



NORTHAM
REALTY ADVISORS LIMITED



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%



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.



100
Walk Score



100
Transit Score

* Statistics Canada, 2020.

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OFFERING PROCESS

JLL has been retained to seek proposals to acquire 356 Queen Street West and 360 Queen Street West, Toronto. The Properties are being offered on an individual or collective basis. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Properties. Interested parties will be invited to submit a Letter of Intent on a specific date that will be communicated by the Advisor at least fourteen (14) days in advance.

CAPITAL MARKETS

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