



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

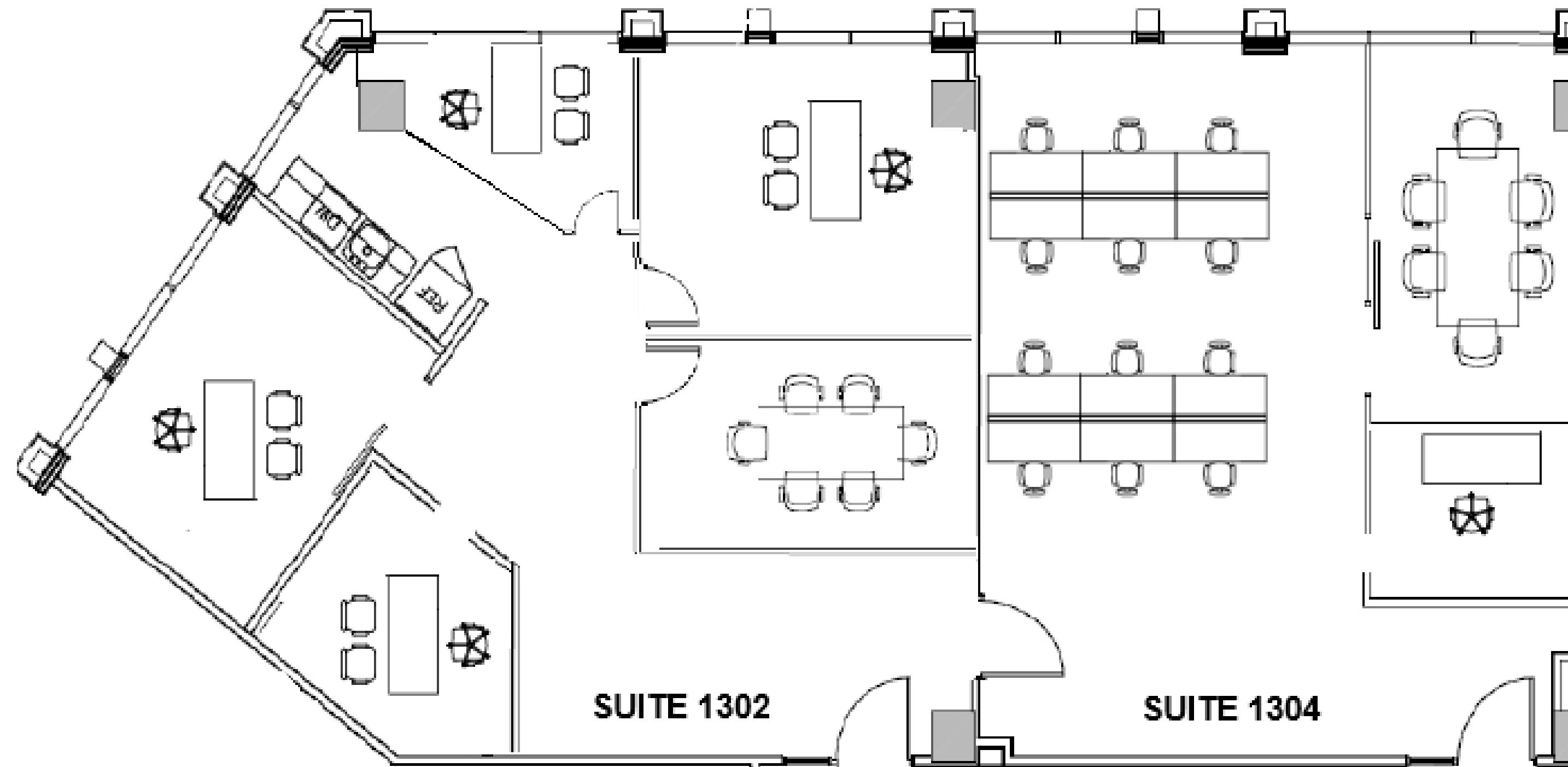
| Suite     | Size     | Asking Price | Taxes (2025) | Maintenance Fees* |
|-----------|----------|--------------|--------------|-------------------|
| 1302&1304 | 2,483 SF | \$1,974,000  | \$24,523.38  | \$2,203.74        |
| 1302      | 1,368 SF | \$1,087,560  | \$13,690.25  | \$1,214.14        |
|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

