

AVISON  
YOUNG

# 145 Queen Street East

Full Building Opportunity  
Up to 40,000 sf For Sublease

Brampton, ON

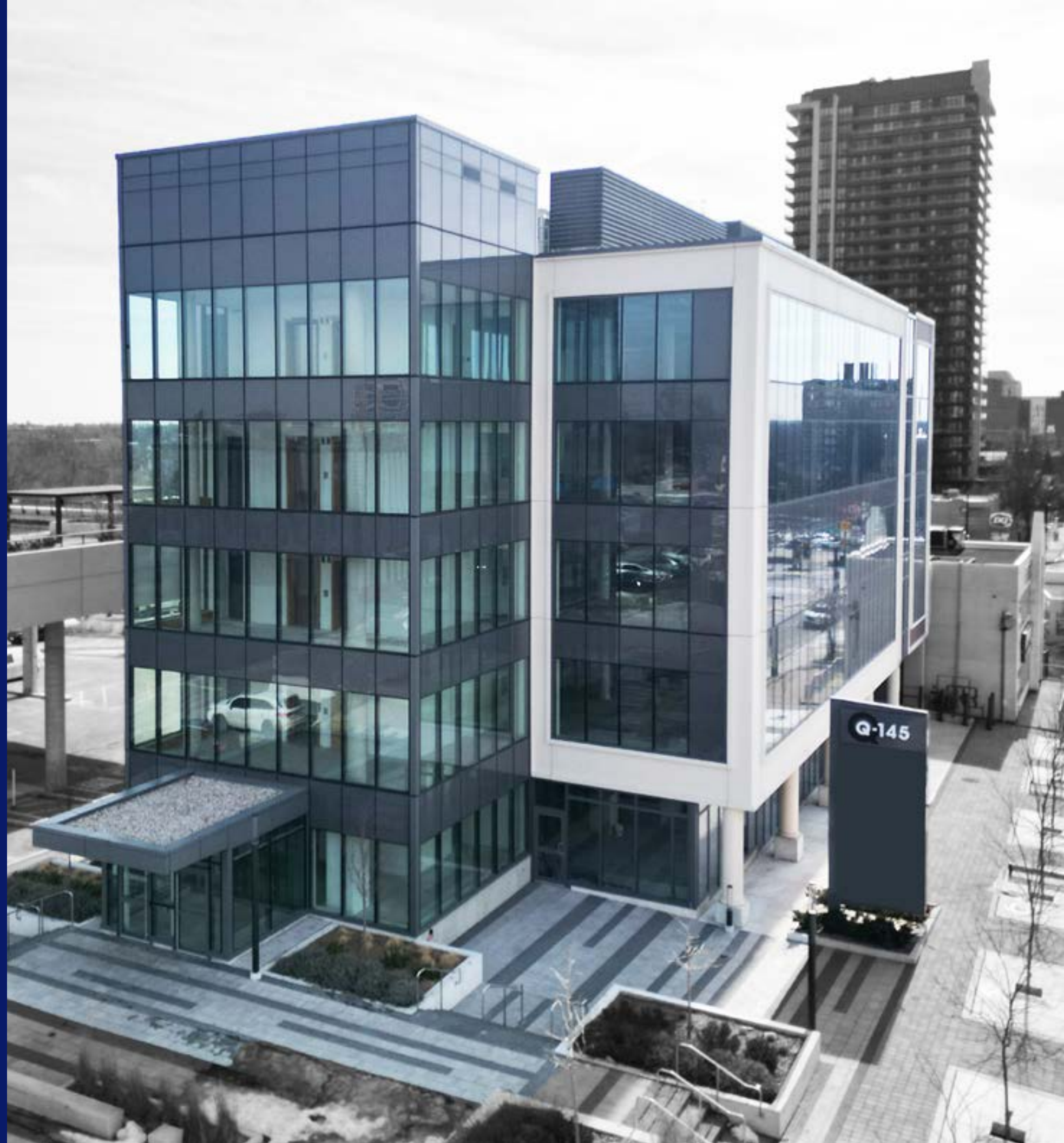
Get More  
Information

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\*Sales Representative

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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

