



LAUNCHPAD

130 QUE

RBC

Royal Bank

Sale or Lease | Premium Office Condos

Suites 1302 & 1304 - 2,483 SF

130 Queens Quay East, Toronto

Colliers



# Overview

## Top Floor Office Suites with Skyline Views.

Premium office condo suites at 130 Queens Quay East, in Toronto’s Southcore, steps from Sugar Beach and the waterfront. Combined suites features multiple enclosed rooms for offices, meetings, or calls, a fully equipped kitchenette, and a large open area for workstations, these top-floor suites are designed for businesses seeking a modern, functional workspace. With polished concrete floors, exposed columns and ceilings, and floor-to-ceiling views, the space combines style with productivity.

Tenants and owners benefit from access to building amenities including high-tech boardrooms, rooftop terrace, end-of-trip facilities, and underground parking—perfect for companies that value connectivity and convenience. Positioned near Union Station, St. Lawrence Market, and major highways, 130 Queens Quay East puts you at the center of Toronto’s innovation and business hub.



### Move-In Ready Buildout

Multiple offices, meeting rooms, kitchen and open space



### Unobstructed City Views

Top floor of the building



### Opportunity to Own or Lease

Flexible opportunity to purchase or lease two contiguous suites



### 2,483 SF Available

Multiple configurations available

## For Sale

Suite	Size	Asking Price	Taxes (2025)	Maintenance Fees*
1302&1304	2,483 SF	\$1,974,000	\$24,523.38	\$2,203.74
1302	1,368 SF	\$1,087,560	\$13,690.25	\$1,214.14
1304	1,115 SF	\$886,000	\$10,833.13	\$989.59

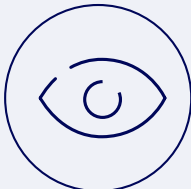
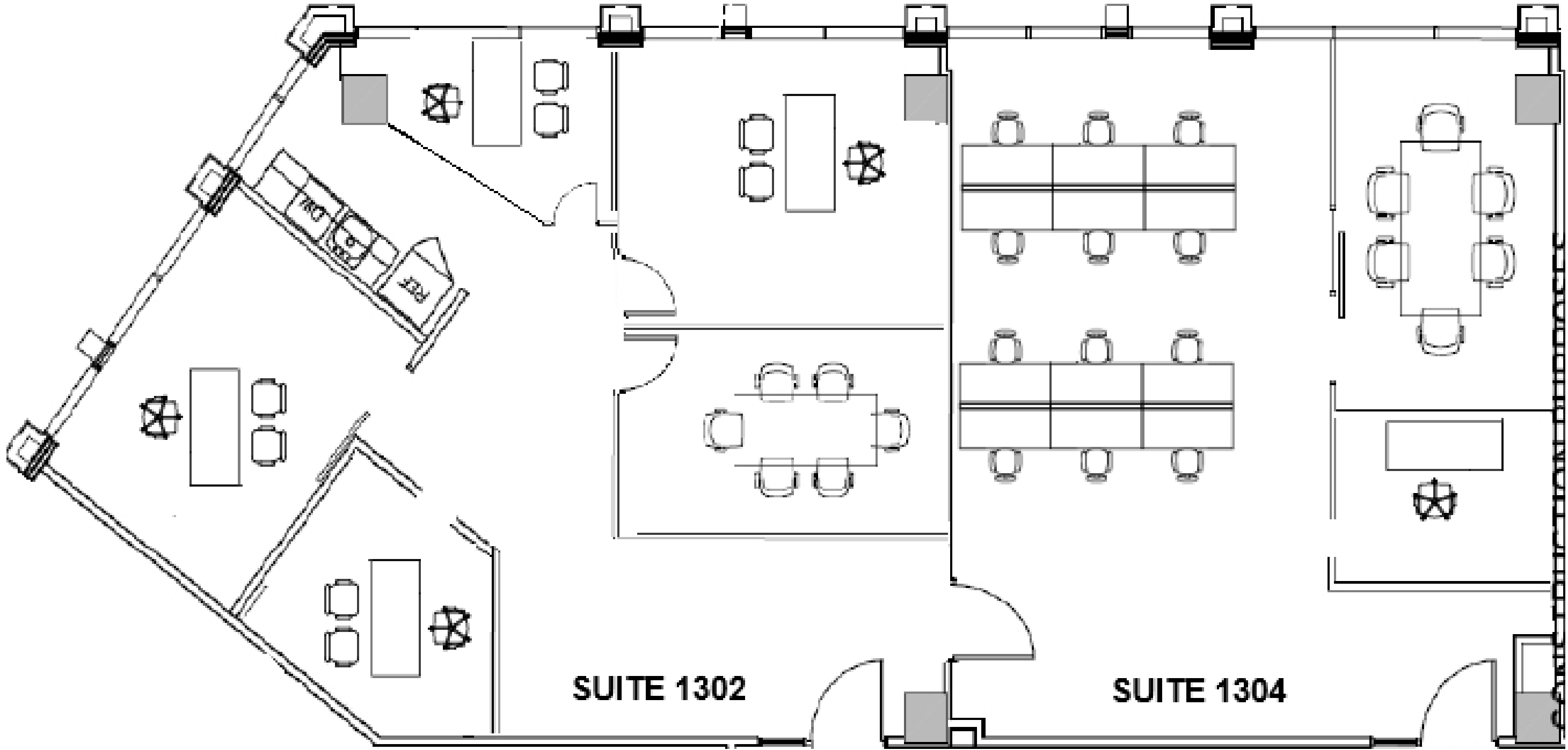
\*Monthly

