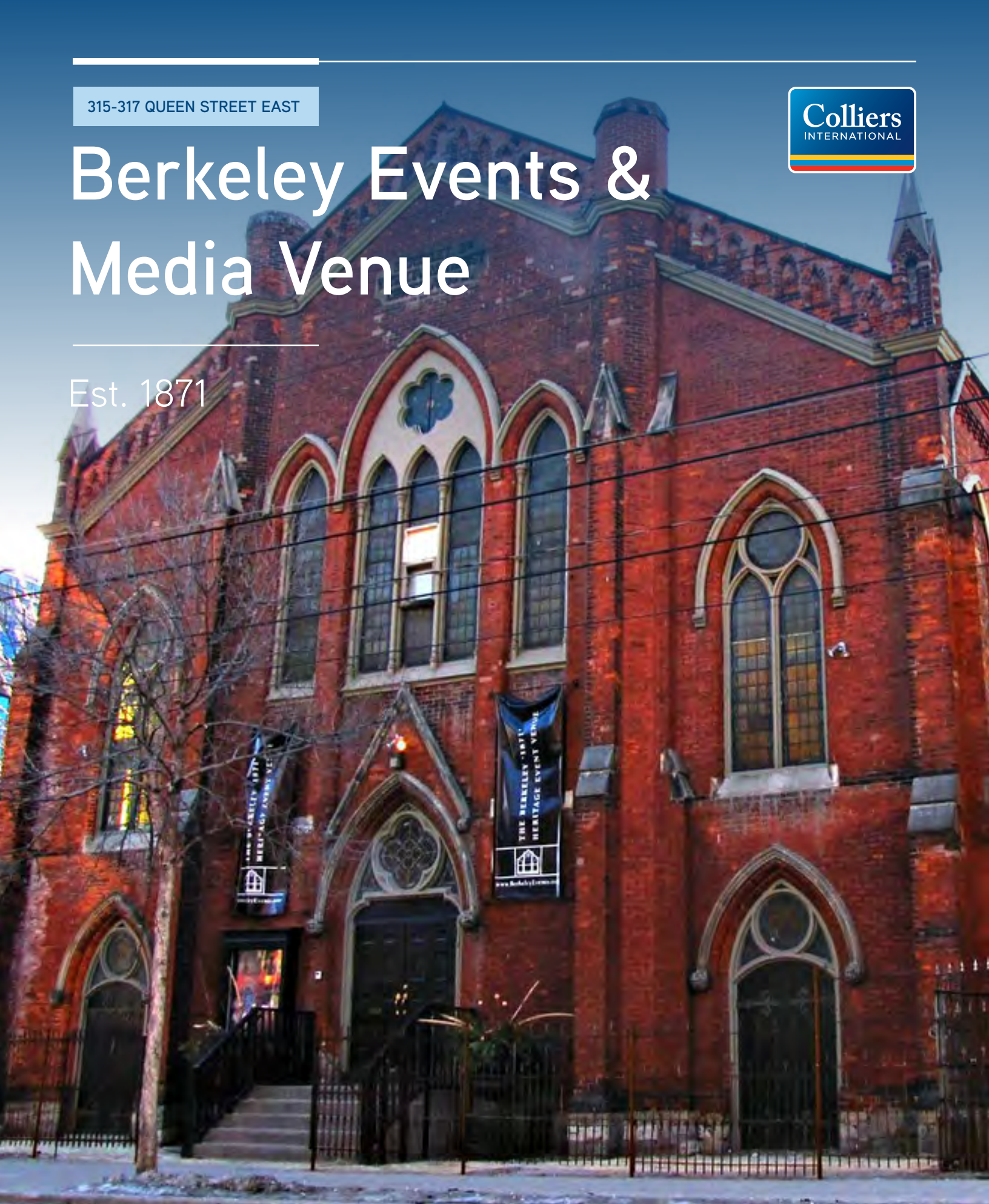


315-317 QUEEN STREET EAST

Colliers
INTERNATIONAL

Berkeley Events & Media Venue

Est. 1871



The Opportunity

Colliers International exclusively offers for sale a 100% interest in 317 Queen Street East, Toronto (the “Property” or “Site” or “317 Queen East”). The Property is ideally located at the South West corner of Berkeley Street and Queen Street East in the heart of the vibrant Corktown neighbourhood of Toronto and offers a rare direct entry opportunity, particularly suited for film and music production. The amazing 1871-built Berkeley Church provides an exceptional space suiting a variety of uses, from creative office to event space to highly-collaborative workspace.

The Berkeley Church has featured many prominent Toronto events and is situated along the future Ontario Line subway expansion. 317 Queen is adjacent to some of Toronto’s most exciting attractions including The Distillery, St. Lawrence Market, St. Michael’s Hospital, and the downtown core’s best shopping and dining amenities.