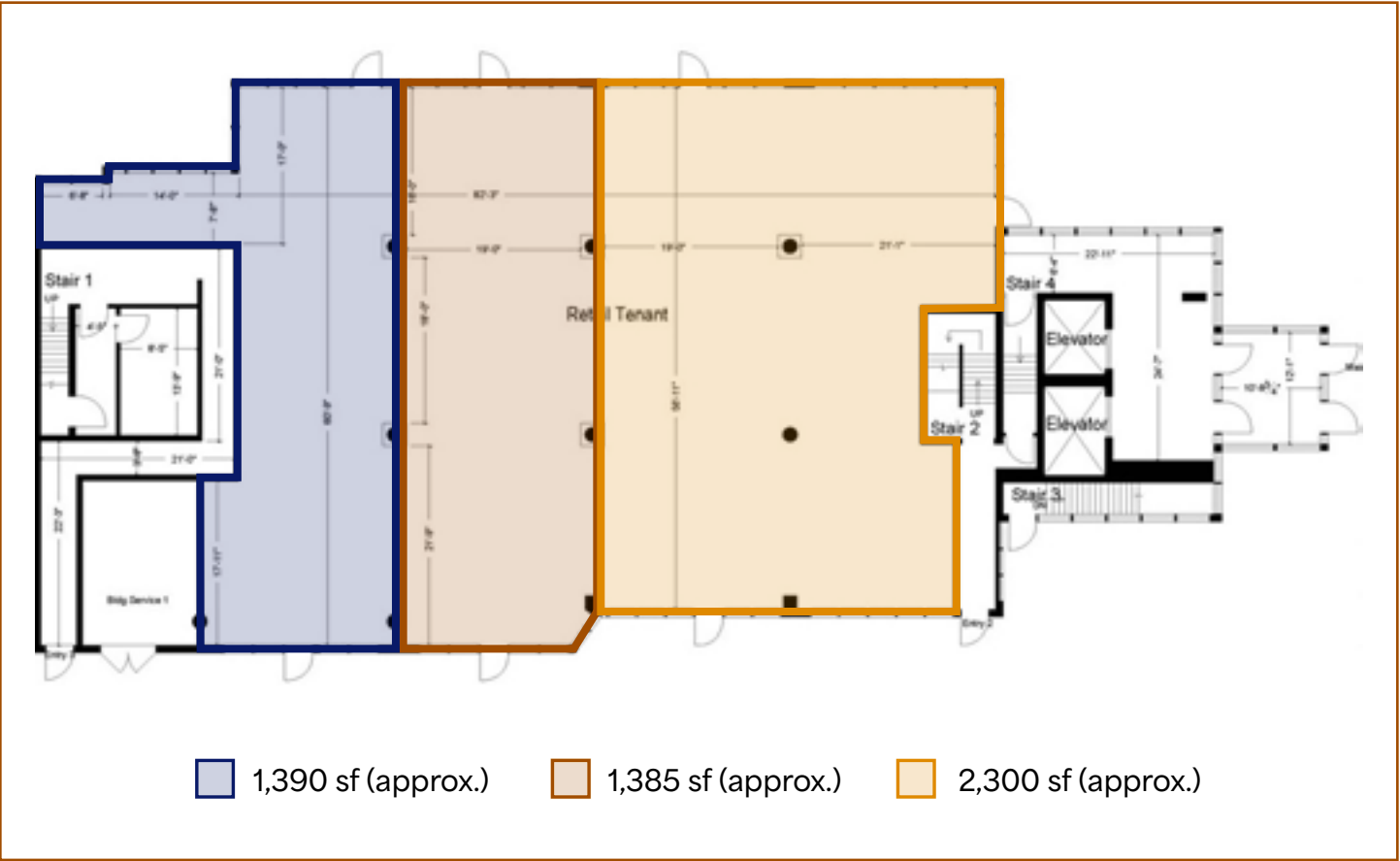
 <b>Net Rent</b> Contact listing agent	 <b>Additional Rent:</b> \$15.50 psf (2025 est.) Excluding janitorial	 <b>Term Expiry</b> December 30, 2039	 <b>Sublease Term</b> Flexible
 <b>Parking</b> 27 Surface 55 Underground	 <b>Divisible</b> Retail space only	 <b>Signage</b> Retail and building signage potentially available	 <b>Zoning:</b> 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

