

65

QUEEN  
STREET  
WEST

Kipling





# Welcome to the Iconic Thomson Building

## 65 Queen Street West

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**PATH connected office space  
for lease in the financial core**

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# Building Highlights



190,000 square foot office tower,  
across 24 floors



Close proximity to Toronto Eaton Centre,  
Yonge-Dundas Square, restaurants, shops  
and entertainment options



Located in the heart of Toronto's  
financial core on the southwest side  
of Queen and Bay Street



Small floor plates (7,800 sq. ft.) give  
small and medium tenants great  
exposure



Directly across from City Hall  
and Nathan Phillips Square, with  
connectivity to the PATH with  
underground access to the TTC  
subway system



First-class on-site property  
management with head office  
located directly in the building,  
24 hour staffed security,  
7 days per week



On-site amenities include: Tim  
Hortons, Mos Mos, Patties Express,  
Hakim Optical, and more!



PATH access to Queen, St. Andrew &  
Union transit stations.





# Stacking Plan

|    |   |   |  |  |   |       |
|----|---|---|--|--|---|-------|
| 25 | Tenanted                                  |   |  |  | 7,856                                     |       |
| 24 | Tenanted                                  |   |  |  | 7,821                                     |       |
| 23 | Tenanted                                  |   |  |  | 7,821                                     |       |
| 22 | Tenanted                                  |   |  |  | 7,821                                     |       |
| 21 | Tenanted                                  |   |  |  | 7,819                                     |       |
| 20 | Tenanted                                  |   |  |  | 7,841                                     |       |
| 19 | Tenanted                                  |   |  |  | 7,837                                     |       |
| 18 | Tenanted                                  |   |  |  | 7,825                                     |       |
| 17 | Tenanted                                  |   |  |  | 7,841                                     |       |
| 16 | Tenanted                                  |   |  |  | 7,836                                     |       |
| 15 | Tenanted                                  |   |  |  | 7,837                                     |       |
| 14 | Tenanted                                  |   |  | 1404 - Available<br>(1-Apr-25)<br>1,008 SF | 1410<br>Available Immediately<br>1,338 SF | 7,837 |
| 12 | 1210<br>Available Immediately<br>1,027 SF | Tenanted                                  |  |  | 1220<br>Available Immediately<br>979 SF   | 7,837 |
| 11 | Tenanted                                  |   |  |  | 7,838                                     |       |
| 10 | Tenanted                                  |   |  |  | 7,837                                     |       |
| 9  | Tenanted                                  |   |  | 910<br>Available Immediately<br>4,070 SF   |   | 7,836 |
| 8  | Tenanted                                  |   |  |  | 7,838                                     |       |
| 7  | Tenanted                                  |   |  |  | 7,838                                     |       |
| 6  | 600 - Available<br>(1-Apr-25)<br>3,406 SF | 605 - Available<br>(1-Aug-25)<br>2,173 SF | Tenanted                                 |  | 7,839                                     |       |
| 5  | 500<br>Available Immediately<br>2,190 SF  | Tenanted                                  |  |  | 7,830                                     |       |
| 4  | Tenanted                                  |   | 410<br>Available Immediately<br>1,262 SF | Tenanted                                   |   | 7,838 |
| 3  | Tenanted                                  | 301<br>Available Immediately<br>1,218 SF  | 302<br>Available Immediately<br>1,156 SF | 303<br>Available Immediately<br>2,057 SF   |   | 7,836 |
| 2  | Tenanted                                  |   | 210<br>Available Immediately<br>839 SF   | Tenanted                                   |   | 7,837 |





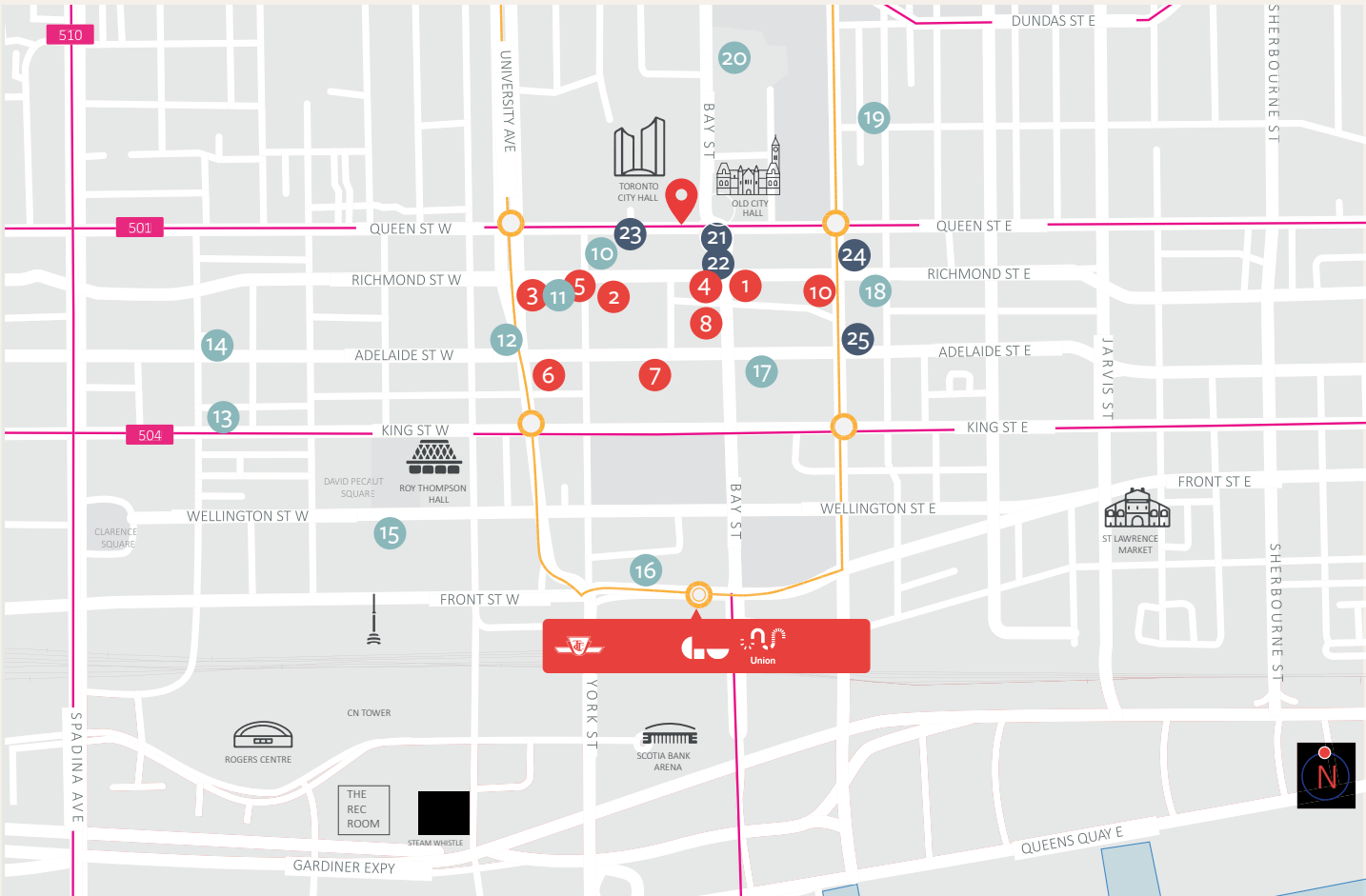
# Location

Welcome to 65 Queen Street West! Here, you'll find a range of small, medium and full-floor suites available. Enjoy convenient underground access to Hudson's Bay, Sheraton Centre the beautiful North view of Nathan Phillips Square, Old City Hall, and Bay Street.



