

AVISON
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145 Queen Street East

Full Building Opportunity
Up to 40,000 sf For Sublease

Brampton, ON

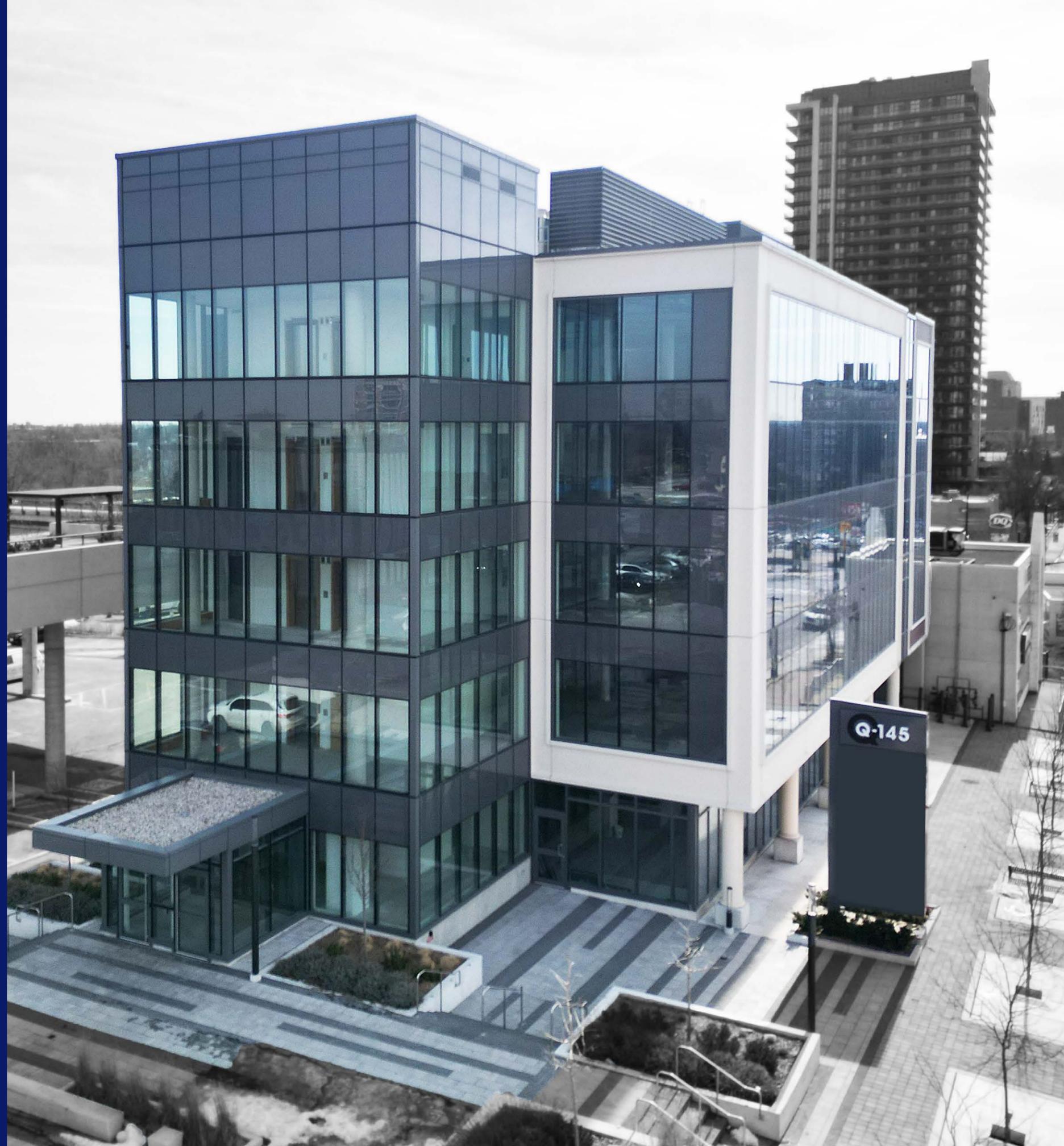
Get More
Information

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Building Overview

Located in Downtown Brampton, 145 Queen Street East is a modern and efficient five-storey building ideally positioned directly adjacent to the Peel Memorial Hospital.

The building has been extensively retrofitted with an all-new systems infrastructure, exterior façade and new windows throughout. Offering an incredible canvas for office or healthcare users seeking to enhance their brand and establish a bold presence within a rapidly expanding health and medical related corridor.

