



4 KING WEST

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GWL Realty Advisors Inc.
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BUILDING HIGHLIGHTS

4 King Street is conveniently located in the Financial District with great access to public transit including a direct entrance to King Subway station, streetcars at your doorstep, and direct access to the PATH making this location easy for commute. Steps away from amenities, restaurants, shops, and more.



SECURITY

24/7 SECURITY ACCESS AND ONSITE PROPERTY MANAGEMENT



PUBLIC TRANSIT

DIRECT ACCESS TO PUBLIC TRANSIT



PATH ACCESS

DIRECT ACCESS TO THE PATH



WALKING DISTANCE

CHIPOTLE, MAD RADISH, STARBUCKS ARE ALL ON SITE



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AMENITIES MAP



• TRANSPORTATION:

- GO TRAIN STATION
- Union Station
- TTC
- PARKING

• AMENITIES

HOTELS

- The St. Regis Toronto
- Cambridge Suites Toronto
- One King West Hotel & Residence
- Executive Hotel Cosmopolitan Toronto
- Hilton Hotel Toronto

COFFEE SHOPS

- Pilot Coffee Roasters
- Vereda Central Coffee Roasters
- Dineen Coffee Co.
- Timothy 's World Coffee
- Au Pain Doré Bakery
- Daily Ritual Cafe
- 11:59 Bar Café
- Starbucks
- Second Cup

RESTAURANTS

- CRAFT Beer Market Toronto
- Astor Lounge
- Cactus Club Cafe First Canadian Place
- Edna + Vita
- John & Sons Oyster House
- The Chase
- Lucie
- Sansotei Ramen
- Carisma
- Terroni
- Nami Japanese Restaurant
- Hy's Steakhouse & Cocktail Bar
- Leña Restaurante
- Jump Restaurant
- Cantina Mercato

FOOD COURT

- Touch
- The Poke Box
- Pizzaiolo
- McDonald's
- Hero Certified Burgers
- Fast Fresh Foods
- Mamma's Pizza
- Big Smoke Burger
- Sultan's Mediterranean Grill

- Wat Ah Jerk Caribbean Grill
- The Indian Canteen
- Market Street Catch

GYMS

- GoodLife Fitness Toronto
- Adelaide Club
- 6S Fitness
- Equinox Bay Street

• FINANCE:

BANKS

- TD Bank
- RBC Royal Bank
- Scotiabank

• WALKABILITY SCORE:



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CN TOWER



MODEL SUITE 700

AVAILABLE SUITES



SUITE



SQ. FT.



OCCUPANCY

• 500	13,641 sq. ft.	Available Immediately
• 600	13,643 sq. ft.	Available Immediately
• 1010	7,254 sq. ft.	Available Immediately
• 1020	2,417 sq. ft.	Available Immediately



