

# REMAX

"TAKING YOUR BUSINESS HIGHER, ONE FLOOR AT A TIME WITH RODICA."



## FOR LEASE RETAIL AND OFFICE SPACES

Queen & University,  
Brick & Beam Building

Situated in Financial  
Core, Near Aritzia,  
Arc'teryx, Knix, LCBO,  
Shoppers, Starbucks,  
MEC+.

### A Premier Leasing Opportunity:

Exceptional Retail and Office Real Estate Spaces at University Avenue & Queen Street West.

Positioned at the epicenter of Toronto's vibrant city life, this exclusive real estate offering at the prestigious corner of University Avenue and Queen Street West is a rare gem. This property doesn't just boast an unrivaled location; it's a canvas for visionary development, blending historical prestige with modern adaptability.

### Exceptional Features and Unmatched Versatility:

- **Expansive Spaces: The property features high ceilings and a generous footprint:**
- **6,000 SF of Retail Space on the main floor, an additional**
- **12,000 SF of Office Space**

### Strategic Location and Accessibility:

- Located at a dynamic intersection that's synonymous with culture, commerce, and connectivity, this property stands as a beacon for potential. Direct access to Toronto's rich array of urban amenities, alongside exceptional connectivity to public transit, positions this asset as a magnet for high-value tenants and patrons.

**Additional Access :** An alley at the back of the property facilitates easy deliveries and operations.

### Strategic Location and Accessibility:

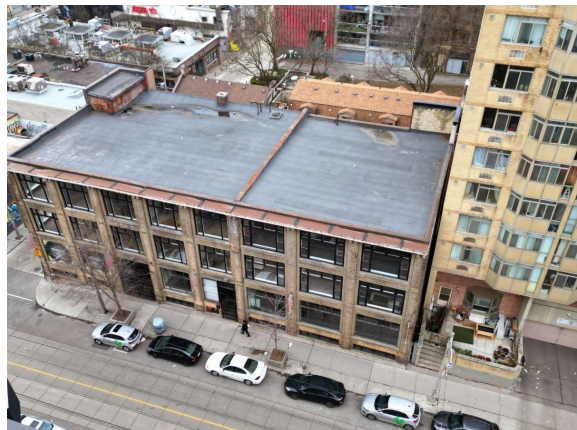
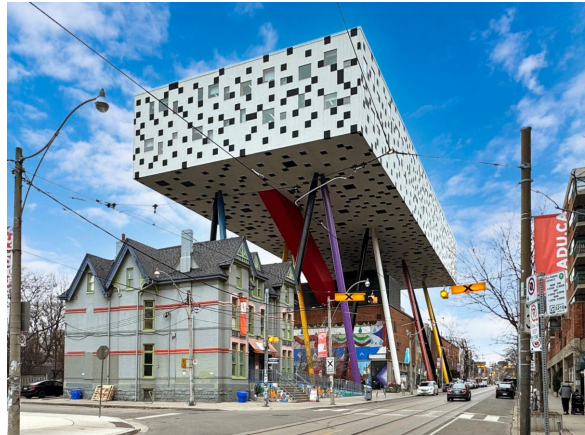
Located at a dynamic intersection that's synonymous with culture, commerce, and connectivity, this property stands as a beacon for potential. Direct access to Toronto's rich array of urban amenities, alongside exceptional connectivity to public transit.

spread across the second and third levels, and a versatile

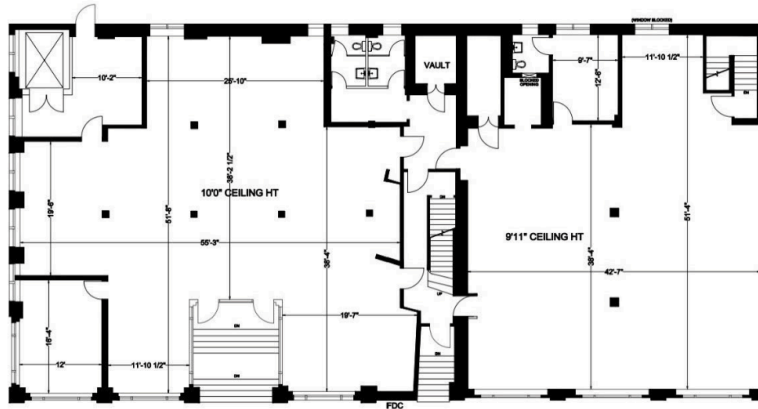
- **6,000 SF Lower Level Space.**
- This extensive space offers ample room for a variety of business operations, from bustling retail outlets to expansive office setups.
- **Ideal Frontage and Exposure:**
- With a commanding frontage of 112 feet and prominent exposure on McCaul St, the property ensures maximum visibility in one of Toronto's most frequented areas, perfect for businesses seeking to stand out.
- **Adaptable for Various Business Sizes:**
- Whether you're a business looking to downsize and optimize your operations or expand your footprint, this property offers the flexibility to adapt to your needs. The **open-concept flooring on each level** allows for customizable layouts to suit businesses of any size and type.
- **Additional Access and Potential:**
- An alley at the back of the property not only facilitates easy deliveries and operations but also presents potential for **further development** or expansion.