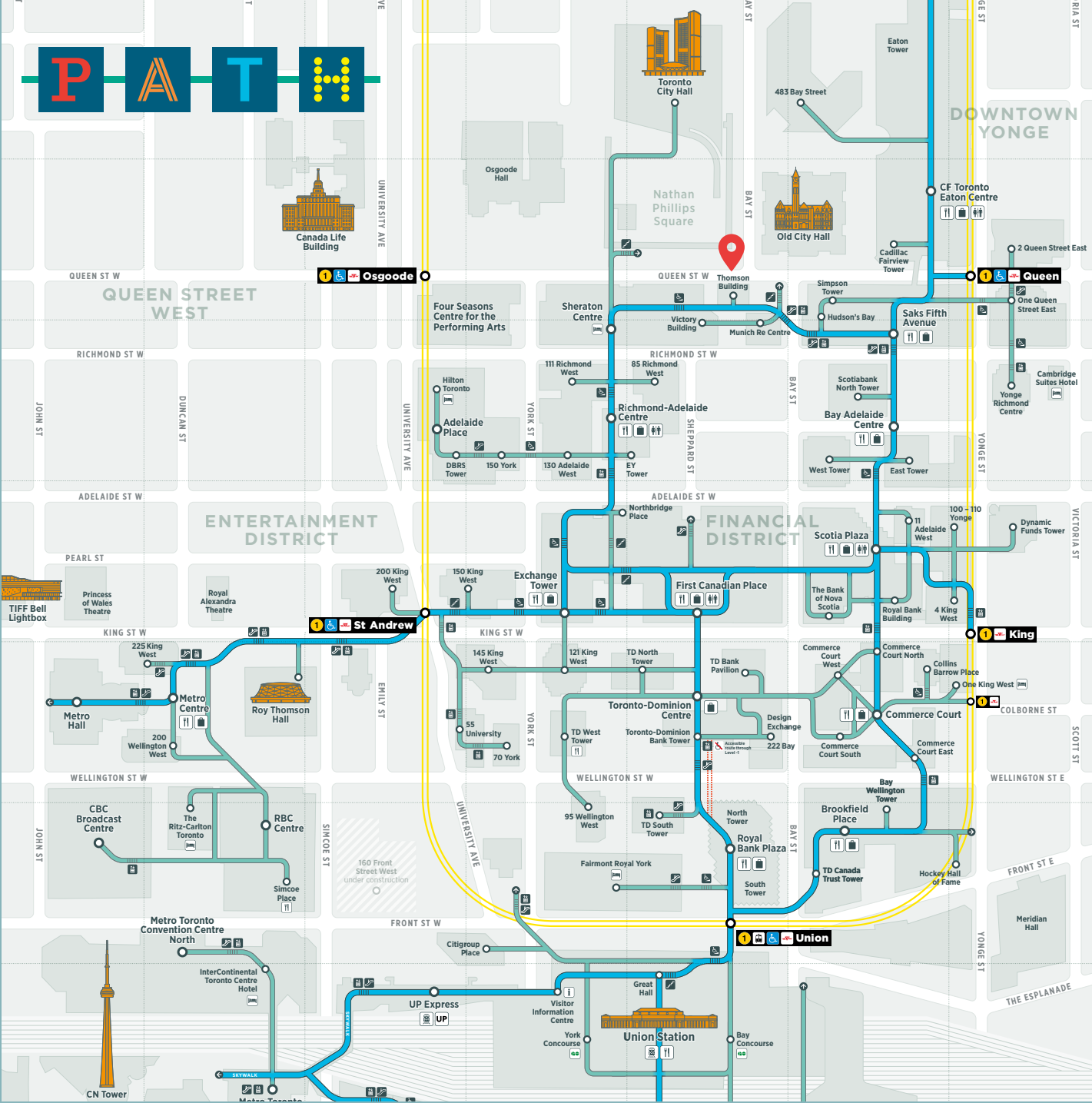


Vibrant Street-Level Presence



| LEGEND  |                      |                        |                |
|---|----------------------|------------------------|----------------|
| 65 QUEEN ST W                                     |                      |                        |                |
| 1 Hy's Steakhouse                                 | 8 Locale Mecatto     | 15 The Ritz-Carlton    | 22 Scotia Bank |
| 2 Chef's Hall                                     | 9 Sunset Grill       | 16 Fairmont Royal York | 23 BMO         |
| 3 Ruth's Chris Steak House                        | 10 Sheraton Centre   | 17 The St. Regis       | 24 CIBC        |
| 4 Daphne  | 11 Hilton Toronto    | 18 Cambridge Suites    | 25 HSBC Bank   |
| 5 Volos Restaurant                                | 12 Shangri-La Hotel  | 19 Pantages Hotel      |                |
| 6 Pizzeria Libretto                               | 13 Hyatt Regency     | 20 Marriott Downtown   |                |
| 7 Cactus Club Cafe                                | 14 Metropolis Suites | 21 TD Canada Trust     |                |
| — TTC STREET CAR    — TTC YONGE-UNIVERSITY SUBWAY |                      |                        |                |

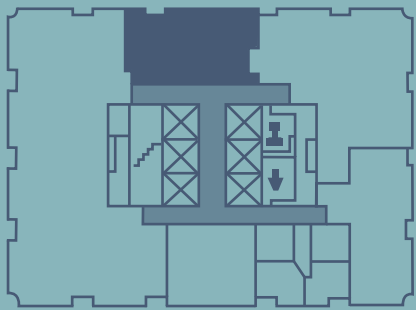
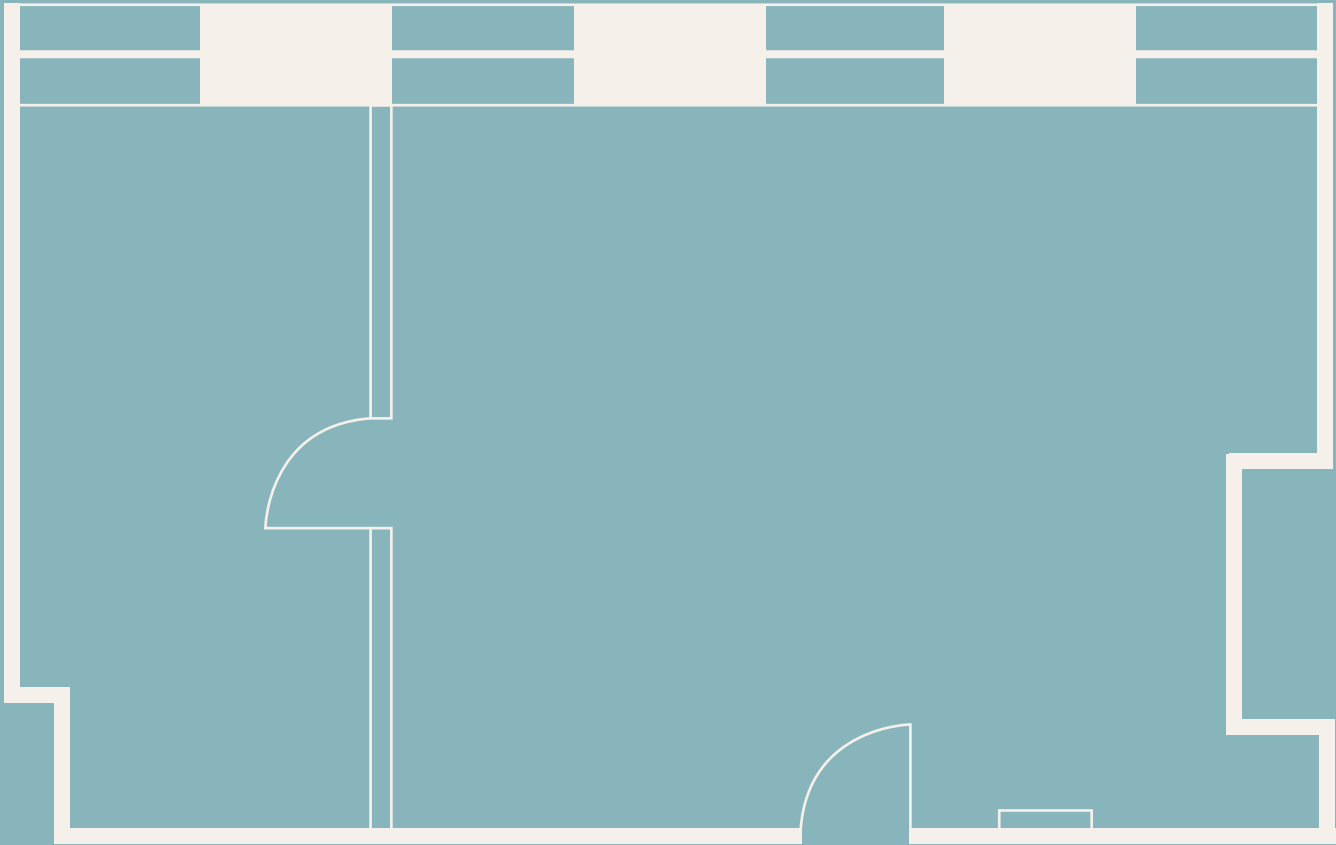
Abundant PATH-Level Convenience



# Suite 210 | 839 SF



- Open concept with Northbound views
- Direct elevator exposure: extremely rare at this size!
- Built-out efficiently with one boardroom and open area
- Available Immediately