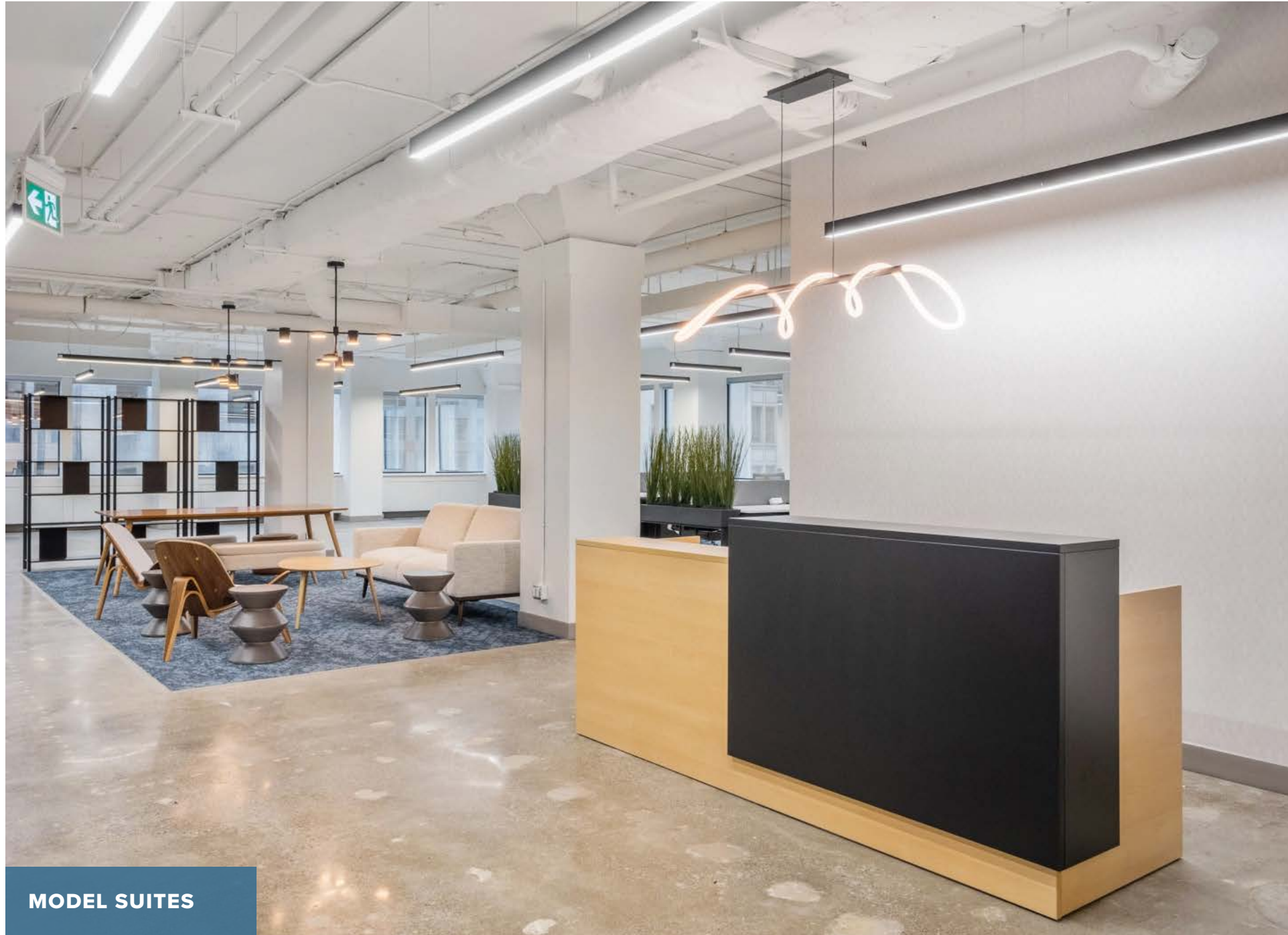
FRONT ENTRANCE



MAIN LOBBY



MODEL SUITE 700

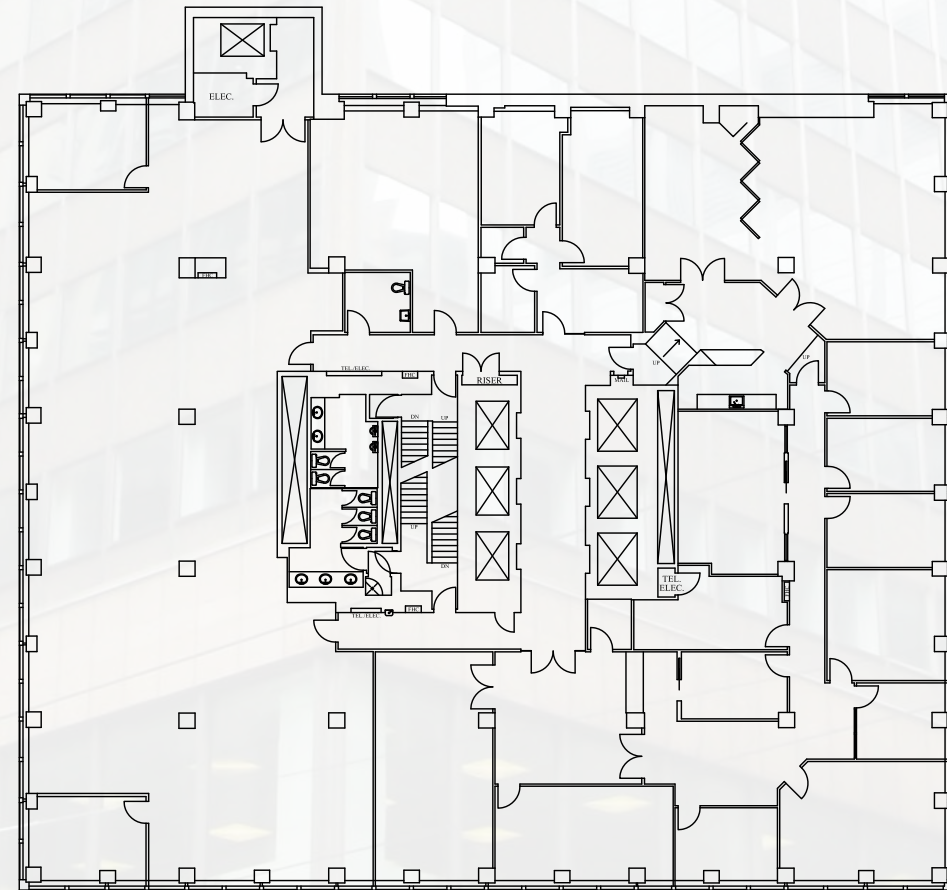


MODEL SUITES



SUITE 500 - 13,641 SQ. FT.

