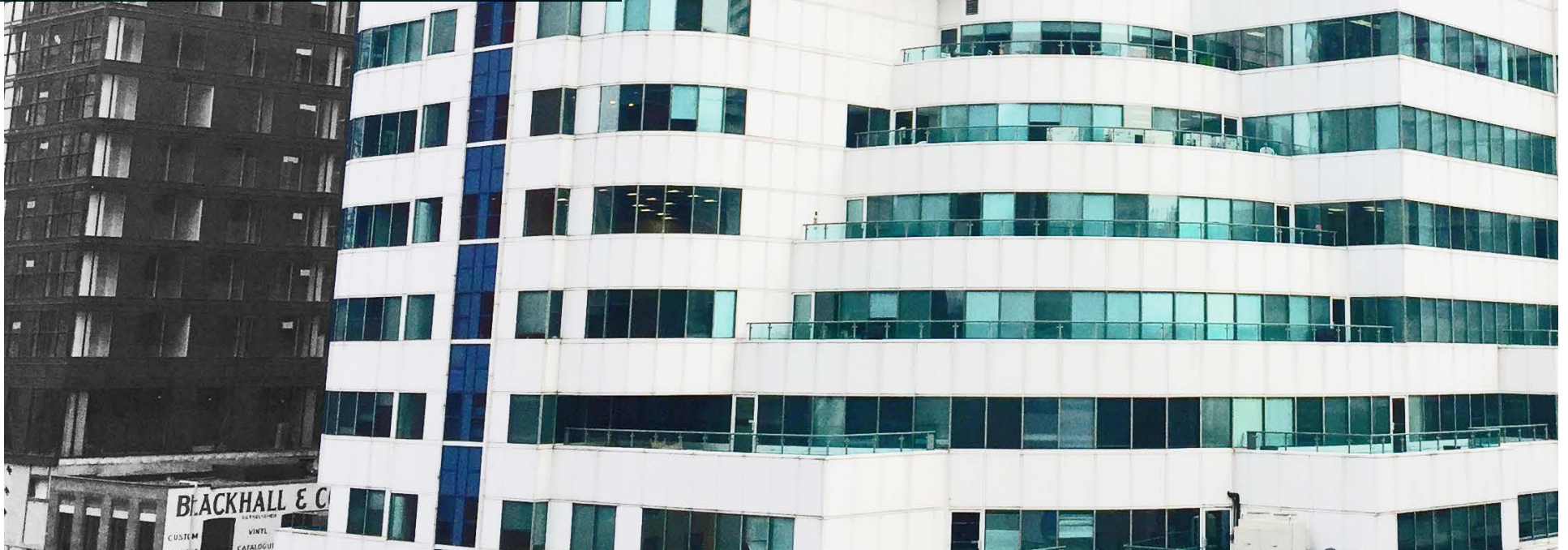


370

King St. W

FOR LEASE

Large Block Opportunity Available



Lease Details

TOTAL 82,973 sq. ft.

SUITES	Contiguous } Suite 200: 33,727 sq. ft. Immediate 44,287 sq. ft. } Suite 300: 10,560 sq. ft. Immediate
	Suite 301: 9,506 sq. ft. September 1, 2023
	Suite 500: 16,295 sq. ft. September 1, 2023
	Suite 700: 7,985 sq. ft. December 15, 2023
	Suite 701: 5,659 sq. ft. January 1, 2024
	Suite 800: 4,733 sq. ft. } leased Suite 805: 6,045 sq. ft. }
	NET RENT \$22.00 per sq. ft. per annum
ADDITIONAL RENT (2023 ESTIMATE)	Common Costs \$8.94
	Utilities \$2.23
	Property Tax \$8.66
	Total \$19.83
COMMISSION \$1.50 per sq. ft. per annum (years 1 - 5)	

