489 QUEEN STREET EAST

TORONTO, ON

McGRATH&Co.

Colliers

Boutique Brick-and-Beam Office Suites

FOR LEASE

PROPERTY OVERVIEW

Nestled at the corner of Queen Street East and Sumach Street, 489 Queen Street East offers a rare opportunity to lease beautifully restored brick and beam office suites in Toronto's vibrant Downtown East. Originally constructed in 1890, this character-rich building blends timeless architectural charm with modern workspace appeal. High ceilings, exposed brick, and abundant natural light create an inspiring environment for teams seeking a blend of heritage ambiance and contemporary functionality. The property provides flexible options suited to a wide range of uses.

SUITE 203	2,511 SF
SUITE 201	3,183 SF
SUITE 101	2,159 SF
SUITE B100	7,252 SF

Units ranging from 2,159 SF to 7,252 SF available for lease

Restored 1890 brick and beam construction

High ceilings with exposed timber beams

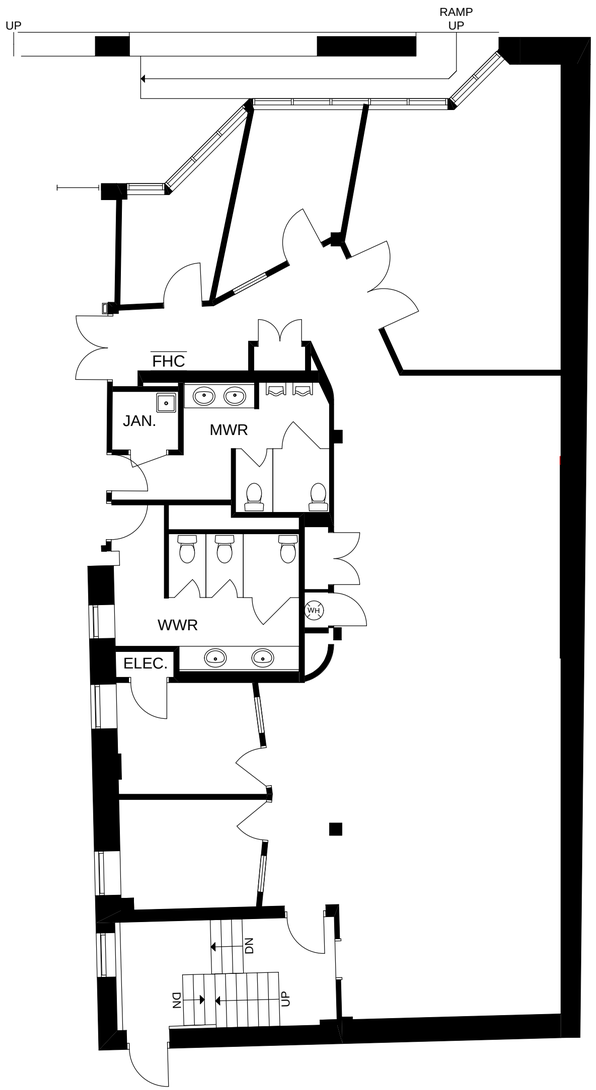
Large windows providing excellent natural light

Character-rich interiors ideal for creative, professional, and boutique firms

SUITE 101

2,159 SF

- Built out with mix of meeting rooms and open work area
- Kitchenette with appliances
- Ground floor lobby presence and exposure along Queen St. E.