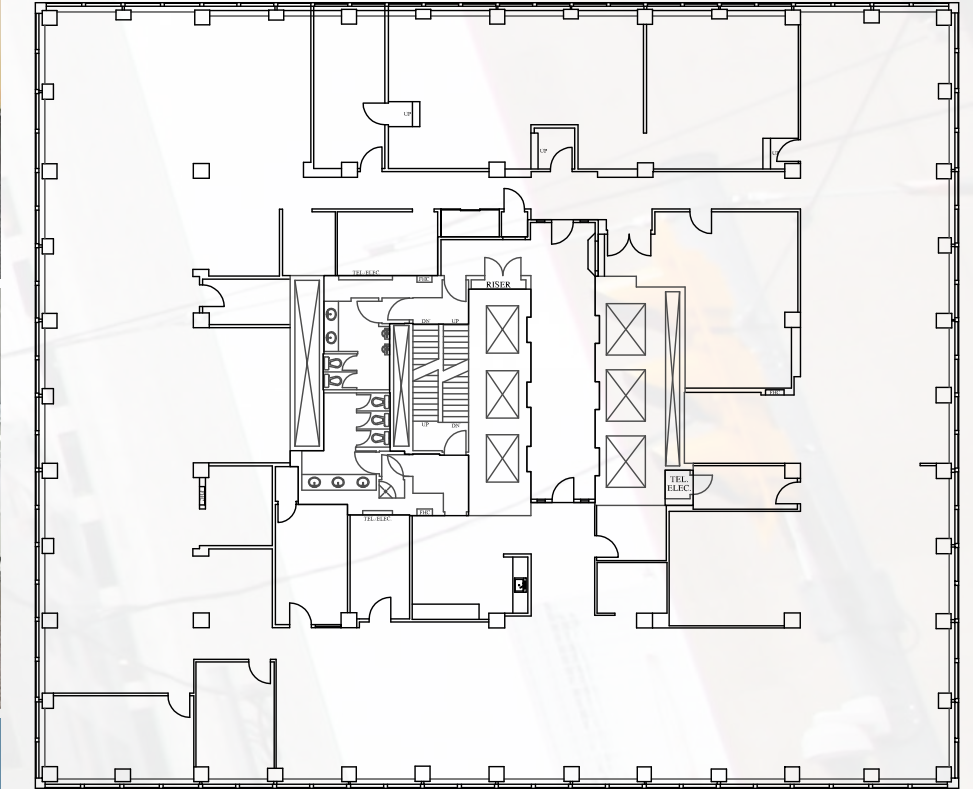
AVAILABLE IMMEDIATELY



- Full floor opportunity
- Build out includes reception, a mix of offices/meeting rooms, kitchen, boardroom and open area

SUITE 600 - 13,643 SQ. FT.

