

EXCLUSIVELY AVAILABLE FOR LEASE

17 Queen Street

COBOURG, ONTARIO · K9A 1M8

A rare standalone professional building at the corner of Queen and Division — Cobourg's most prominent downtown address. Three office suites available. Private parking. Utilities included in TMI.

BASEMENT SUITE

2,680 sf

Available Jan 2027

UNIT 1A

1,022 sf

Available Now

UNIT 3C

1,014 sf

Available Now

416-505-2333

capital96@outlook.com

Landlord Direct



ZONING

MC — Commercial Core

TOTAL AVAILABLE

4,716 sq. ft.

RATE FROM

\$26.50/sqft gross

CO-TENANTS

Medical Professionals

PROPERTY OVERVIEW

Downtown Cobourg's Premier Office Address

17 Queen Street occupies the corner of Queen and Division — the most visible professional address in Cobourg's downtown core and the commercial heart of Northumberland County. A rare standalone building with private parking, three suites available for immediate occupancy or January 2027.

BUILDING TYPE

Standalone Professional Office

CO-TENANTS

Medical Professionals

Active occupancy

PARKING

Private Surface Lot

Rare for downtown Cobourg

LEASE TERM

5 Years Minimum

17 Queen Street, Cobourg ON K9A 1M8 | 416-505-2333

LOCATION ADVANTAGES

- Corner of Queen & Division — maximum visibility
- Highway 401 access — 5 minutes
- VIA Rail accessible — Toronto-Montreal corridor
- Cobourg Beach & Marina — 2 minute walk
- Cobourg Courthouse & Town Hall — walking distance
- Standalone building with private parking
- Downtown restaurants, services & amenities
- Northumberland County seat — growing market

BUILDING SPECIFICATIONS

ADDRESS	17 Queen Street, Cobourg ON K9A 1M8
ZONING	MC — Commercial Core (office, professional, financial, health)
TOTAL AVAILABLE	4,716 sq. ft. across 3 units
UTILITIES	Heat, hydro, water, A/C — included in TMI
PARKING	Private surface parking — included
AVAILABILITY	Basement: January 2027 Units 1A & 3C: Available now
ASKING RATE	Basement: \$20.00 net + \$9.50 TMI = \$29.50/sqft Upper: \$17.00 net + \$9.50 TMI = \$26.50/sqft

All information provided in good faith and subject to verification. Figures are estimates only and do not constitute a binding offer.

UNIT DETAIL

Basement Executive Suite

Purpose-built for a professional or corporate team.
Available January 2027 — time to plan your transition into a fully outfitted executive suite.

SIZE

2,680 sq. ft.

AVAILABILITY

January 2027

NET RENT

\$20.00/sqft

TMI (INCL. ALL UTILITIES)

\$9.50/sqft

TOTAL RATE

\$29.50/sqft gross

MONTHLY

\$6,588.33

+ HST

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SUITE INCLUSIONS

- Private offices throughout
- Formal boardroom — client-ready
- Coffee lounge & team amenity space
- Reception area configuration
- High-speed internet infrastructure
- Private washrooms
- Storage areas
- Utilities included in TMI
- Private parking for team & clients
- Minimum 5-year lease term

IDEAL TENANT PROFILE

- Law firm — 3 to 10 lawyers
- Psychology or therapy practice
- Physiotherapy or allied health
- Regional insurance office
- CPA / accounting practice
- Speech language pathologist
- Financial advisory firm
- Corporate satellite office
- Naturopathic or family medicine
- Government / Crown Corporation

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Units 1A & 3C

Two former dental office suites, fully built out with private rooms, plumbing, and medical-grade electrical. Cosmetic refresh only — then move in. Up to 3 months free rent on a qualifying lease.

UNIT 1A

1,022 sq. ft.

\$2,256.92/mo + HST

UNIT 3C

1,014 sq. ft.

\$2,239.25/mo + HST

COMBINED FLOOR

2,036 sq. ft.

Units 1A + 3C contiguous

FREE RENT INCENTIVE

Up to \$13,486

Combined — terms negotiated

Unit 1A — Upper Floor

1,022 SQ. FT. · AVAILABLE NOW

UP TO 3 MONTHS FREE RENT

Former dental office with private rooms throughout, plumbing roughed in, and electrical upgraded to medical-grade capacity. A law firm, insurance office, therapy practice, or CPA needs only a cosmetic refresh — flooring, lighting, paint — to move in. Free rent valued up to \$6,769.

\$17.00 net + \$9.50 TMI (incl. utilities) = \$26.50/sqft gross

\$2,256.92 /mo + HST

Unit 3C — Upper Floor

1,014 SQ. FT. · AVAILABLE NOW

UP TO 3 MONTHS FREE RENT

Corner suite at Cobourg's most prominent intersection. Same build-out as Unit 1A — private rooms, plumbing, medical-grade electrical. Pairs with Unit 1A for a full 2,036 sq. ft. contiguous upper floor. Free rent valued up to \$6,717.

\$17.00 net + \$9.50 TMI (incl. utilities) = \$26.50/sqft gross

\$2,239.25 /mo + HST

Why Cobourg. Why Now.

COUNTY SEAT

Home to Cobourg Courthouse, Town Hall, and Northumberland County offices. Law firms, financial services, and professional practices thrive here.

GTA COST COMPARISON

Downtown Toronto office: \$45-65/sqft. 17 Queen Street: \$29.50/sqft all-in. Same professional credibility. 40-55% in savings.

VIA RAIL ACCESS

Direct rail to Toronto, Kingston, Ottawa, and Montreal. GTA clients reach you without a car.

GROWING MARKET

Northumberland County is one of Eastern Ontario's highest-growth regions. Professional services remain significantly underserved.

BOOK A TOUR

PHONE EMAIL
416-505-2333capital96@outlook.com

PRICING SUMMARY

UNIT	SQ. FT.	NET RENT/SQFT	TMI/SQFT	TOTAL/SQFT	MONTHLY
Basement Suite	2,680	\$20.00	\$9.50	\$29.50	\$6,588.33
Unit 1A	1,022	\$17.00	\$9.50	\$26.50	\$2,256.92
Unit 3C	1,014	\$17.00	\$9.50	\$26.50	\$2,239.25

TMI includes heat, hydro, A/C, and water. HST additional. Minimum 5-year lease term.

OPEN LISTING — NO EXCLUSIVITY REQUIRED

This property is offered on an open, non-exclusive basis. Any broker or agent who introduces a qualified tenant that executes a lease will earn a full commission — one month's gross rent per unit leased. No exclusivity agreement required.

IDEAL TENANT INDUSTRIES

- Legal — law firms, barristers
- Health — therapy, allied health
- Financial advisory & wealth
- Insurance — regional offices
- Accounting & CPA practices
- Government & Crown corps