## For Lease

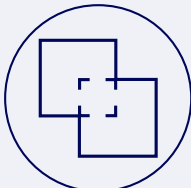
Suite	Size	List Price	TMI (2025)	Available
1302&1304 (combined)	2,483 SF	\$29.00	\$21.52	October 1, 2025



# Floor Plan



Top Floor Suites with  
Unobstructed City Views



Mix of Office, Meeting Rooms  
and Open Space Design



Exposed Concrete Finishes



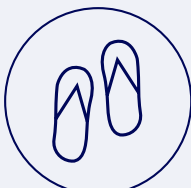
Network Lounges and  
Occupier Amenities



24/7 Security



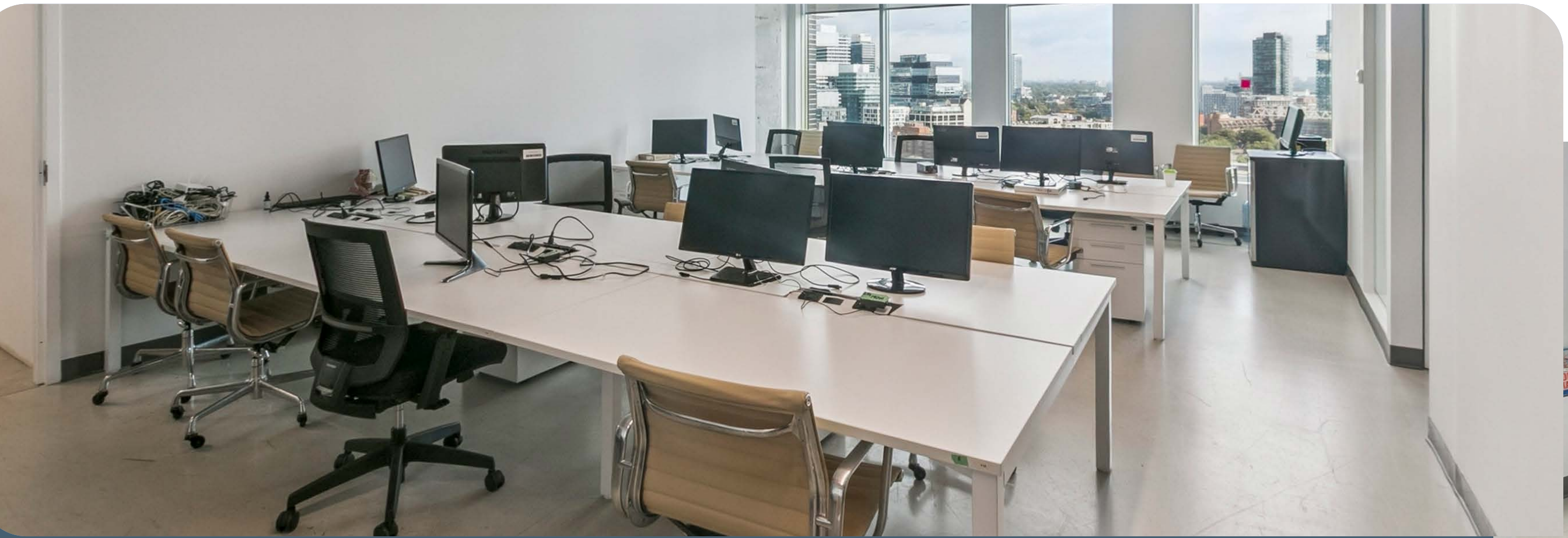
End of Trip Facilities



Close Proximity to Sugar Beach



Underground Parking





# Location

130 Queens Quay East is a modern office condominium property in Toronto's Southcore waterfront district.

Situated steps from Sugar Beach and across from the Toronto Waterfront Innovation Centre, it offers businesses a prime location surrounded by leading tech, media, and creative companies. The building provides unobstructed city and lake views from its top floor, with access to rooftop terraces, high-tech boardrooms, and modern occupier amenities. Its proximity to Union Station, St. Lawrence Market, the Financial District, and major highways makes it a highly connected address that balances business convenience with a vibrant waterfront lifestyle.