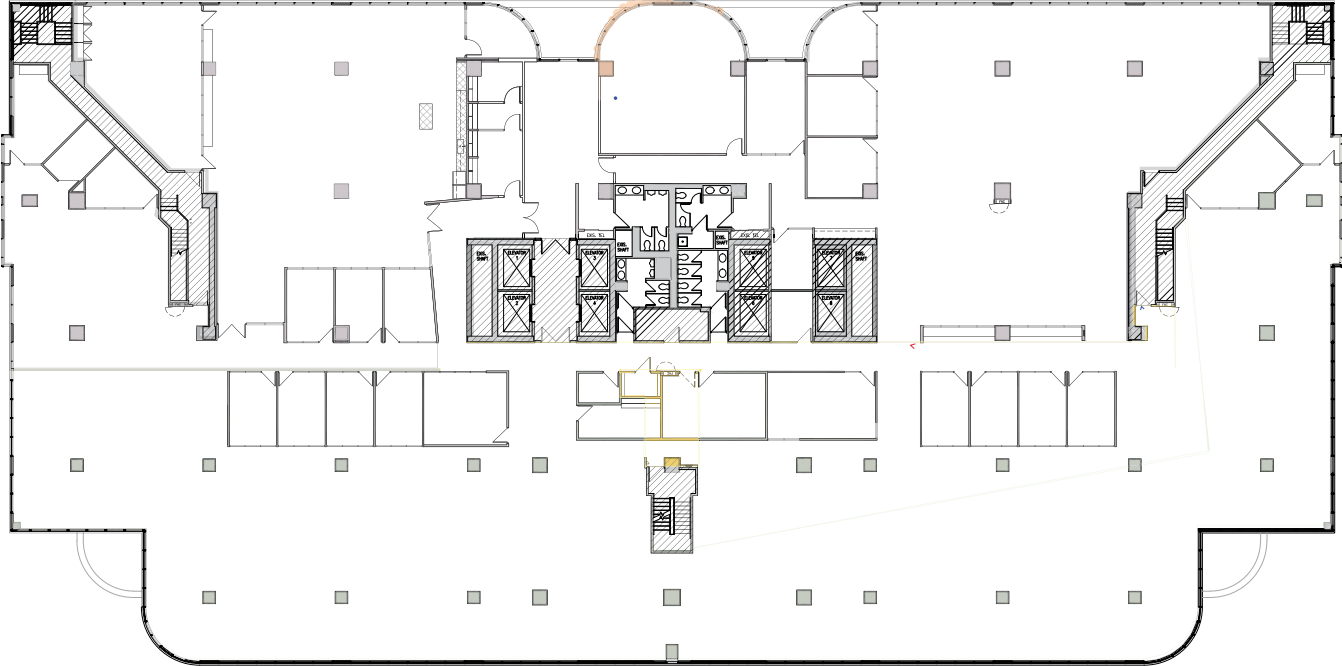
Building Highlights

ONSITE	Restaurant, Bar & Hotel
SECURITY	24/7
PARKING	Ample underground parking with access to parking garage
PATIO	Tenant use terraces & patio