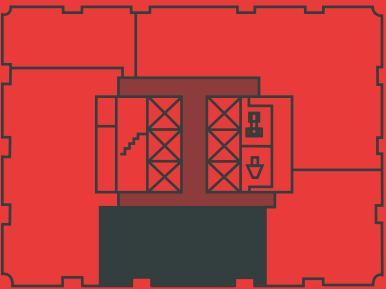


KEY PLAN

# Suite 301 | 1,218 SF



- South-facing executive office
- Elevator exposure with double door entrance: extremely rare at this size!
- Available: Immediately



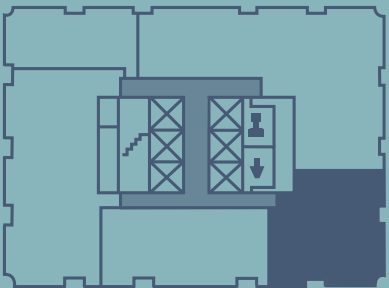
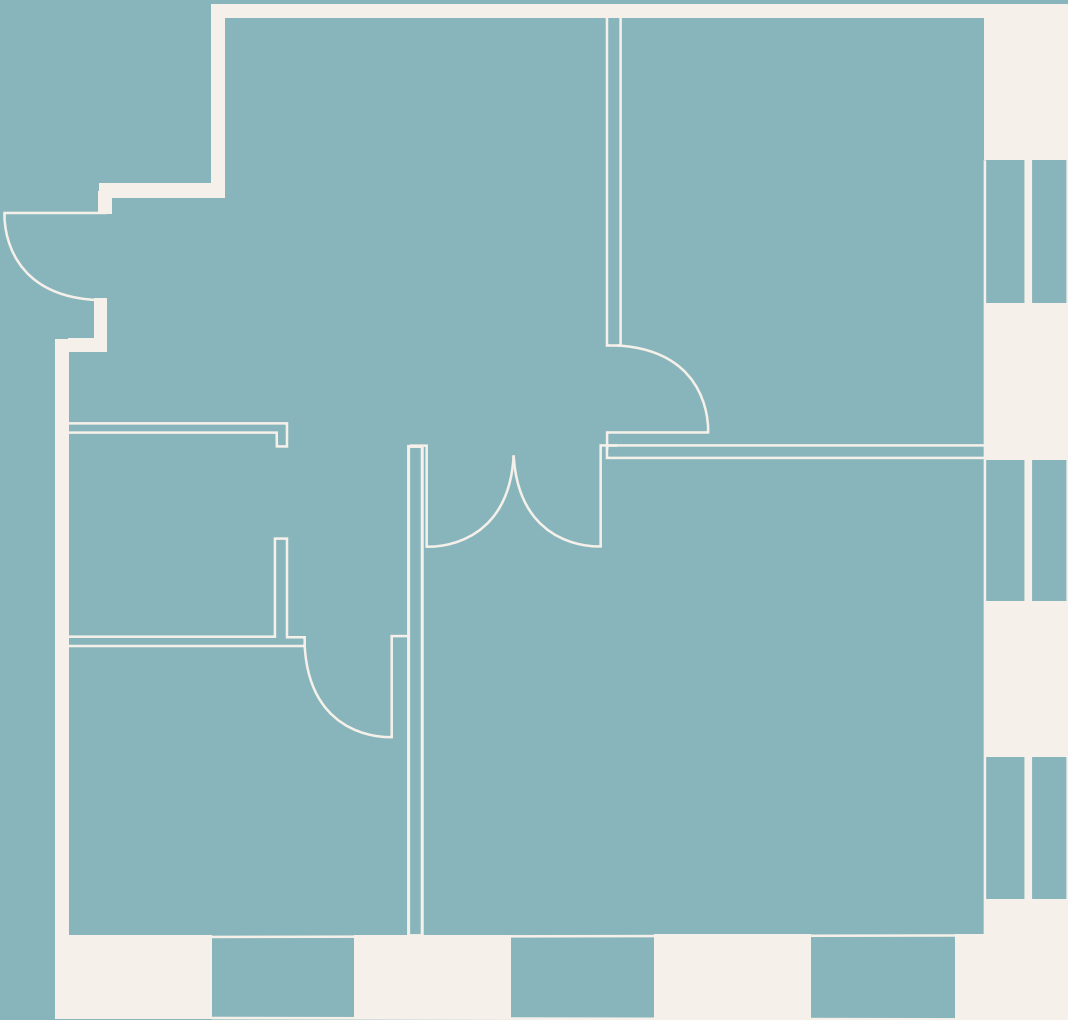
KEY PLAN



# Suite 302 | 1,159 SF



- South-east corner suite with views of Bay Street
- Large corner office with two additional smaller offices and a kitchenette
- Available: Immediately



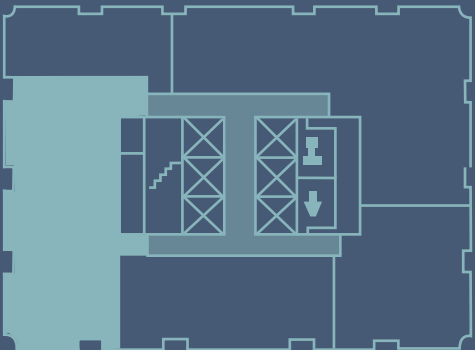
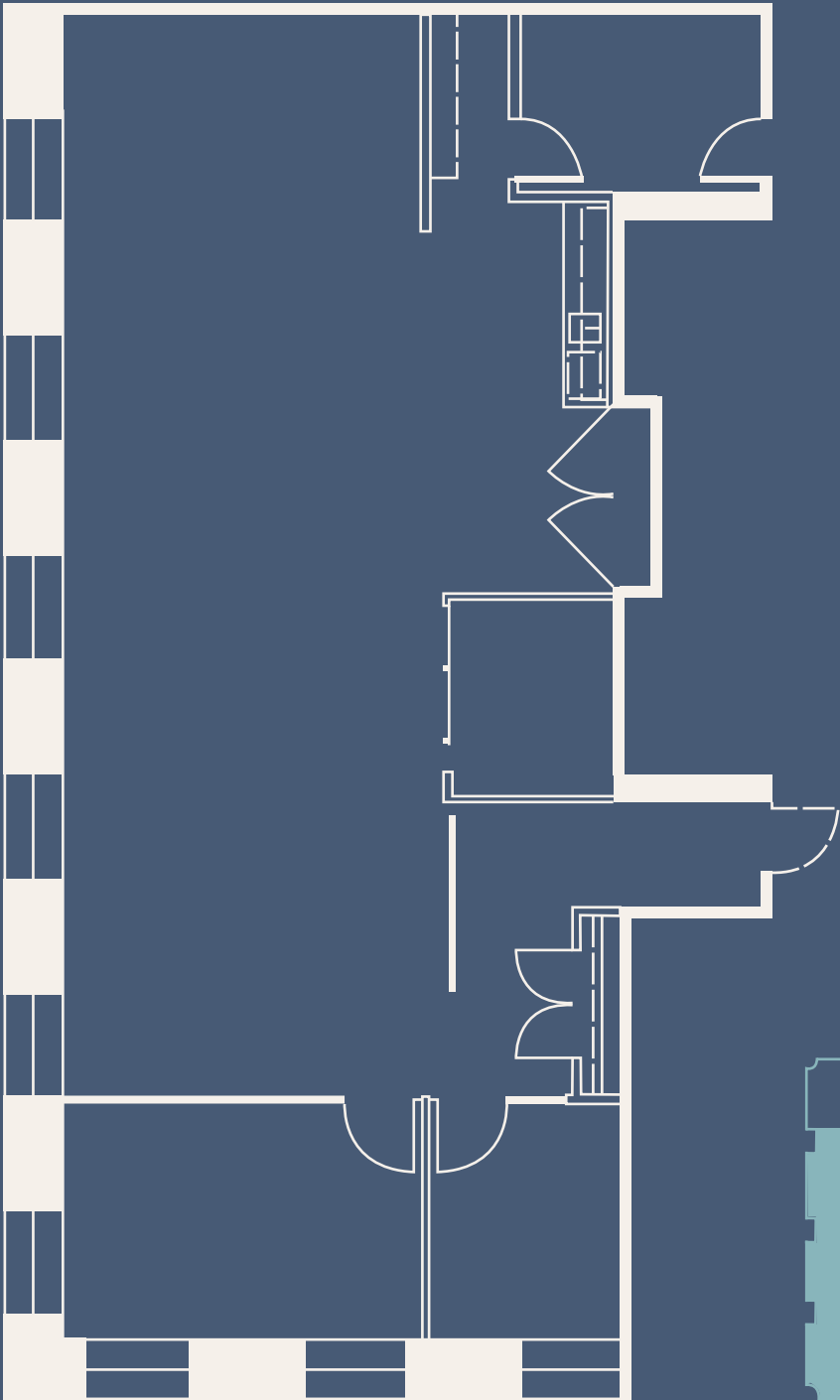
KEY PLAN



