



For Sublease: Office Space

# 20 Queen Street W

Office Space for Sublease in Downtown Toronto

**Lennard:**

200-55 University Avenue, Toronto  
416.649.5920

# 20 Queen Street W

Office space located at the northeast corner of Queen Street W & James Street situated in the heart of the city's bustling financial and entertainment district.



Suite

**2301A**

Square Footage

**10,790 SF**



Net Rent

**Contact Listing Agents**

Additional Rent (2023 est.)

**\$24.80 PSF**



Available

**Immediate**

Sublease Expiry

**October 30<sup>th</sup>, 2029**



Leasing Agents

**Dillon Stanway**

AVP, Broker

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**William J. Dempsey, SIOB**

Partner, Broker

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[wdempsey@lennard.com](mailto:wdempsey@lennard.com)

**Chris Marit**

VP, Sales Representative

416.649.5941

[cmarit@lennard.com](mailto:cmarit@lennard.com)

## Property Highlights

- Close to many landmarks such as Nathan Phillips Square, Old City Hall, and Toronto Eaton Centre
- Home to some of the best shopping destinations such as Toronto Eaton Centre
- There is no shortage of dining options in walking proximity
- Access to multiple public transit options
- Direct access to Queen Subway Station

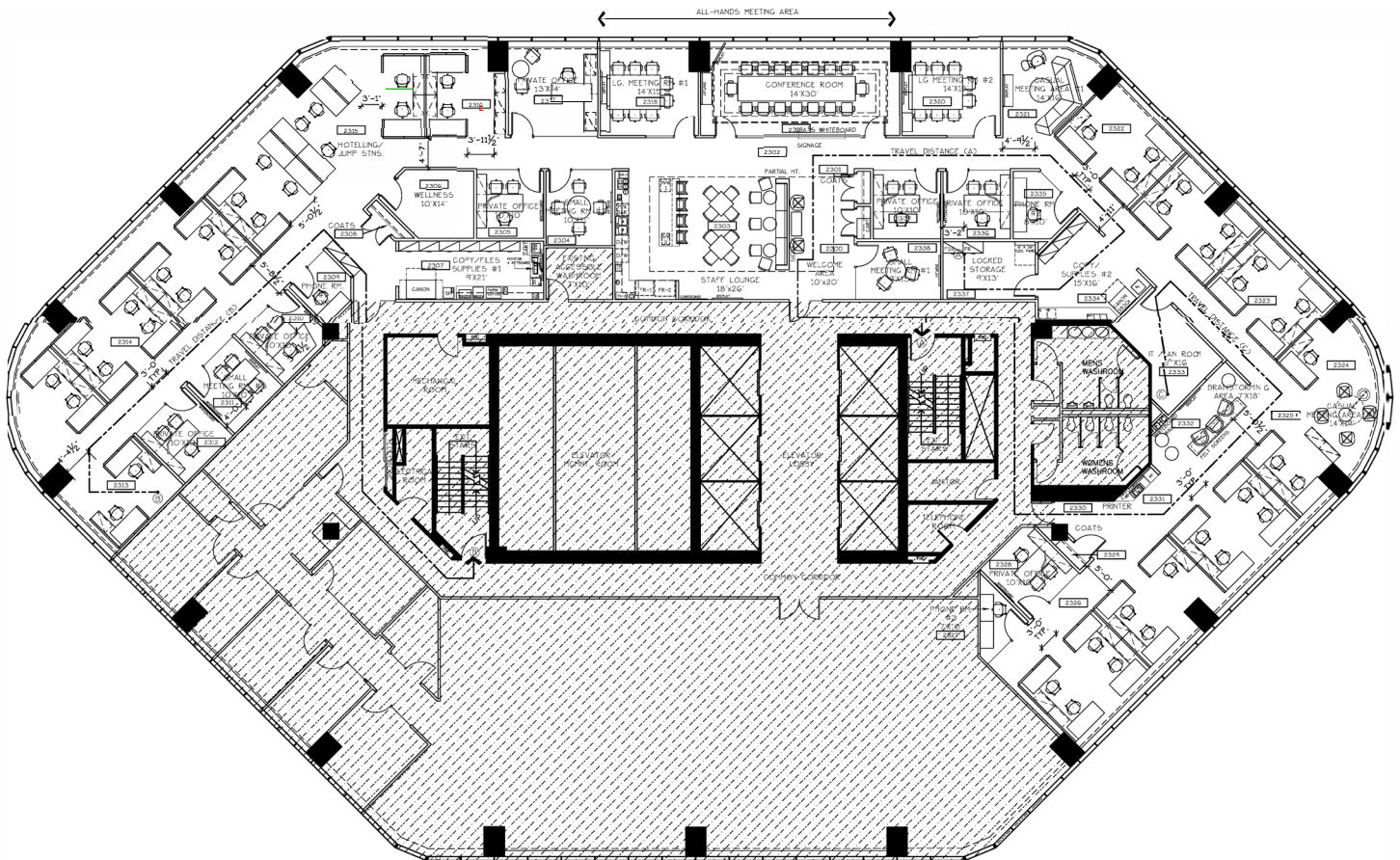


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Suite 2301A: 10,790 SF

## Space Highlights

- Built-out with very high-end leasehold improvements
- Fully TURNKEY, furnished layout with a mix of private offices, meeting rooms and open collaborative spaces
- Spectacular views from the 23rd floor
- Direct double glass door elevator exposure
- 1st floor of the upper bank = express elevator to 23rd floor





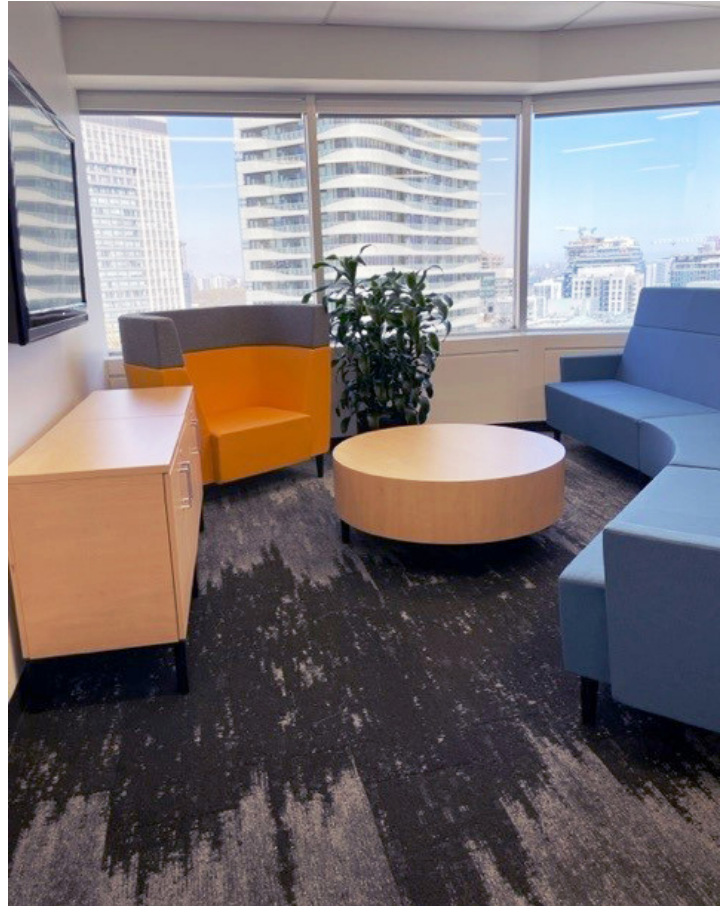
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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility.  
Lennard Commercial Realty, Brokerage 2023.