### **Robust Investment :**

This building's versatile use, combined with its expansive spaces and strategic location, opens the door for a multitude of development opportunities. Its zoning allows for diverse commercial and retail uses, making it an ideal setting for a landmark mixed-use complex, high-end retail spaces, or modern office hubs. The property's adaptability ensures it can meet evolving market demands, making it a wise investment for the future.



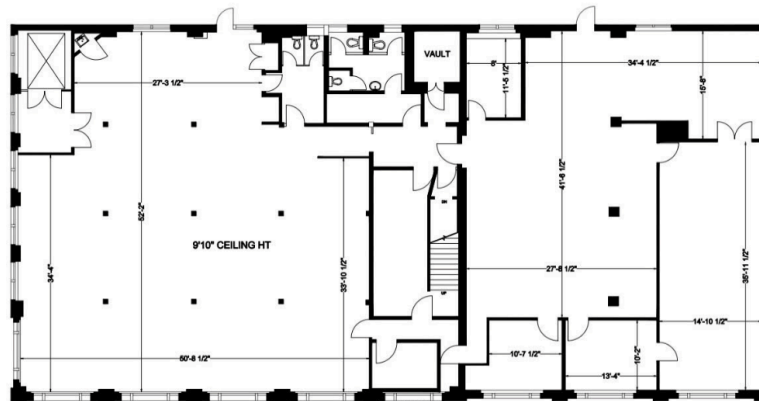
## **Main Floor**



MAIN FLOOR  
5,995 SF

PREPARED FOR:	LOCATION:	PREPARED BY:
	GROUND FLOOR 14 McCAUL STREET TORONTO, ONTARIO	MEASUREX.CA
		DATE: MARCH 10, 2021
		FILE: 14MCCAUL.DWG
		SCALE: NTS

## Second Floor

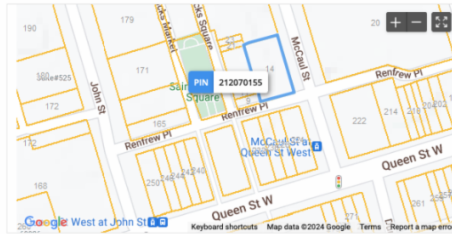
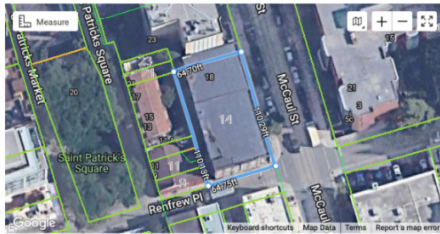
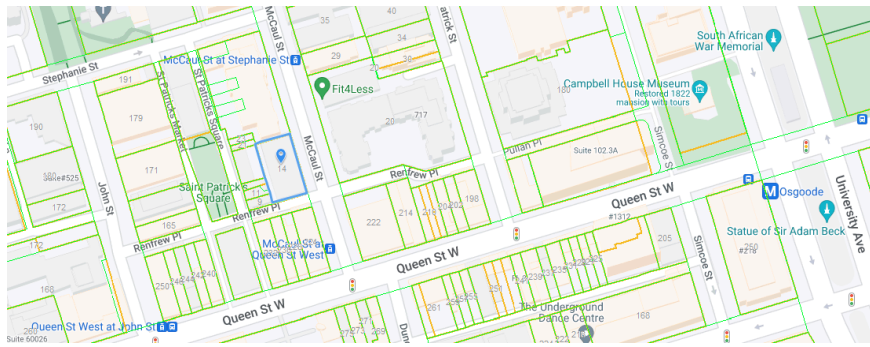