# Suite 303 | 2,057 SF



- Open concept space with 1 boardroom, 2 private offices and café kitchen.
- Upgraded leasehold improvements on glass
- West views
- Available: Immediately



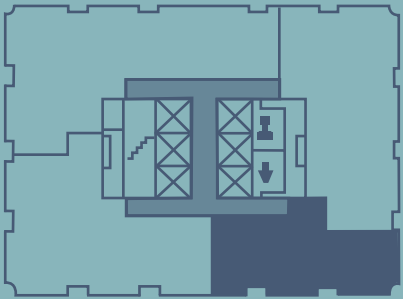
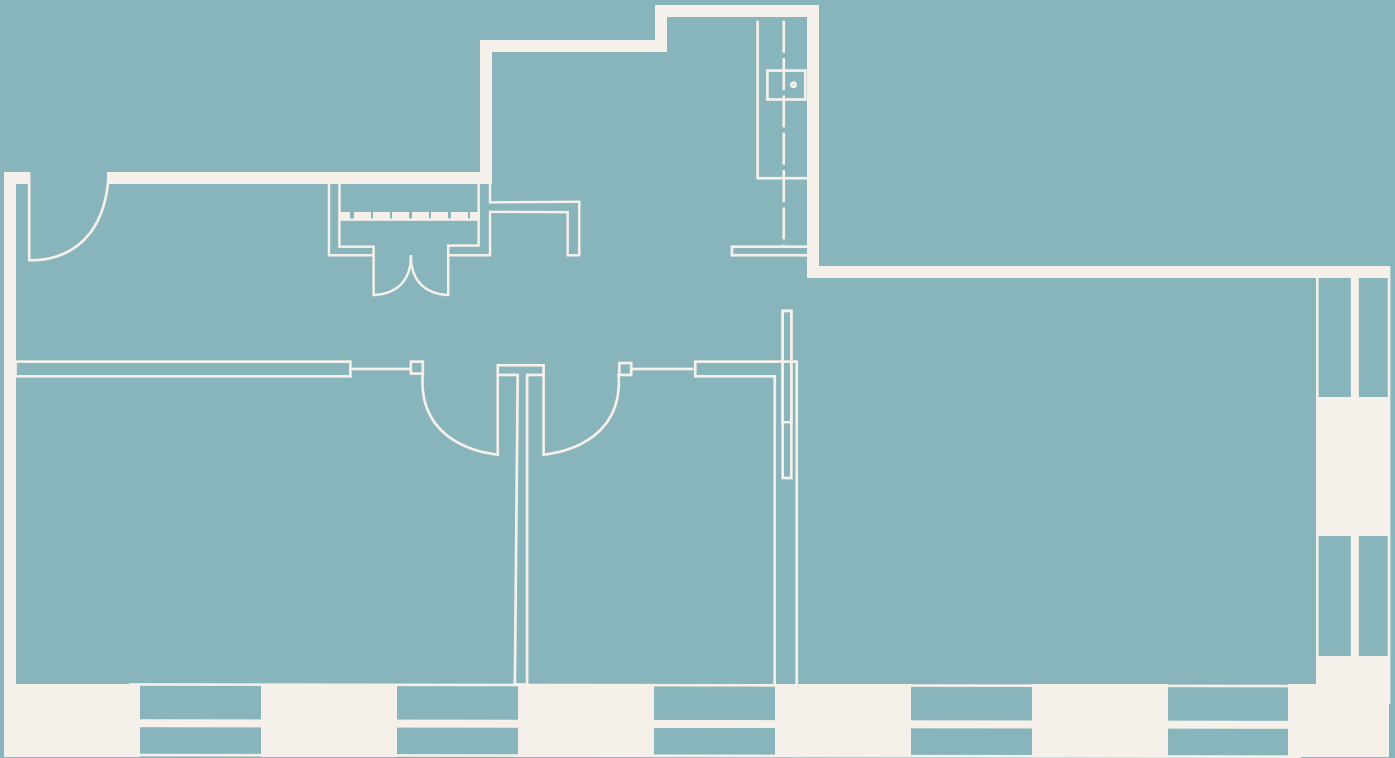
KEY PLAN



# Suite 410 | 1,262 SF



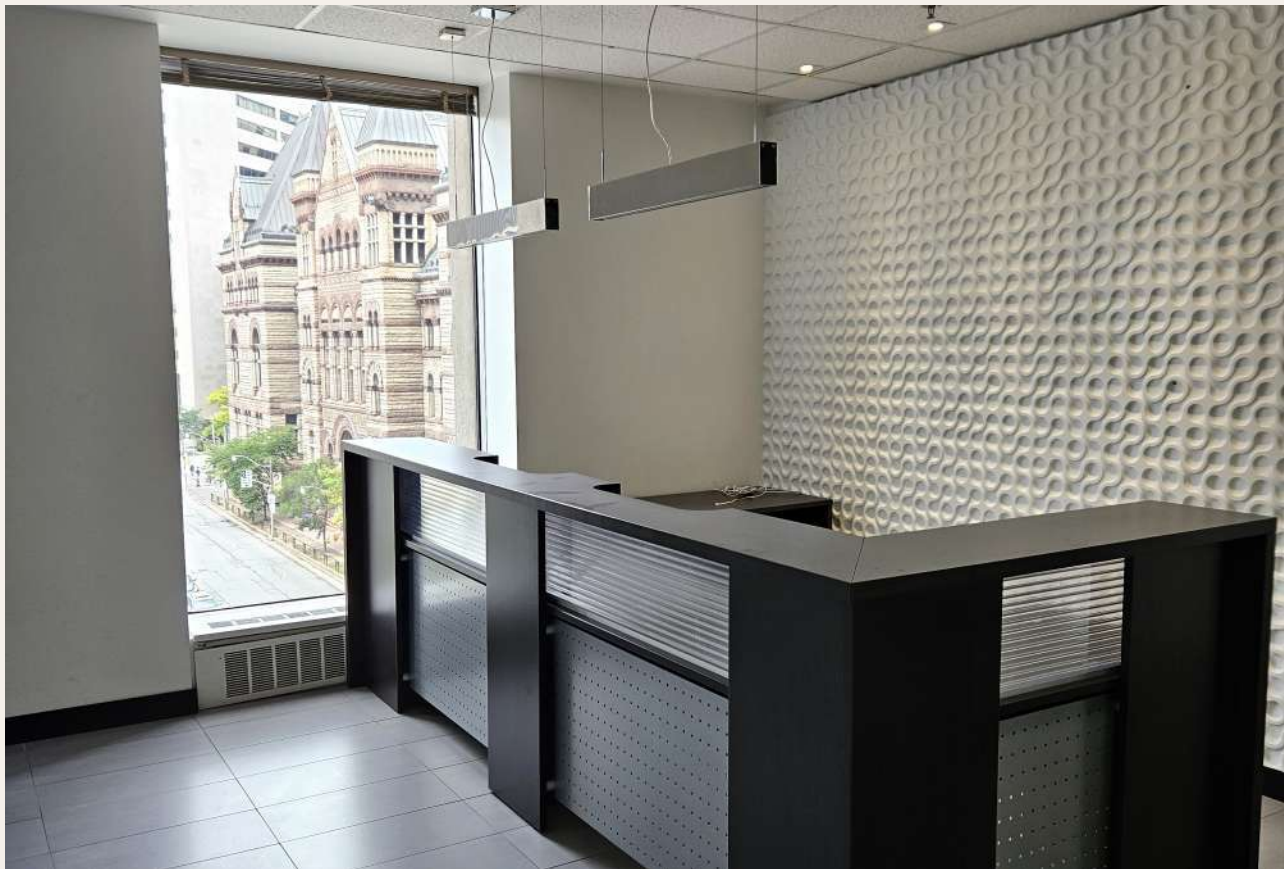
- South-East unit
- Built-out with two private offices, a kitchenette and open area
- Available: Immediately