## RESTAURANTS

- 1

Irene
- 2

Lazy Barista
- 3

Simona
- 4

Momo Loco Dumplings and Wok
- 5

Osmow's Shawarma
- 6

Gong Cha Waterfront
- 7

Great Lakes Brewpub
- 8

Starbucks
- 9

Dark Horse Espresso Bar
- 10

Real Sports
- 11

Harbour 60
- 12

Tahini's Mediterranean
- 13

NBA Courtside Restaurant
- 14

Miku
- 15

Don Alfonso 1890
- 16

3 Mariachis
- 17

Fresh Kitchen + Juice Bar
- 18

The Old Spaghetti Factory
- 19

Cafe Landwer Front
- 20

Cantina Mercatto
- 21

Jump Restaurant
- 22

Chotto Matte
- 23

Café Le Neuf
- 24

Bellissimo Pizzeria & Ristorante
- 25

El Catrin Destileria
- 26

Pure Spirits
- 27

Cluny Bistro & Boulangerie
- 28

Mill Street Brewpub
- 29

Madrina Bar y Tapas
- 30

Demetres Desserts
- 31

Chaska Indian Street Food
- 32

The Sweet Scoop
- 33

Kibo Sushi
- 34

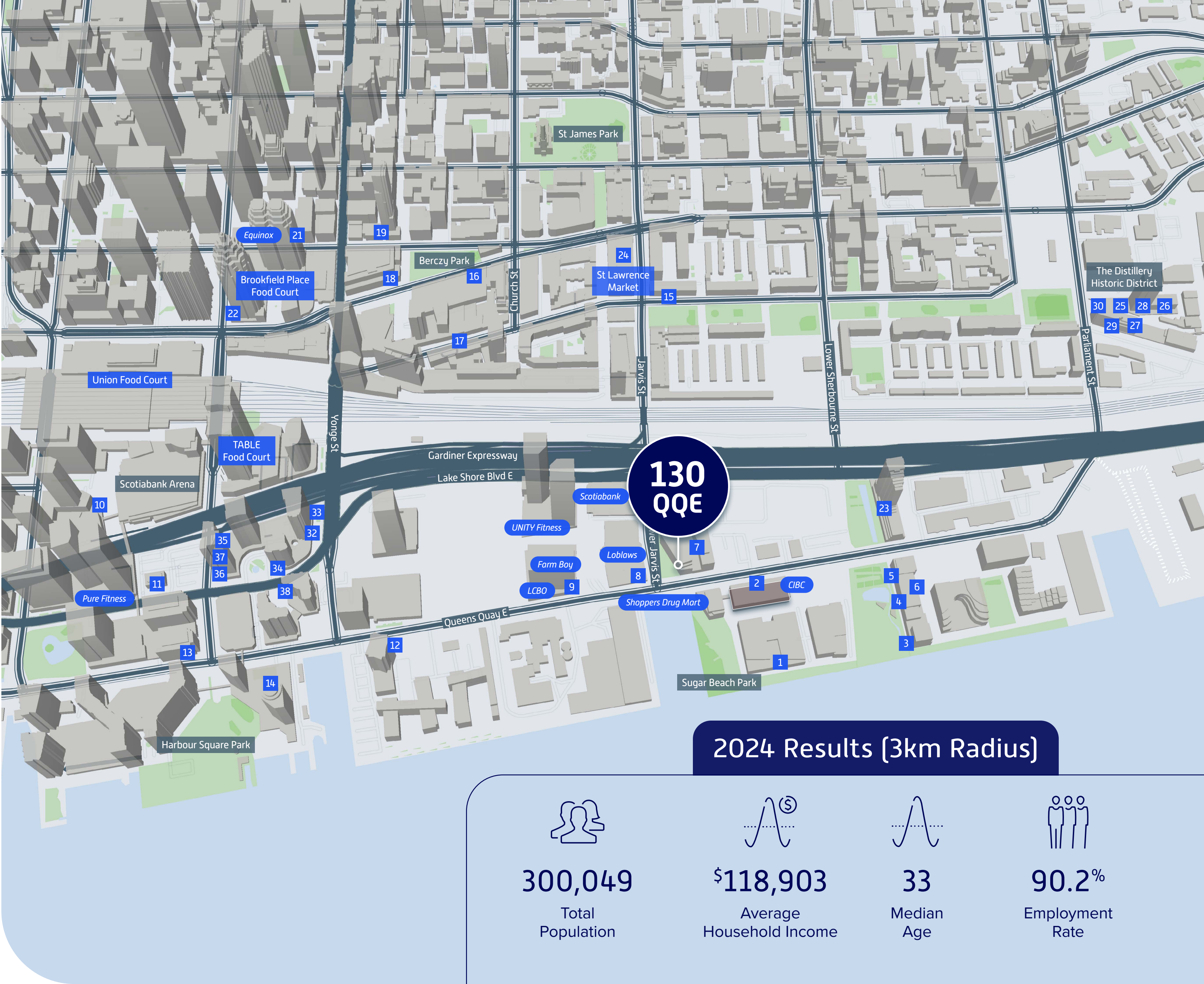
The Butcher Chef
- 35

Pita Pit & Second Cup Café
- 36

The Fox
- 37

Miller Tavern
- 38

Firkin on Harbour




## 2024 Results (3km Radius)

  
**300,049**  
Total  
Population

  
**\$118,903**  
Average  
Household Income

  
**33**  
Median  
Age

  
**90.2%**  
Employment  
Rate





# Seamless Access + Connectivity

## Transit Oriented Location

Located in Toronto's dynamic Southcore waterfront district, 130 Queens Quay East offers exceptional connectivity and convenience:

