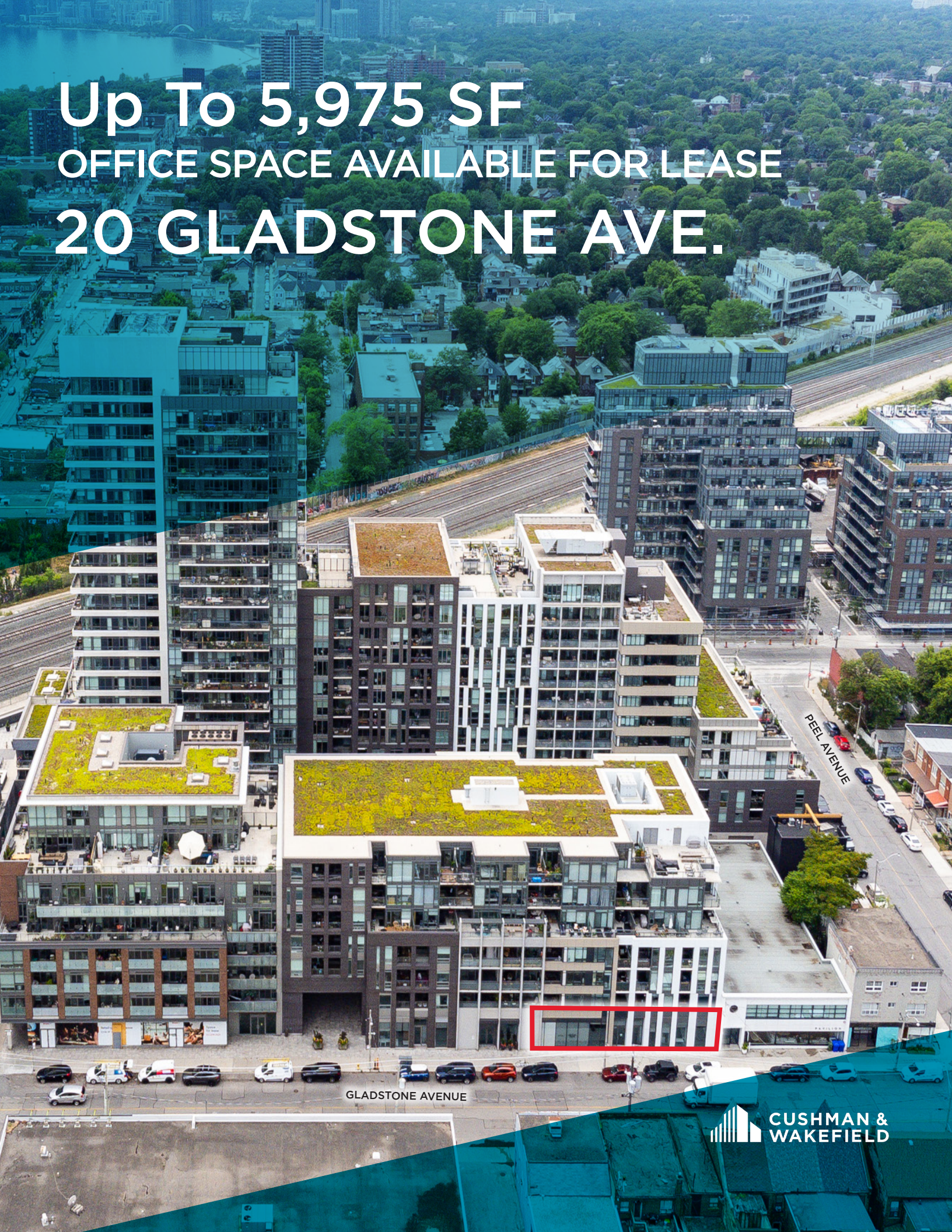


# Up To 5,975 SF OFFICE SPACE AVAILABLE FOR LEASE 20 GLADSTONE AVE.



GLADSTONE AVENUE

 CUSHMAN & WAKEFIELD



## DETAILS

Availability: Unit B: 5,975 SF  
Demiseable Options:  
- Unit B-1: 2,828  
- Unit B-2: 3,147

