

DEFY^{THE} STATUS QUO



KING

11 KING ST W

SPACE THAT TRANSCENDS THE TRADITIONAL

A beautifully designed office building in the heart of Toronto. 11 King St W features airy, open floor plans and modern workspaces that offer tenants a retreat from the traditional office setting.

BUILDING HIGHLIGHTS

PRIME LOCATION

Situated in Toronto's bustling financial core, this boutique office tower offers a strategic position for businesses.

CONNECTIVITY

Direct connection to the PATH system and TTC transit with close proximity to Billy Bishop City Airport, Union Station and the UP Express to Pearson International Airport.

EFFICIENT DESIGN

With 9,600 sf floorplates and a side core design, the layout of 11 King St W maximizes workspace efficiency, while affording mid-sized tenants an opportunity to secure a full floor to themselves.

VIBRANT SURROUNDINGS

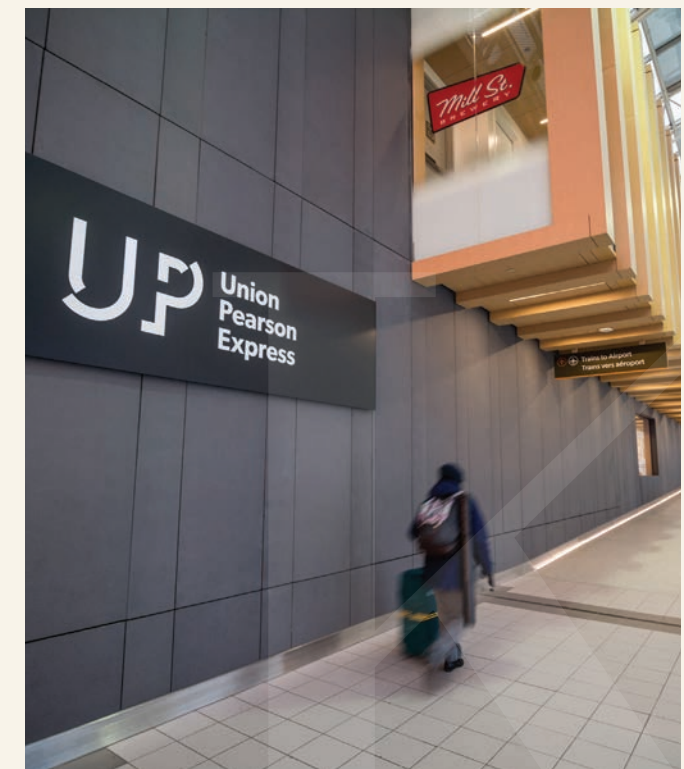
With a short walk, benefit from a multitude of amenities including cafes, dining options, top-tier retailers and luxury hotels.

ENHANCED SECURITY

Secure card access at main entrances, parking, and elevators, complemented by CCTV monitoring and lobby security guard service.

A COMFORTABLE ENVIRONMENT

11 King St W recently completed an HVAC modernization utilizing innovative technology to improve tenant comfort and energy performance. The building is moving towards Net Zero Ready and establishing a pathway towards carbon reduction.



THE ULTIMATE TENANT AMENITY PACKAGE

COMING SOON: PRESTIGIOUS OUTDOOR SPACES FULL OF POTENTIAL

OPEN-AIR MEETING SPACES

A unique outdoor space designed for creativity and teamwork. Perfect for meetings or brainstorming sessions.

RECHARGE & REFRESH

Step outside to recharge your mind and body. Enjoy the fresh air and take a break from the hustle and bustle of office life.

STYLISH & MODERN

The outdoor space features chic, contemporary furniture that complements the luxurious ambiance of 11 King Street W.



