

FOR LEASE | 6,804 SF

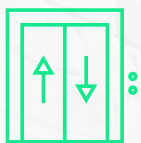
483

QUEEN STREET

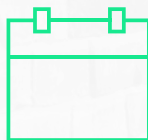
West

CBRE

LISTING
DETAILS



Floor:
3rd Floor (6,804 SF)



Occupancy:
Sept 1, 2025 (or earlier)



Term:
Flexible



Asking Rent:
Contact Listing Agents



Additional Rent:
\$26.11 PSF (2025)





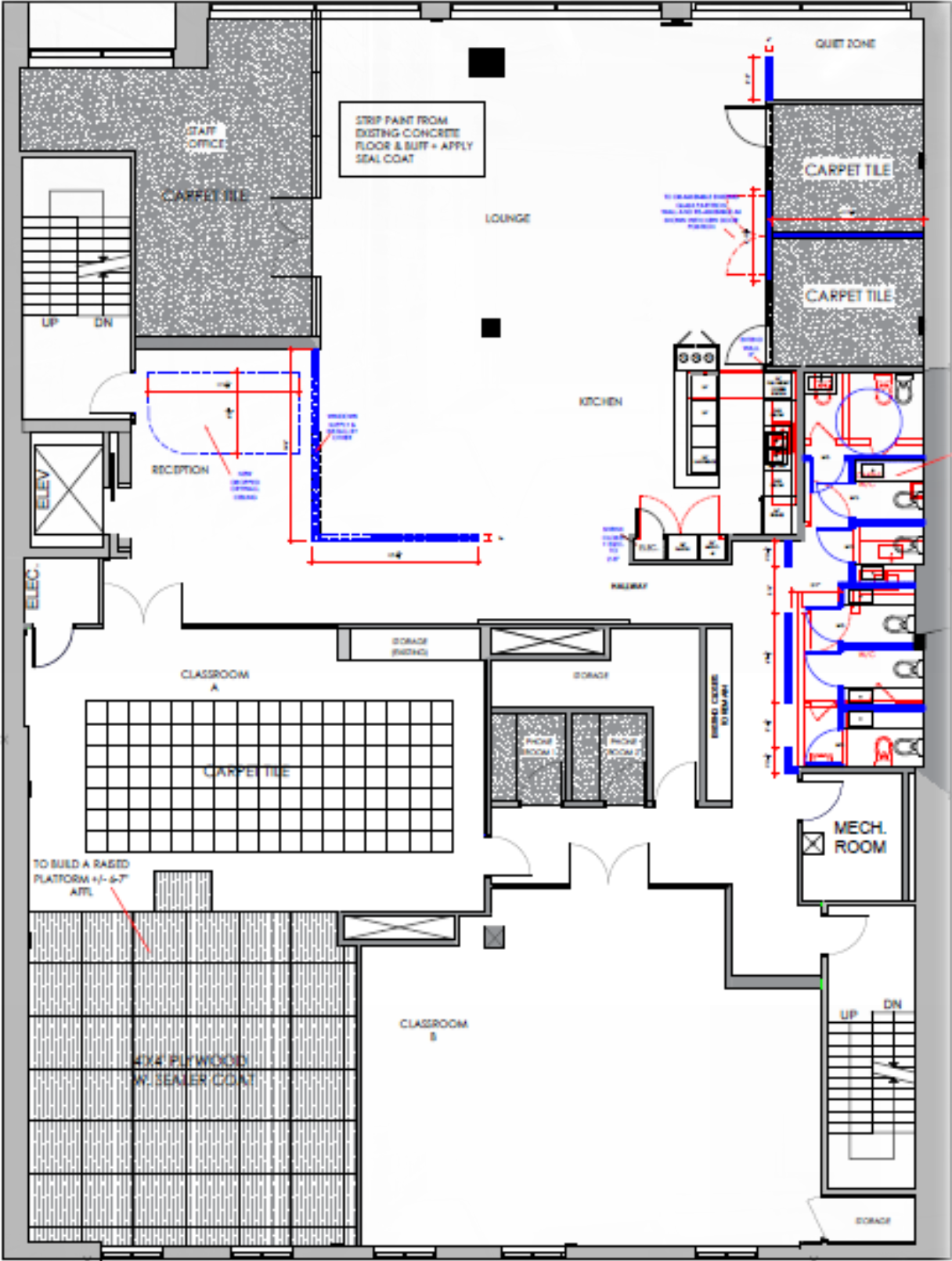
SUITE COMMENTS

- Plug-and-Play office space with high end finishes.
- Full floor opportunity with direct elevator access and in-suite washrooms.
- Built out with reception, two large open areas with workstations, one staff office/huddle room, boardroom, meeting room, call rooms, quiet rooms, large kitchen and lounge area.
- Open concept ceiling with mix of carpet, hardwood and polished concrete floors.
- Ample natural light.
- Furniture can be made available.



