



Colliers

135 Queens Plate Drive, Etobicoke | ON

# Ground floor medical space for lease

Great for all medical uses, 135 Queens Plate Drive is within proximity to William Osler Hospital, Humber College as well as Woodbine Race track and Casino Woodbine. Café in building as well as free surface parking. Underground parking available at cost.

Join our medical roster of cardiologists, plastic surgeons, nephrologists, dentists, sleep specialists, physicians, and audiologists!

## **Adam Dauphinee\*\***

Vice President, LEED, AP

+1 416 620 2872

+1 416 505 4828

adam.dauphinee@colliers.com

## **Chris Burans\***

Vice President

+1 416 620 2866

+1 416 258 9845

chris.burans@colliers.com

## **Noel Cardy**

Sales Representative

+1 416 620 2364

+1 289 927 1252

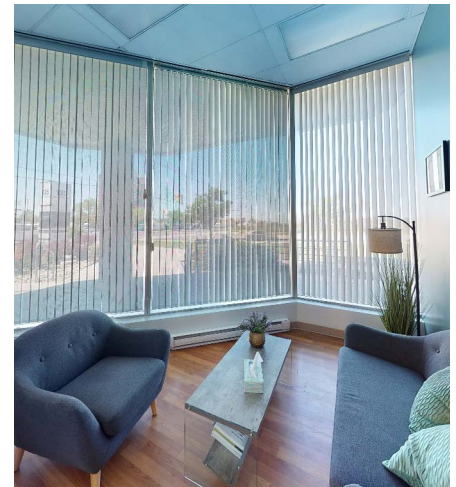
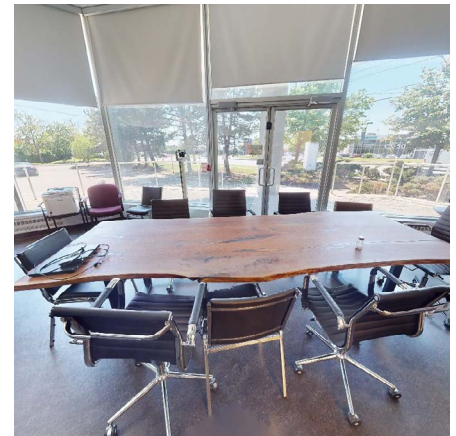
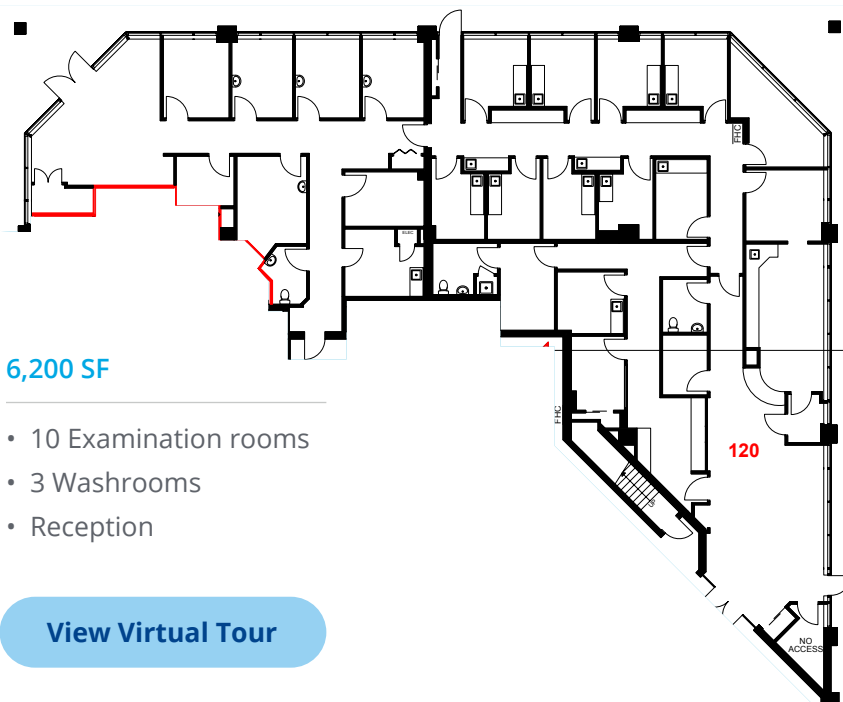
noel.cardy@colliers.com