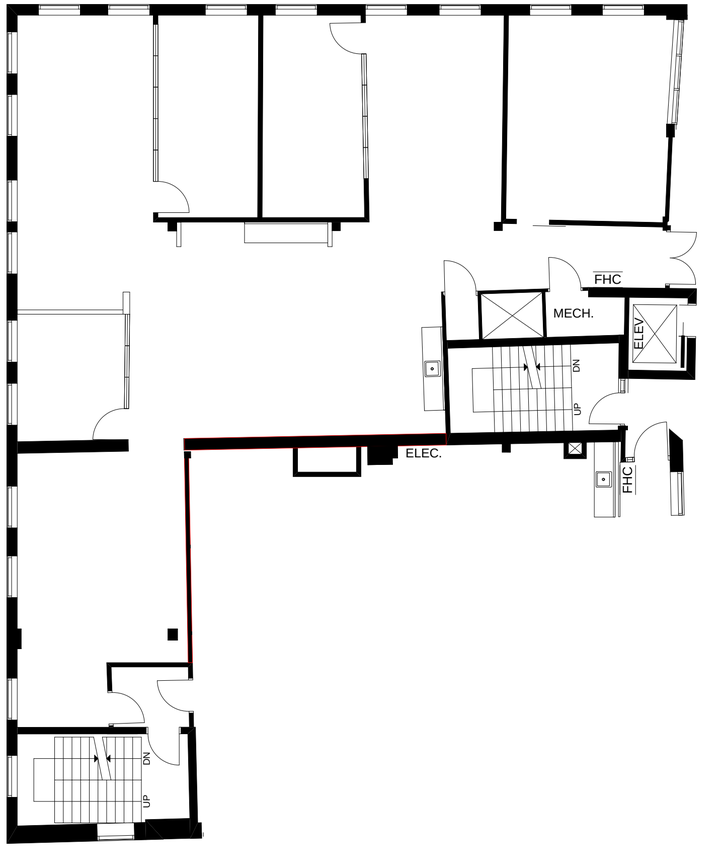


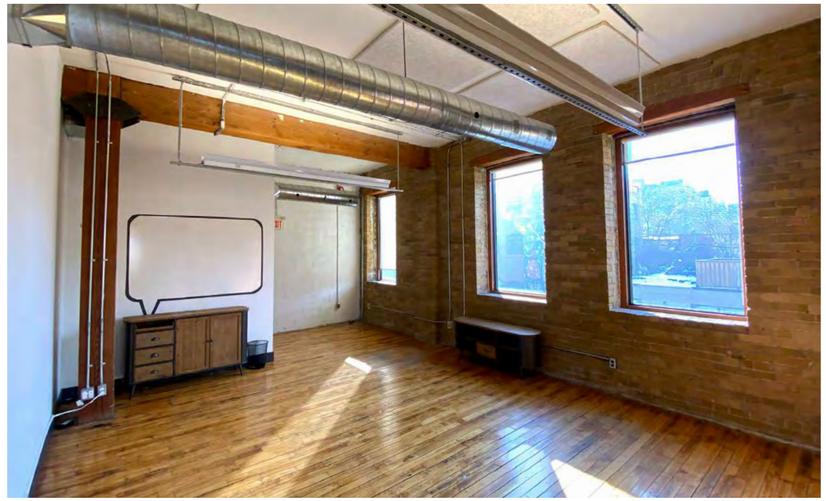
SUITE 201

3,183 SF

- Built out with mix of offices, meeting rooms, and open area
- High quality finishes with glass partitions and barn-doors
- Kitchenette with appliances
- Bright, airy corner unit with high open ceiling and hardwood floors