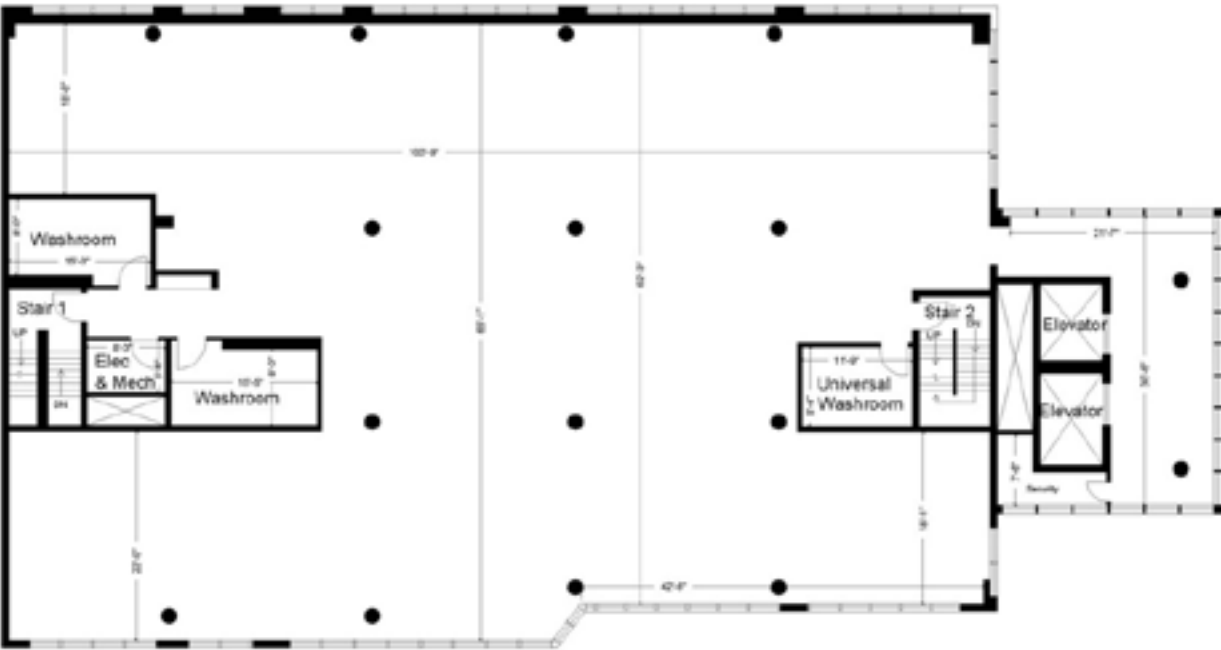
	3 kms	5 kms	10 kms
Total Population (2024)	105,915	55,139	394,508
Total Daytime Population (2024)	94,596	56,027	341,307
Median Age	36.8	37.0	34.9
Household Income (2024)	\$106,440	\$99,360	\$119,035