Availabilities

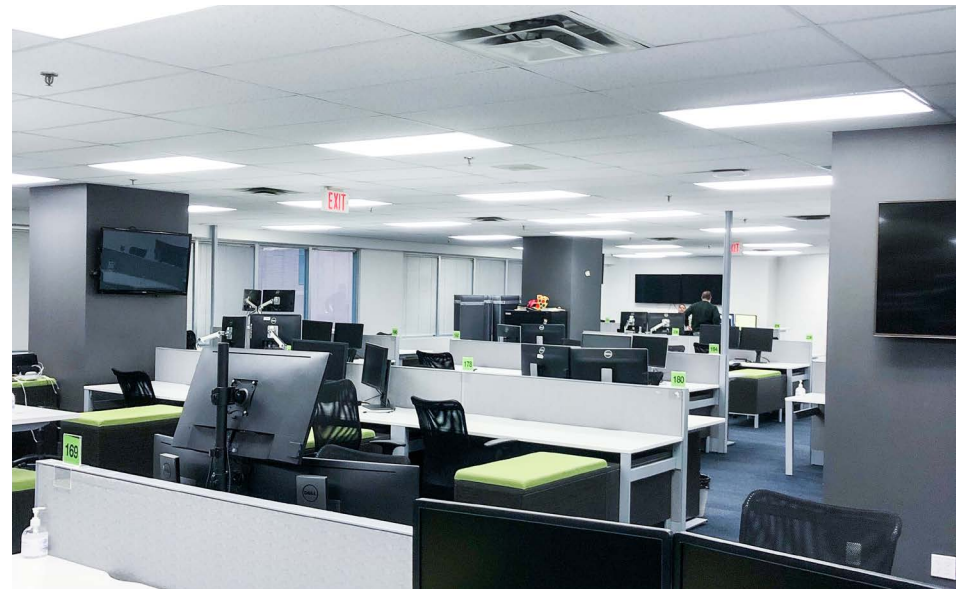
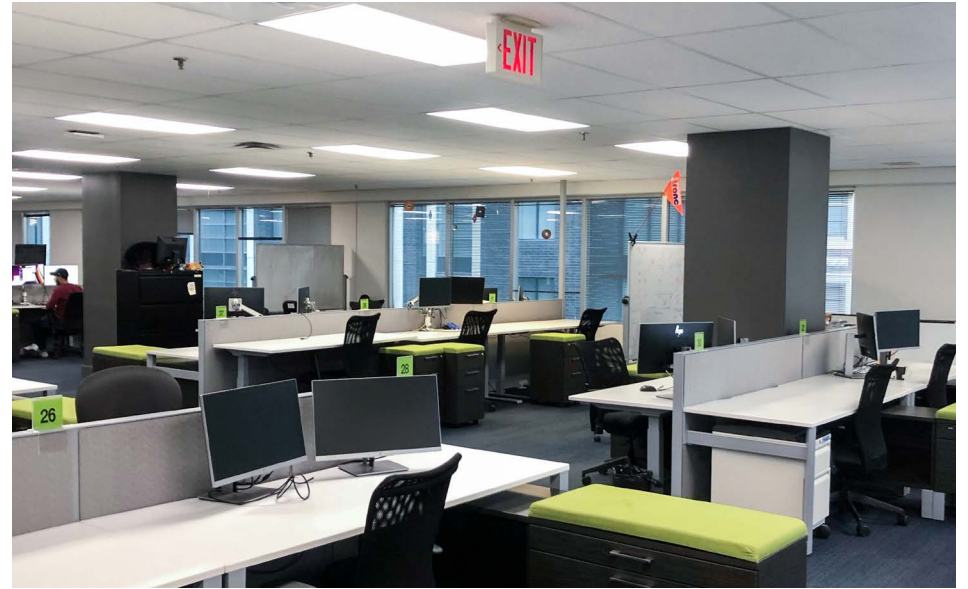
Suite 200 - 33,727 sq. ft.

- Improved move in ready floor with a combination of open areas and ceilings
- Generous meeting rooms and large boardroom
- Reception area with a large lounge kitchen area
- Additional male and female washroom facilities
- Freight elevator and underground parking access