EVEN MORE TO LOVE AT 11 KING ST W

PATH CONNECTIVITY



UNDERGROUND PARKING



SECURE BIKE STORAGE



END OF TRIP FACILITIES



EXCLUSIVE HOTEL PERKS @ ONE KING WEST INCLUDING:

- Luxury meeting spaces available (at a fee)
- 20% discount on catering orders for your next meeting
- 15% off food & beverage on location



11 ONE KING WEST
HOTEL • RESIDENCE

11 KING STREET WEST

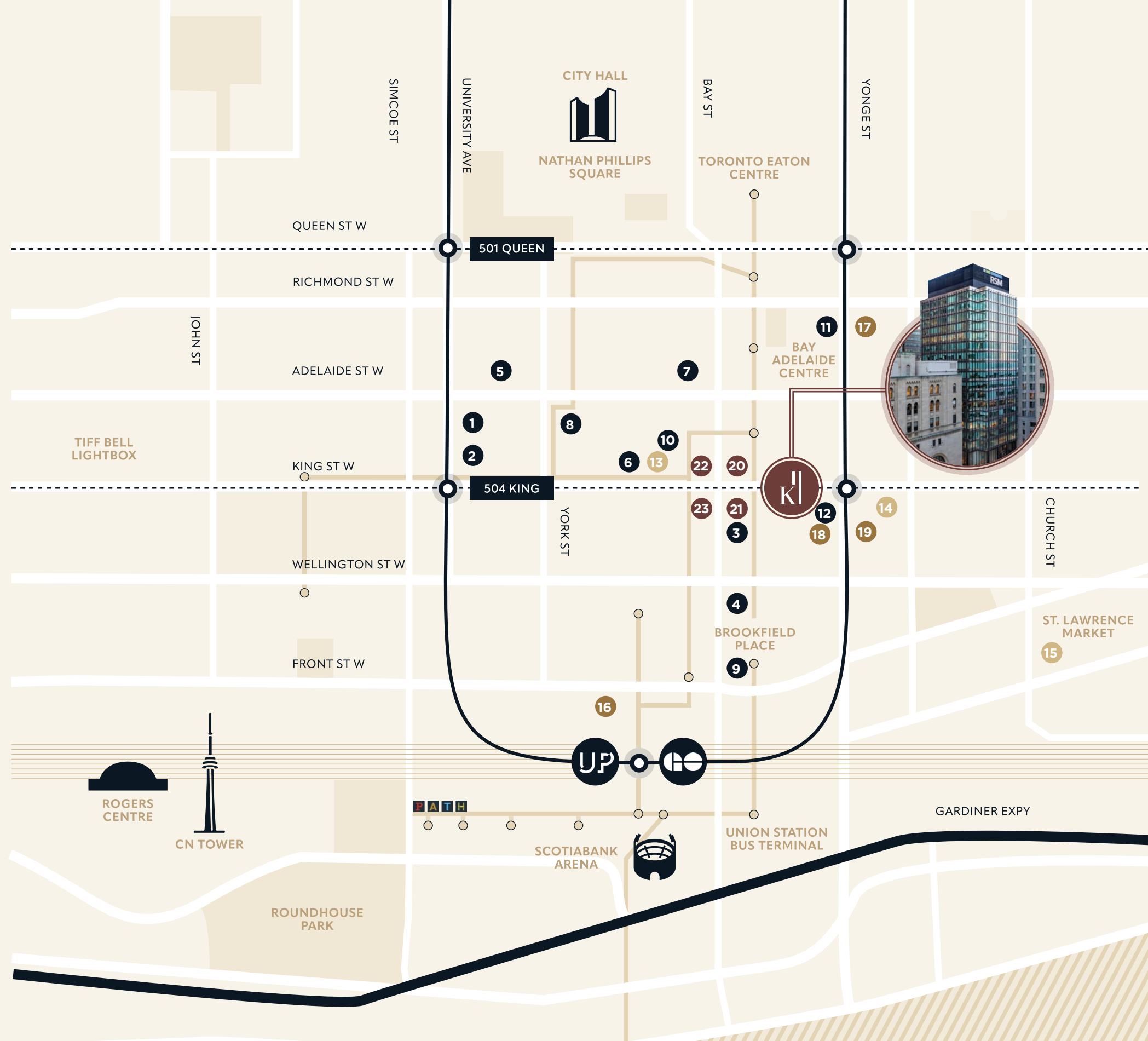
TORONTO'S PREMIER DOWNTOWN DISTRICT

EMBRACE THE SOCIAL LIFESTYLE

LEGEND

- Dining & Cafe
- Shopping
- Hotels
- Banks
- Streetcar
- Toronto Path Network
- TTC Subway

