

# 1040 - 1042 Queen Street W, Toronto, Ontario

**For Lease:** West Queen West's Most Exciting New Restaurant Opportunity



For leasing inquiries, please contact Regent Street Commercial Corp. [www.regentstreet.ca](http://www.regentstreet.ca)

**REGENT STREET**  
Retail & Restaurant Real Estate Solutions

# 1040 - 1042 Queen Street W, Toronto, Ontario

For Lease | Exclusive Restaurant Space

## Property Details:

- Size
  - Total Area: 6,168 SF
  - Ground: 2,029 SF
  - Second: 2,110 SF
  - Basement: 2,029 SF
- Net Rent: Negotiable
- TMI: \$15.00PSF (2017 estimate)
- Possession: June 2017
- Frontage: 30 feet

## Demographics (1km Radius):

- 2015 Estimated Population: 34,000
- Average Household Income above \$100,000
- Total Daytime Population (2015 Estimate): 27,543
- Approximately 20,000-28,000 people walk/drive by daily

\*plans depict conceptual layout only



Basement Floor

First Floor

Second Floor

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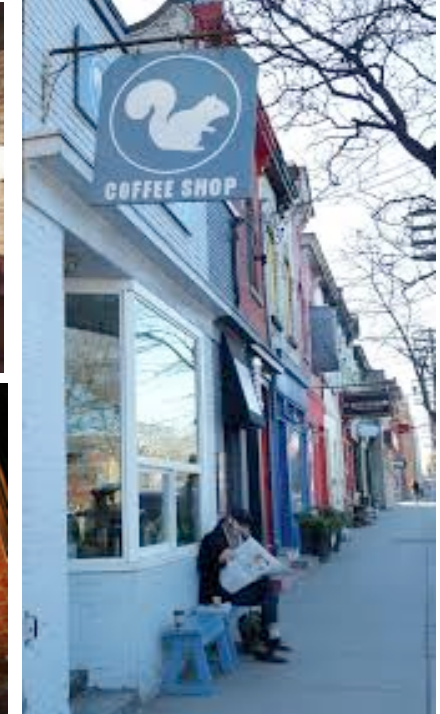


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### Location / Area Highlights:

- Prime retail storefront located on Toronto's most trendy retail street.
- Brand new, state-of-the-art restaurant space with South facing views providing lots of natural light.
- In close proximity to over 256,000 residents and over 5 million sq. ft. of office.
- Toronto's most electric and renowned bar and restaurant scene with co-tenants such as, The Drake Hotel, The County General, Omaw, Mamakas, The Good Son, Boralia, Pizzeria Libretto.
- Excellent visibility and branding potential with exposure to high volume pedestrian and vehicular traffic.
- New construction with HVAC and electrical to accommodate restaurant use



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## LEASING CONTACT

**REGENT STREET**  
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