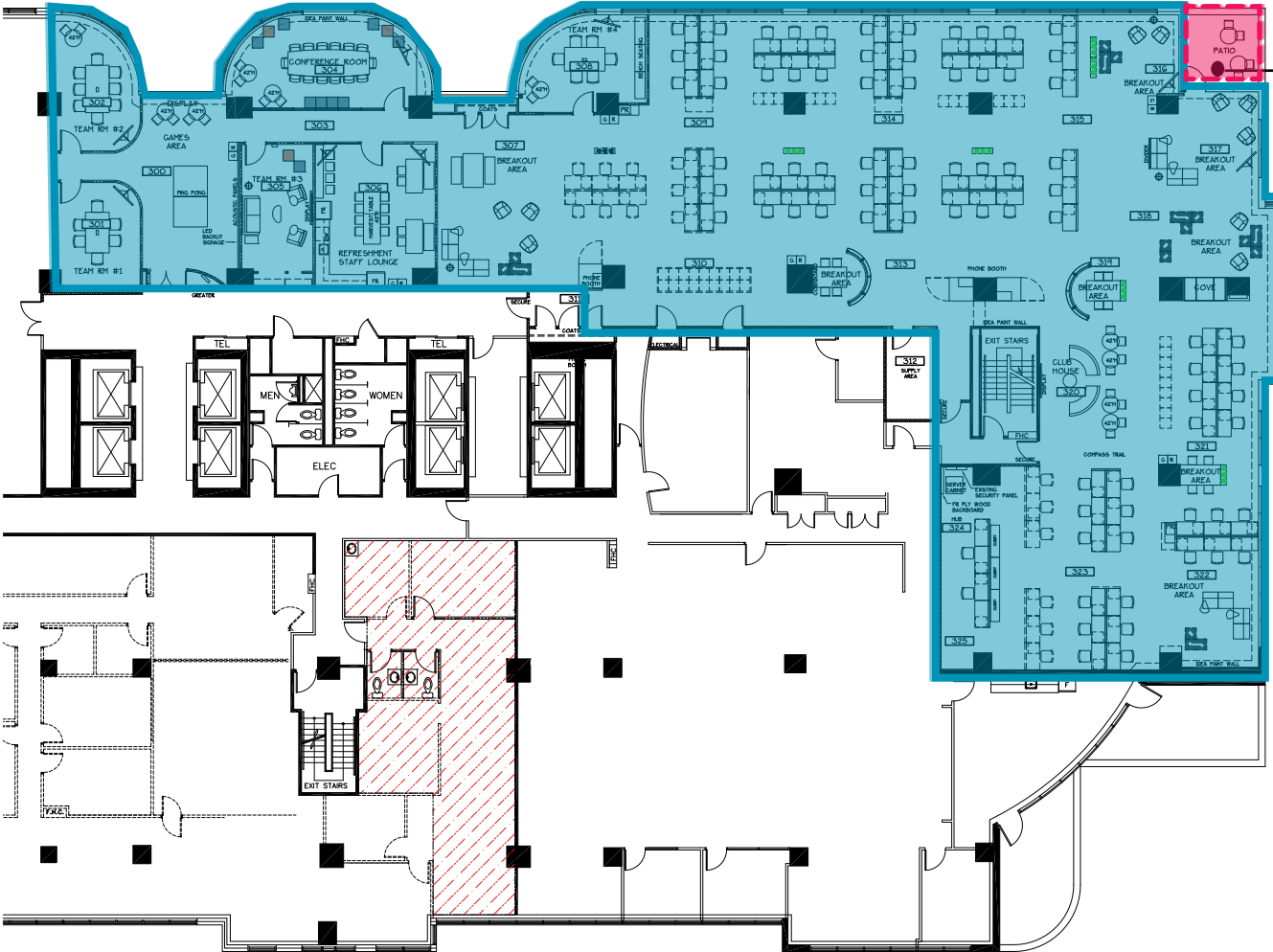
Floor Plan

Suite 200 - 33,727 sq. ft.



Suite 300 - 10,560 sq. ft.

- Corner Suite with terrace
- Improved with elevator exposure, several meeting rooms, boardroom open are and kitchen facilities
- Recently improved flooring

