

FOR LEASE

299 KING WEST



CUBECOM
FULL SERVICE REALTY

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Cubecom Commercial Realty Inc. Brokerage. The contents of this package are based on the information furnished by principals and sources which we deem reliable, but for which we can assume no responsibility, which may change at any time. * Sales Representative

KING STREET WEST IS THE PLACE TO BE

Surrounded by the city's most exciting retail concepts, restaurants, entertainment, theatre, and nightlife.

The area is known not only for having many top venues but also is home to the Ritz Carlton, Bisha Hotel, Shangri-La Hotel, Nobu Hotel, as well as the Metro Toronto Convention Centre.

The downtown west toronto office market has some of lowest vacancy rates in north america and benefits from extremely high pedestrian foot traffic throughout the day and night!

AREA DETAILS:

- Former restaurant opportunity with patio in the heart of the Entertainment District.
- Three Floors plus a basement with an opportunity to add a rooftop patio above the ground floor at the rear (roughly 700 sq.ft.).
- Immediately across the street from the TIFF Bell Lightbox and surrounded by dense residential, office towers and hotels including the new King Blue Condos, Cinema Tower, Bisha, Ritz Carlton, Shangri-La Hotel, Nobu Residence and Hotel, the Maverick, and many others.

UNIT DETAILS:

OPTION 1 | GROUND FLOOR & BASEMENT ONLY

GROUND FLOOR	1,350 SQ. FT.
LOWER LEVEL	740 SQ. FT.
TMI (EST)	APPROX. \$4,300/MONTH
NET RENT AVAILABLE	CONTACT LISTING AGENT IMMEDIATELY

LEASED

OPTION 2 | UPPER FLOORS

SECOND FLOOR	560 SQ. FT.
THIRD FLOOR	560 SQ. FT.
TMI (EST)	APPROX. \$1,400/MONTH
NET RENT AVAILABLE	CONTACT LISTING AGENT IMMEDIATELY

OPTION 3 | FULL BUILDING

GROUND FLOOR	1,350 SQ. FT.
LOWER LEVEL	740 SQ. FT.
SECOND FLOOR	560 SQ. FT.
THIRD FLOOR	560 SQ. FT.
TMI (EST)	APPROX. \$5,600/MONTH
NET RENT AVAILABLE	CONTACT LISTING AGENT IMMEDIATELY