The property offers exceptional accessibility, just steps from public transit, retail, and dining amenities. Leasing opportunities range from approximately 5,000 sf to the full building of approximately 40,000 sf.



Property Availability

Floor 5

7,734 sf

Floor 4

7,734 sf

Floor 3

7,734 sf

Floor 2

7,734 sf

Floor 1 (Retail)

5,075 sf (can be demised)



Property Highlights



Net Rent

Contact listing agent



Additional Rent:

\$15.50 psf
(2026 est.)
Excluding janitorial



Term Expiry

December 30,
2039



Sublease Term

Flexible



Parking

27 Surface
55 Underground



Divisible

to 7,700 sf



Signage

Retail and building
signage potentially
available



Zoning:

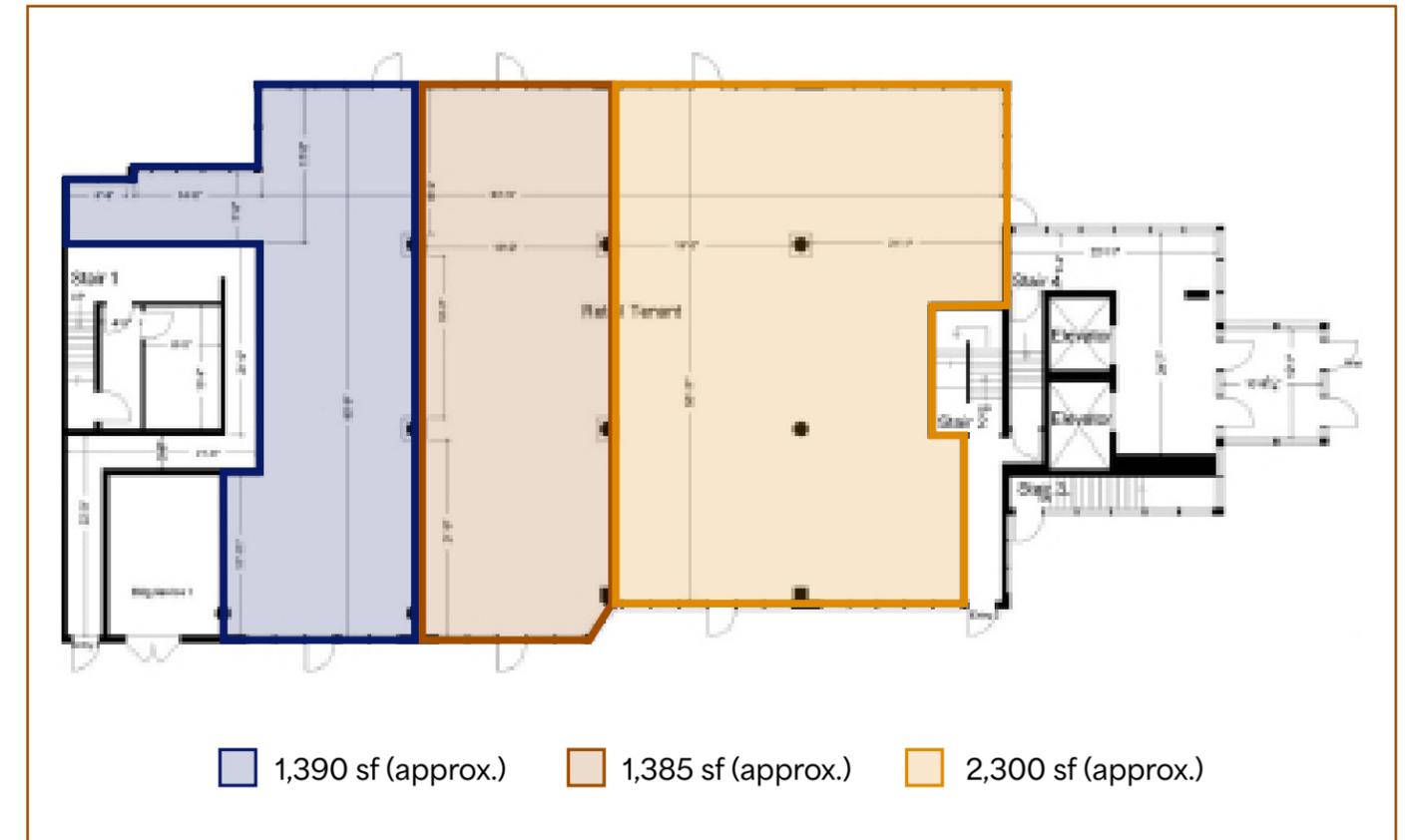
DC-2548



Ground floor retail: 5,075 sf
 Divisible to 5,075 to 1,385*
 *retail measurements are approx. exact size to be determined

Floor 1 - SF Retail Space

Located in downtown Brampton, 145 Queen Street East is a premier location and facility, ideal for both office and healthcare related uses.



