

# 65

QUEEN ST W

THOMPSON  
BUILDING  
RETAIL



## FOR LEASE

**Travis Moffat**

Retail Leasing Manager | Salesperson

[tmoffat@kiplingrealty.com](mailto:tmoffat@kiplingrealty.com) | 647.883.4831

**Kipling**



# A Timeless Legacy in Toronto's Financial District

---

Ensuing its iconic namesake, the Thomson Building in downtown Toronto's financial core is a testament to Toronto's past and present. Located at the southwest corner of Queen St W and Bay St, the Thomson Building stands on the former site of what is regarded as one of the city's first skyscrapers, the Temple Building, which opened in 1895. Rebuilt in 1970 and officially named after the influential Thomson family, its storied past as a cornerstone of the city's financial and commercial hub makes it a prestigious address steeped in history and poised for the future.

Offering unencumbered views on three sides, the Thomson Building provides spectacular panoramas of Toronto's most celebrated landmarks and attractions, underscoring its central standing right in the heart of the city. Situated directly across from City Hall and Nathan Phillips Square, and flanked by the Toronto Eaton Centre, the Sheraton Centre Hotel, and Old City Hall, the Thomson Building has witnessed Toronto's exponential growth while evolving alongside it since its completion in 1972.

As one of the 75 buildings connected to Toronto's downtown underground pedestrian walkway, the PATH, it is right on the pulse of the city. Seize the opportunities of a centralized location with high foot traffic in a building that is a testament to enduring success at 65 Queen Street West.



Kipling Realty Inc. is pleased to present retail opportunities for lease in the PATH under the Thomson Building. Located at the southwest corner of Queen St W and Bay St, in the heart of Toronto's financial district, the Thomson Building (65 Queen St W) is situated directly across from City Hall and Nathan Phillips Square.

316,929

Daytime  
Population

\$129,458

Avg. Household  
Income

47.3M sf

Total Office  
Space**Building Details:**

Built: 1970  
Floors: 24 Storeys  
24/7 Security

**Nearby Attractions:**

Eaton Centre - 3 minute walk  
City Hall - 3 minute walk  
Nathan Phillips Square - 2  
minute walk

**Proximity:**

PATH Connection  
TTC - Queen Station (3-min walk)  
TTC - Osgoode Station (5-min walk)  
TTC - Union Station (11-min walk)  
Go - Union Station (13-min walk)

## The Opportunities

**Space Available:** Suite 040 - 642 SF  
Suite 060 (April 1, 2025) - 1,143 SF  
Suite 070 - 1,308 SF  
Suite 080B - 139 SF  
Suite 081 - 381 SF

**Rates & Terms:** Contact listing agent

**Additional Rent:** \$27.09 PSF  
(2025 est.)

**Available:** Immediately

**Use:** Experimental retail, QSR, service-based retail



Toronto's extensive downtown pedestrian walkway is linked to over 75 buildings, 6 subway stations, and some of Toronto's most visited sites. The network spans over 30 kilometers, connecting the city's central waterfront to its infamous shopping center.