Occupancy: Immediate

Term: 5 - 10 Years

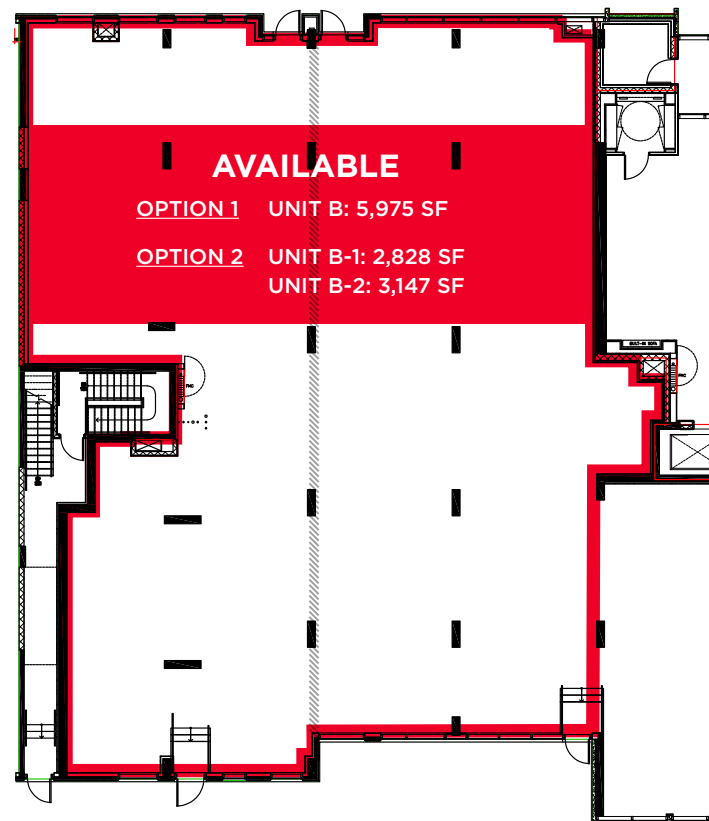
Net Rent: Please Call Listing Agents

Additional Rent: \$12.47 PSF (2023)

