

FOR LEASE

# 1163 QUEEN STREET WEST

Fully Fixtured Fitness Studio / Retail Space



2,944 SF + Outdoor Patio  
40 Feet of Frontage on Queen  
Between The Drake & Gladstone Hotels



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**1163 QUEEN STREET WEST**  
FULLY FIXTURED FITNESS STUDIO  
RETAIL SPACE



## SUMMARY

Located on the south side of Queen Street West, this newly built out retail space boasts an impressive 40' of frontage with a large fenced in patio fronting along Queen St W. The unit has great ceiling heights and numerous high-end improvements throughout - making it a 'TURN KEY' location for a fitness, wellness or gym operator. The unit features Queen Street and rear patio outdoor space (rear pedestrian laneway access), fully built out washrooms, changerooms, soundproofing, rubberized flooring, laundry machines, locker areas, and a great looking reception area. Neighboring retailers include The Drake Hotel, Starbucks, The Gladstone Hotel, Pizzaiolo, Rexall, The Wine Shop, Metro, Dandy Lion Restaurant, FreshCo, Bolt Fresh Bar, GNC, CIBC, and RBC.

The property is positioned between Ossington Avenue and Dufferin Street, along one of the most dense blocks of Queen Street West. This unit is surrounded by some of the strongest residential density in the city, with over 10,000 condominium units existing, proposed and under development in the immediate area and over 4,000 units within 2km. A true 7 day a week retail and service node, with demand from residential, commercial and nightlife clientele at your doorstep.

## DETAILS

<b>Size</b>	2,944 SF
<b>Net Rent</b>	\$49.00 PSF
<b>TMI</b>	\$22.00 PSF (2024)
<b>Occupancy</b>	Immediate
<b>Term</b>	5 - 15 Years

## HIGHLIGHTS

- Previously occupied by a spin studio, turn key space for many fitness uses with numerous improvements throughout
- Strong pedestrian traffic, adjacent to the neighborhoods two largest grocery stores
- Great ceiling heights up to 15+ FT
- Gated patio at front of premises and potential for patio at rear of premises
- Adjacent to countless new condominium towers in the heart of West Queen West, surrounded by over 10,000 residential units
- In unit laundry, locker rooms and men's and women's changerooms

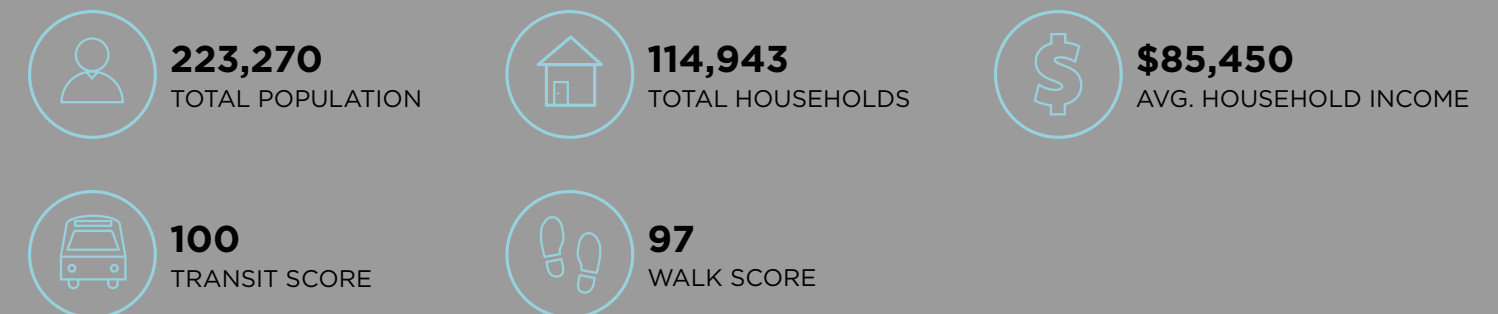
## Toronto's Coolest Neighborhood

In 2015, Vogue Magazine named West Queen West "second-coolest neighborhood in the world"

Over the past 10 years, the neighborhood has gone through a dramatic transformation, ushering in unique retailer offerings, designers and artisans that have established the vibrancy and culture this area is known for. West Queen West is a hotspot for dining and nightlife (including the well-known Drake Hotel & Commissary) as well as a destination for both local and independent retailers. Suitable for a variety of uses, this location offers unparalleled access to the hip, fresh culture of one of Toronto's most sought after neighborhoods.