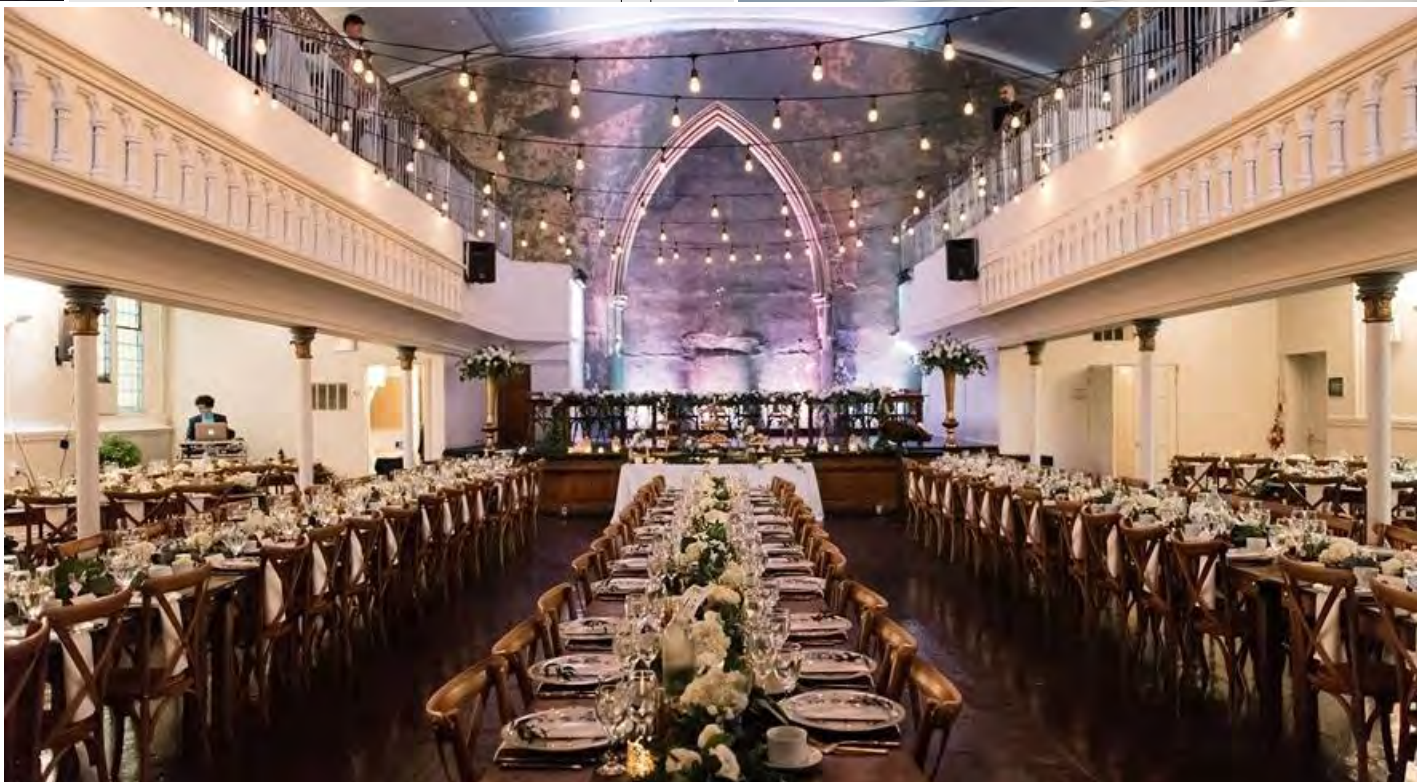
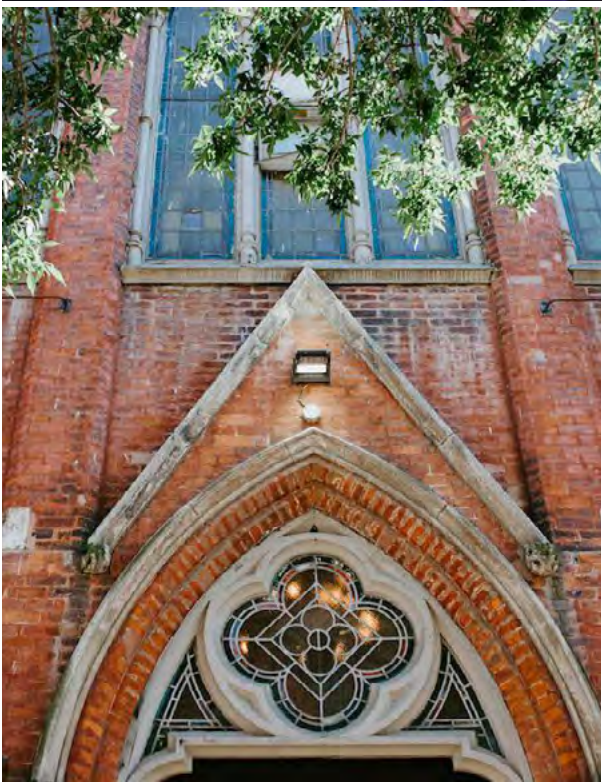
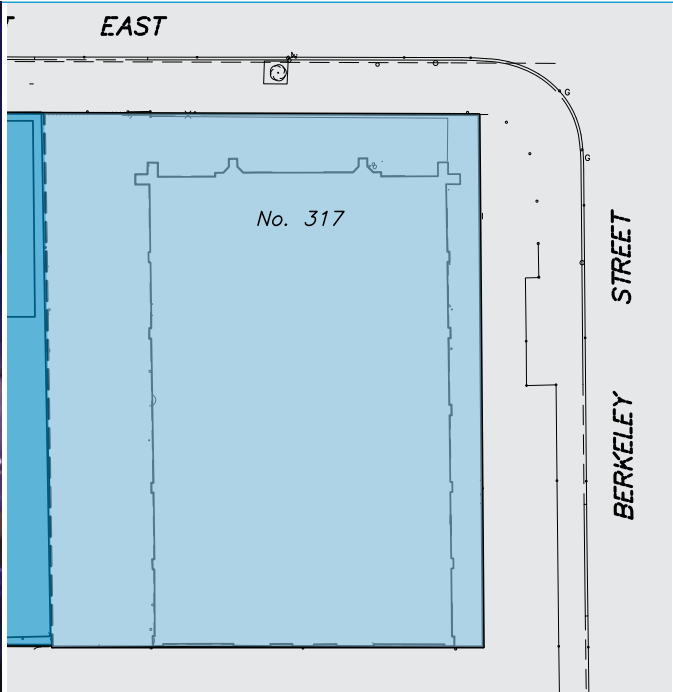
Owner-occupiers will love the opportunity to enhance their brand via association with this iconic address.