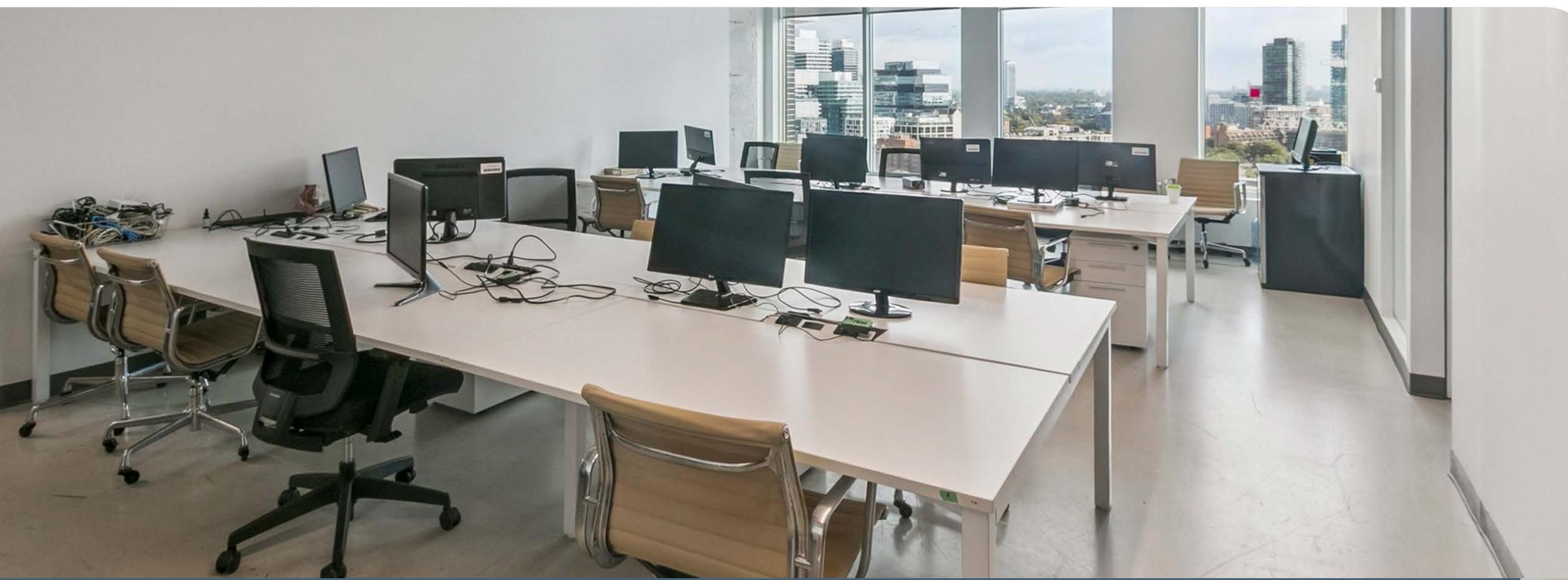
Network Lounges and Occupier Amenities

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

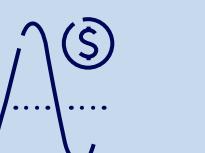
|                               |                                     |
|-------------------------------|-------------------------------------|
| 1 Irene                       | 20 Cantina Mercatto                 |
| 2 Lazy Barista                | 21 Jump Restaurant                  |
| 3 Simona                      | 22 Chotto Matte                     |
| 4 Momo Loco Dumplings and Wok | 23 Café Le Neuf                     |
| 5 Osmow's Shawarma            | 24 Bellissimo Pizzeria & Ristorante |
| 6 Gong Cha Waterfront         | 25 El Catrin Destileria             |
| 7 Great Lakes Brewpub         | 26 Pure Spirits                     |
| 8 Starbucks                   | 27 Cluny Bistro & Boulangerie       |
