUEEN STREET WEST

OVERVIEW

Available for Sublease, this one of a kind space located in the heart of Queen Street West at the corner of Queen and Peter spans the top two floors of Queen Richmond Centre, Phase II.

This stunning space offers tenants the ability to create their own environment in up to 21,792 SF on floors 6 and 7, with 11' ceilings, unobstructed panoramic views, ~4,000 SF penthouse terrace, and direct elevator access to each floor.

DETAILS

PROPERTY ADDRESS 375 Queen St W, Toronto

AREA
6th Floor: 13,038 SF
7th Floor: 8,754 SF
Combined: 21,792 SF

*Terrace: 4,000 SF

NET RENT Please Contact Listing Agents

ADDITIONAL RENT
\$30.78 PSF (2026)
IMIT grant available

AVAILABLE Immediately

EXPIRY January 31, 2036

BUILDING FEATURES

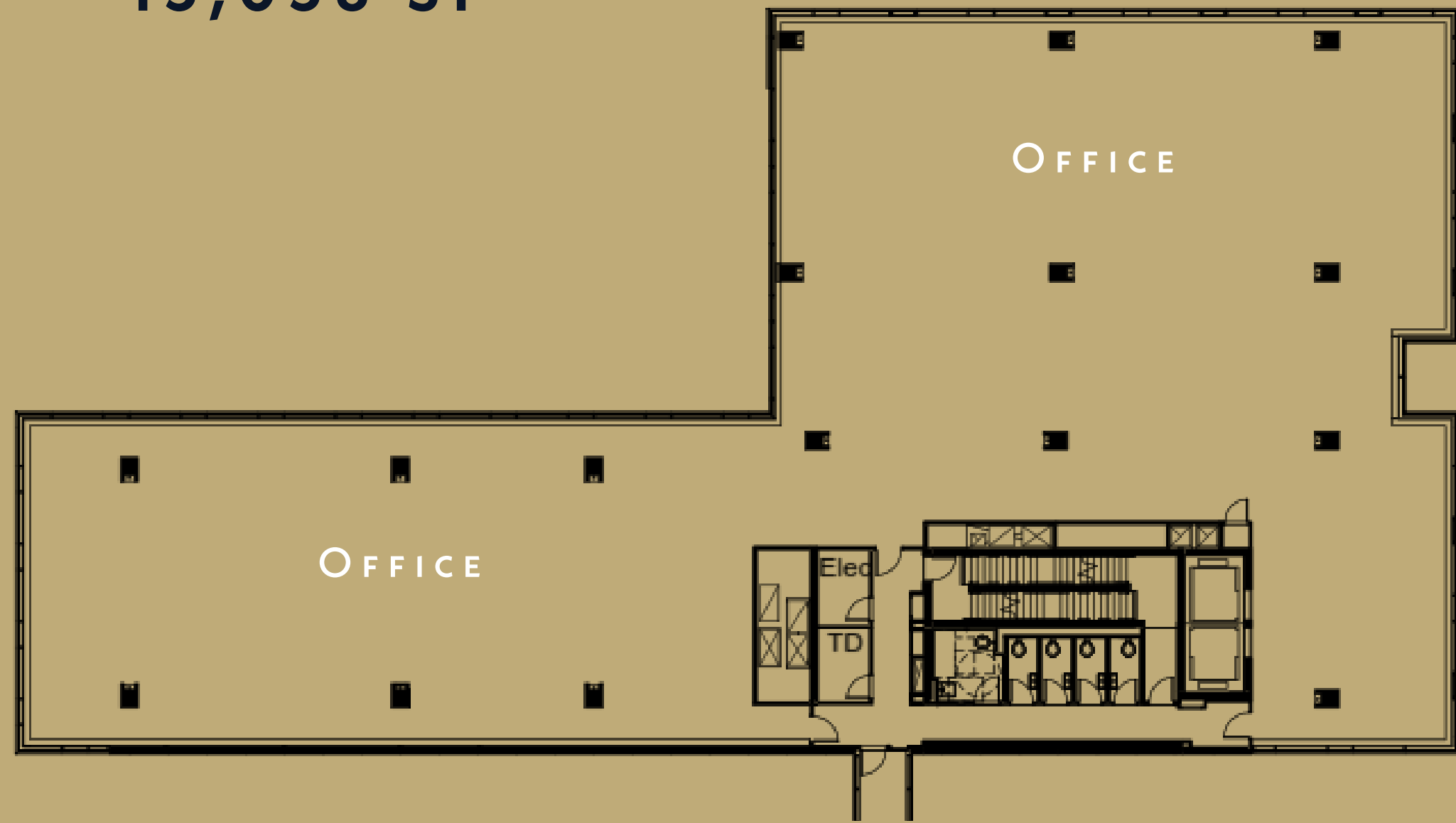
- Raised floor HVAC throughout
- 11' exposed ceilings
- Floor to ceiling glass curtain wall
- Operable windows with unobstructed views