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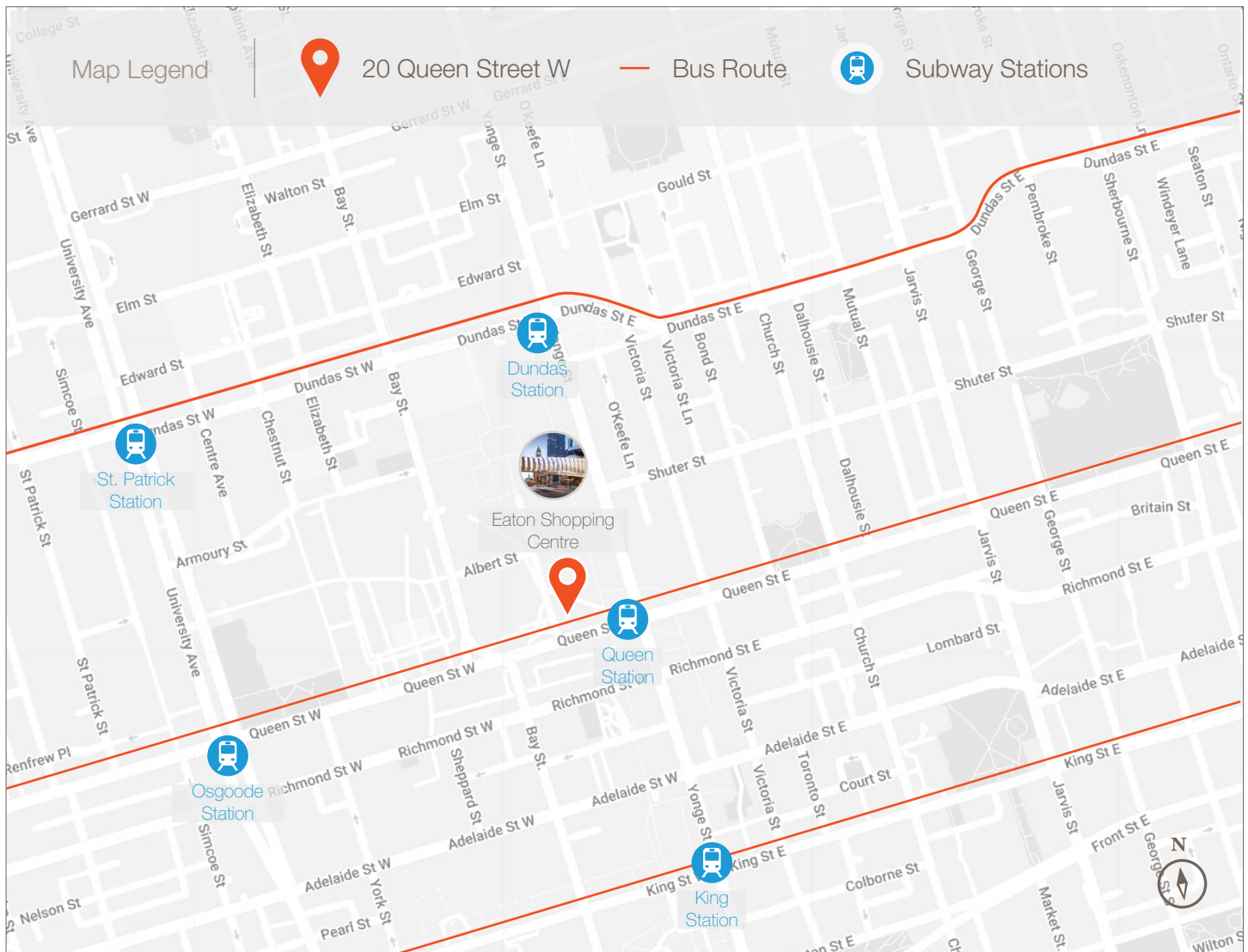


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## What's Near By

20 Queen Street W is located in the Financial District of Toronto, which is a bustling and vibrant neighborhood with many high-rise buildings, offices, and financial institutions. The streets are lined with modern skyscrapers, and the area is always buzzing with activity during business hours.

There are many restaurants, cafes, and shops around the area, catering to the needs of the office workers and visitors. The Toronto Eaton Centre, a large shopping mall, is located nearby, as well as the PATH, a vast underground network of shops, restaurants, and services.

20 Queen Street W is served by several streetcar lines that run along Queen Street, including the 501 Queen and is 3 minute walk away from Queen Subway Station Streetcar.

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