VIEW VIRTUAL TOUR

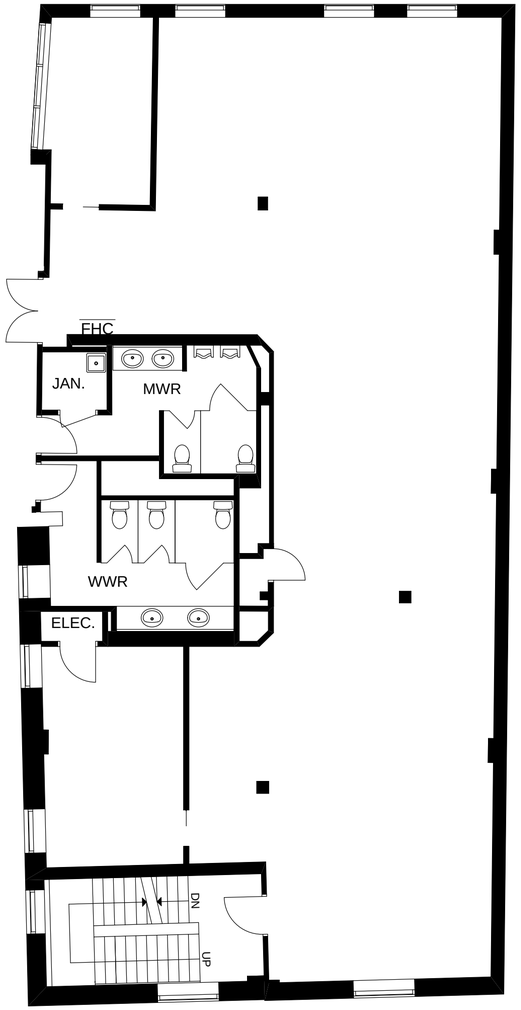


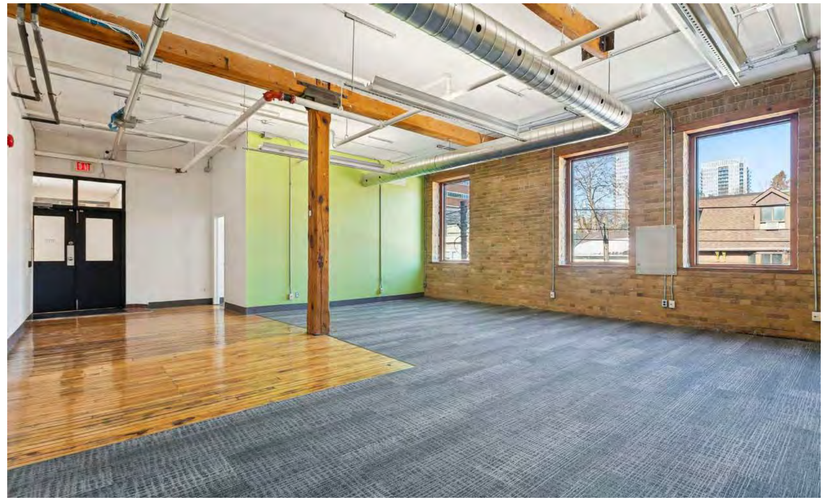


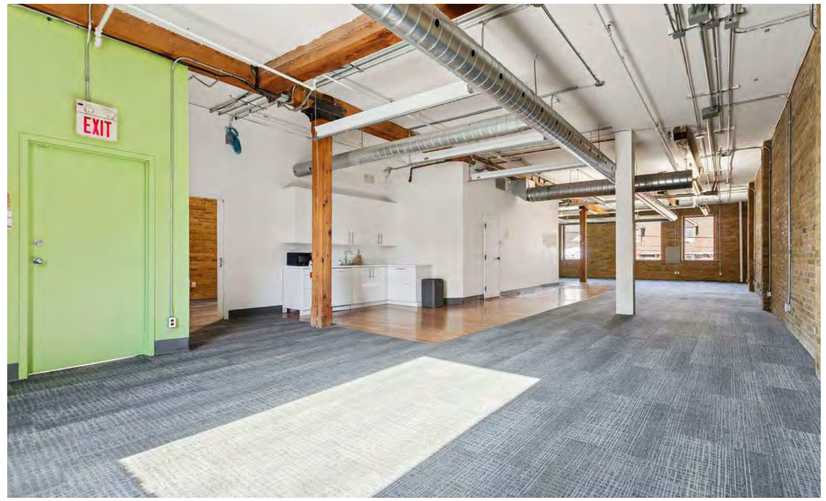
SUITE 203

2,511 SF

- Built out - predominately open concept with two meeting rooms and kitchenette with appliances
- High open ceiling, mix of carpet and hardwood floors in open area
- Exposed brick, exposed HVAC and beams throughout