- | | |
|------------------------------|--------------------------------|
| 1 Pizzeria Libretto | 13 LCBO |
| 2 Earls Kitchen & Bar | 14 Shoppers Drug Mart |
| 3 Dineen | 15 St. Lawrence Market |
| 4 Ki Modern | 16 Fairmont Royal York |
| 5 Cactus Club Cafe | 17 Cambridge Suites |
| 6 King Taps | 18 One King West |
| 7 Terroni | 19 The Omni King Edward |
| 8 Mos Mos | 20 Scotiabank |
| 9 Chotto Matte | 21 CIBC |
| 10 Starbucks | 22 BMO |
| 11 Lucie | 23 TD Canada Trust |
| 12 Daily Ritual | |



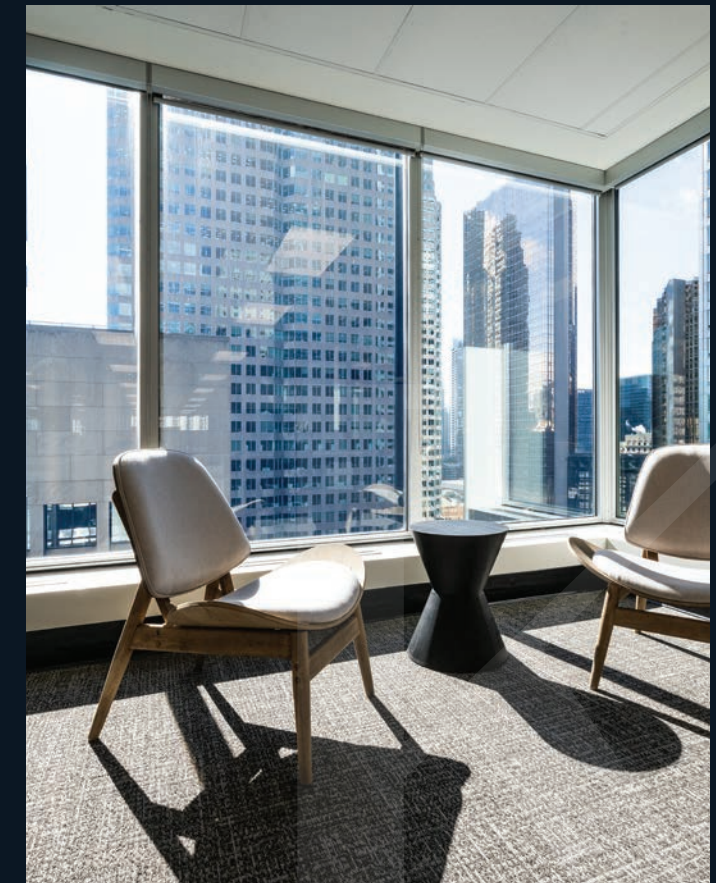


THE EPICENTER OF ACTIVITY

The atmosphere surrounding 11 King St W is electric. Drawing inspiration from the nearby iconic CN Tower, the artistic allure of the AGO (Art Gallery of Ontario), and the culinary delights of renowned restaurants like Canoe and Jacobs & Co Steakhouse. This dynamic locale seamlessly blends the pulse of urban life with the cultural richness and gourmet delights, creating a workspace surrounded by the very best that Toronto has to offer.