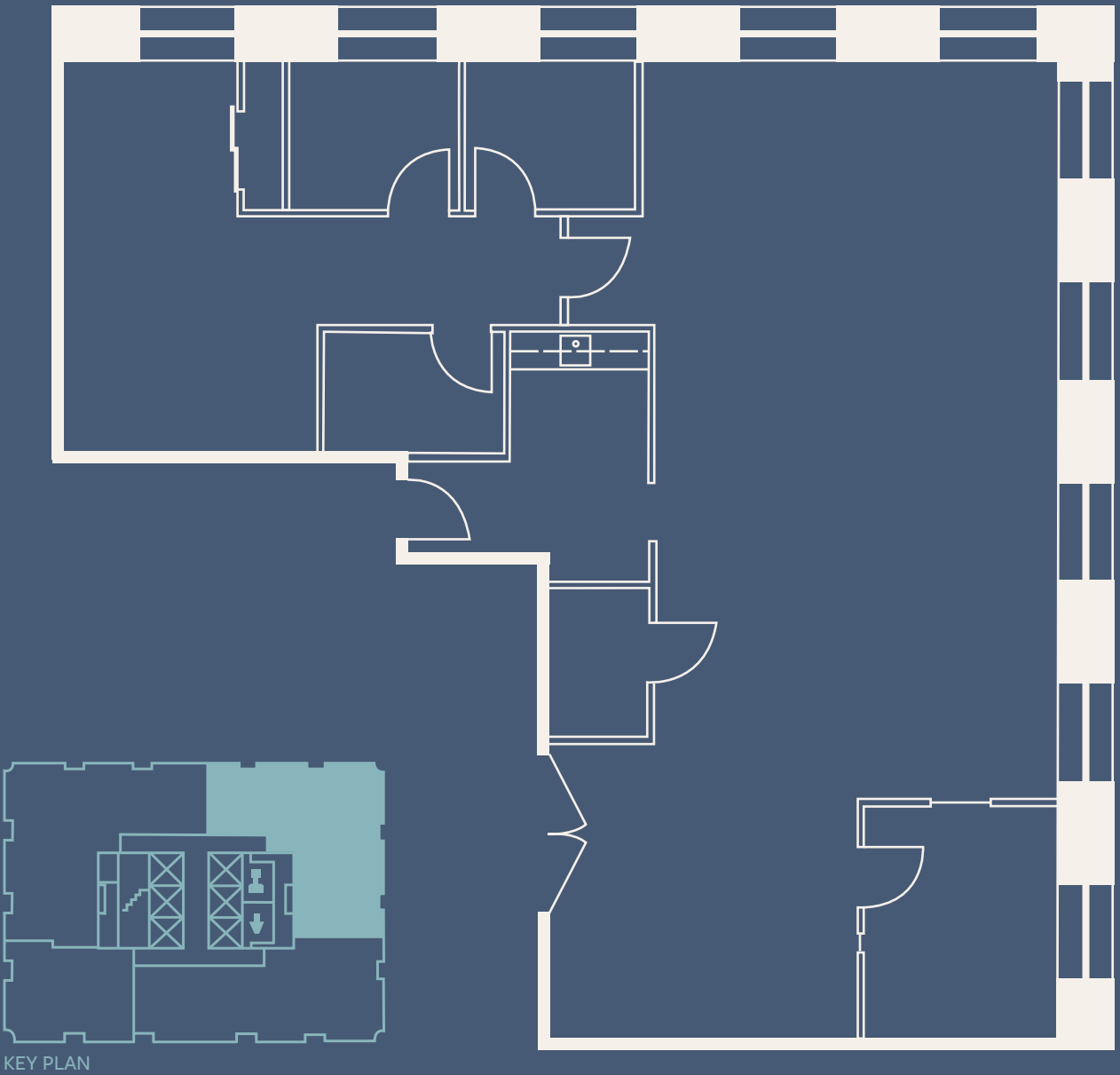
KEY PLAN



# Suite 500 | 2,197 SF



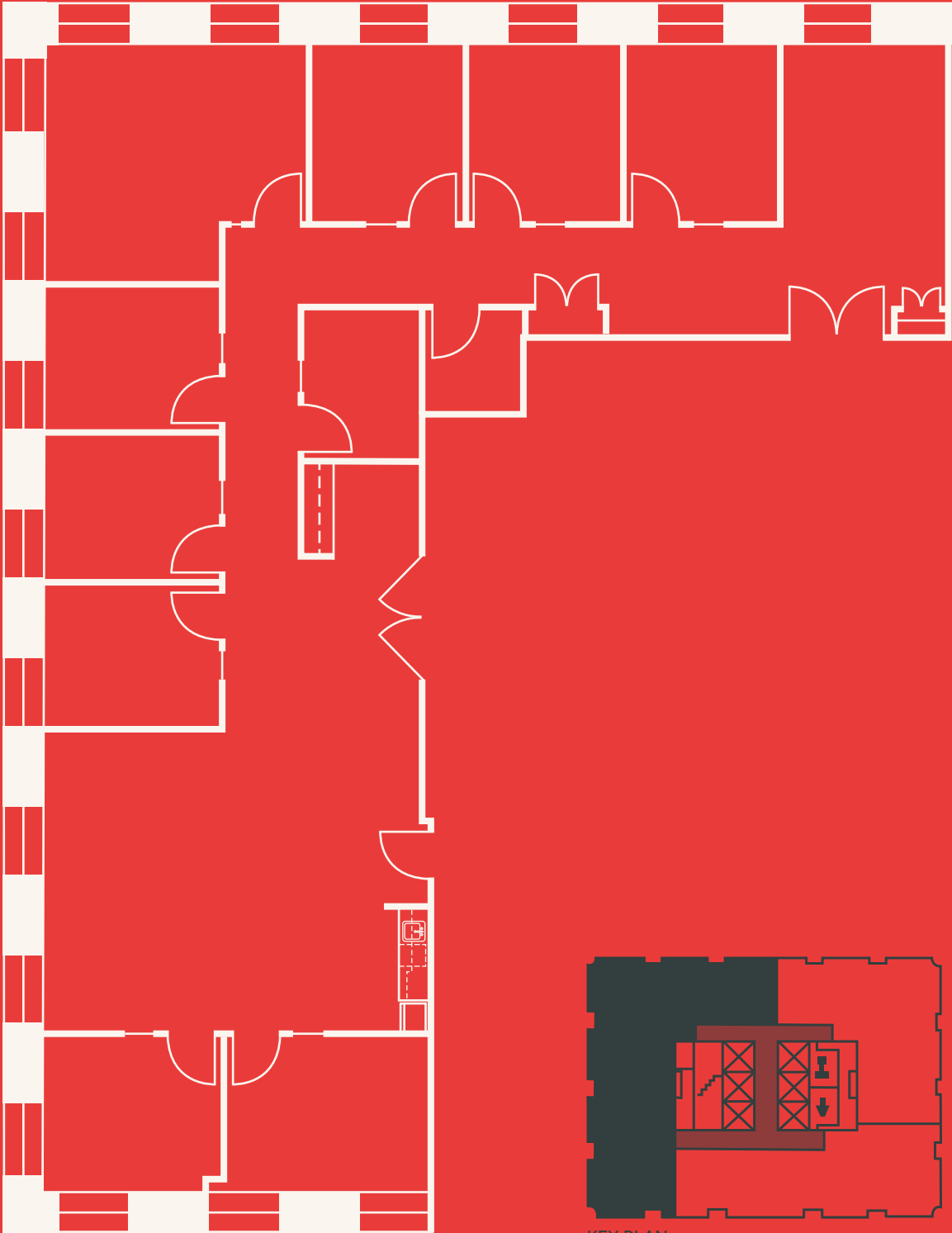
- North-East unit with expansive views of Bay Street and City Hall
- Built-out with four private offices, a kitchenette and open area
- Available: Immediately



# Suite 600 | 3,406 SF



- Scenic, unobstructed northbound views with excellent natural light
- Built out with six perimeter offices, one interior office, a medium boardroom, a kitchenette and open workstation areas
- Direct elevator exposure with double doors – rare for this size!
- Can be combined with neighboring unit for 5,579 sf