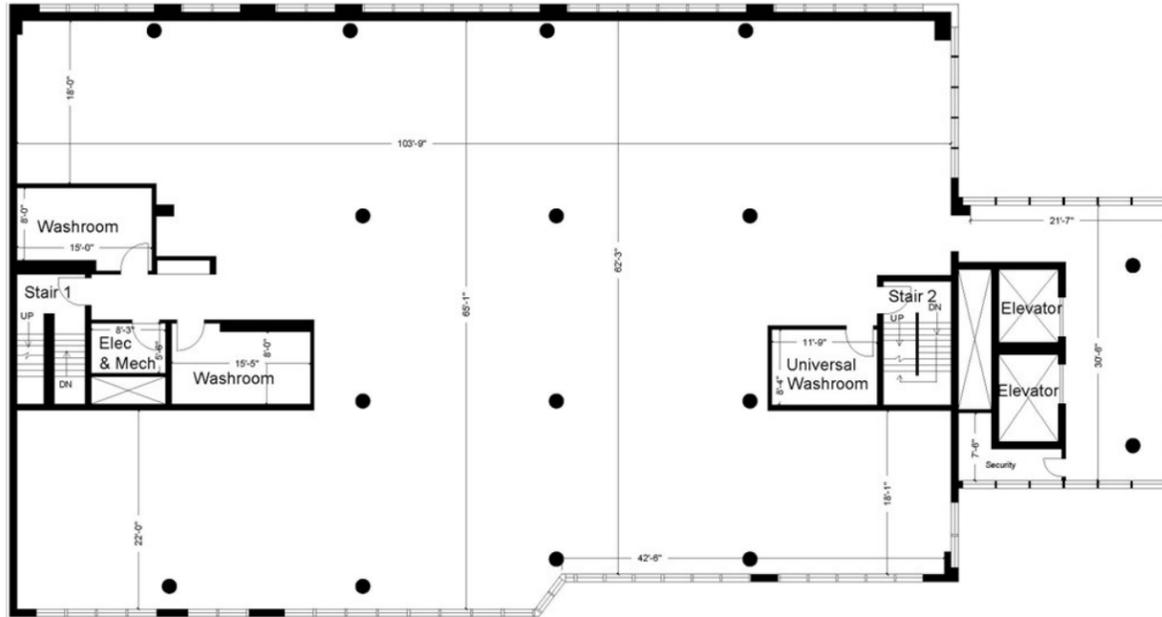
Demographics

	3 kms	5 kms	10 kms
Total Population (2024)	105,915	55,139	394,508
Total Daytime Population (2024)	94,596	56,027	341,307
Median Age	36.8	37.0	34.9
Household Income (2024)	\$106,440	\$99,360	\$119,035