**\$1.7B**

Annual  
Sales

**75+**

Buildings  
Connected

**1,200**

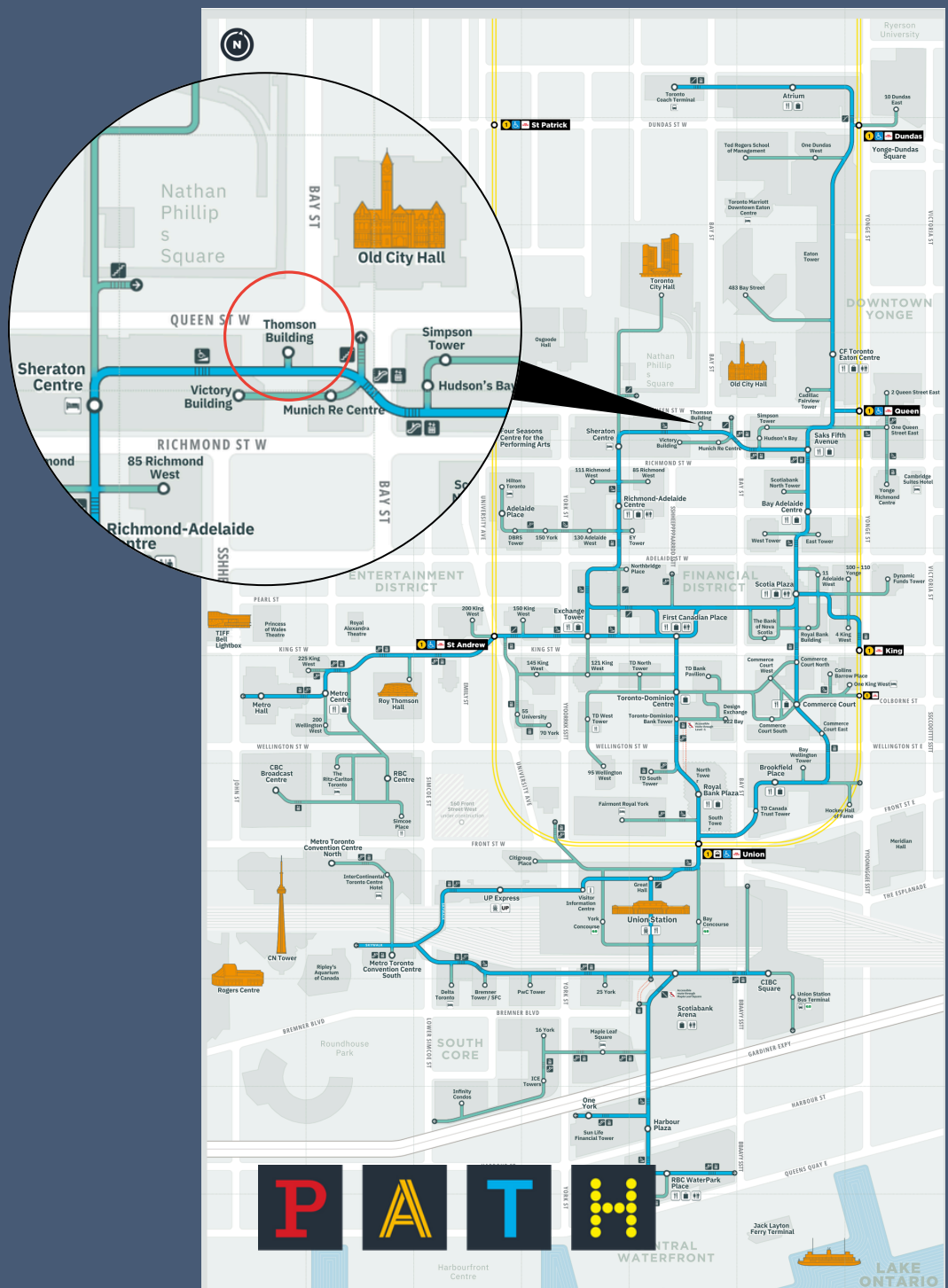
Shops &  
Services

**3.7M sf**

Retail Space

**200,000**

Daily  
Visitors

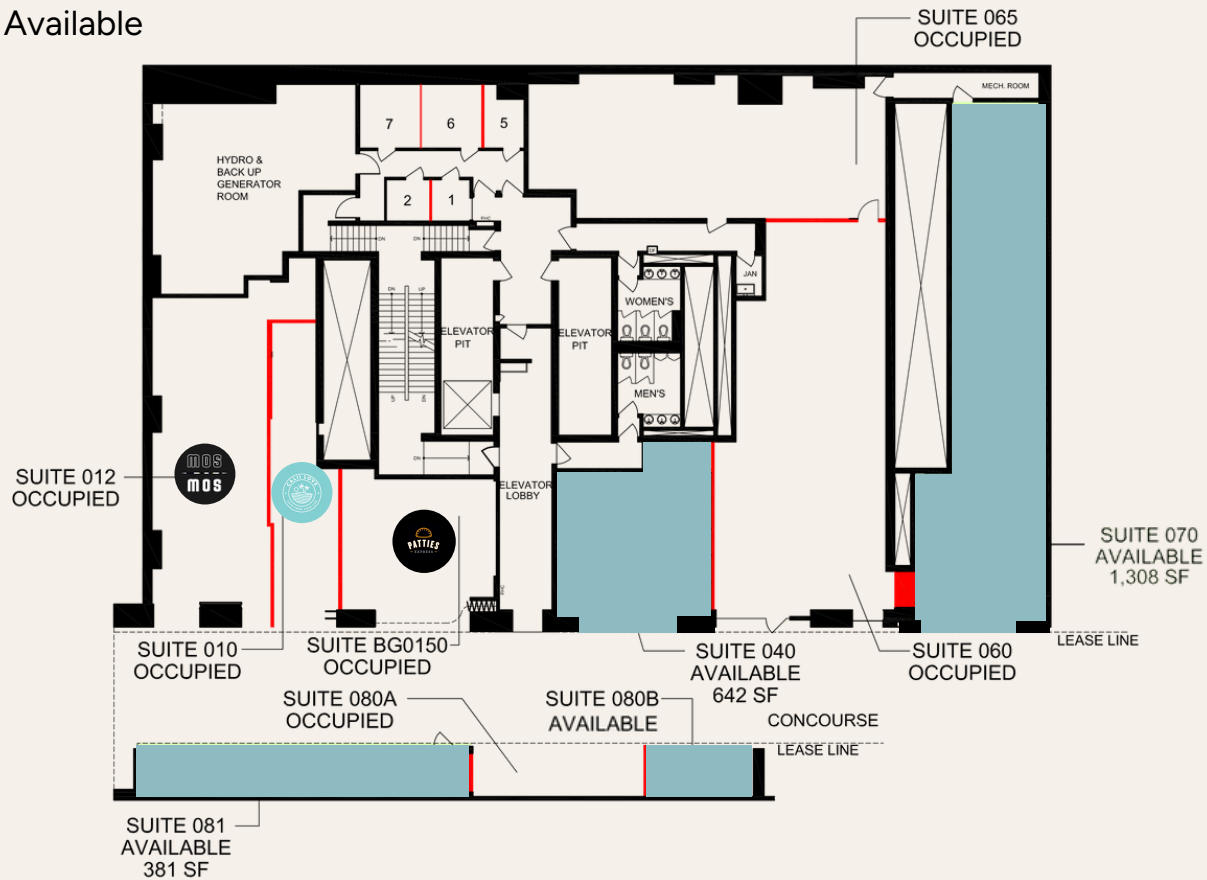




# Site Plan



Available



## Tenants & Availabilities

010	Calii Love	444 sf
012	Mos Mos Coffee	1,001 sf
050	Patties Express	572 sf
040	AVAILABLE	642 sf
060	Concourse Dental Group	1,143 sf
070	AVAILABLE	1,308 sf
080A	Baktash Shoe Repair	223 sf
080B	AVAILABLE	139 sf
081	AVAILABLE	381 sf



# Availability

---

## Unit 040

<b>Suite Size</b>	642 SF
<b>Unit Type</b>	Concourse – PATH Retail
<b>Availability</b>	Immediately
<b>Rate</b>	Inquire
<b>CAM</b>	\$16.15 PSF
<b>Hydro</b>	\$2.00 PSF
<b>Realty Tax</b>	\$8.94 PSF
<b>Suite Note</b>	Ideal for pharmacies and convenience stores, tech and electronics, personal care and wellness, fashion retailers, footwear and accessories, jewelry and watches, fitness and health, optical and eyewear, gift shops and stationery.





# Availability

## Unit 070

**Suite Size** 1,308 SF

**Unit Type** Concourse – PATH Retail

**Availability** Immediately

**Rate** Inquire

**CAM** \$16.15 PSF

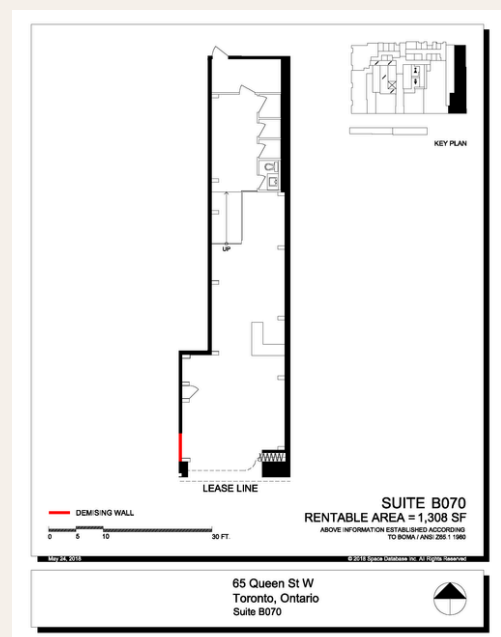
**Hydro** \$2.00 PSF

**Realty Tax** \$8.94 PSF

**Suite Note** Ideal for personal care and wellness, fashion retailers, footwear and accessories, jewelry and watches, fitness and health, optical and eyewear, gift shops and stationery.



## Virtual Tour



# Availability

---