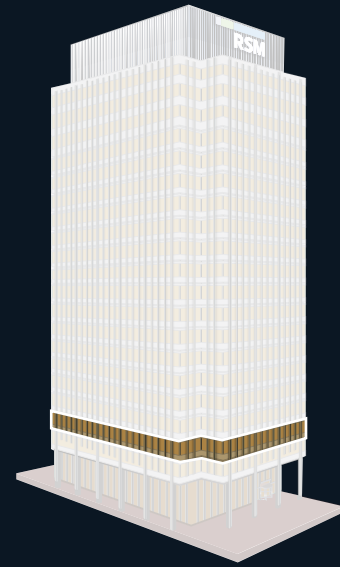
UNPARALLELED SOPHISTICATION



RISE TO NEW HEIGHTS

SUITE 250 3,213 SF

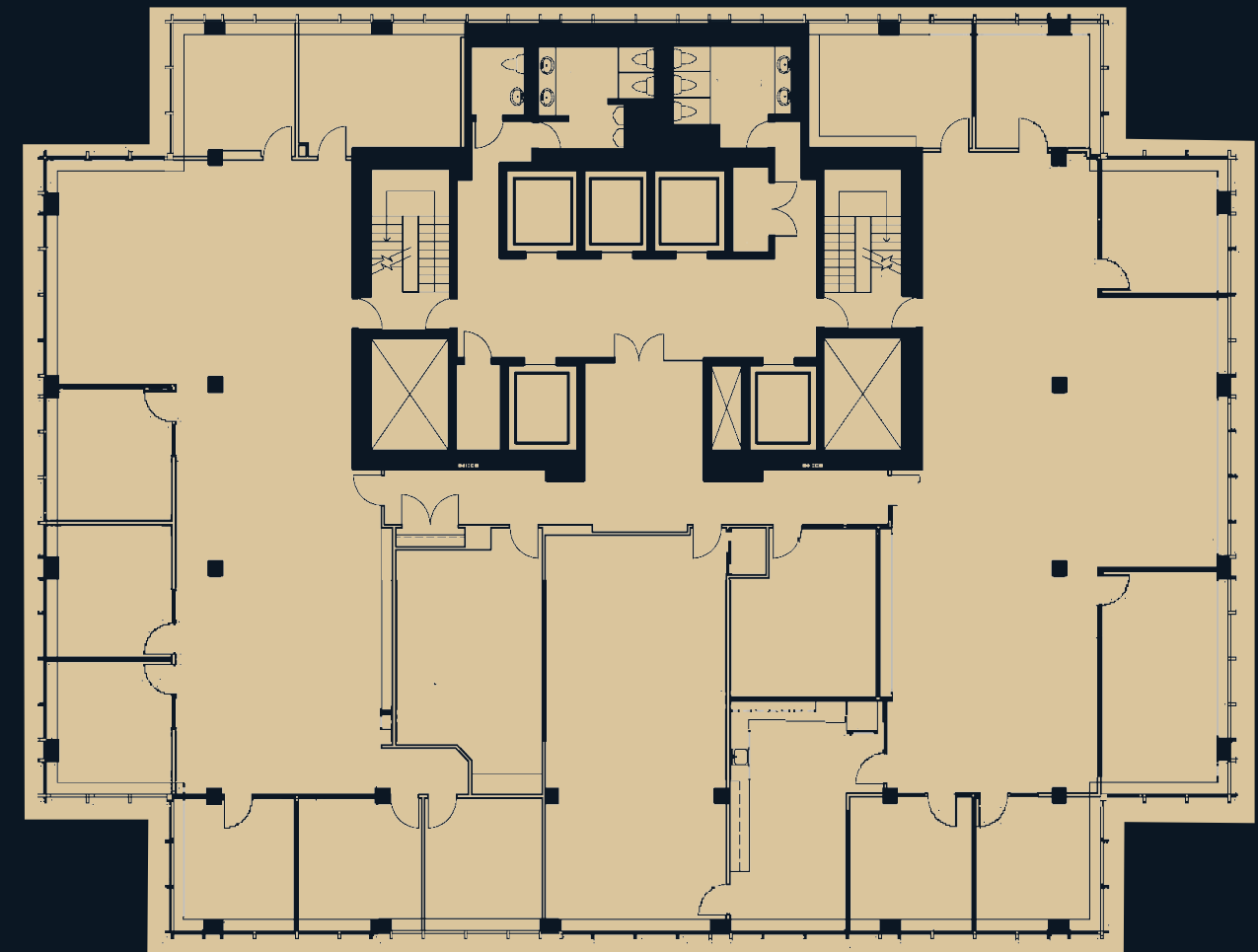
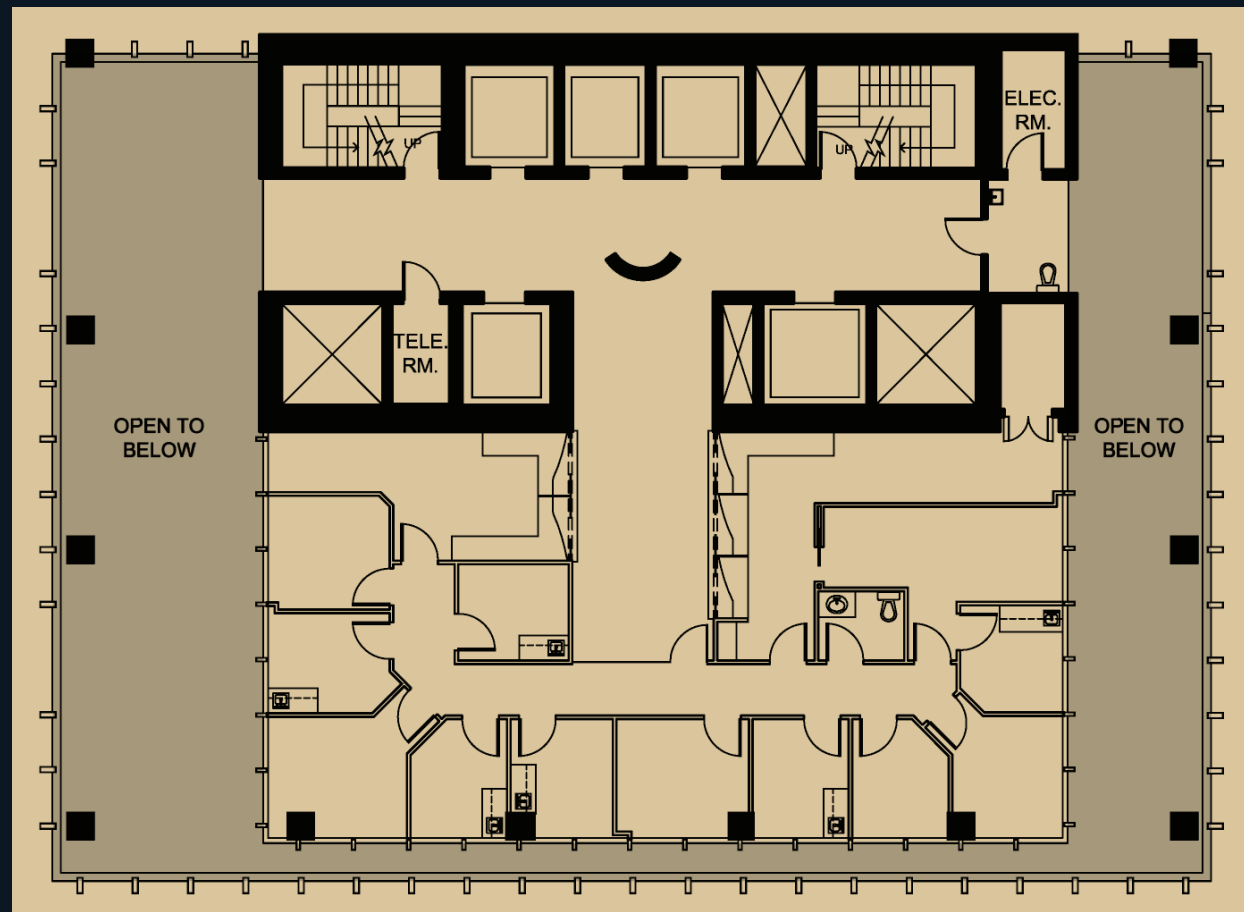
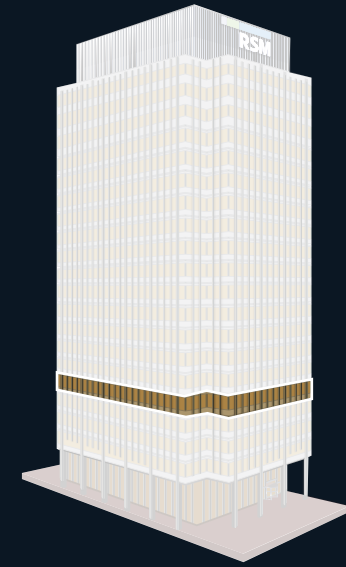
- Full floor opportunity with direct elevator exposure
- Currently built out as medical offices
- Available for short term