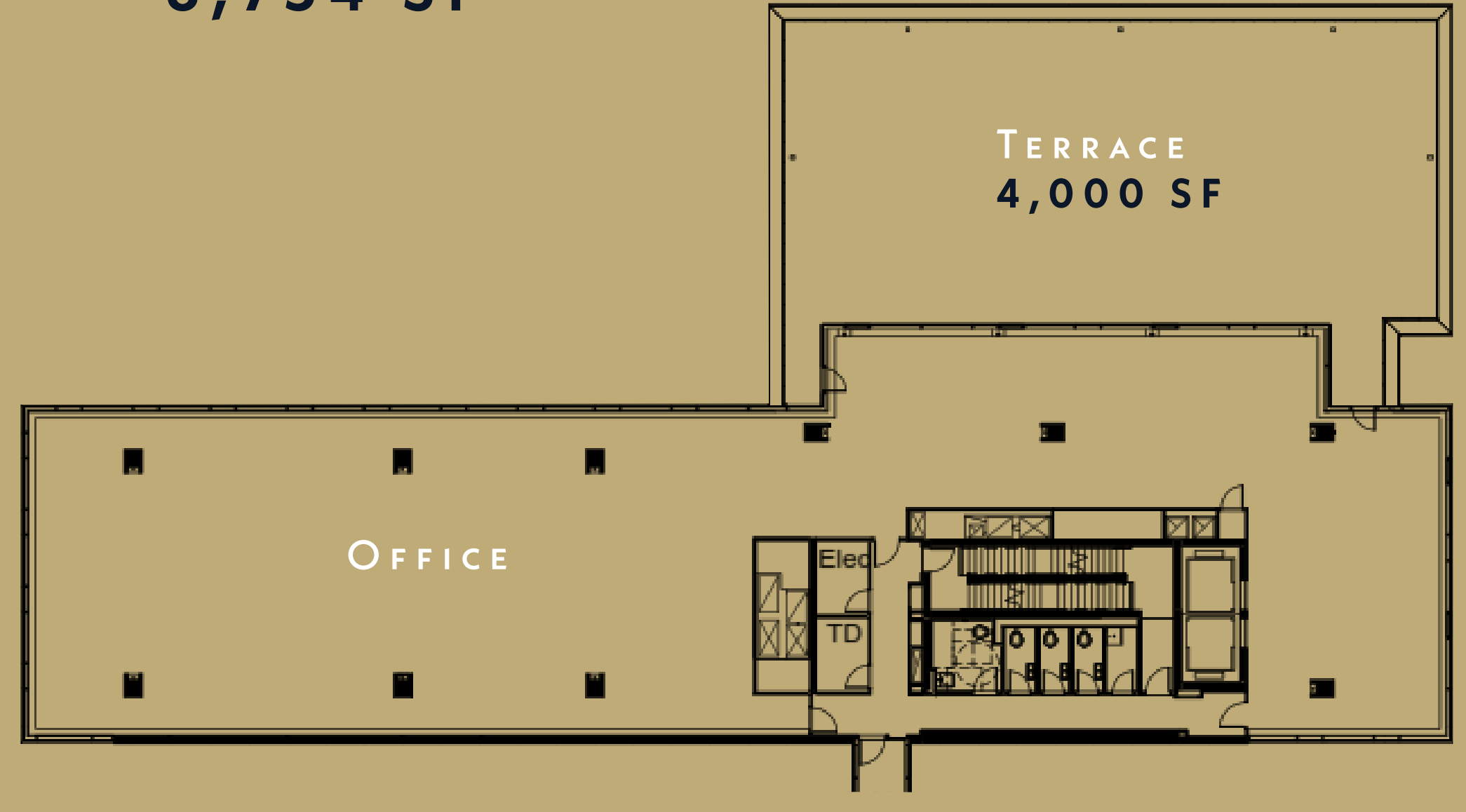
* 7th floor rooftop terrace

FLOOR PLANS

6TH FLOOR
13,038 SF



7TH FLOOR
8,754 SF



6TH FLOOR

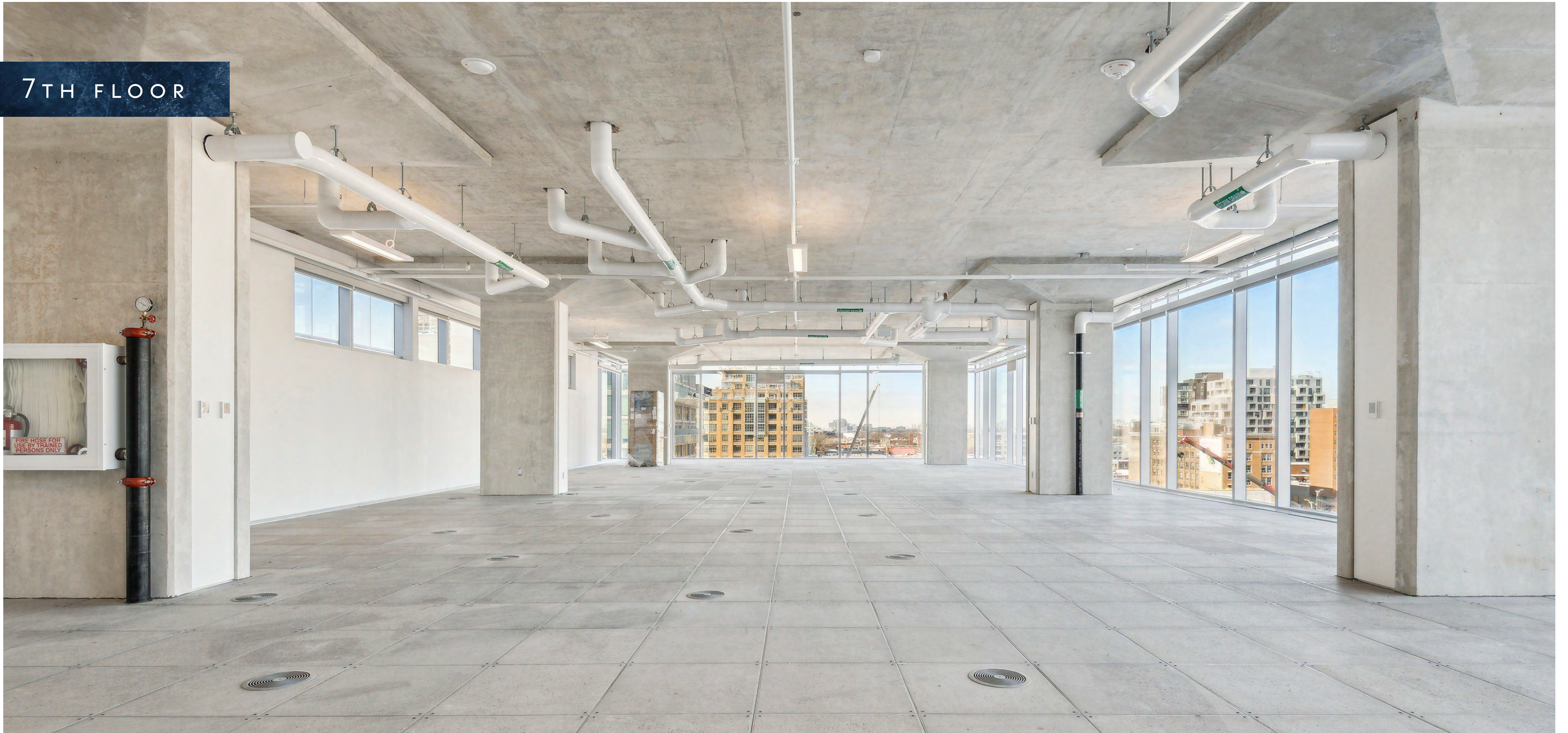


Partial build-out, can be returned to base building condition

6TH FLOOR



7TH FLOOR







7TH FLOOR



LOCATION



Queen Street West is widely regarded as one of Canada's premier retail destinations, offering a vibrant and eclectic atmosphere that attracts both locals and tourists. This high-demand neighbourhood in Toronto is known for its dynamic mix of upscale retail, diverse shopping options, and strong arts presence. With excellent walkability, direct access to public transit, and proximity to key downtown areas, Queen Street West remains a prime location for retail, dining, and cultural experiences. 375 Queen Street West is surrounded by top-tier fashion boutiques and renowned international brands. The area's continued residential and commercial development, coupled with significant pedestrian traffic, further reinforces Queen West's status as a prime location for employees, employers, residents, and commuters.

-  Total Population – **70,406**
-  Median Age – **32**
-  Average Household Income – **\$131,658**
-  Employment Rate – **92%**

Source: Colliers Hydra March 2025



TRANSIT SCORES



TRANSIT
SCORE
100%



WALK
SCORE
100%



BIKE
SCORE
98%

- TTC SUBWAY
 - DRL TORONTO
 - ⋯ STREETCAR
 - GO TRAIN
- The Downtown Relief Line subway project is scheduled to open in 2029

375

QUEEN STREET WEST

For additional information, please contact:

PAUL COURCHESNE*

Vice President

+1 416 643 3754

paul.courchesne@colliers.com

Colliers

* Sales Representative

Colliers Macaulay Nicolls Inc., Brokerage

Copyright © 2025 Colliers International. This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). Copyright © 2025 Colliers Macaulay Nicolls Inc., Brokerage.