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

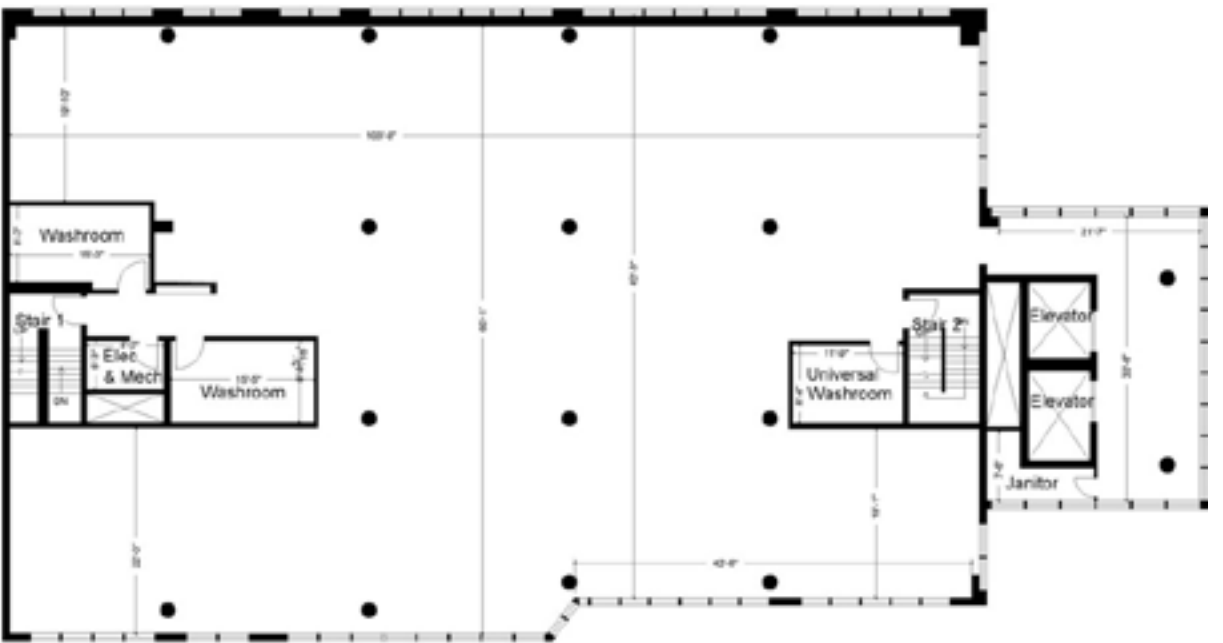


Approximate Rentable Areas

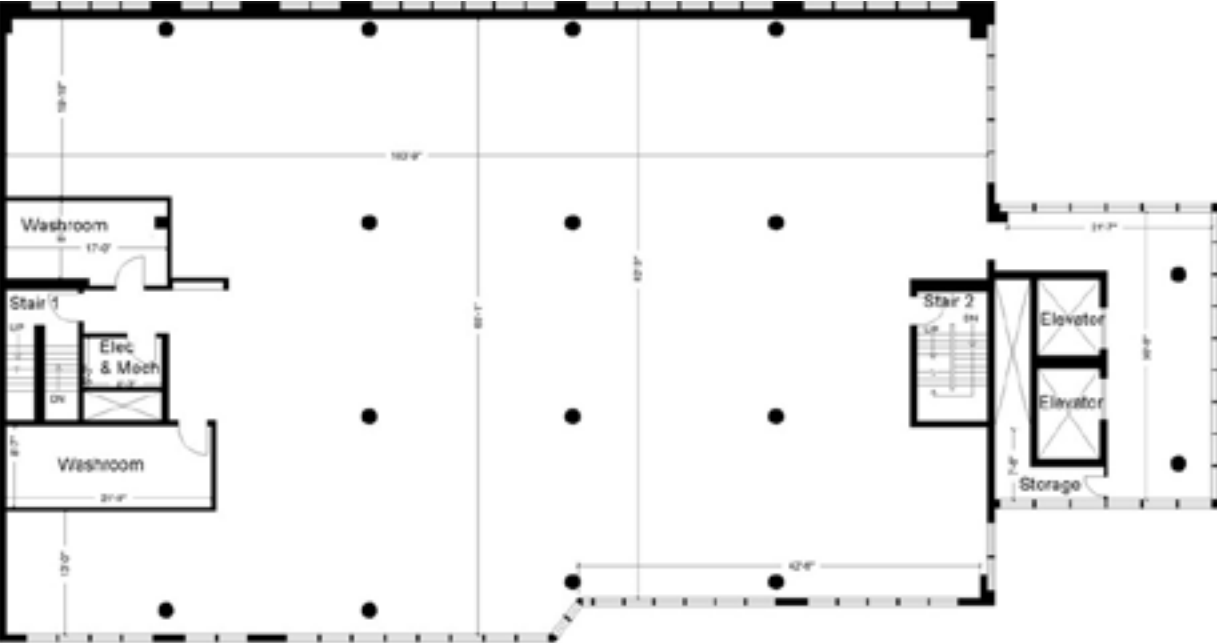