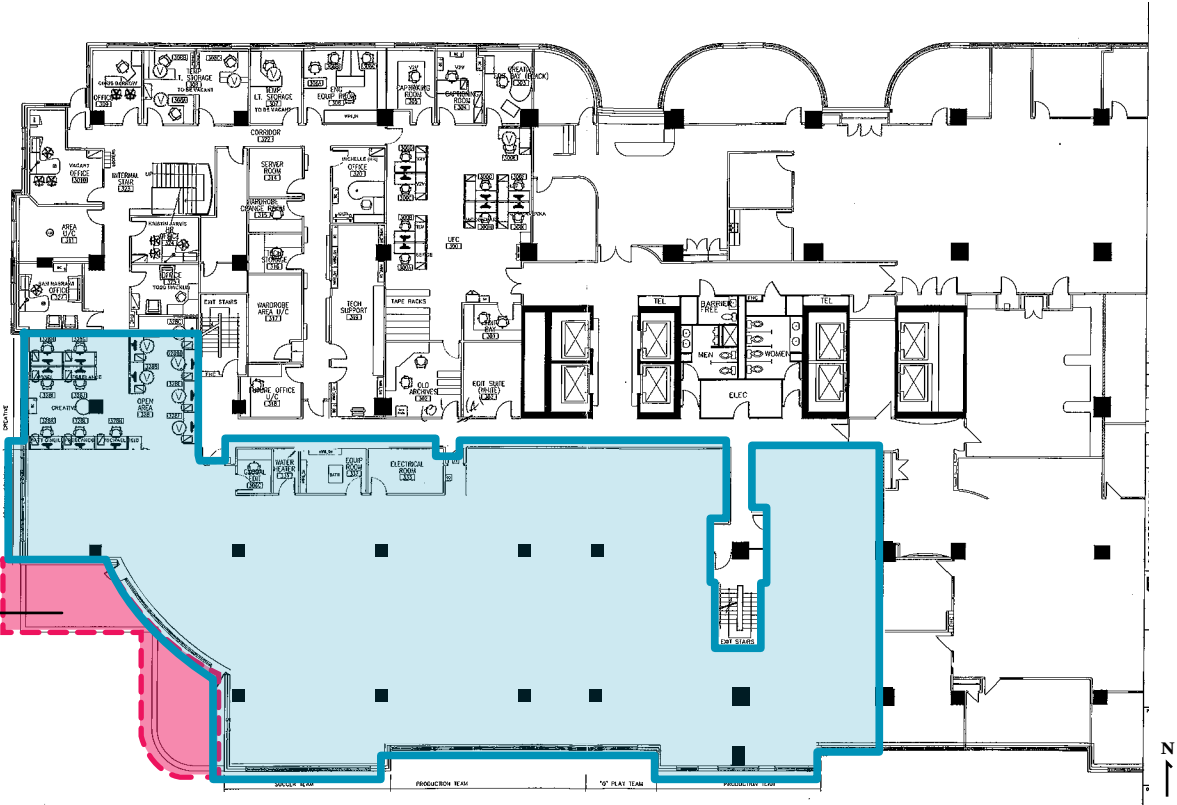


Private Terrace

Floor Plan

Suite 301 - 9,506 sq. ft.

- Base build condition



Private Terrace with 2 access points

Floor Plan

Suite 500 - 16,295 sq. ft.

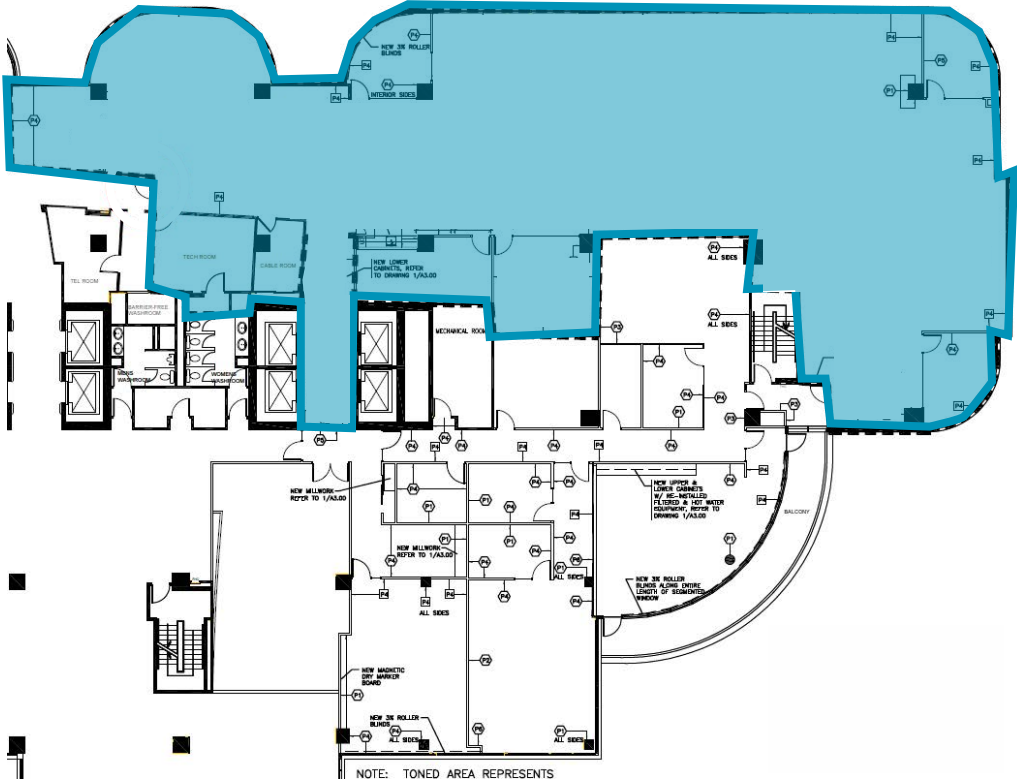
- Nicely improved suite - open boardroom, open areas, kitchen and private terrace