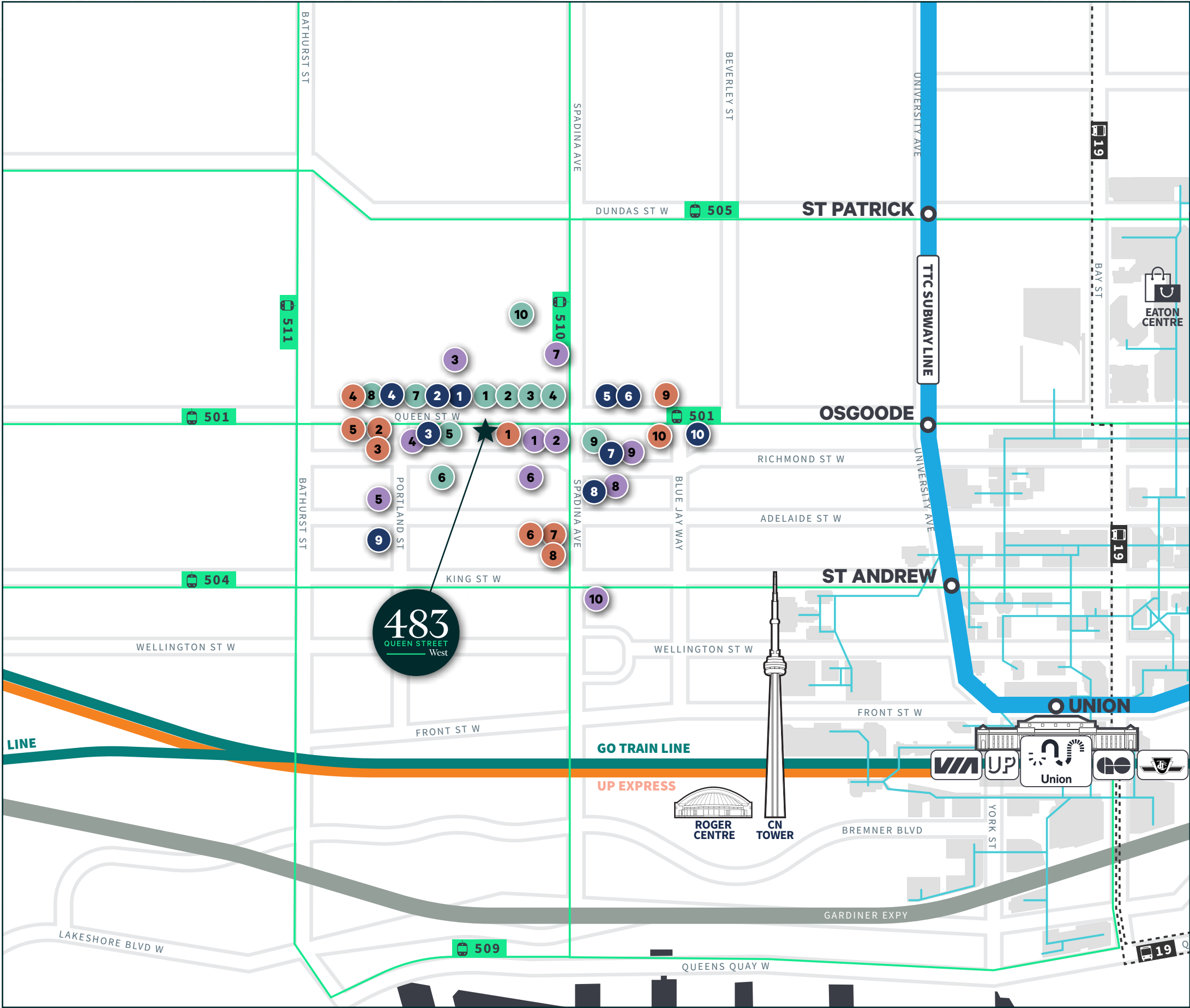
FLOORPLAN

As-Built Plan



Furniture Plan





AMENITIES

RESTAURANTS

- 1 Pokito
- 2 To-Ne Sushi
- 3 Kinton Ramen
- 4 Banh Mi Boys
- 5 The Grand Indian Dining
- 6 Lee
- 7 Pho 90
- 8 Rosie's Burgers
- 9 Aloette Restaurant
- 10 Maker Pizza

BARS

- 1 DROM Taberna
- 2 BarChef
- 3 Baby's
- 4 Good Company TO
- 5 Horseshoe Tavern
- 6 Rivoli Toronto
- 7 Watson's
- 8 Wide Open
- 9 Charlemagne
- 10 Neverland

CAFÉS

- 1 Starbucks
- 2 Le Gourmand
- 3 5s cafe
- 4 Forgot Me
- 5 Fahrenheit Coffee
- 6 Pilot Coffee
- 7 Graination
- 8 Dark Horse Espresso
- 9 Cafe Montaigne
- 10 NEO Coffee

SHOP

- 1 Urban Outfitters
- 2 Loblaws
- 3 Winners
- 4 Shoppers
- 5 LCBO
- 6 TPH
- 7 Dollarama
- 8 HomeSense
- 9 MEC
- 10 Adidas

483

QUEEN STREET
West

BRENDAN SULLIVAN*

Senior Vice President

+1 416 847 3262

Brendan.Sullivan@cbre.com

NICK MORASH

Sales Representative

Nick.Morash@cbre.com

+ 1 416 815 2384

CBRE Limited, Real Estate Brokerage

145 King St W, Suite 1100

Toronto, ON M5H 1JB

+1 416 362 2244 | www.cbre.ca

CBRE

*Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.