Property Facts

Legal Address	315-317 Queen St. E
Gross Area	~14,000 SF
Storeys	3
Extras	Leaseback potential
Year Built	1871

Asking Price

Contact Listing Agent





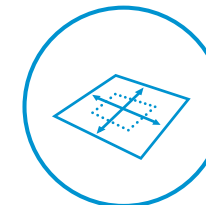
Spectacular multi-purpose space in trendy Downtown East market.



Direct-Entry Opportunity



**Immediate
access to DVP**



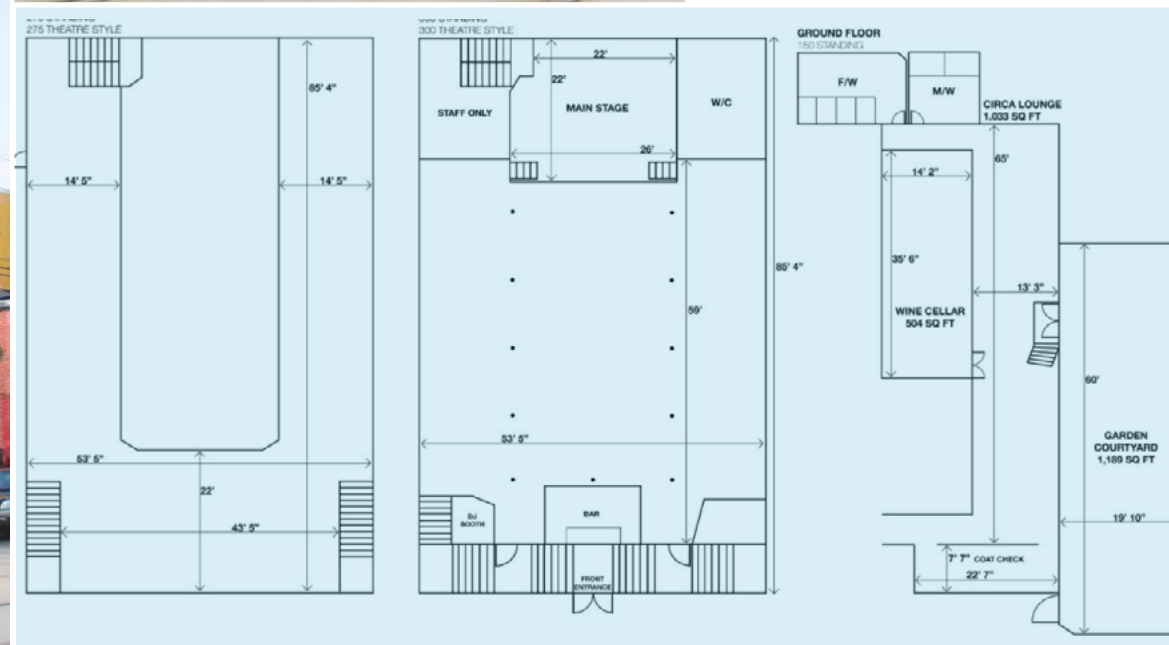
Huge, wide-open space perfect for special events