AVAILABLE IMMEDIATELY



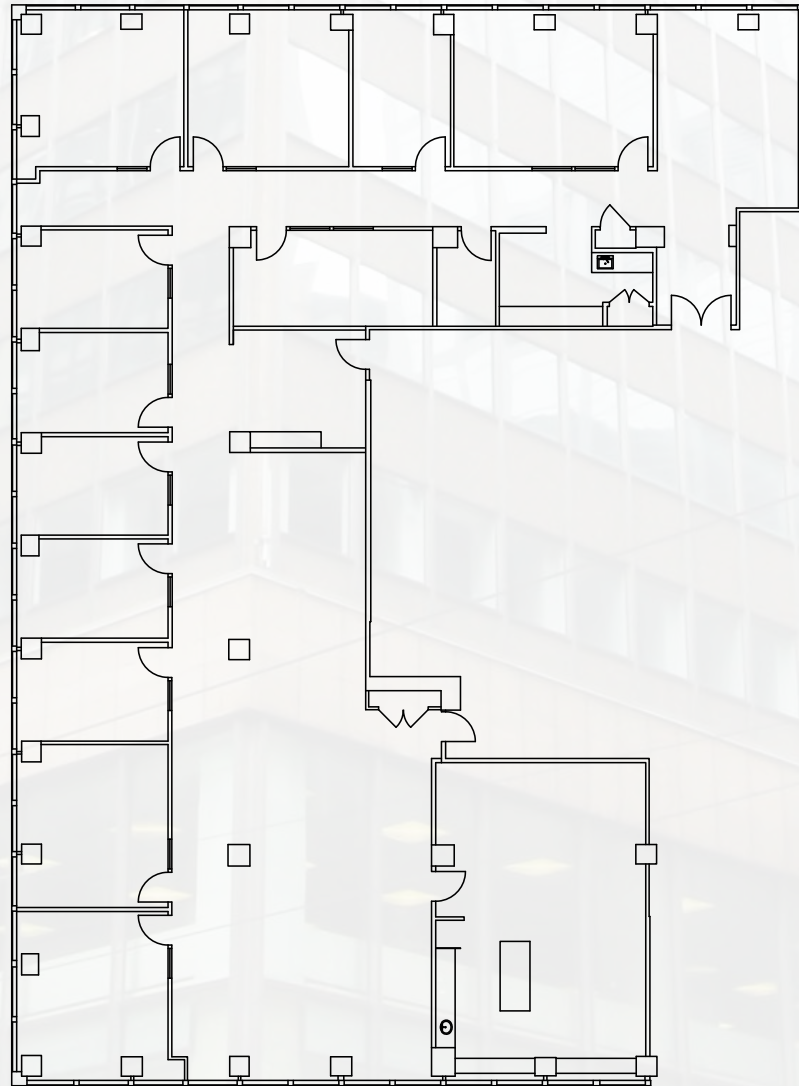
- Full floor opportunity
- Build out includes reception, a mix of offices/meeting rooms, kitchen, boardroom and open area for workstations and collaboration

**SUITE 600
VIRTUAL TOUR**

SUITE 1010 - 7,254 SQ. FT.