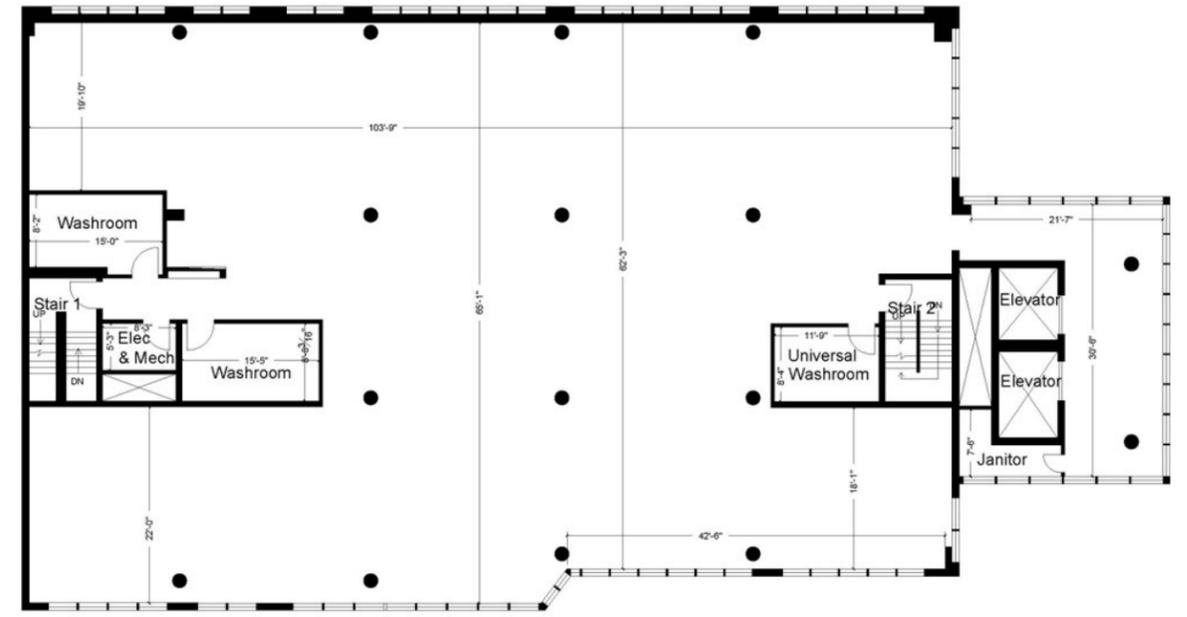
*Any signage and the location to be determined and requires head landlord approval.