## Unit 070





# Availability

## Unit 080B

Suite Size	139 SF
Unit Type	Concourse – PATH Retail
Availability	Immediately
Rate	Inquire
CAM	\$16.15 PSF
Hydro	\$2.00 PSF
Realty Tax	\$8.94 PSF
Suite Note	Ideal for tech and electronics, grab-and-go food, jewelry and watches, gift shops and stationery.



# Availability

## Unit 081

Suite Size	381 SF
Unit Type	Concourse – PATH Retail
Availability	Immediately
Rate	Inquire
CAM	\$16.15 PSF
Hydro	\$2.00 PSF
Realty Tax	\$8.94 PSF
Suite Note	Ideal for tech and electronics, personal care and wellness, fashion retailers, footwear and accessories, jewelry and watches, optical and eyewear, gift shops and stationery.





# Our Approach

---



## Think like an Owner, act like a Manager

Kipling Group is a full-service property management firm. Our hands-on approach to property management allows us to focus on creating profitable and well-managed buildings that create sustainable value for our clients. Our reputation is built on integrity, professionalism and strong leadership as we support our visions with these four themes: Refresh and Revitalize; Performance and Sustainability; Tenant Experience; and Leasing Value Add.

---

### Travis Moffat

Manager, Retail Leasing | Salesperson  
tmoffat@kiplingrealty.com | 647.883.4831