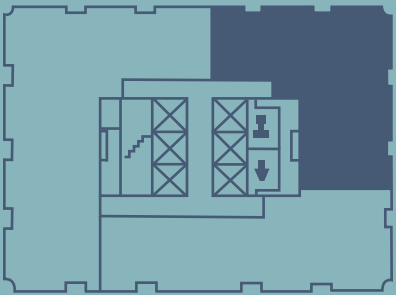
KEY PLAN



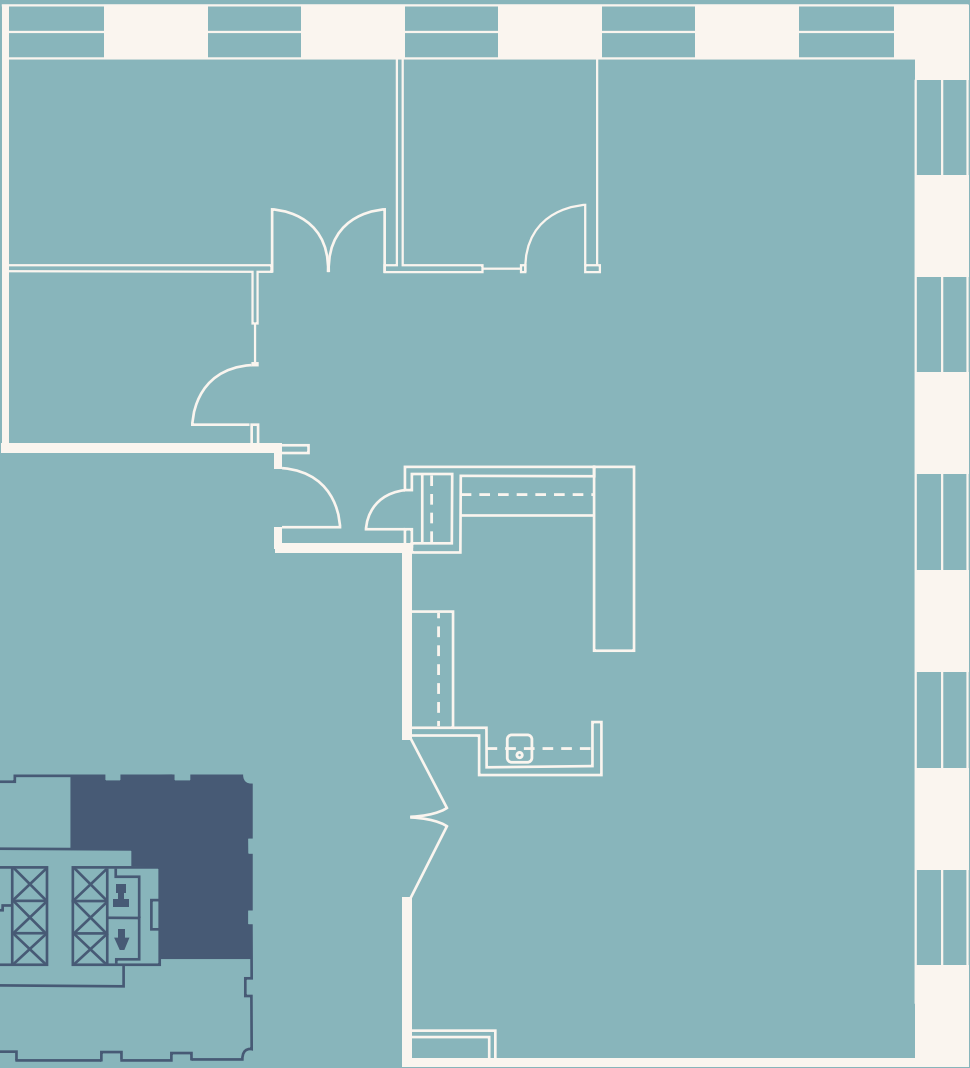
# Suite 605 | 2,173 SF



- Highly efficient space built out with two offices, a boardroom, a kitchenette and open area
- Exceptional northeast views!
- Available for August 1, 2025 possession



KEY PLAN



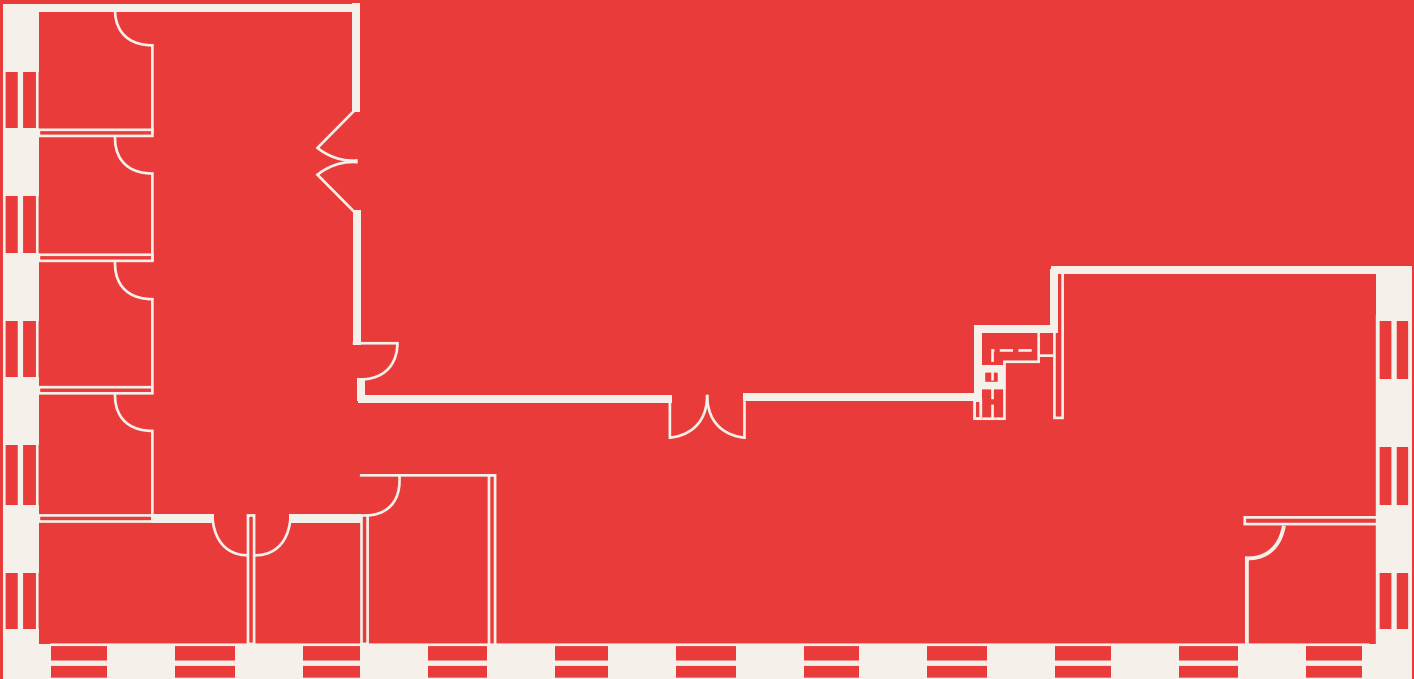
# Suite 910 | 4,070 SF



- Built-out with six glass offices, a corner office and kitchenette
- Large open area
- Elevator exposure
- Available: Immediately



Virtual Tour



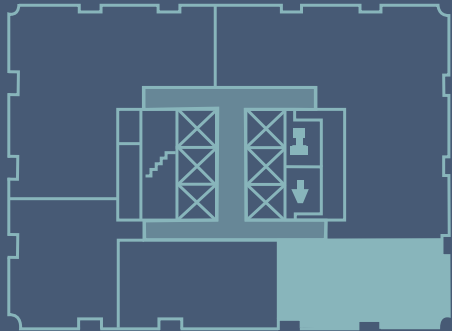
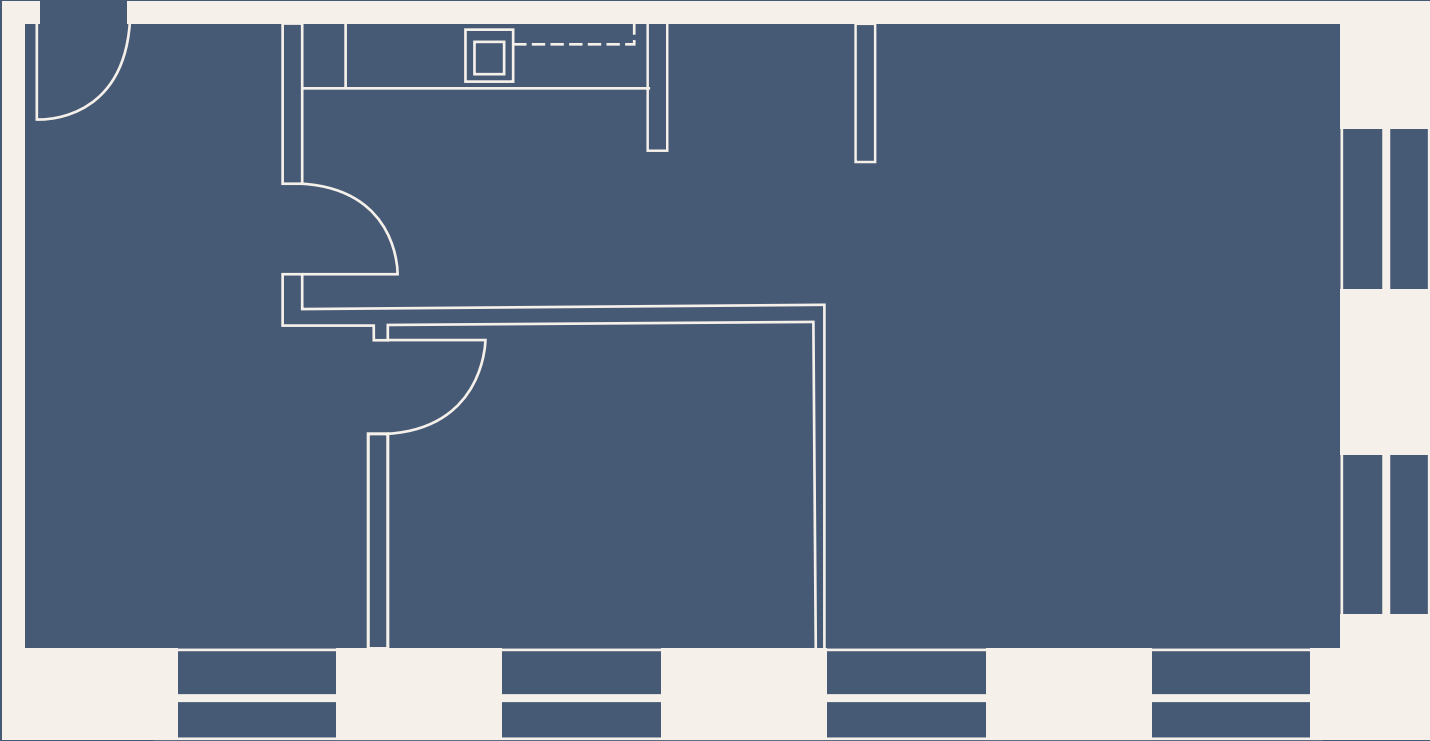
KEY PLAN