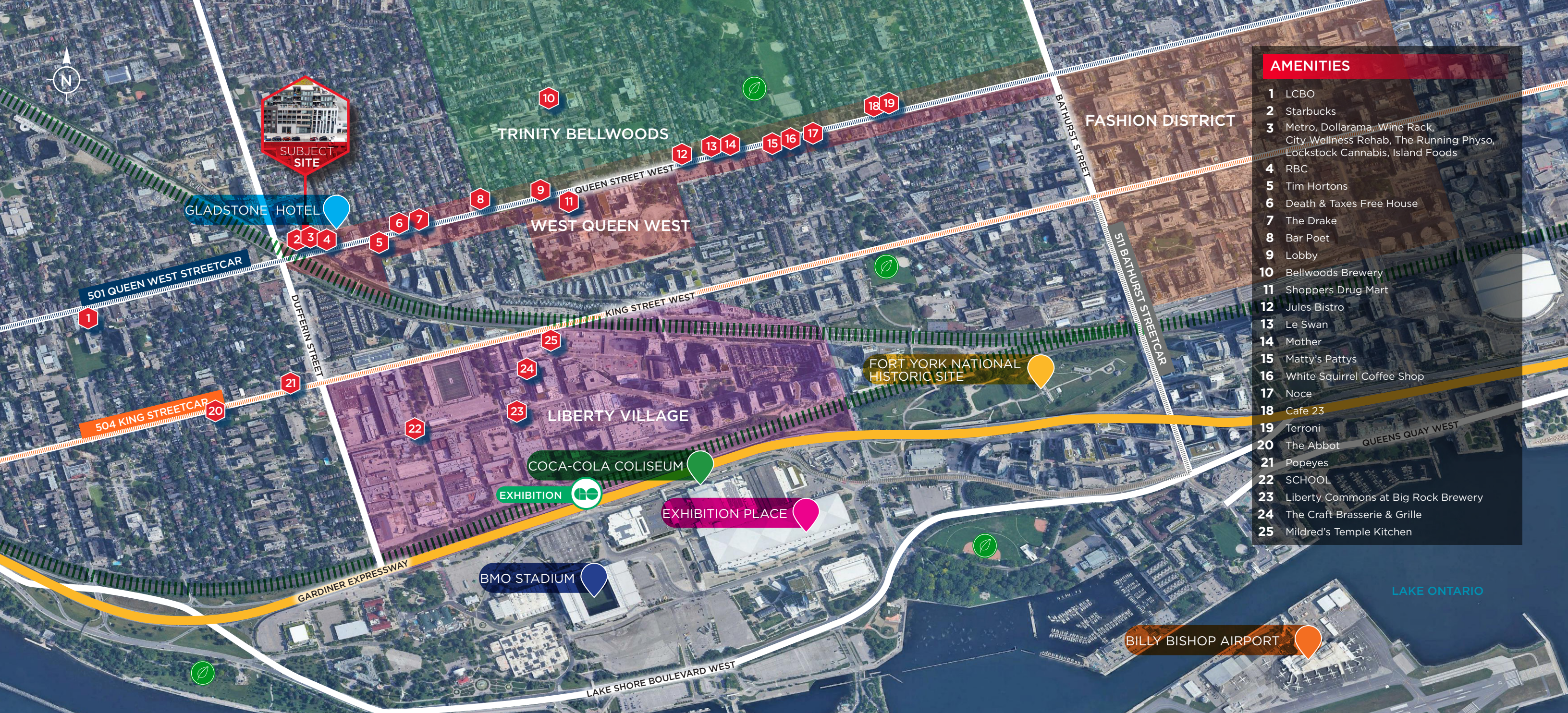
## HIGHLIGHTS

- Located in the heart Queen West, of Toronto's most exciting neighbourhood
- Fully turn-key modern office space
- Furniture can be made available
- Ground floor visibility with signage opportunity
- On-site parking available

## FLOORPLAN





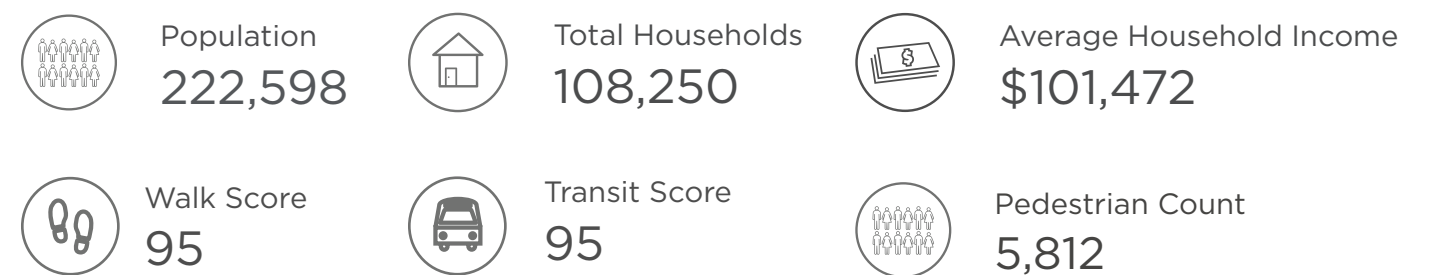


- ### AMENITIES
- 1 LCBO
  - 2 Starbucks
  - 3 Metro, Dollarama, Wine Rack, City Wellness Rehab, The Running Physio, Lockstock Cannabis, Island Foods
  - 4 RBC
  - 5 Tim Hortons
  - 6 Death & Taxes Free House
  - 7 The Drake
  - 8 Bar Poet
  - 9 Lobby
  - 10 Bellwoods Brewery
  - 11 Shoppers Drug Mart
  - 12 Jules Bistro
  - 13 Le Swan
  - 14 Mother
  - 15 Matty's Pattys
  - 16 White Squirrel Coffee Shop
  - 17 Noce
  - 18 Cafe 23
  - 19 Terroni
  - 20 The Abbot
  - 21 Popeyes
  - 22 SCHOOL
  - 23 Liberty Commons at Big Rock Brewery
  - 24 The Craft Brasserie & Grille
  - 25 Mildred's Temple Kitchen

## LOCATION OVERVIEW

West Queen West was named by Vogue Magazine as one of the coolest streets in the world. Unique restaurants, retail boutiques and the largest concentration of art galleries in Toronto make West Queen West a vibrant, dynamic neighbourhood. Coupled by the fact that Gladstone Avenue and Peel Street are situated directly north of Liberty Village which has seen major influx of residential and office density in the last several years. In addition, the immediate neighbourhood has seen an influx of artists and young professionals that have been attracted to the art, culture and amenities the neighbourhood has to provide. The diversity and creativity of the area has led to a thriving neighbourhood and destination of choice for retail and office users alike.

## AREA DEMOGRAPHICS





## CONTACT:

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