| 9 Dark Horse Espresso Bar     | 28 Mill Street Brewpub              |
| 10 Real Sports                | 29 Madrina Bar y Tapas              |
| 11 Harbour 60                 | 30 Demetres Desserts                |
| 12 Tahini's Mediterranean     | 31 Chaska Indian Street Food        |
| 13 NBA Courtside Restaurant   | 32 The Sweet Scoop                  |
| 14 Miku                       | 33 Kibo Sushi                       |
| 15 Don Alfonso 1890           | 34 The Butcher Chef                 |
| 16 3 Mariachis                | 35 Pita Pit & Second Cup Café       |
| 17 Fresh Kitchen + Juice Bar  | 36 The Fox                          |
| 18 The Old Spaghetti Factory  | 37 Miller Tavern                    |
| 19 Cafe Landwer Front         | 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

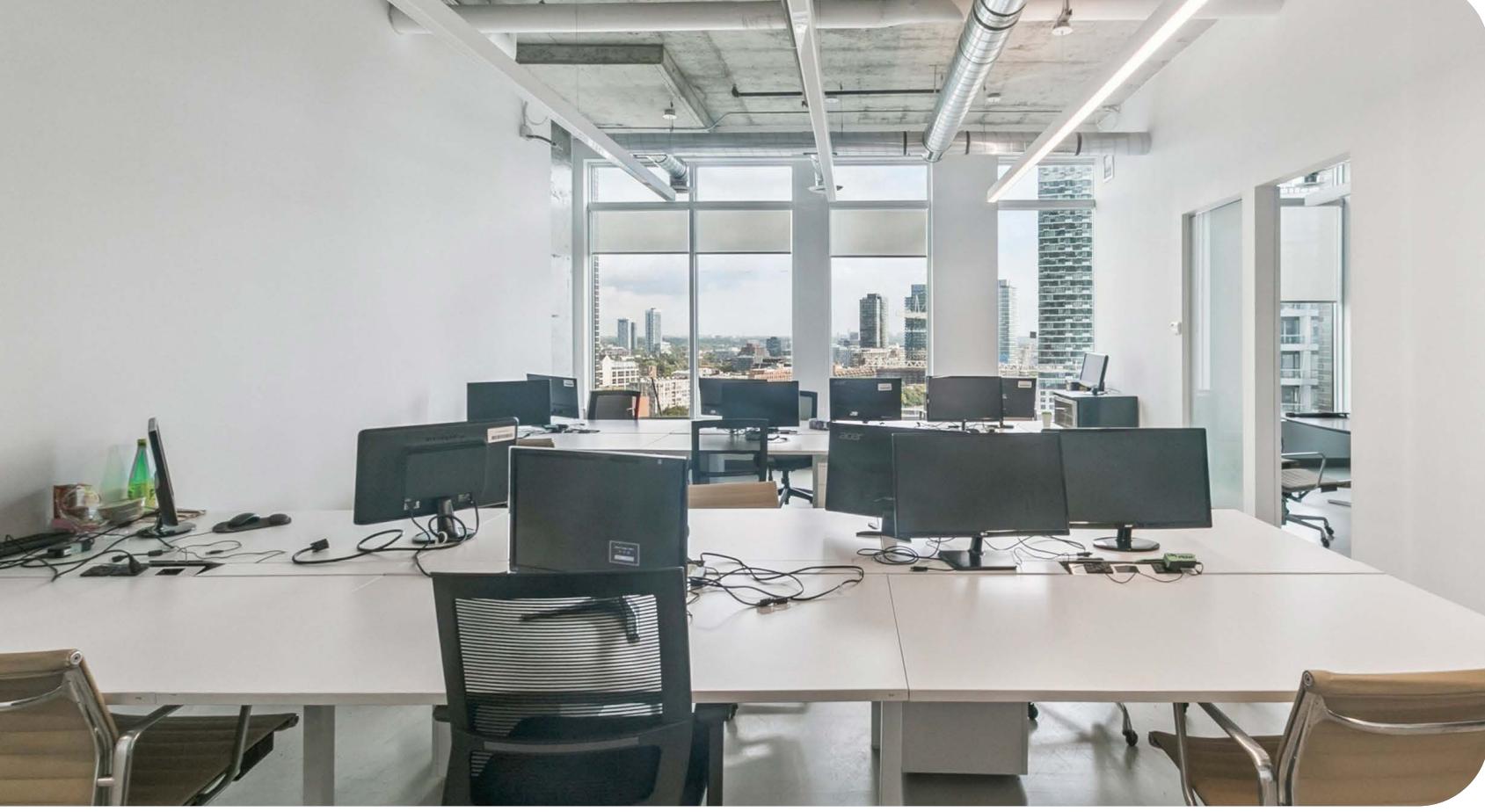
- Regular station
- Interchange station
- Intermodal station  
Connects with other transit agencies