ADDITIONAL RENT \$34.29
(2024 ESTIMATE, EXCLUDING IN-SITE JANITORIAL)

SUITE 400 9,617 SF

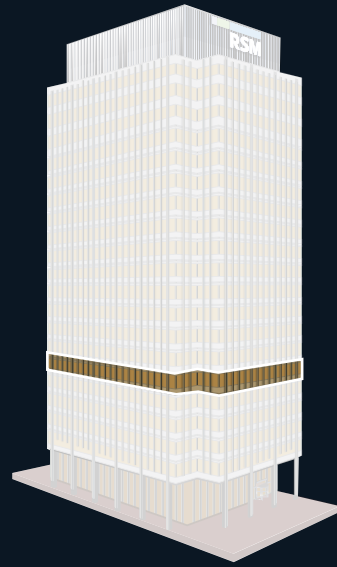
- Full floor opportunity with elevator exposure
- Existing improvements in-place



SUITE PHOTOS

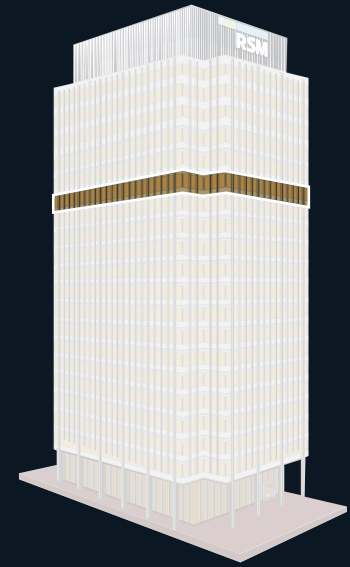
SUITE 500 5,720 SF

- Built out with a mix of offices, meeting rooms and open area for workstations
- Available October 1, 2024