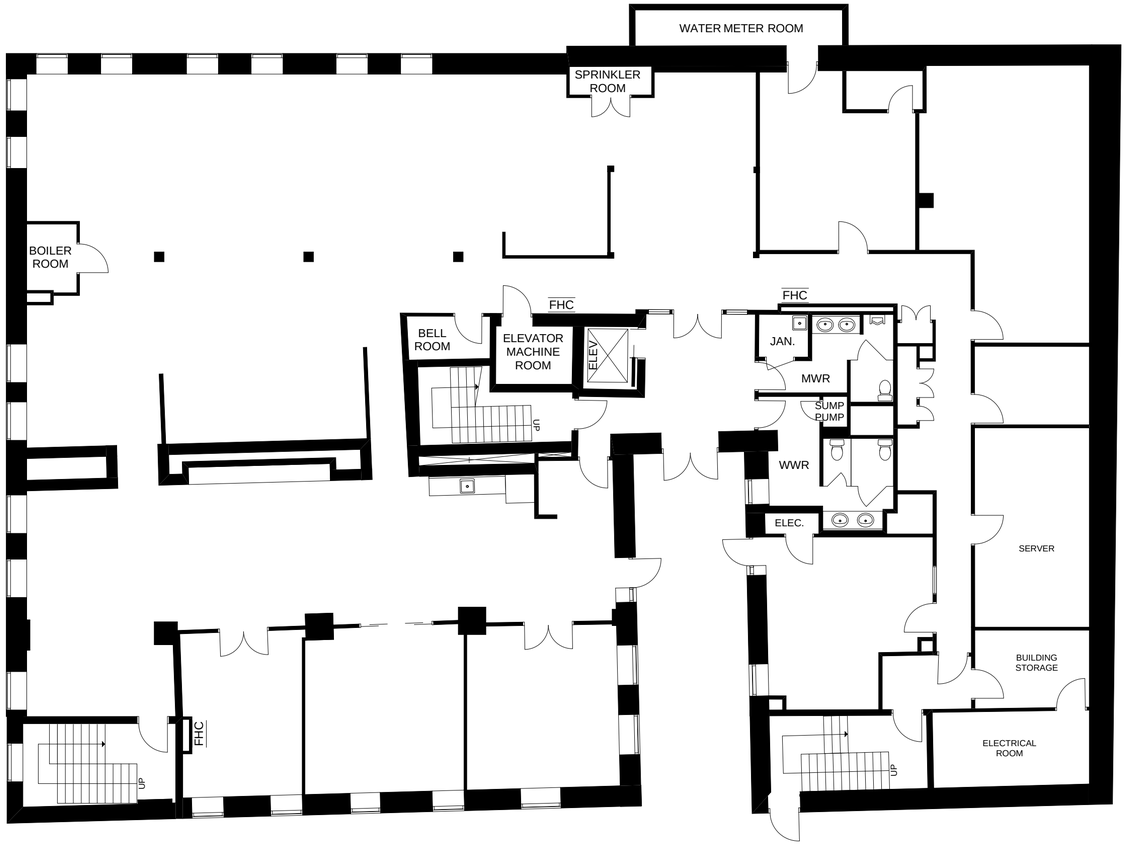


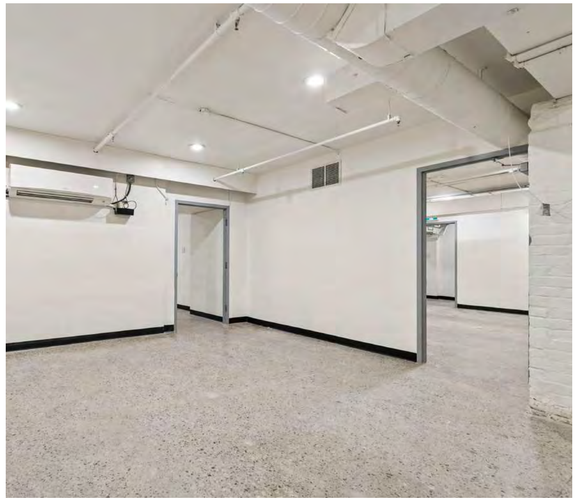
SUITE B100

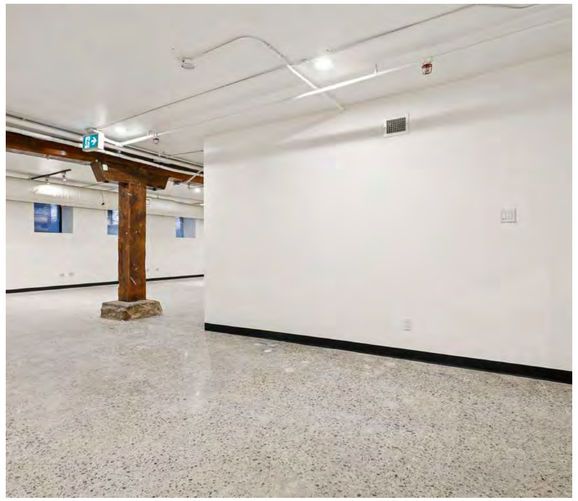
7,252 SF

- Unique lower level space with finished open ceiling and polished concrete floor
- Direct access by rear stairwell, which provides ample natural light
- Elevator access from main lobby
- Landlord is prepared to demolish or turn-key