Floor Plan

Suite 700 - 7,985 sq. ft.

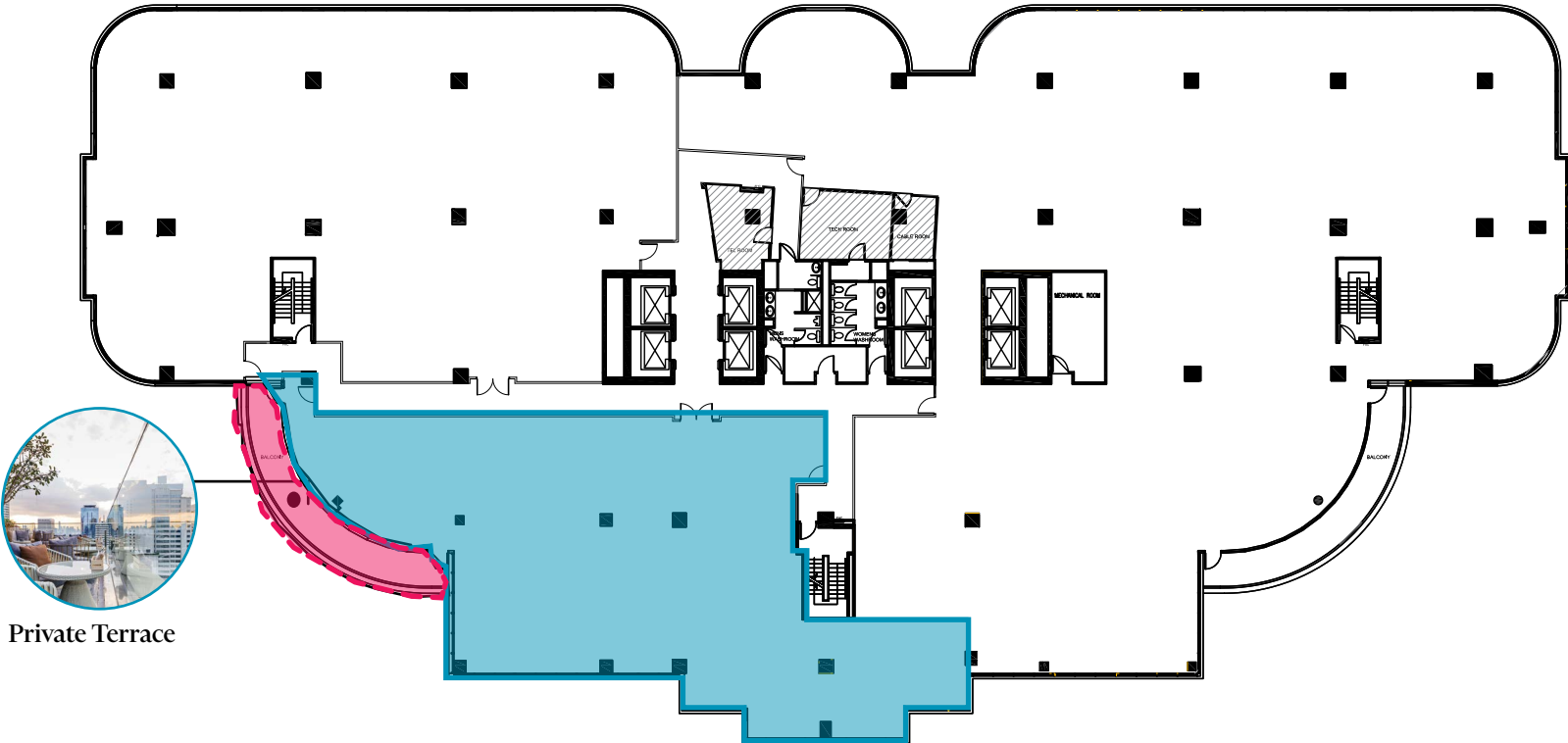
- Corner suite facing north east
- Elevator exposure with multiple private offices, a boardroom, open area and kitchen



