



# 171 King Street East

Toronto, ON

High Traffic Retail in The Heart of the King Street E. Design District





# WELCOME TO 171 STREET KING EAST

171 King Street East provides an excellent opportunity to secure a distinct storefront along the most desirable portion of the booming King Street East node. The space is surrounded by residential & office density, with strong pedestrian foot traffic and direct access to multiple lines of TTC transit. Situated in the heart of the King St Design District, the location is adjacent to George Brown College, the St Lawrence Market, the Financial Core and massive new residential developments. The area is defined by a strong mix of working professionals, students, and design oriented shoppers, with continuous strong pedestrian and vehicular traffic.

Neighboring tenants include Bar Ardo, Velvet Lane, Second Cup, Wine Rack, F45 Fitness, Starbucks, Neo Coffee Bar, Cora Breakfast, St Lawrence Market, EQ3, Design Within Reach, Tim Hortons and numerous high end showrooms.

## Details

NET RENT	Negotiable
ADDITIONAL RENT	\$20.00 (2024)
OCCUPANCY	Immediate
TERM	5-10 years
AVAILABILITY	2,115 SF (+ lower level space)
FRONTAGE	27 Feet on King Street East

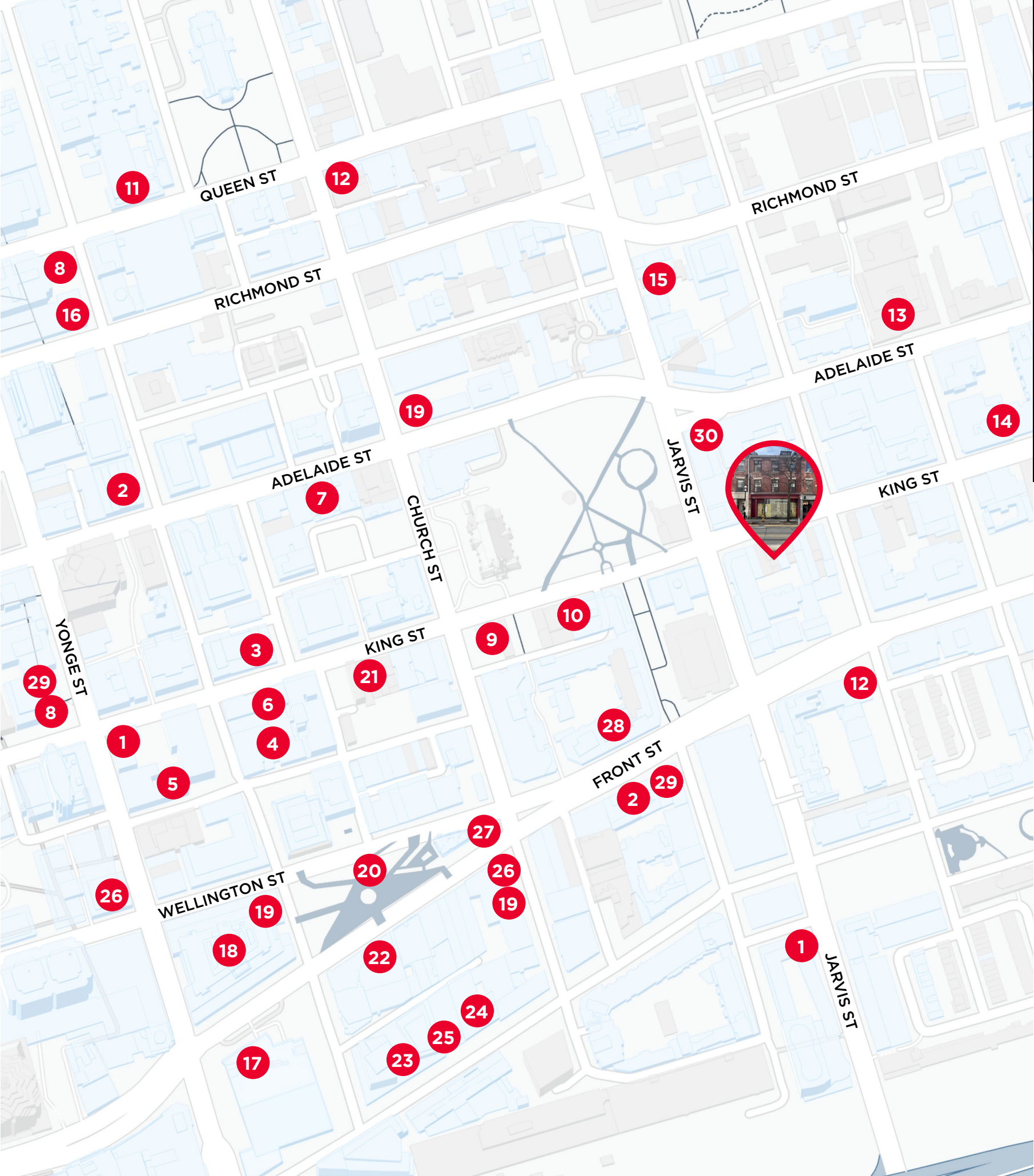
## Highlights

- Over 27 Feet of Frontage on King Street East
- Accessible shipping and receiving laneway in the rear with double door access to ground floor plus direct access to lower level
- Large glass façade with great exposure and branding opportunity
- Space is currently being renovated and restored by the landlord to vanilla shell condition
- Lower level washrooms facilities in place
- Hydro service of 200 amps