### LOCAL SERVICE

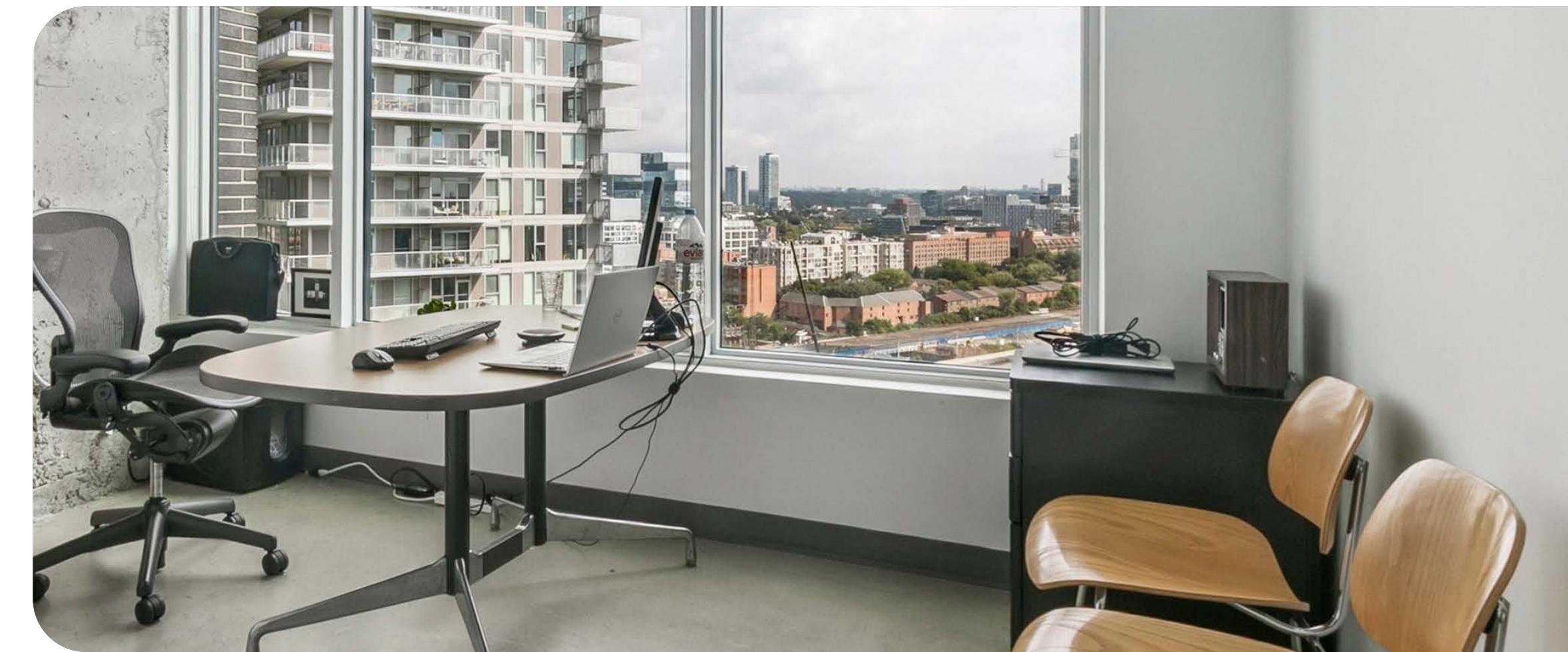
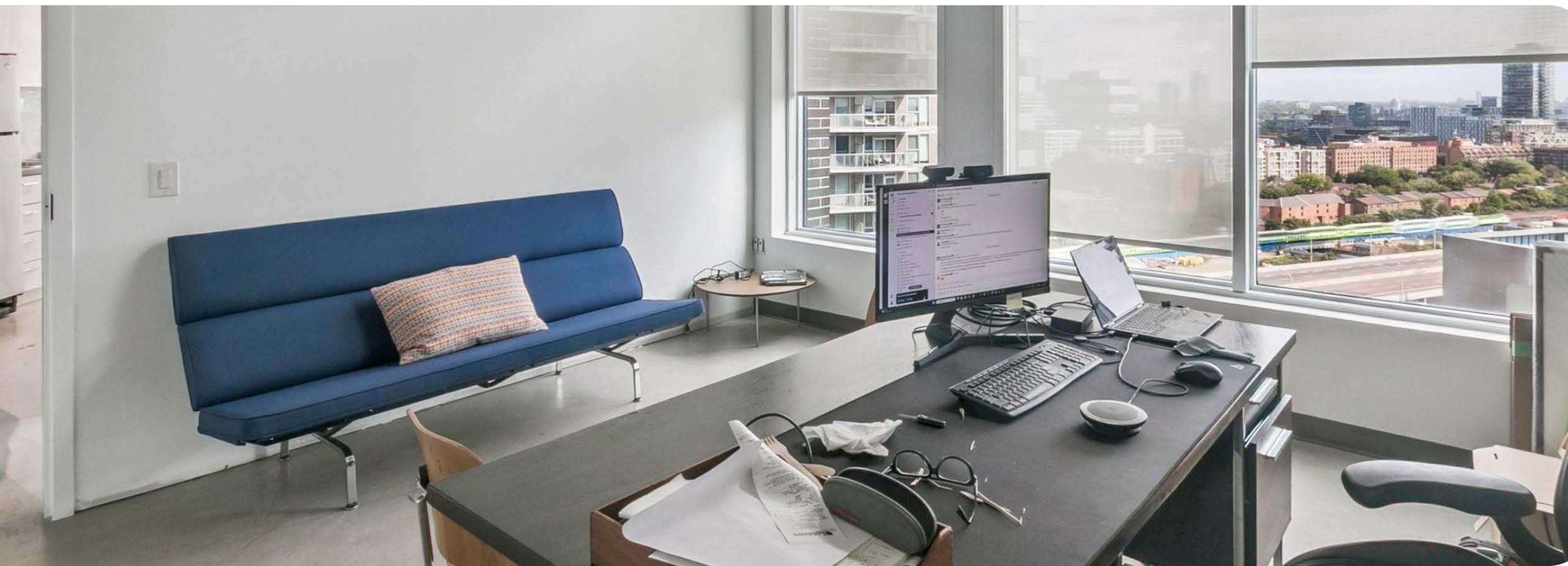
- 501 — Ten-Minute Network
- 30 — Regular service
- 119 — Limited service  
Operates at limited times of day.  
Frequency of service varies by route.  
Some service does not operate during all periods.
- 905 — Express Network
- 200 — Seasonal service
- 310 — Blue Night Network

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

130  
QQE



Office Condos at East Bayfront



# Premium Office Condo For Sale & Lease

## 130 Queens Quay East, Toronto

## Contact

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