Floor Plan

Suite 701 - 5,659 sq. ft.

- Corner suite with private terrace
- South west facing suite
- Elevator exposure with a boardroom, open area and kitchen



Private Terrace

Floor Plan



Amenities within 500 metres

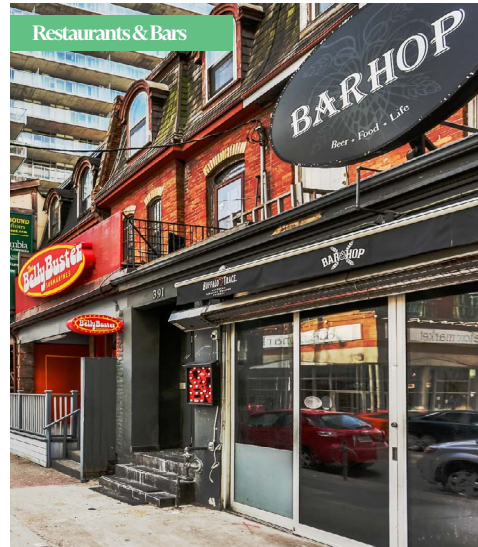
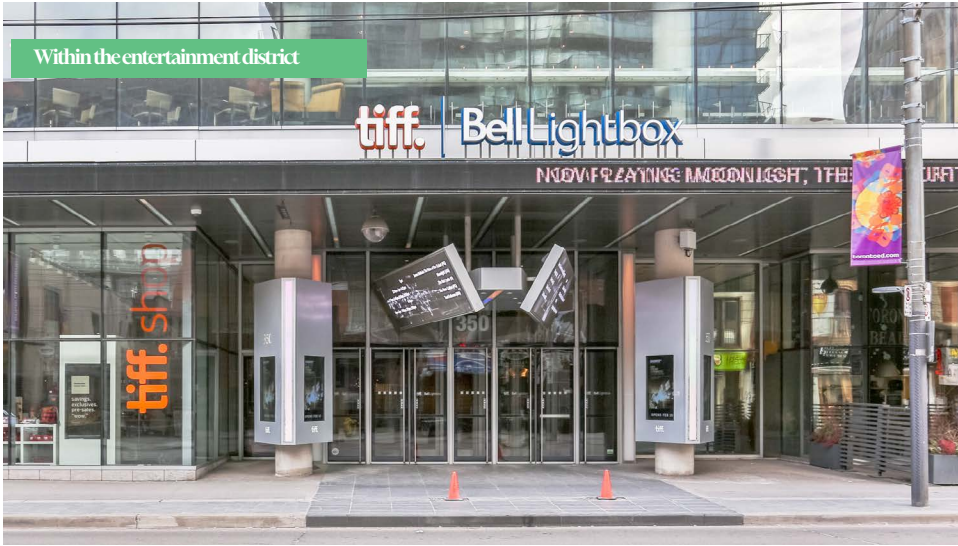
370 King Street West is just minutes away from the Financial Core, underground PATH system, St. Andrew Subway station and Spadina streetcars. It is centrally located along the buslink King West neighbourhood, which is home to some of Toronto's premier restaurants, theatres, trendy retail shops, and numerous health and fitness spots.

Location

Rider's Paradise
96

Bike Score
96

Walk Score
98



The Neighbourhood

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CBRE

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*Sales Representative