

**Yorkstone**

MANAGEMENT



**Available for Lease**

**639 Queen Street West**

**2,200 SQ.FT. BRICK AND BEAM OFFICE LOFT**

**contact: [info@yorkstone.ca](mailto:info@yorkstone.ca) / (416) 203-1334**

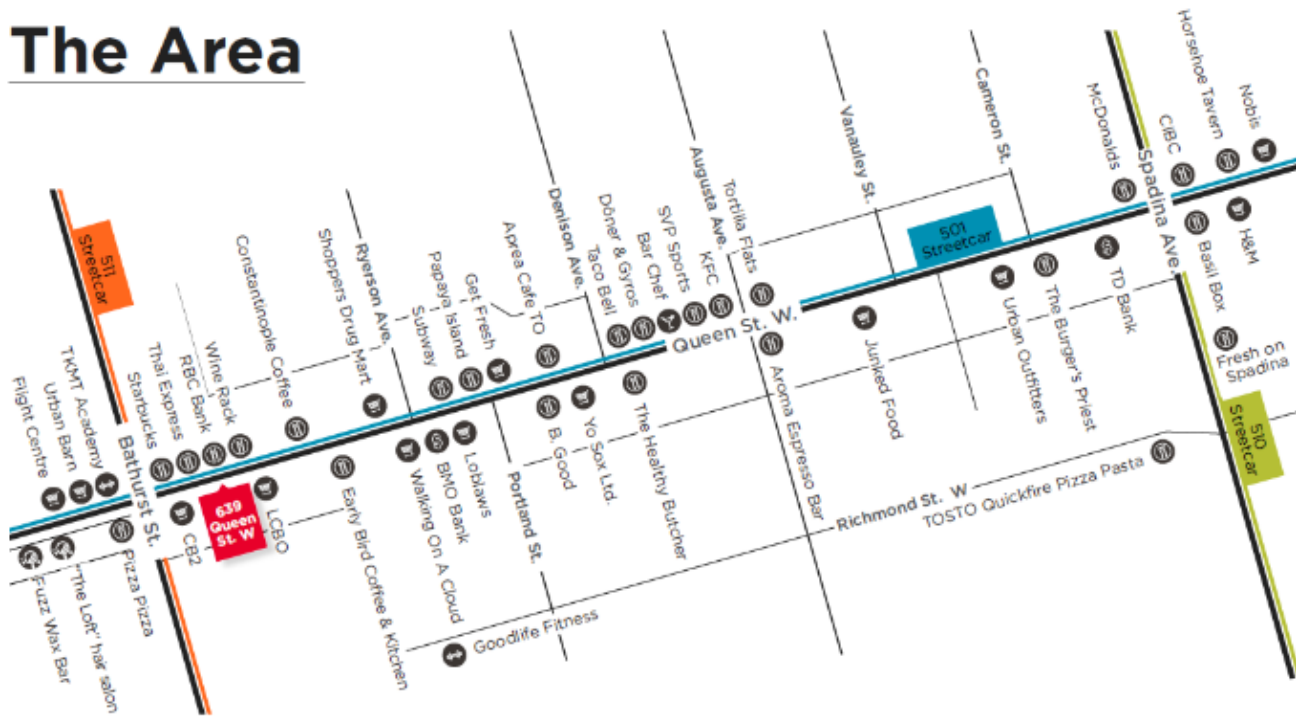
## **PROPERTY FEATURES:**

- Approx. 2,200 Sq.Ft.
- 3 separate office spaces
- Fully equipped kitchen, lounge area, and a phone booth
- Hardwood floors
- Filled with natural light, 3 large windows
- Beautifully restored brick exterior
- Fiber Optic is available up to 1000 MBPS
- Service and passenger elevator
- Accessible through Intercom from the lobby



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# The Area



**POPULATION**  
1KM  
46,441



**DAYTIME**  
**POPULATION**  
1KM  
81,421



**AVERAGE HOUSEHOLD**  
**INCOME 1KM**  
\$125,917



**WALK SCORE**  
99



**TRANSIT SCORE**  
100

Source: Statistics Canada



## NEARBY TRANSIT LINES

501 Queen Streetcar Stop

1 min

501 Queen Streetcar to Osgoode Station

5 stops

511 Bathurst Streetcar Stop

1 min

510 Spadina Streetcar Stop

7 min



## TRAVEL TIMES

Union Station

10 min

Yonge-Dundas Square

10 min

Gardiner Expressway

15 min

Don Valley Parkway

15 min



## STRONG NEIGHBORING TENANCIES:

CB2 (Crate & Barrel), Winners, Loblaws, RBC, Starbucks, LCBO and more

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