Approximate Rentable Areas

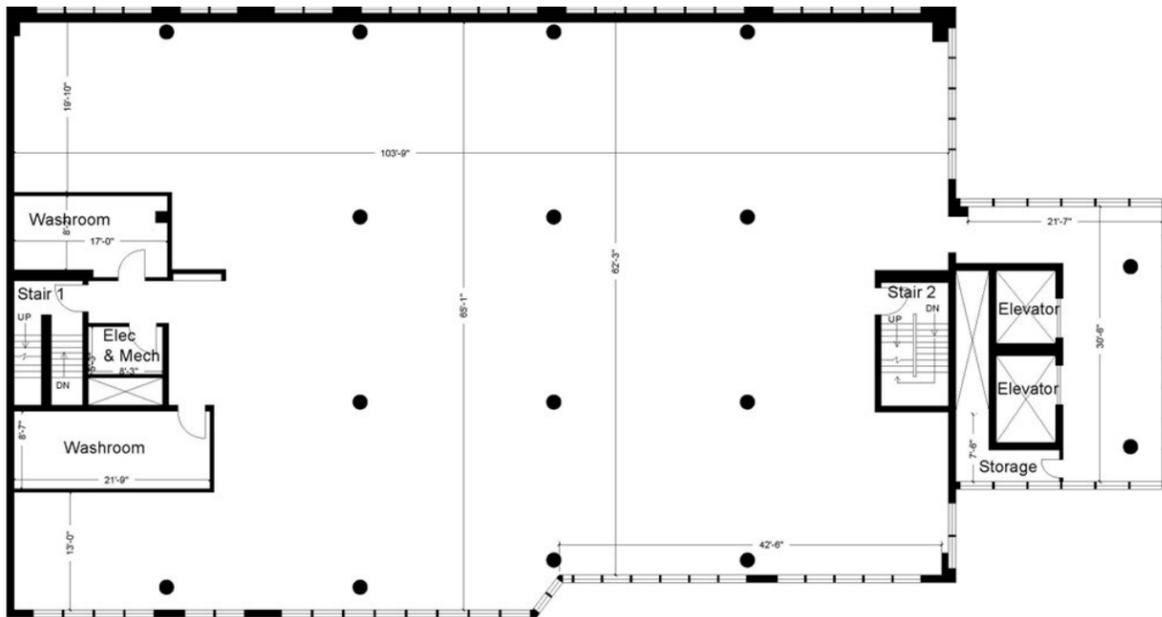
Floor 2 - 7,734 SF



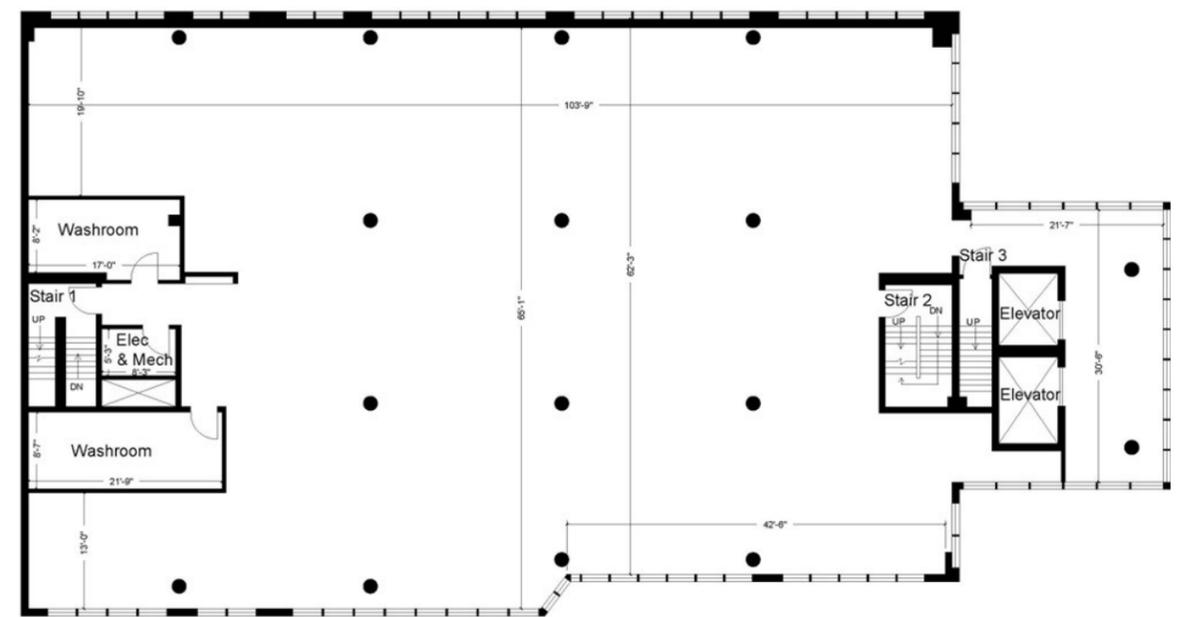
Floor 3 - 7,734 SF



Floor 4 - 7,734 SF



Floor 5 - 7,734 SF



*All office space is in base building condition.

Walkable neighbourhoods Brampton Urban Growth Centre

145 Queen Street E is located in Downtown Brampton, known as a vibrant and growing urban centre that blends historic charm with modern amenities. Popular for its walkable streets, cultural attractions, and convenient access to public transit—including the Brampton GO Station—this area offers a dynamic environment for businesses. Surrounded by restaurants, shops, and civic spaces, Downtown Brampton is an ideal location for companies looking to establish a strong presence in a connected and evolving community.

01

A strategic location, Queen Street Bus Rapid Transit route connects directly to the TTC Subway at the Vaughan Metropolitan Centre, and to the Brampton GO, which will anticipate all-day two-way service.

02

Situated directly across from Peel Memorial Hospital, which serves over 61,000 patients annually, this location benefits from exceptional visibility and access to a major health care hub. A transformative expansion is now underway, adding 250 inpatient beds, a new 24/7 emergency department, and enhanced services including mental health and addictions care, dementia support, and dialysis treatment—further strengthening the hospital’s role as a cornerstone of the community.

03

Located near the transformative public realm at Riverwalk to the west that connects to Downtown and to Highway 410, 15 minutes from the Pearson International Airport.

04

A rich mix of amenities and places that creates a setting for business collaboration and networking at a local, regional and international scale.