PROPERTY OVERVIEW







**NEIGHBOURHOOD OVERVIEW**

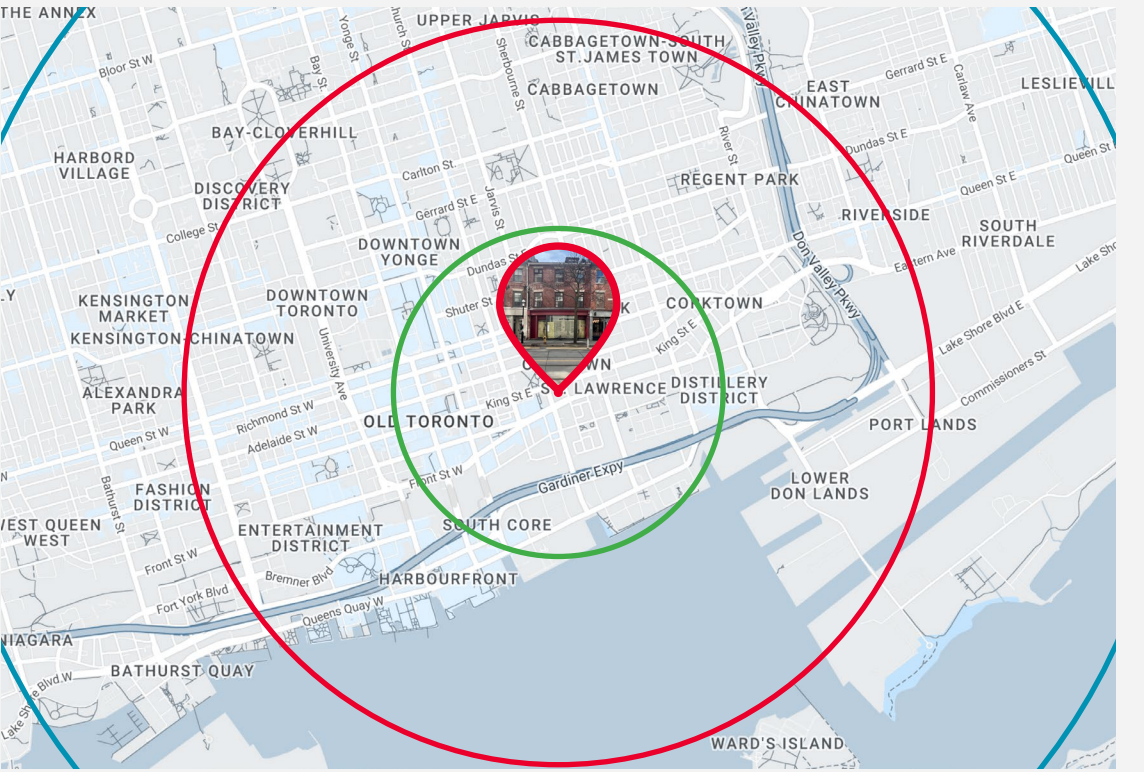


**Neighbourhood Amenities**

- |                            |                               |
|----------------------------|-------------------------------|
| 1. Shoppers Drug Mart      | 16. La Bettola Di Terroni     |
| 2. Au Pain Doré Bakery     | 17. Sony Centre               |
| 3. Big Smoke Burger        | 18. The Joneses               |
| 4. Victoria's Restaurant   | 19. Tim Hortons               |
| 5. Cosmopolitan Hotel      | 20. Berczy Park               |
| 6. King Edward Hotel       | 21. Woods Restaurant          |
| 7. Terroni                 | 22. St. Lawrence Centre       |
| 8. Starbucks               | 23. The Keg                   |
| 9. La Marquette            | 24. Bier Markt                |
| 10. Indochino Custom Suits | 25. The Old Spaghetti Factory |
| 11. Second Cup             | 26. Rexall                    |
| 12. McDonald's             | 27. Gooderham Building        |
| 13. George Brown College   | 28. Metro                     |
| 14. Design Within Reach    | 29. LCBO                      |
| 15. Poliform Toronto       | 30. Cafe Oro di Napoli        |

**Demographics**

- **5km Radius (Trade Area)**  
505,041.6 Population
- **3km Radius**  
286,736.4 Population
- **1km Radius**  
51,203.8 Population











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