- Steps to Union Station (6 minutes) with subway, GO Transit, and VIA Rail access
- Streetcar service along Queens Quay with future Waterfront East LRT planned
- Easy access to the Gardiner Expressway and Lake Shore Boulevard
- Walkable to Sugar Beach, St. Lawrence Market, and Toronto's Financial District

### SUBWAY LINES

- Regular station
- ⊙ Interchange station
- ⊙ Intermodal station  
*Connects with other transit agencies*

### LOCAL SERVICE

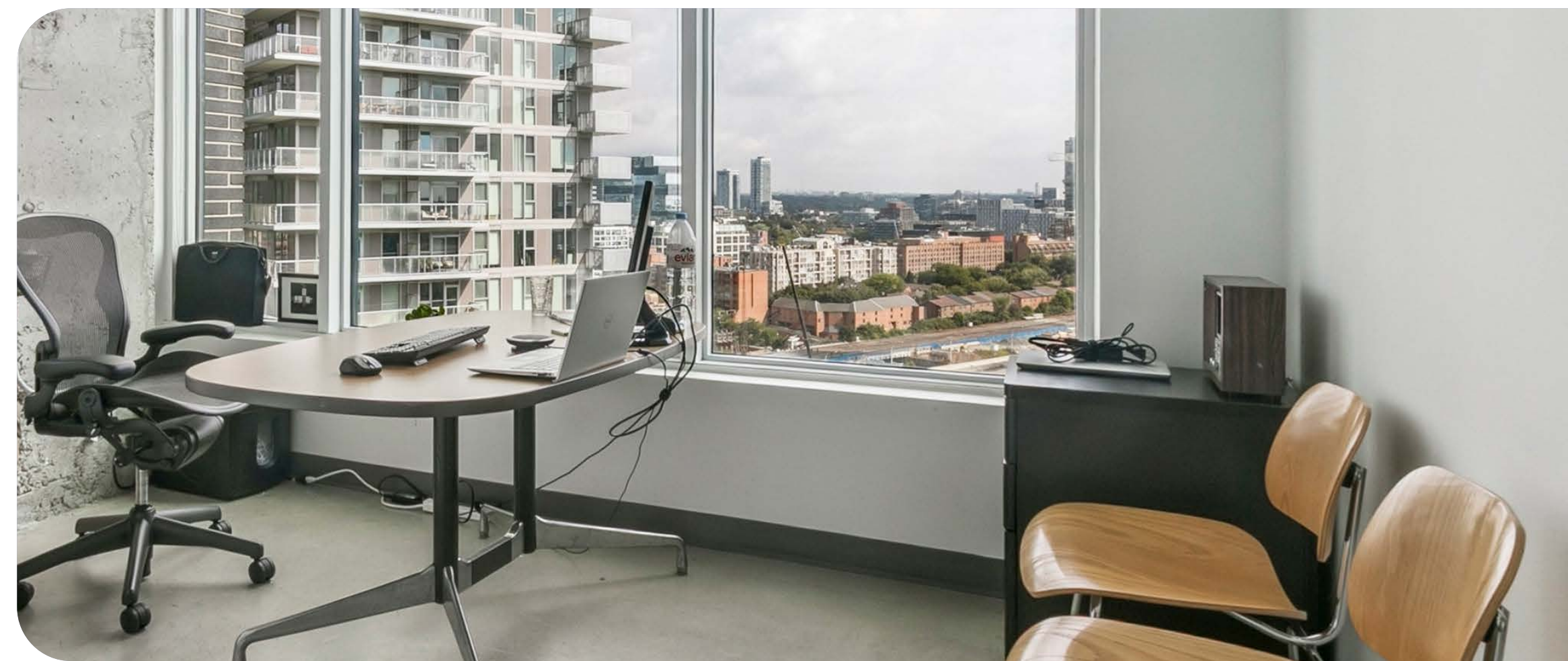
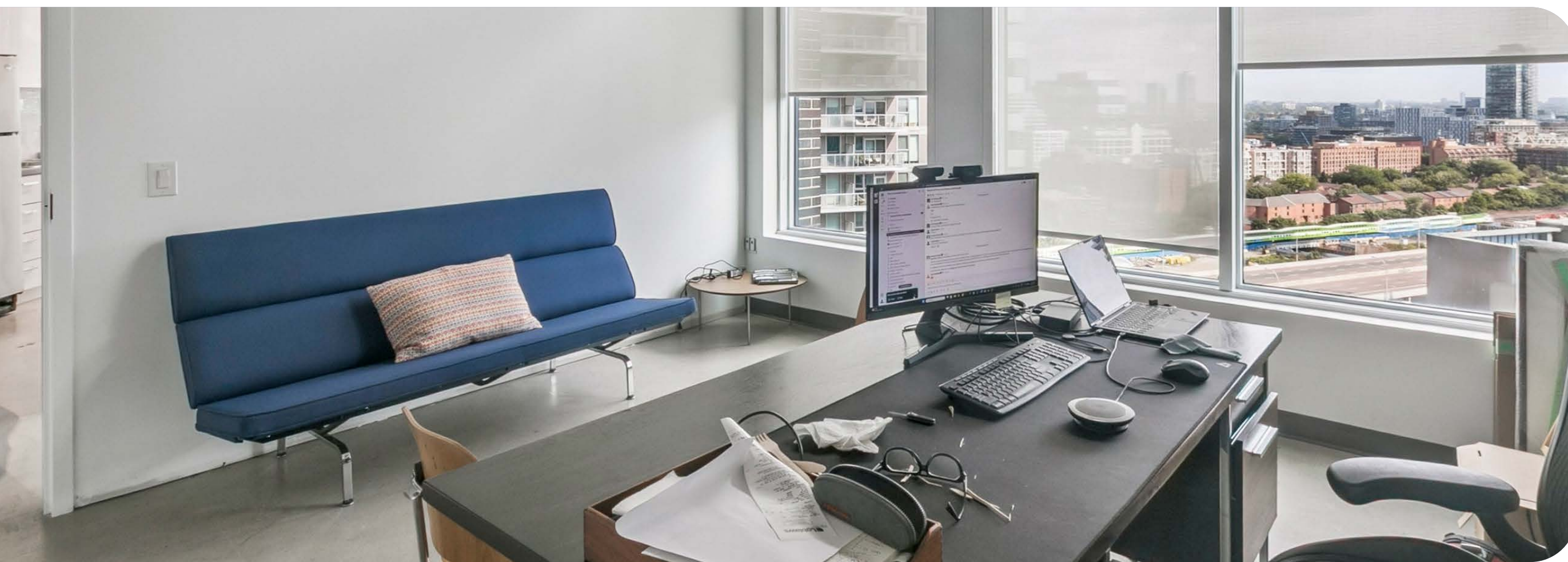
- 501 — Ten-Minute Network
- 30 — Regular service
- 119 — Limited service  
*Operates at limited times of day.  
Frequency of service varies by route.  
Some service does not operate during all periods.*
- 905 — Express Network
- 200 — Seasonal service
- 310 — Blue Night Network

- Streetcar loop
- Regional train station
- ✈ Airport
- H Hospital  
24-hour emergency services
- Health care
- Point of interest
- Post-secondary school
- Transportation/government
- Park





## Office Condos at East Bayfront





# Premium Office Condo For Sale & Lease

## 130 Queens Quay East, Toronto

## Contact

### Daniel Tomei

Senior Sales Representative  
daniel.tomei@colliers.com  
+1 416 455 4271

### Chris Luxton\*

Associate Vice President  
chris.luxton@colliers.com  
+1 416 791 7263

### Michael Carew\*

Associate Vice President  
michael.carew@colliers.com  
+1 416 791 7265



### Colliers

181 Bay Street, Suite 1400, Toronto, Ontario M5J 2V1  
+1 416 777 2200

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