SECOND FLOOR  
5,995 SF

PREPARED FOR:	LOCATION:	PREPARED BY:
	GROUND FLOOR 14 McCAUL STREET TORONTO, ONTARIO	MEASUREX.CA
		DATE: MARCH 10, 2021
		FILE: 14MCCAUL.DWG
		SCALE: NTS

## Third Floor



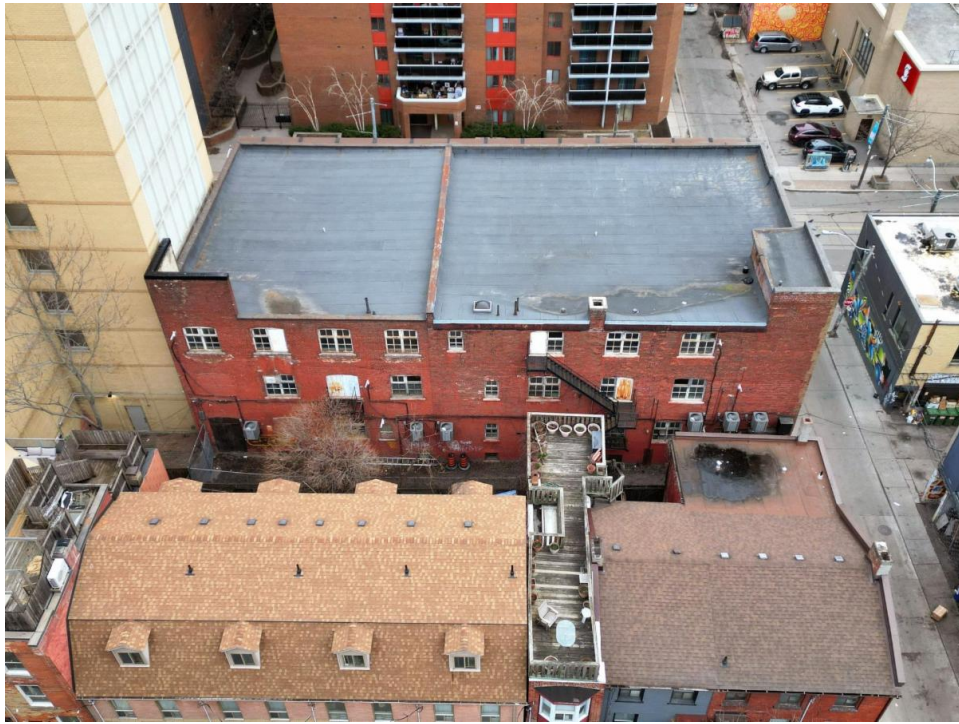


Lot Size      Area: 7,147.23 ft<sup>2</sup> (0.164 ac)      Perimeter: 347.77 ft  
Measurements: 64.70 ft x 110.13 ft x 64.75 ft x 110.29 ft

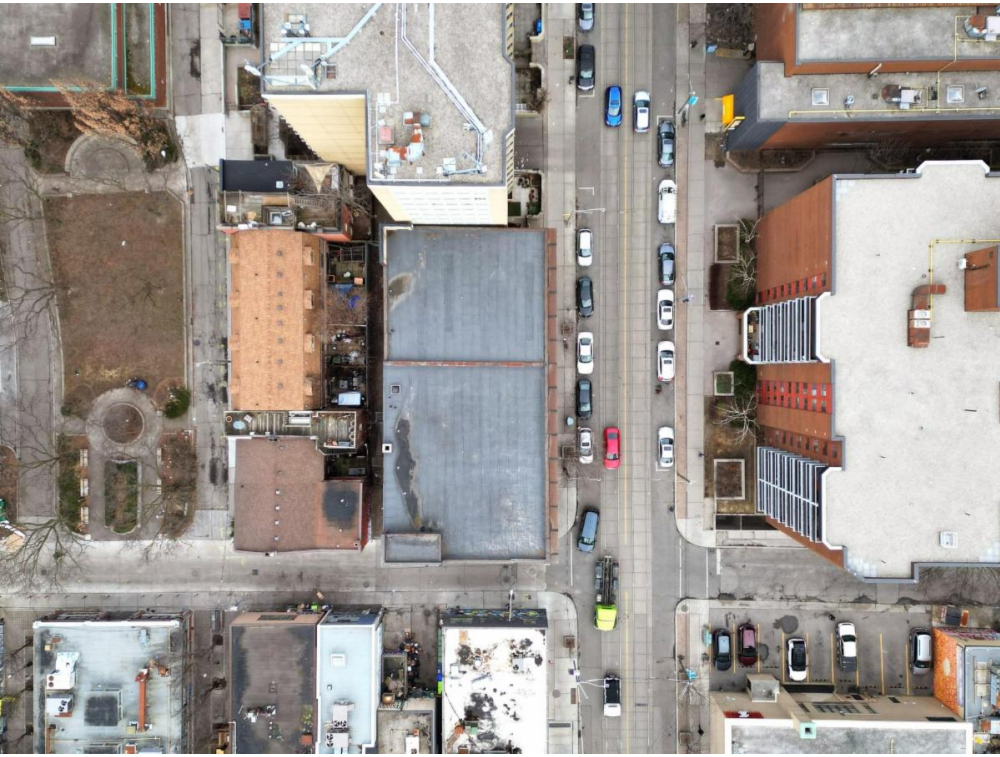
**Lot : 64.70 FT X 110.13 FT / Square Footage : About 24,000 SF**