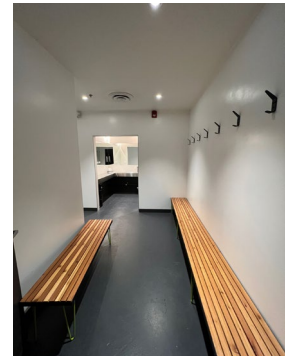
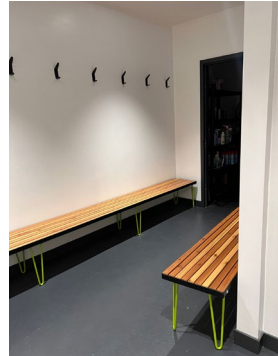
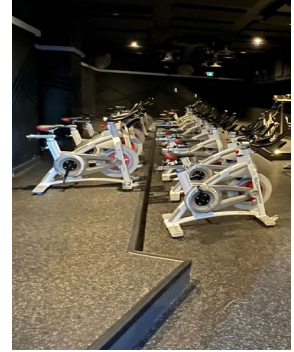
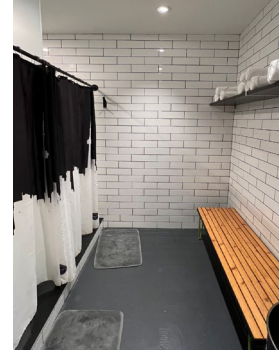
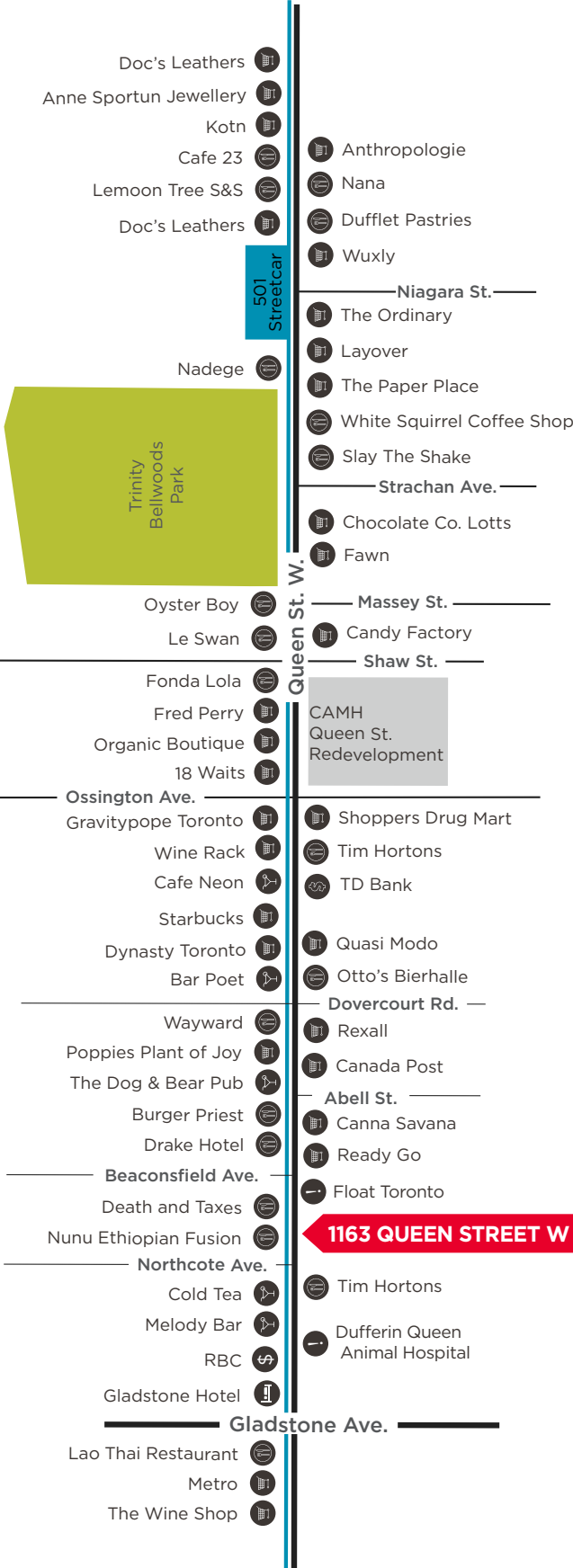
## DEMOGRAPHICS (3KM RADIUS)





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For more information, contact:

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