VIEW VIRTUAL TOUR

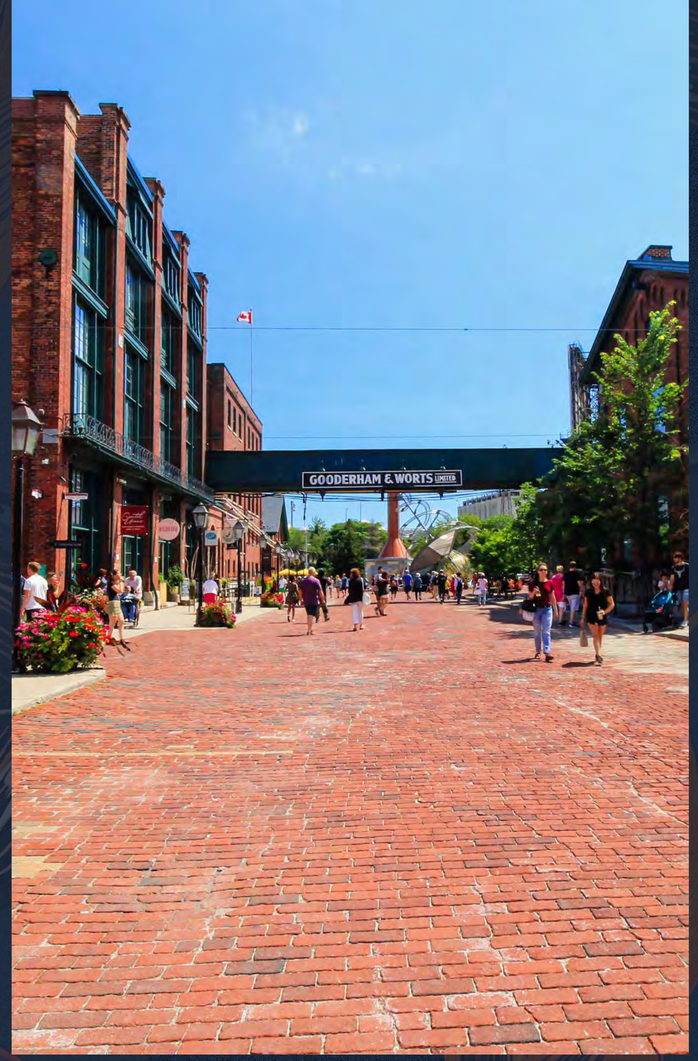


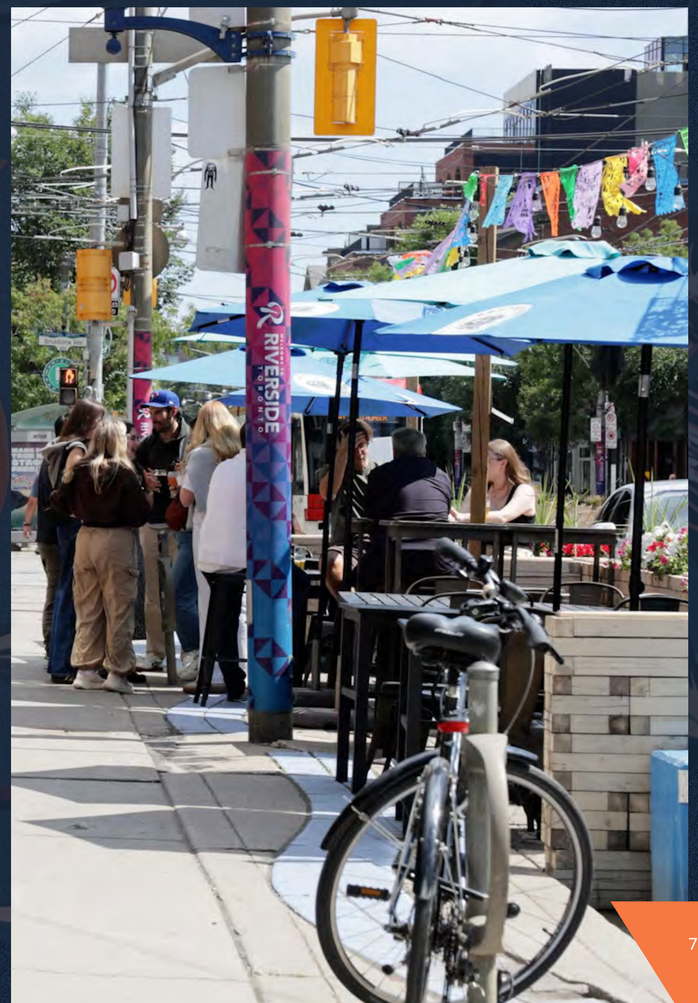




NEIGHBOURHOOD INTRODUCTION

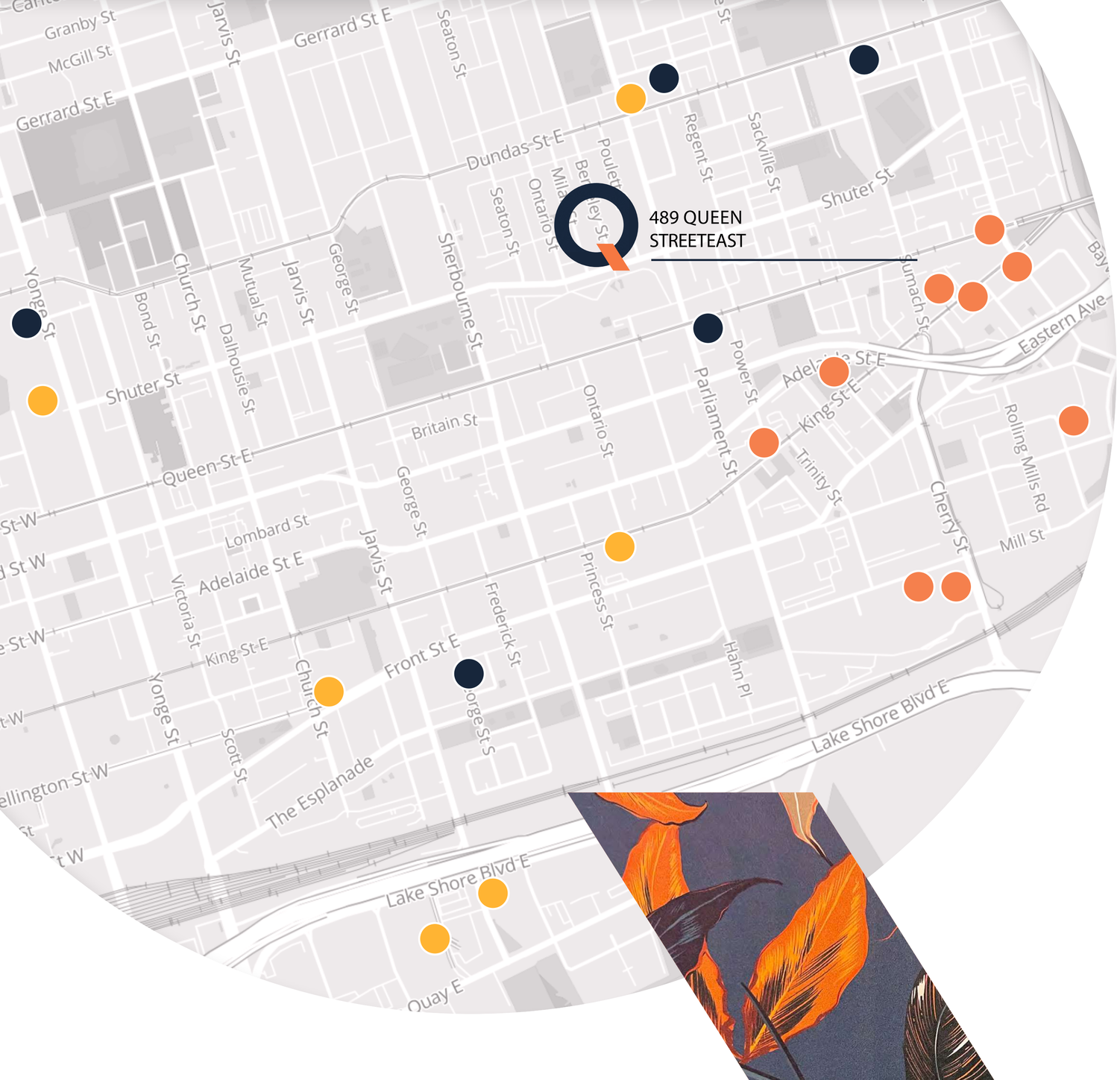
Perfectly placed in Toronto's downtown east, 489 Queen Street East keeps you effortlessly connected. Commuting is fast, navigating the city is simple, and getting to major destinations feels seamless. With transit, cycling routes, and walkable streets all at your doorstep, this location offers the kind of easy urban mobility that supports modern teams on the move.





Within 5 km Radius

Population	617,115
Average Household Income	$163,291
Median Age	35.6
Workforce Population	338,314
Employment Rate	92.4%



NEIGHBOURING AMENITIES