AVAILABLE IMMEDIATELY

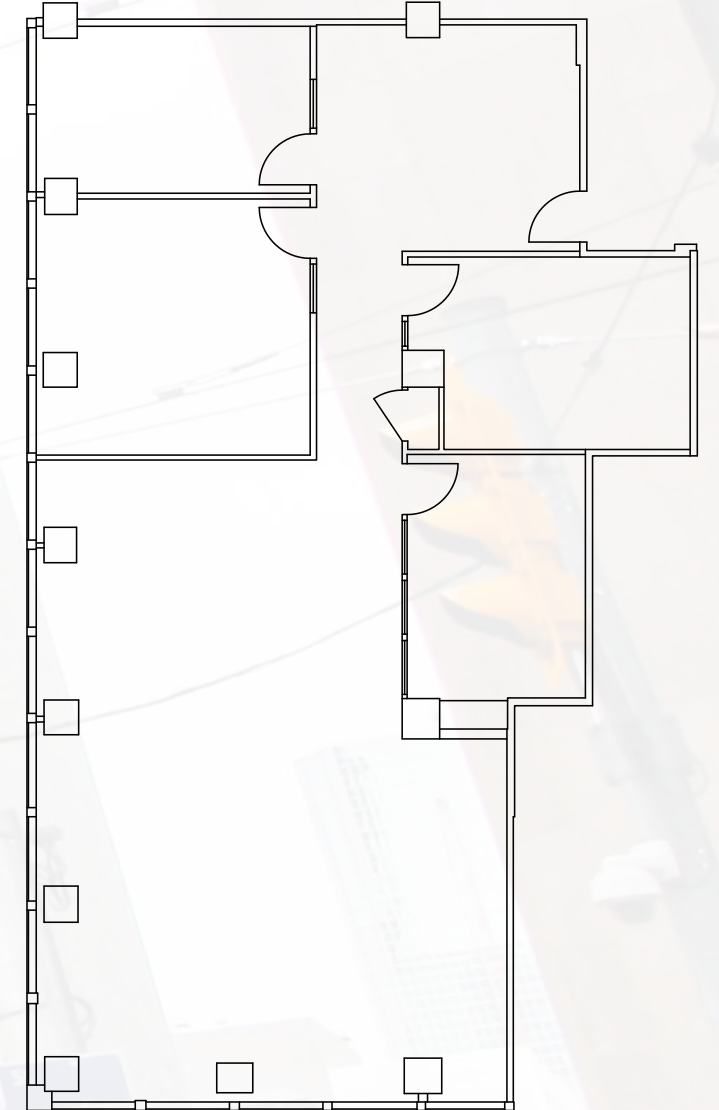
- Heavily built out includes a mix of exterior offices and meeting rooms, boardroom and 2 kitchens



SUITE 1020 - 2,417 SQ. FT.

AVAILABLE IMMEDIATELY

- Built out includes 4 offices/meeting rooms and open area





MAIN LOBBY

BUILDING OVERVIEW



TOTAL RENTABLE AREA:
291,982 sq. ft.



NUMBER OF STORIES:
20



YEAR BUILT:
1964

PROPERTY DESCRIPTION

- Posted Net Rate: Negotiable
- Typ. High-Rise Floor Plate: 12,950 sq ft
- PSF Realty Tax: \$8.59
- PSF Utilities: Separately Metered
- PSF Operating Costs: \$21.77
- PSF Additional Rent Total: \$30.36 (2026 est.)

ELEVATORS

- High rise: 6
- Freight: 1

SAFETY AND SECURITY

- Fire detection system: YES
- Sprinkler system: YES
- Manned security: YES
- Security system: 1

POWER

- Typical power watts sq. ft.:
 - Tenant: 200 Amps per Floor
 - Lighting: 1.5 watts/sq. ft.
 - Other: 2 electrical transformer

HVAC

- HVAC dist system: Mixed with both VAV & Constant Air Volume
- HVAC hours: 8:00am - 6:00pm Mon to Fri
- After hours HVAC: \$40/hr (+ Admin Fee & HST)

BUILDING SPECIFICATION

- Ceiling Height: 8.6 ft
- Wall Type: Primed painted drywall
- Washrooms per floor: 2
- Fibre optic capability: YES (Beanfield, Bell, CenturyLink, Cogent, Rogers, Telus and Zayo)
- Shipping receiving: YES
- Emergency generator: YES

AWARDS & DESIGNATIONS

- BOMA BEST Gold
- BOMA - Certificate of Excellence: Office Building
- Rick Hansen Foundation Accessibility Certification

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