







HIGH-STREET

URBAN INVESTMENT OFFERING

356 & 360 QUEEN STREET WEST









THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services, Inc. (herein referred to as "JLL" and/or the "Advisor") is pleased to offer for sale a signature commercial retail offering, situated in the heart of Queen Street West, one of Canada's most vibrant and iconic retail markets. The properties are fully leased to a set of established international retailers at grade, with character office and apartments on the second and third floors. The Properties may be purchased on an individual or collective basis.

HIGHLIGHTS

- Two fully leased Queen West assets totaling 11,110 square feet of above-grade rentable space
- Over 56 feet of contiguous retail frontage
- Strong in-place diversified income (retail, office and residential)
- Institutionally owned and managed properties of superior quality









356 QUEEN STREET WEST

GROUND FLOOR TENANT	Fjällräven
TENANT DESCRIPTION	A subsidiary of Fenix Outdoor, a multi-billion dollar publicly traded Swedish company
SECOND & THIRD FLOOR	Four(4) loft style apartments
RENTABLE AREA	6,221 SF
RETAIL LEASE EXPIRY	April 30, 2024
FRONTAGE	26.7 FT on Queen Street West
OCCUPANCY	100%

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GROUND FLOOR TENANT	Nobis
TENANT DESCRIPTION	Carried in over 40 different countries & domestic retailers Holt Renfrew & Sport Chek
SECOND FLOOR	Character office space leased to Nobis
RENTABLE AREA	4,889 SF
LEASE EXPIRY	April 30, 2024
FRONTAGE	29.3 FT on Queen Street West
OCCUPANCY	100%











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LOCATION OVERVIEW

The Properties are ideally located on the north side of Queen Street West in the heart of Toronto's Entertainment District. The Entertainment District is in the midst of exponential growth in commercial and residential development, attracting thousands of young professionals seeking a modern urban lifestyle and amenities. Situated in the centre of one of Canada's premier shopping and tourist destinations, Queen Street West is one of the most sought after locations in the City, featuring trendy boutiques, restaurants, and nightlife venues. The Properties benefit from their proximity to the Financial District and access to public transit, featuring a superb walk and transit score of 100 each.



⊥UU Walk Scor



100 Transit Score

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^{*} Statistics Canada, 2020.

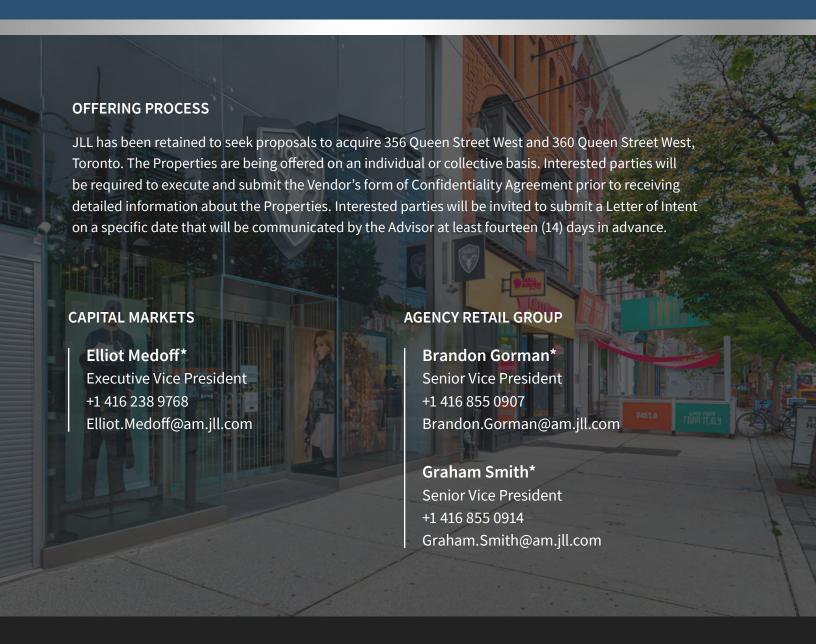
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