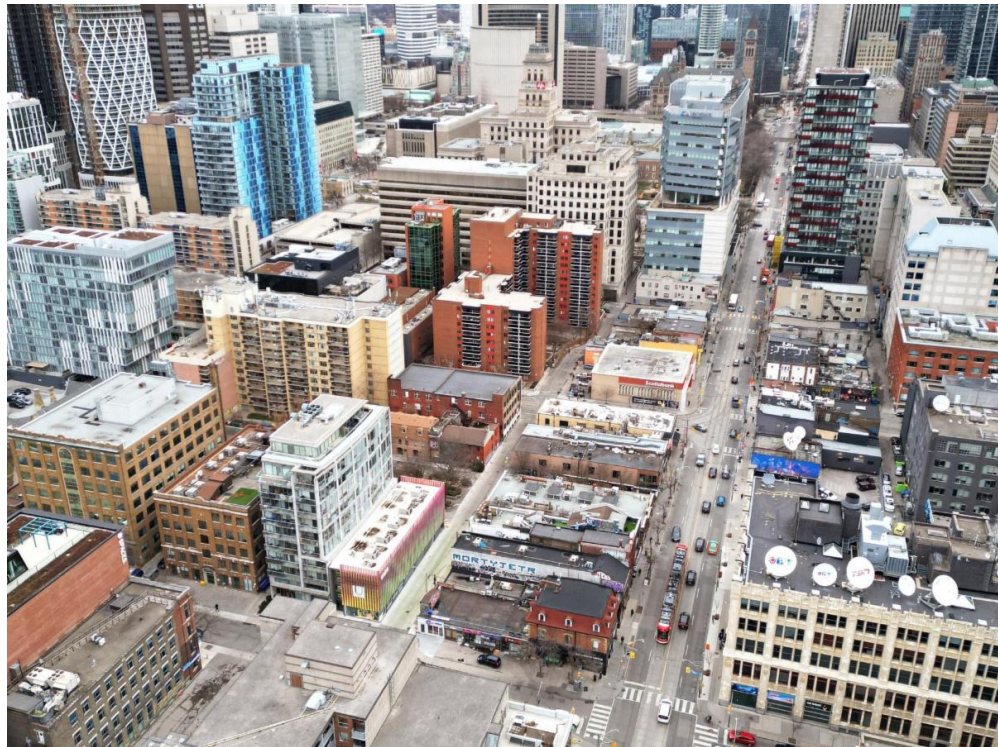




**Malabar Building has a laneway at the west side of the building.**







### [Interested in This Leasing Opportunity?](#)

Discover the potential of this prime Retail and Office Spaces real estate for yourself. For more details, to schedule a viewing, or to discuss your specific needs, please don't hesitate to reach out.

We're committed to providing you with all the information you need to make an informed decision.

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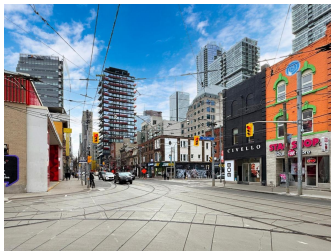
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