Set within the lively heart of Corktown, 489 Queen Street East is surrounded by a rich mix of residential growth, boutique retail, and creative workplaces that keep the streets naturally active throughout the day. This highly walkable pocket of the city draws a steady flow of residents, professionals, and visitors who come for its curated shops, cafés, and cultural amenities. The result is a vibrant, everyday rhythm that elevates visibility, supports strong retail engagement, and places tenants at the center of an energized urban community.

5+
DAILY ESSENTIALS

9+
RESTAURANTS

6+
GROCERY STORES

CONNECTIVITY

489 Queen Street East sits in one of Toronto's most accessible urban pockets, offering exceptional connectivity for commuters, cyclists, and pedestrians alike. The location supports effortless movement throughout the city, whether you're heading to nearby neighbourhoods, major employment hubs, or regional destinations.

Connections	Distance	Drive Time
DVP	550 m	2 mins
Toronto Pearson Airport	28 km	28 mins
Billy Bishop Airport	4.8 km	14 mins
Highway 401	37 km	37 mins

Transit	Distance	Drive Time
Queen Station	1.9 km	5 mins
King Station	2 km	8 mins
Union Station	3 km	14 mins
Dundas Station	2 km	7 mins

- Streetcar Route
- Yonge-University
- GO Line
- Future Ontario Line

CONTACT US

Jason Cowie*
Associate Vice President
+1 416 479 5240
Jason.cowie@colliers.com

Bella Hahn
Sales Representative
+1 416 643 3401
Bella.hahn@colliers.com

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