SUITE 1400 (NORTH SIDE) 5,107 SF

- Landlord to build fully furnished model suite to suit tenant specifications



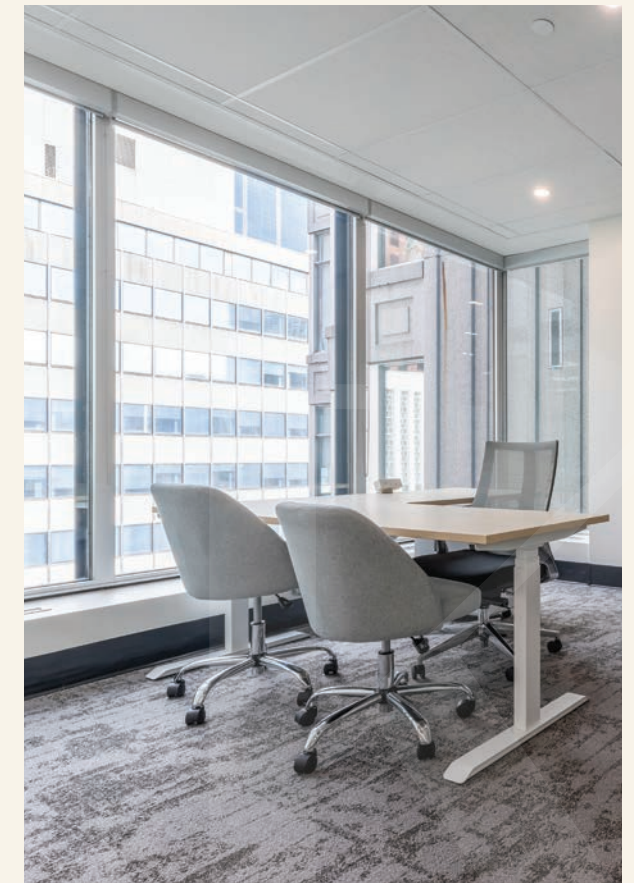
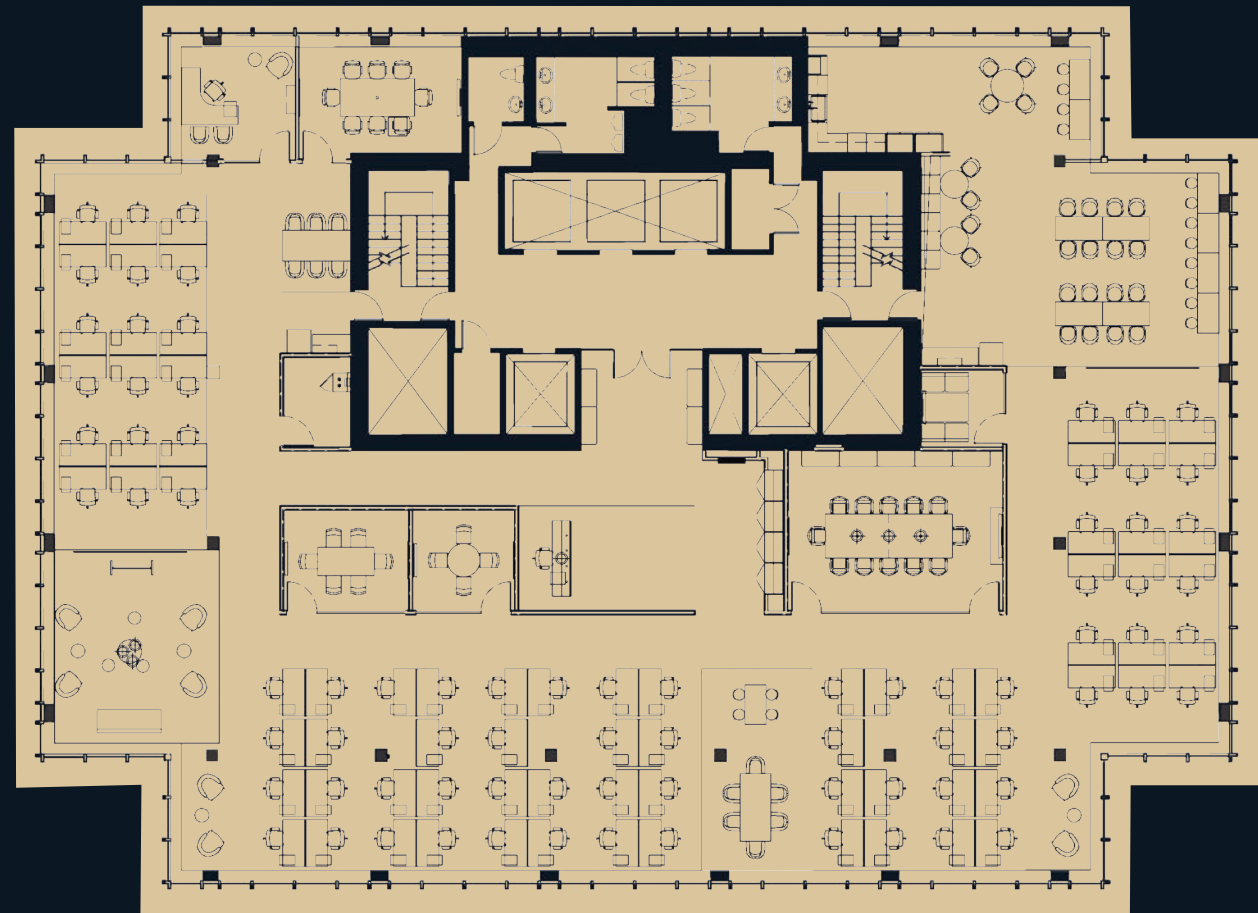
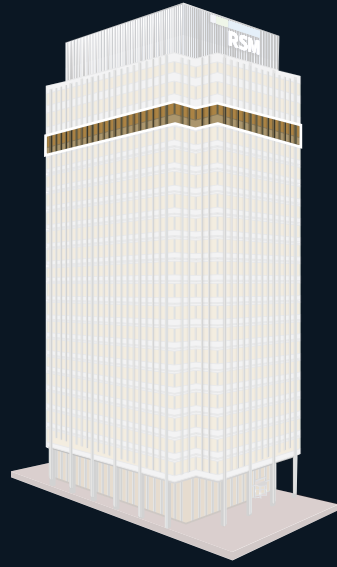
MODEL SUITE DESIGN CATALOGUE

SAMPLE VIRTUAL TOUR

ADDITIONAL RENT \$34.29
(2024 ESTIMATE, EXCLUDING IN-SITE JANITORIAL)

SUITE 1700 9,631 SF

- Full floor, fully furnished, model suite
- Open area with 81 sit/ stand workstations, private offices, boardrooms, collaborative areas, and kitchen area



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