



For Lease

Professional office space in **Downtown** Charlottetown

179 Queen Street, Charlottetown, PEI

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Opportunity Type

Office space for lease

Address

179 Queen Street

Area

Charlottetown, PEI

Available Space

Office Suite | 1,900 SF

Individual Offices | 304 - 488 SF

Asking Rent

\$27.50 PSF Gross + HST | 1,900 SF

\$26.00 PSF Gross + HST | Individual Offices

Lease Term

Minimum 3-year term

Zoning

Downtown Main Street

Ceiling

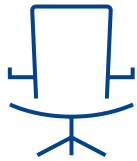
12' Height

Heating

PEI Energy Efficiency



Central Downtown
Location



Flexible Lease Options

Opportunity Highlights

A variety of professional office spaces available in the vibrant downtown of Charlottetown, PEI!

Once a former home of a college, this second-level space can be effortlessly transformed to accommodate a diverse array of usages.

The 1,900 SF office suite features a welcoming reception area, seven offices, a designated lunchroom with a kitchenette, two washrooms, and several storage rooms.

This corner unit is easily accessible on both Kent Street and Queen Street, offering unparalleled visibility for your business with convenience to staff and clientele, with side street parking and two reserved private spaces at the rear.

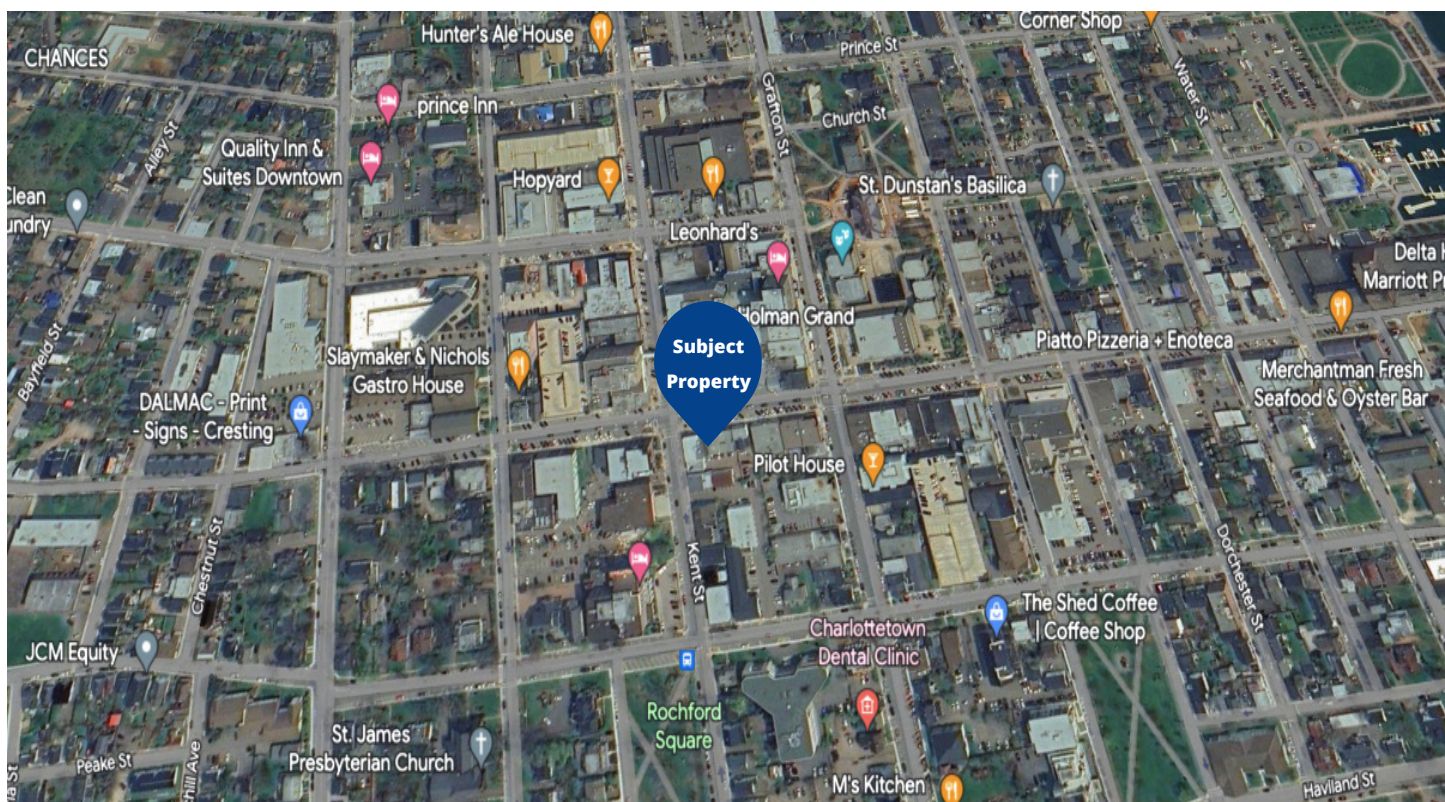
For those seeking individual offices, eight spaces, ranging from 304 SF to 488 SF, are available for lease. The offices feature large windows, providing ample natural light and a shared washroom access.





Map Overview

179 Queen Street offers a blend of historic charm and modern amenities and is one of the busiest areas in Downtown Charlottetown. Queen Street itself is a prominent thoroughfare, attracting a steady stream of foot traffic throughout the day. You will find numerous boutiques, trendy cafes, various delicious restaurants, financial institutions, pharmacies, grocery stores, and other essential conveniences in the surrounding areas.



Demographics within 5 KM of 179 Queen Street, Charlottetown, PEI



Current Population

46,743



Daytime Population

59,886



Average Household Income

\$88,131



Labour Employment Rate

91.5%



Colliers East

Charlottetown Office
149 Kent Street
Charlottetown, PE, C1A 1N5

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