Floor 2 - 7,734 SF



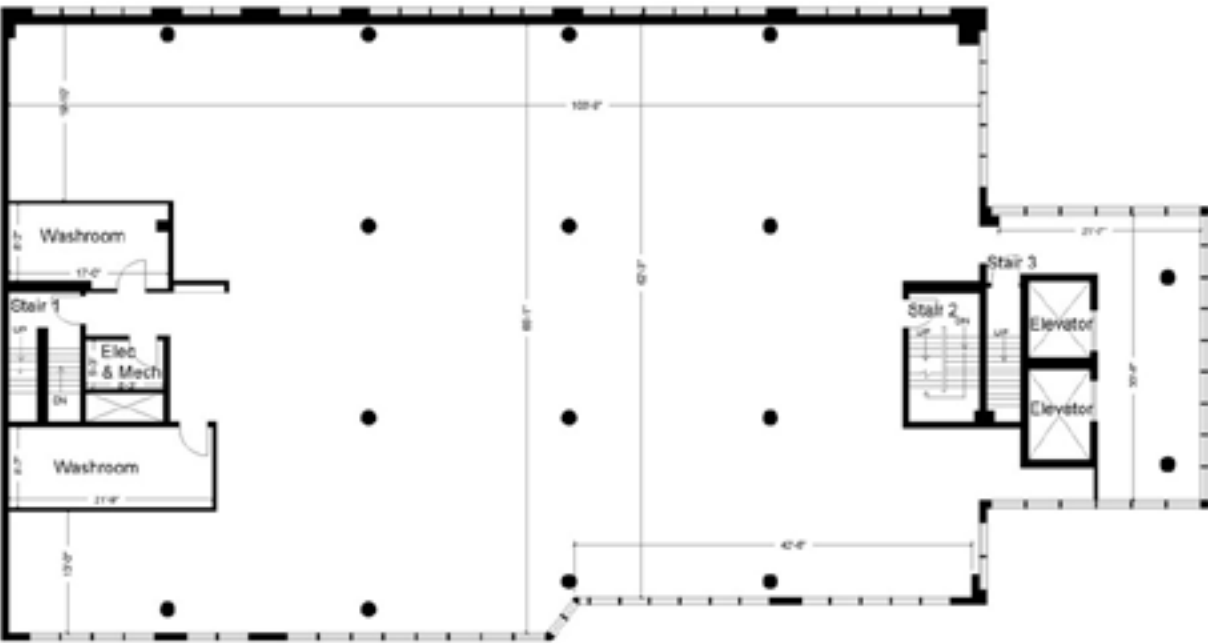
Floor 3 - 7,734 SF



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.