LEASED



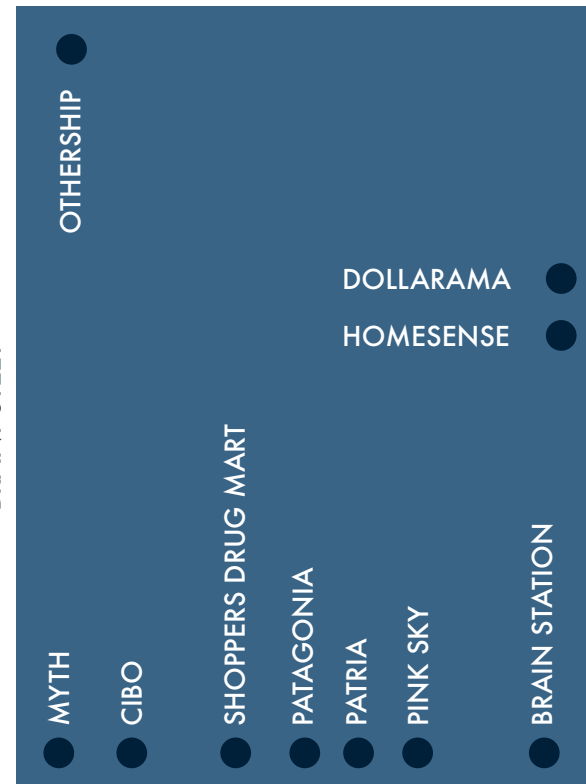
ADELAIDE STREET WEST



ADELAIDE STREET WEST



BRANT STREET



KING STREET WEST



KING STREET WEST



PETER STREET

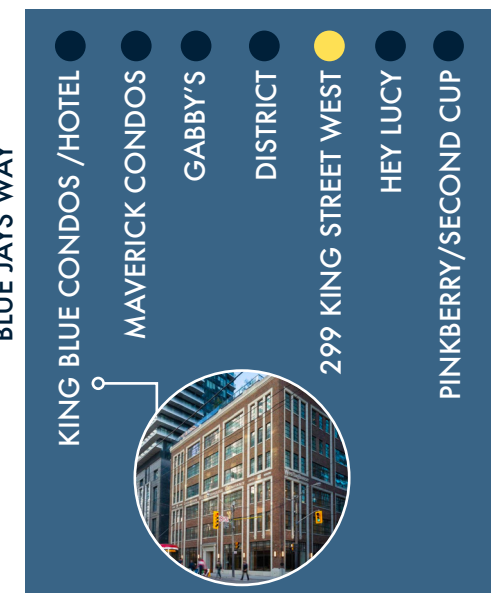
JOHN STREET



SPADINA AVE



BLUE JAYS WAY



JOHN STREET

METRO HALL & ROY THOMPSON HALL

PRINCESS OF WHALES THEATER | **irvish**

JOHN STREET



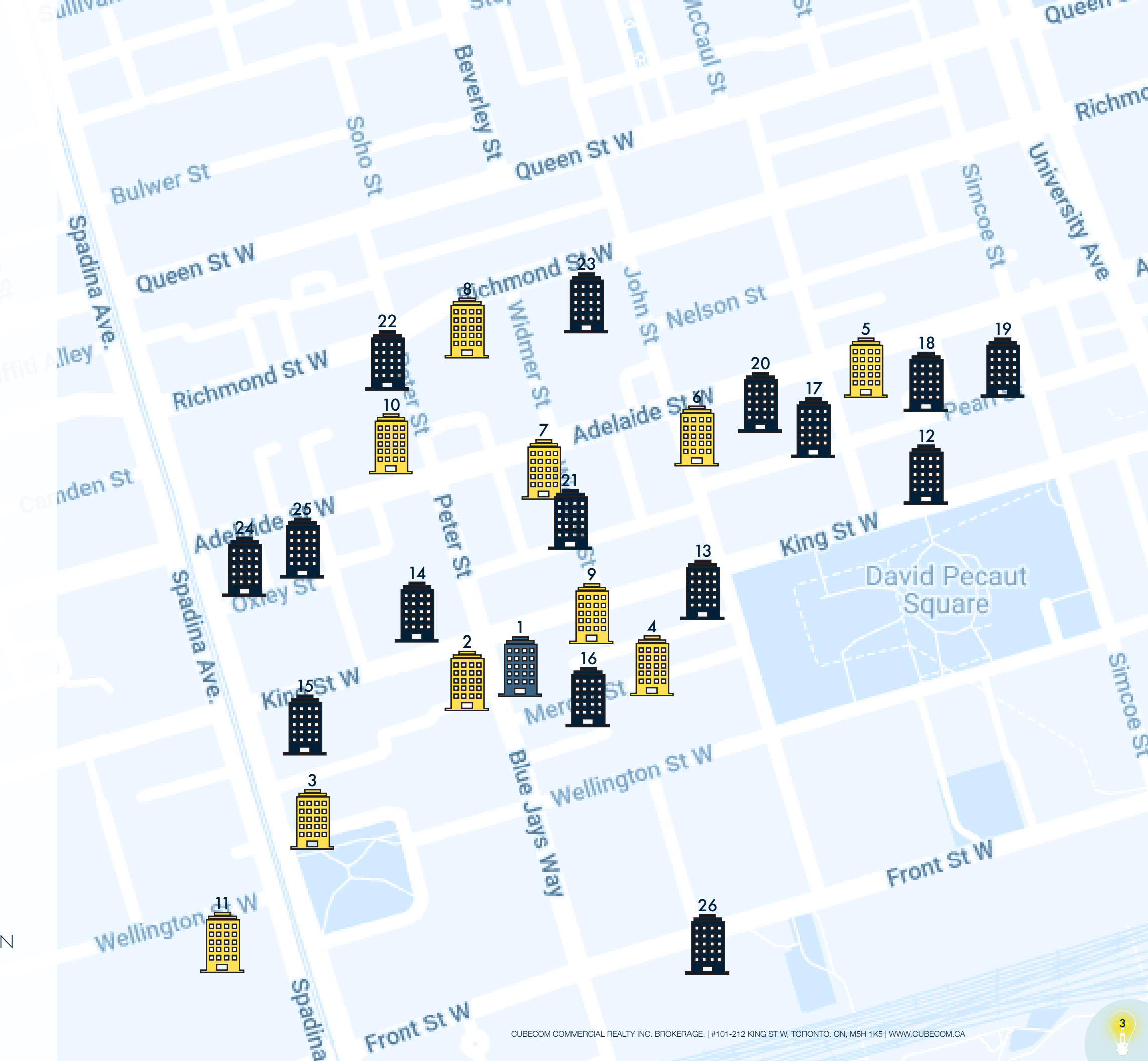
ACTIVE DEVELOPMENTS - 500M

#	DEVELOPMENT	UNITS
1	KING BLUE	807
2	357 KING ST W	324
3	THE TAYLOR	286
4	NOBU	696
5	19 DUNCAN ST	462
6	PJ CONDO	366
7	THEATRE DISTRICT CONDOS	131
8	330 RICHMOND ST W	344
9	MAVERICK	328
10	PETER & ADELAIDE	696
11	THE WELL	1,700