# Property Overview

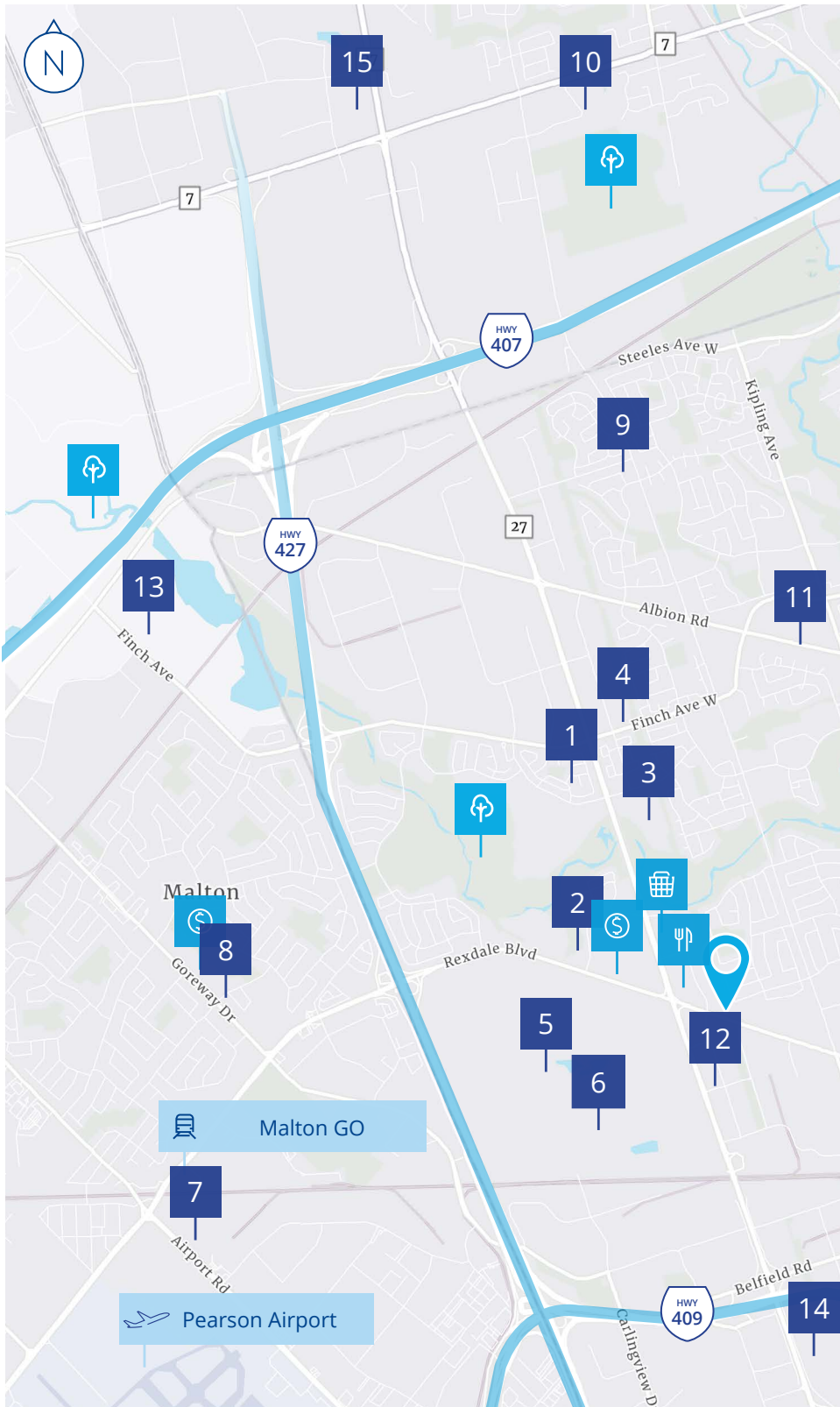
135 Queens Plate Drive is a 6-storey, Class A office building occupying a prominent location at the northeast corner of Queens Plate Drive and Rexdale Boulevard. The Property is strategically located near Pearson International Airport and a number of major 400 series highways. The Property is also fully serviced by public transit and is within proximity to the Woodbine Race Track and Woodbine Shopping Centre. The building has a sleek glass facade, attractive lobby and ample availability of surface and underground parking.

<b>Zoning</b>	E 1.0	
<b>Parking</b>	3:1,000 SF	
<b>Rentable Area</b>	Suite 120	6,200 SF
<b>Net Rent</b>	\$20.00 PSF	
<b>Additional Rent</b>	\$18.06 PSF	
<b>Available</b>	November 1, 2023	

## Floorplan









# Surrounding Amenities



Located in the West Humber-Clairville neighbourhood of Toronto, 135 Queens Plate Drive provides access to many great amenities in the GTA such as Pearson Airport, the University of Guelph Humber and Woodbine Racetrack and Casino.

 Subject property

- 1 The University of Guelph Humber
- 2 Woodbine Mall
- 3 Etobicoke General Hospital
- 4 Starbucks
- 5 Woodbine Casino
- 6 Woodbine Racetrack
- 7 The International Centre
- 8 LCBO
- 9 Danforth Food Market
- 10 Denny's
- 11 Albion Mall
- 12 Woodbine Banquet Hall
- 13 iRange Toronto
- 14 The Toronto Congress Centre
- 15 Fortinos

-  Restaurant
-  Grocery
-  Bank
-  Park
-  GO Station
-  Major Highway



[View Online Listing](#)

135 Queens Plate Drive, Etobicoke | ON

**Adam Dauphinee\*\***

Vice President, LEED, AP

+1 416 620 2872

+1 416 505 4828

adam.dauphinee@colliers.com

**Chris Burans\***

Vice President

+1 416 620 2866

+1 416 258 9845

chris.burans@colliers.com

**Noel Cardy**

Sales Representative

+1 416 620 2364

+1 289 927 1252

noel.cardy@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers 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 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 and/or its licensor(s). Copyright © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. **Colliers Macaulay Nicolls Inc., Brokerage**