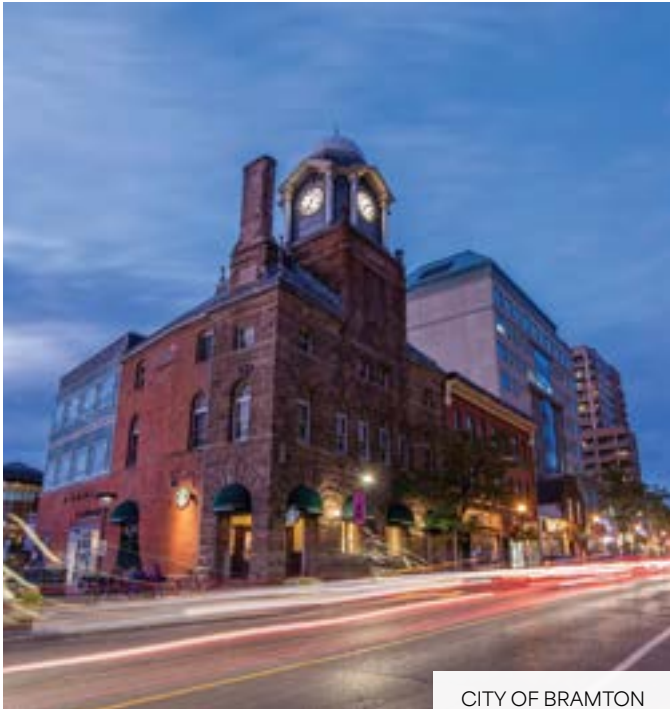
- 01

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

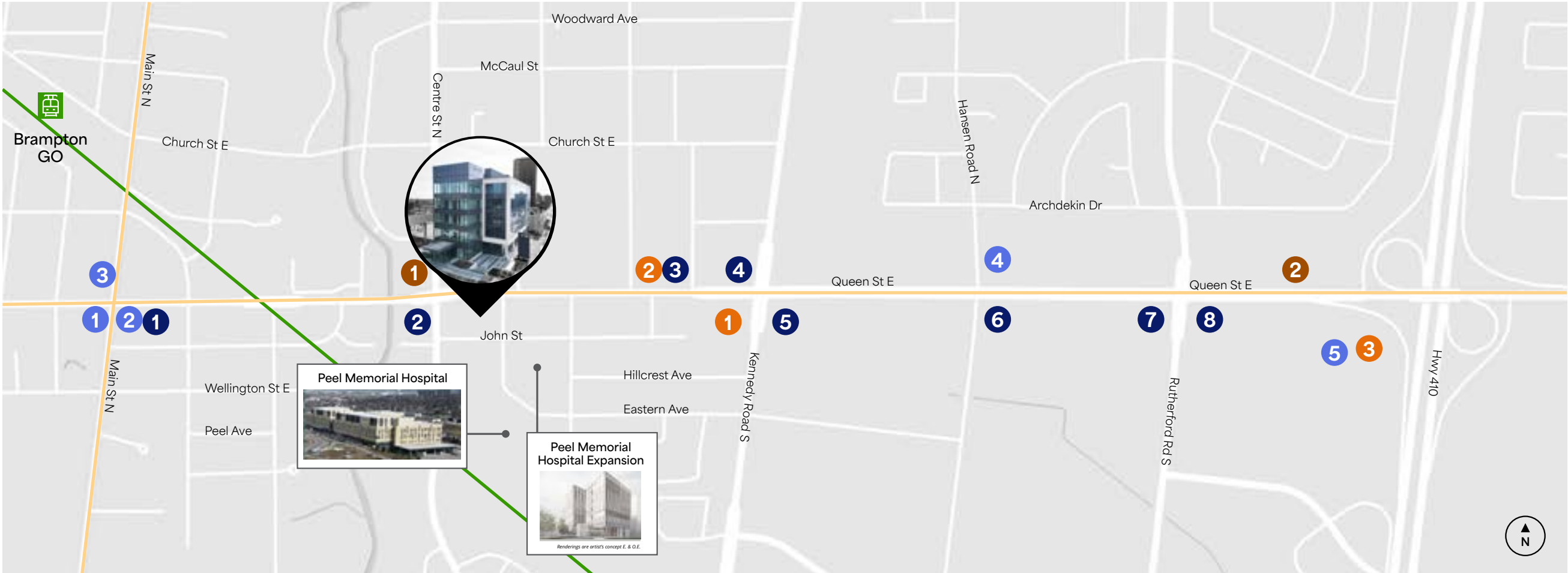
Located near the transformative public realm at Riverwalk to the west that connects to Downtown and to Highway 410, 15 minutes from the Pearson International Airport.
- 04

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





## 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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