DEVELOPMENT APPLICATIONS - 500M

#	DEVELOPMENT	UNITS
12	MIRVISH + GEHRY	1,917
13	305-319 KING ST W	402
14	400 KING ST W	530
15	401-415 KING ST W	N/A
16	BUNGALOW ON MERCER	12
17	14 DUNCAN ST	369
18	150 PEARL ST	610
19	100 SIMCOE ST	524
20	263 ADELAIDE ST W	353
21	8-20 WIDMER	N/A
22	CARLYLE CONDOS	348
23	RIOCAN HALL	613
24	101 SPADINA AVE	N/A
25	46 CHARLOTTE	216
26	UNION PARK	800

NEARING COMPLETION
 UNDER CONSTRUCTION
 PRE-CONSTRUCTION

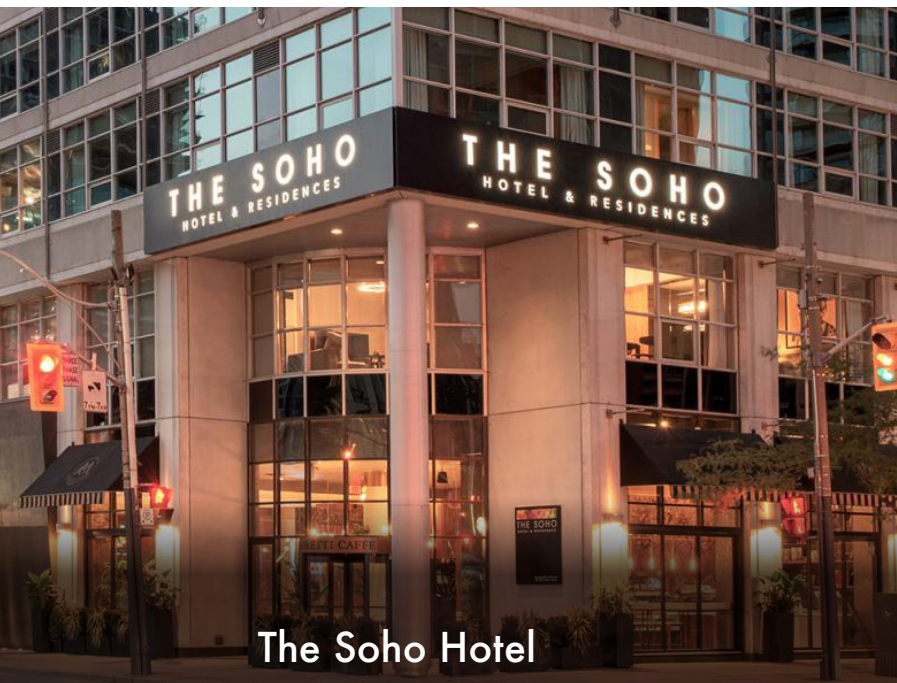




Abrielle Restaurant



Bisha Hotel



The Soho Hotel



Minami Restaurant



Downtown



Princess of Wales Theatre

NEIGHBOURHOOD DEMOGRAPHICS



18,756 PEDESTRIANS PER DAY*

AVERAGE DAILY PEDESTRIAN CROSSINGS AT INTERSECTION DURING PEAK DAYTIME HOURS



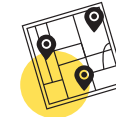
24,199 VEHICLES PER DAY**

AVERAGE DAILY TRAFFIC COUNT (ALONG KING STREET WEST)



TRADE AREA POPULATION***

WITHIN 1 KM - 69,791 | WITHIN 3 KM - 348,094



5 YEAR PROJECTED POP. GROWTH****

2015-2020 - 37.1% | 2020-2025 - 16.1%



AVERAGE HOUSEHOLD INCOME***

WITHIN 1 KM - \$121,198 | WITHIN 3 KM - \$116,448



TRADE AREA HOUSEHOLDS***

WITHIN 1 KM - 42,249 | WITHIN 3 KM - 197,273

*CITY OF TORONTO TRAFFIC SAFETY UNIT 2017 **CITY OF TORONTO TRAFFIC SAFETY UNIT 2015 ***COSTAR 2022****SITEWISE 2020

MOBILITY SCORES



WALK SCORE | 100



BIKE SCORE | 75



TRANSIT SCORE | 100

Mobility scores from WalkScore.com, 2019





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