# Suite 1210 | 1,027 SF



- Bright space
- Kitchenette in place
- Available: Immediately

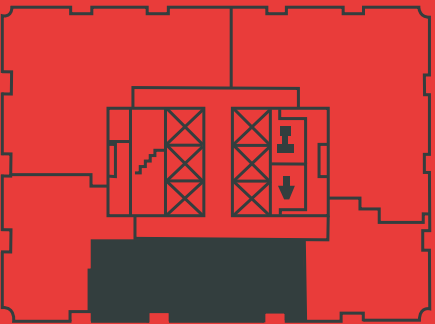
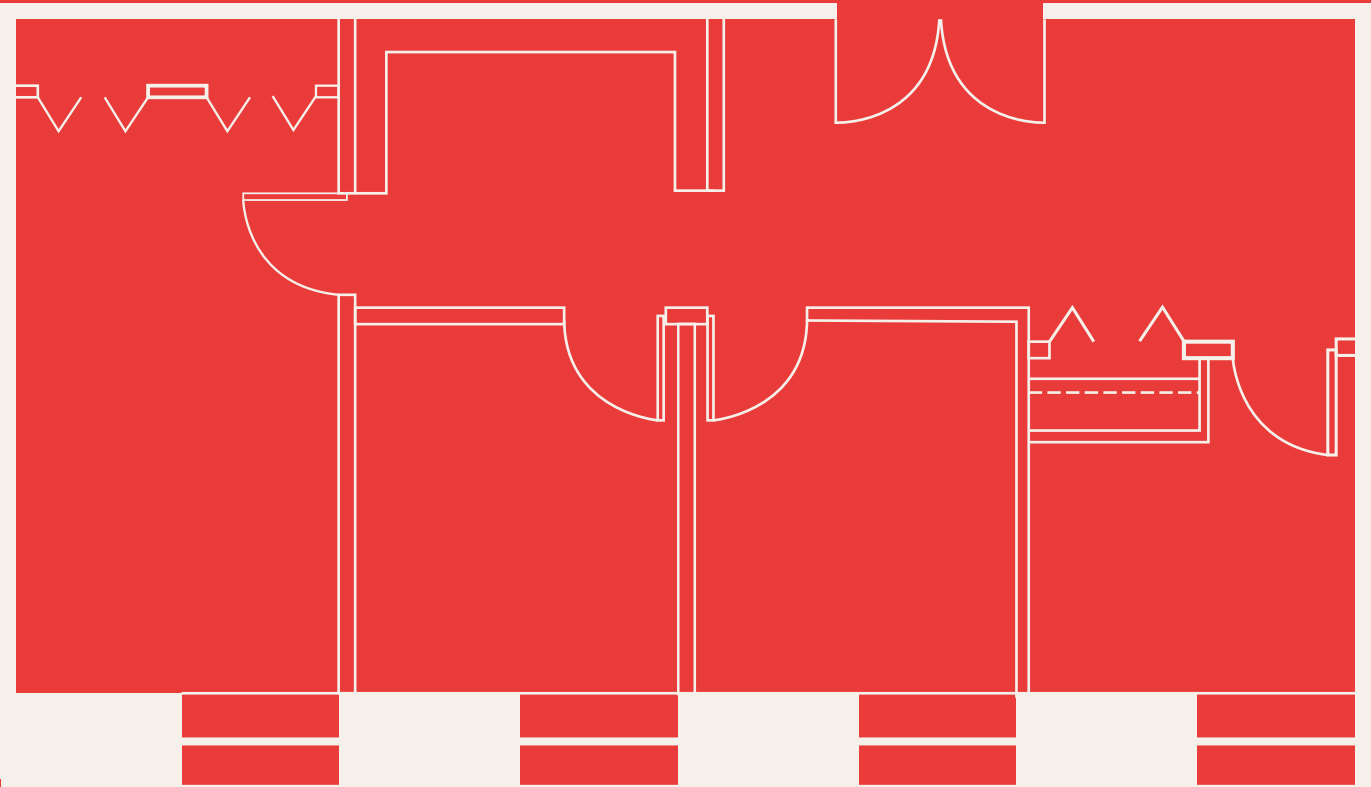


KEY PLAN

# Suite 1230 | 979 SF



- Built-out with three offices and one boardroom
- Great for small law firm or financial advisor
- Available: Immediately



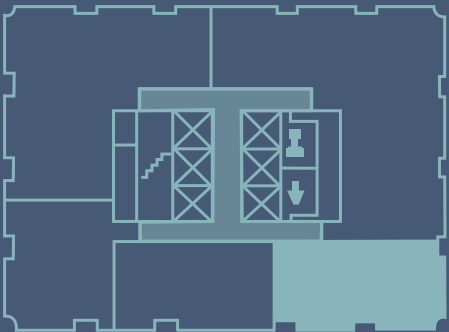
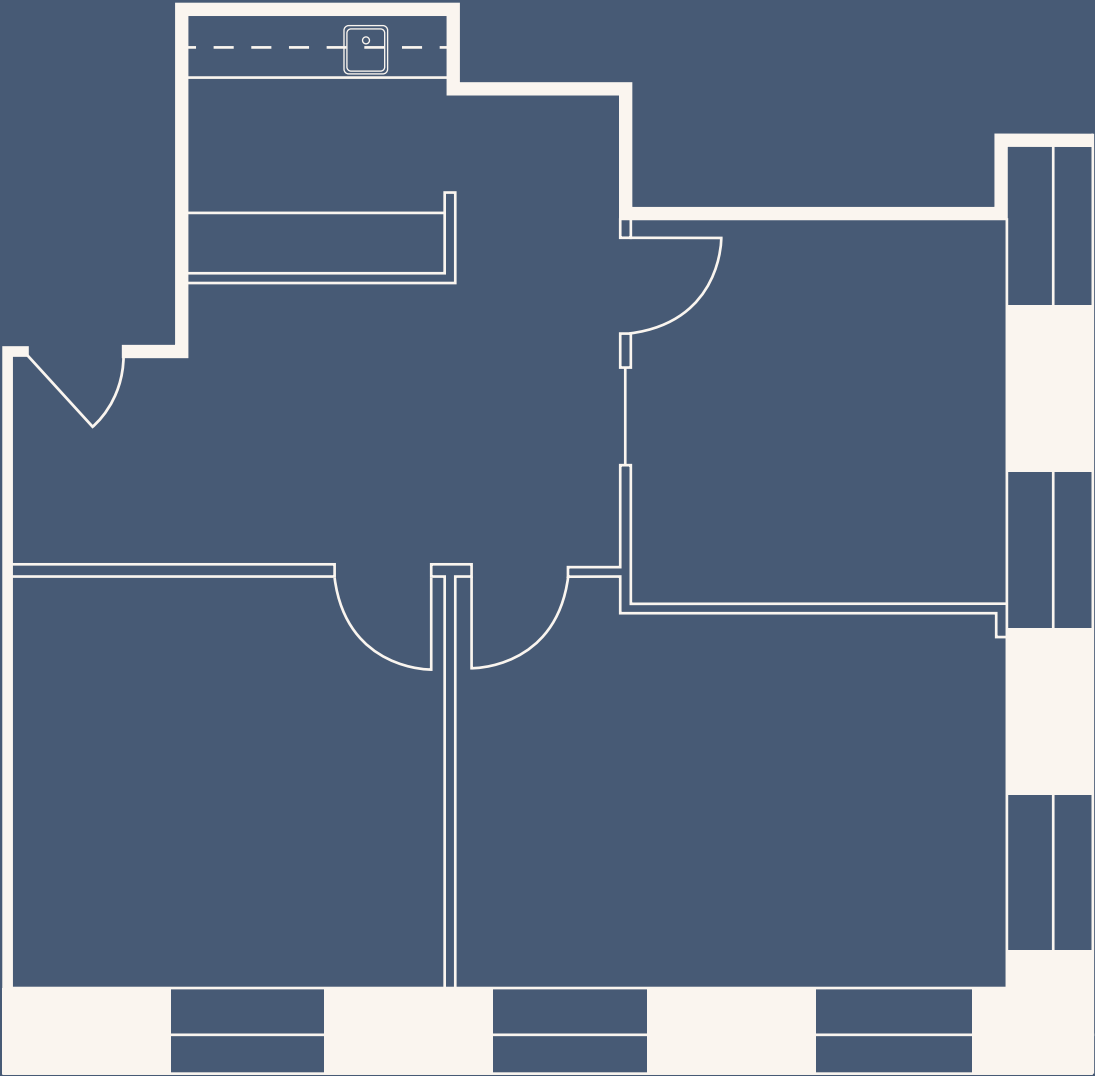
KEY PLAN