Investment Upside



**150-year
Heritage
Building**

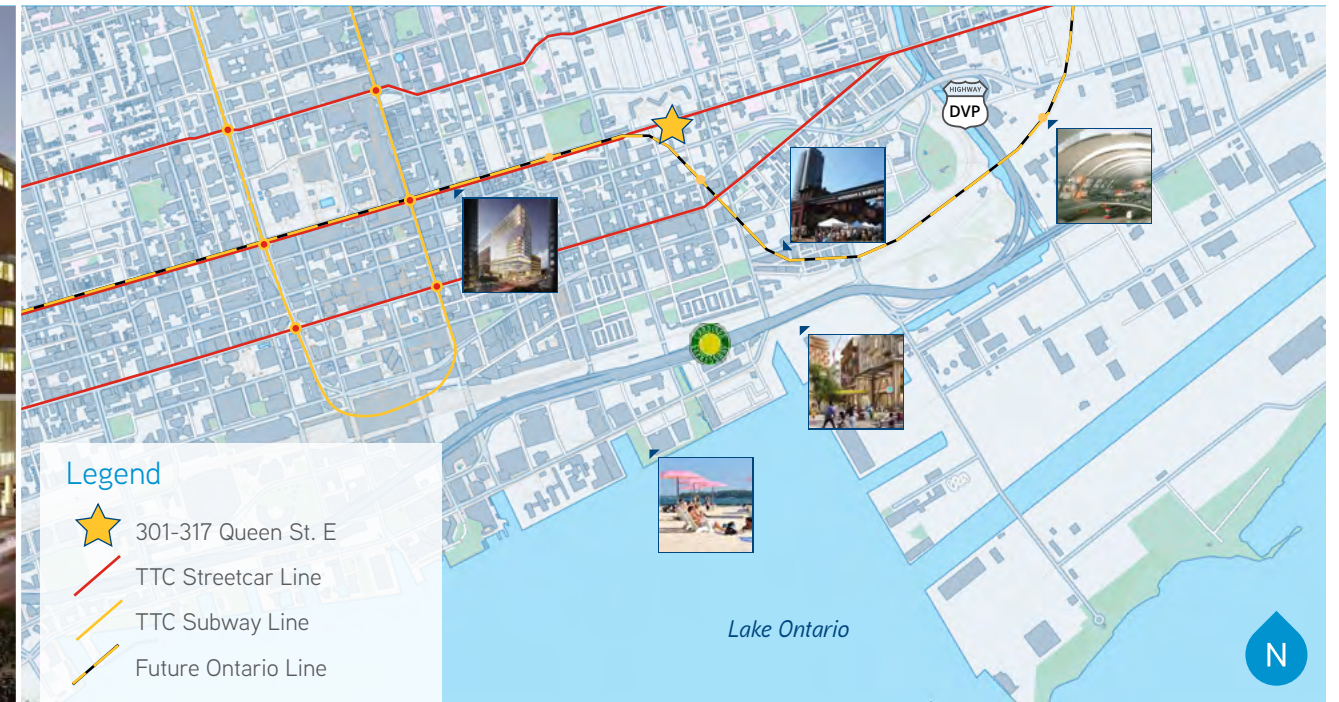


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Tour

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photos online

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Berkeley



Exciting Live-Work-Play Neighbourhood with Terrific Transit Access

315-317 Queen East is directly adjacent to the 501 streetcar via the Ontario Street stop. Downtown Toronto is accessible within 3 minutes, and the Don Valley Parkway is accessible in less.

Existing local areas of interest include the Historic Distillery District, the St. Lawrence Market, the King East Design District, George Brown College, St. Michael's Hospital, Corktown Commons, Don Valley bicycle trails, and the Toronto Waterfront.

The area is becoming a burgeoning tech hub featuring the global HQ for Scotiabank's innovation hub the Digital Factory, EQ Bank, and Google's expanded Canadian head office.

Future area improvements include the Waterfront Toronto developments, the East Harbour Transit Hub, and the Lower Don River Naturalization project, bringing further amenities to an already vibrant community.

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