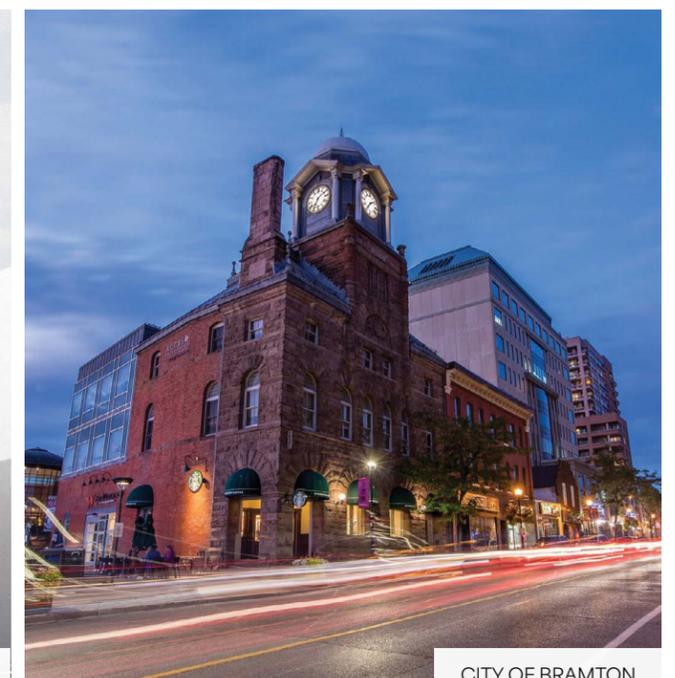
SUBJECT PROPERTY



ROSE GARDEN THEATRE

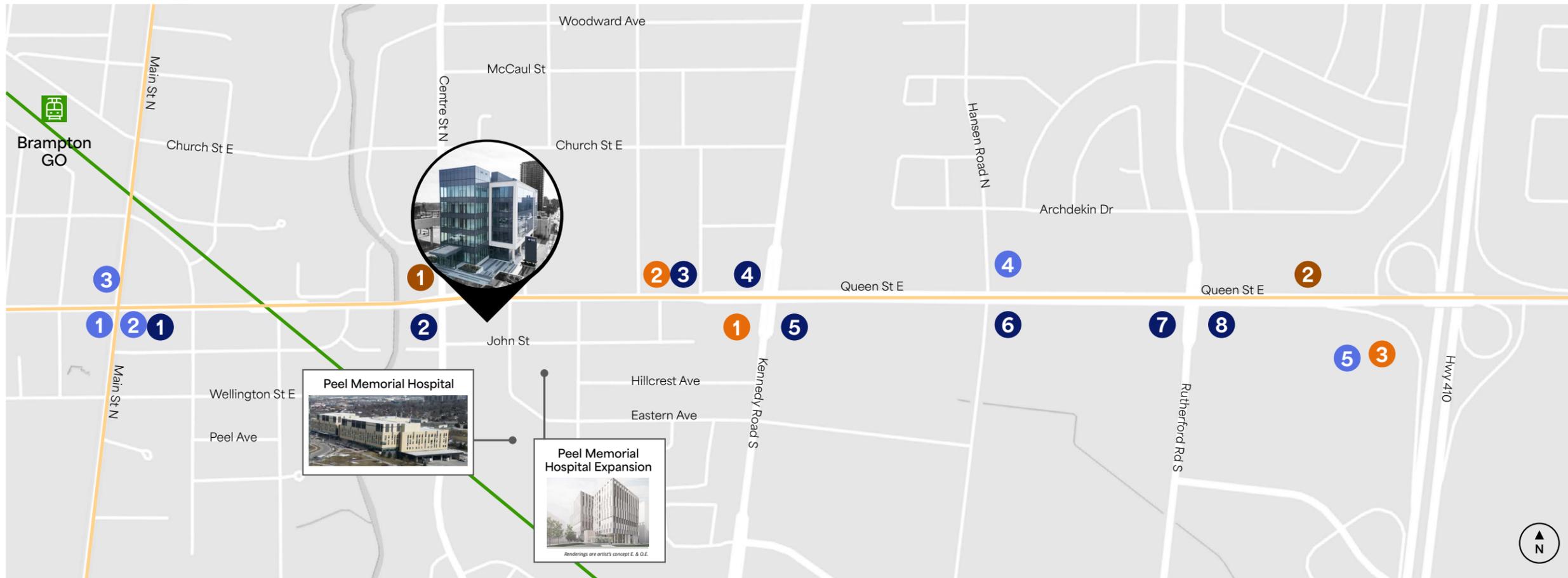


PEEL MEMORIAL HOSPITAL EXPANSION



CITY OF BRAMPTON

Surrounding Area of 145 Queen Street East.



Amenities

Restaurants/Cafes

1. Cafe Niro
2. Dairy Queen
3. Burrito Boyz
4. KFC
5. Chuck's Roadhouse Bar & Grill
6. Dosa Dosa
7. Tim Hortons
8. Pizza Pizza

Banks

1. Scotiabank
2. TD Bank
3. RBC
4. Scotiabank
5. TD Bank

Gas Stations

1. Circle K
2. Petro Canada

Stores

1. Shoppers Drug Mart
2. The Beer Store
3. NoFrills

Transit



Go Station



GO Kitchener Line

ZUM Network

LRT/BRT Network

Drive Times:

7 MIN

2.7 km
Drive to
Highway 410

20 MIN

23 km
Drive to Toronto
Pearson International
Airport

12 MIN

6.3 km
Drive to
Highway 407

11 MIN

12 km
Drive to
Highway 401



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