# Suite 1404 | 1,008 SF



- Bright, efficient space with high quality leasehold improvements
- Exceptional corner unit with three executive offices and a kitchenette
- Can be combined with Unit 1410 for 2,346 sf
- Available April 1, 2025

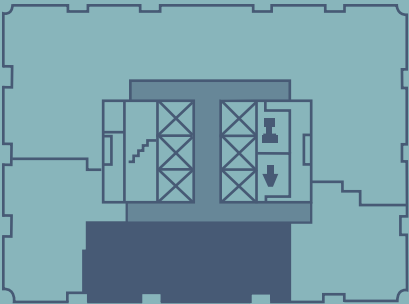
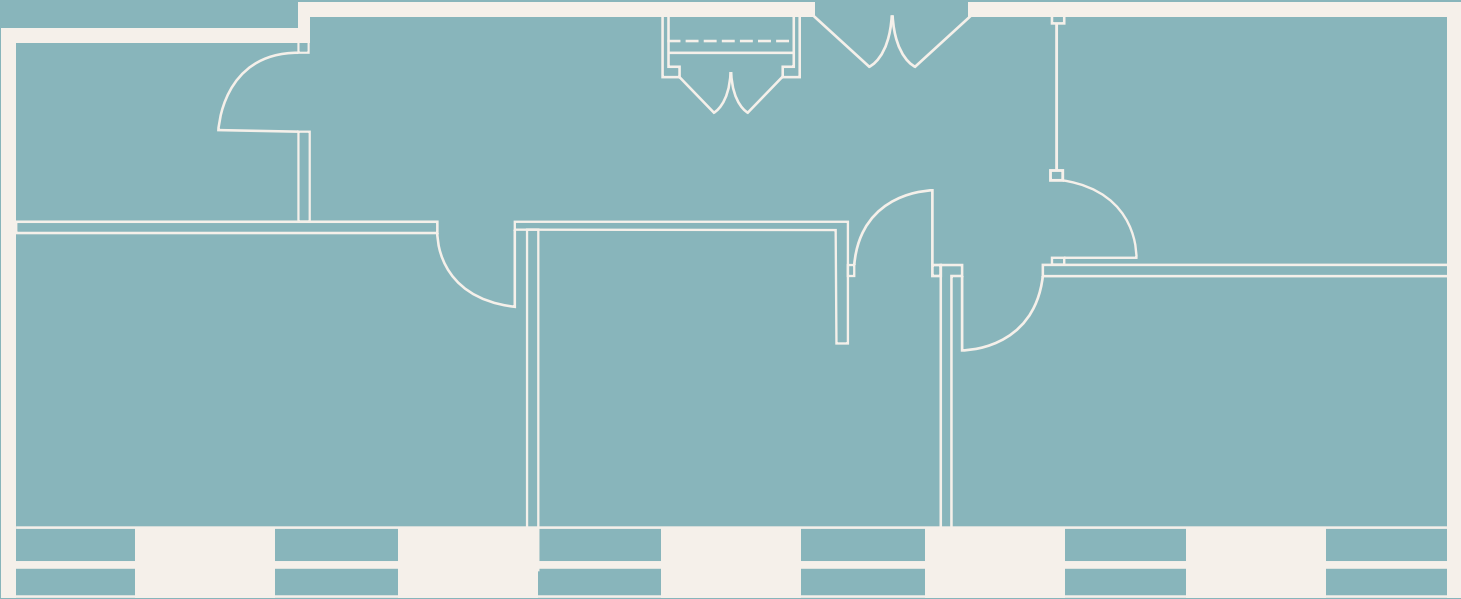


KEY PLAN

# Suite 1410 | 1,338 SF



- Built-out with boardroom, two offices and reception area
- Available: Immediately



KEY PLAN







# Building Specifications

## BUILDING DESCRIPTION

Constructed in 1970, 65 Queen Street West (Thomson Building) is a 190,000 square foot office tower, complete with 24-storeys, one mechanical penthouse floor and two underground basement levels with storage units available. The small floor plates of 7,800 square feet offer great exposure to smaller tenancies.

Located in the heart of Toronto’s financial core on the southwest side of Queen and Bay Street, 65 Queen Street West is situated across from City Hall and Queens Park, providing direct connectivity to the PATH and underground access to the TTC subway system. The building is also in close proximity to Toronto Eaton Centre, Yonge-Dundas Square, and a selection of restaurants and other amenities.

The building provides 24 hour manned security, 7 days per week, and the on-site operations team is available to immediately address any building or tenant related issues.

## MECHANICAL

The building is cooled by two (2) 480 ton chillers and heating is steam supplied by Enwave. Constant air volume (CAV) with one (1) interior zone and two (2) perimeter zones. Perimeter zones have the capability of one (1) thermostat for each induction unit, located at each window. Air is humidified during heating season. BAS System, Johnson Controls Facility Explorer DDC System installed in 2017.

HVAC hours of operation: 7:00 a.m. to 6:00 p.m., Monday to Friday. MERV-13 air filters reduce air contaminants throughout.

## SUSTAINABILITY

Peak Power’s temperature, humidity and CO2 sensors are installed through the building to support building energy efficiency, environmental sustainability, air quality and tenant comfort. Additionally, these sensors help the building to identify additional energy reduction opportunities.

## BACKUP POWER

Building has a 500 KW/625KVA Cummins Diesel Generator

## ELECTRICAL

347V/600 amp service (2017).

## SHIPPING/RECEIVING

Shipping/Receiving: Underground off Richmond Street, North side, just West of Bay Street.

## LIFE SAFETY SYSTEM

Life Safety Systems include fully sprinklered premises and common areas throughout the building.

## TELECOMMUNICATION

Fiber optic wiring available on-site. Internet providers include Beanfield, Rogers, Bell, Globalive Wireless and TeraGo.

## SECURITY

The building provides 24 hour manned security, 7 days per week. A state of the art closed circuit camera/television system records activity at several key points throughout the building.

## BICYCLE RACKS

Building provides nine (9) bicycle racks on the east side of the building, accommodating approximately eighty (80) bicycles.

## ELEVATORS

Six (6) destination dispatch passenger elevators for general passenger use, one (1) provides access to the underground levels and PATH system.

## AMENITIES

On-site amenities include: Tim Hortons, Mos Mos, Patties Express, Hakim Optical, RBC ATM. Steps away from Toronto Eaton Centre, City Hall & Nathan Phillips Square, Old City Hall, Osgoode Hall, and much more.

## SAFETY, HEALTH AND WELLBEING

The common washrooms are equipped with “Door Wave” touch-less door opening, touch-less faucets and hand towel dispensers. The main access and lobby doors open with touch-less motion sensor technology. Destination Dispatch elevator kiosks on all floors has reduced elevator touch-points by 50%.