

# 4 King Street W.



## BUILDING OVERVIEW

Connected via Toronto's internationally renowned underground pedestrian walkway system (the PATH) and direct access to the King Street Subway. Retail shopping and food services (on ground floor & concourse level) available.

Year Built: 1964  
Total Gross Area of Property:  
Approx. 293,219 sq. ft.

Anchor Tenant 1: Bank of Nova Scotia



## PROPERTY DESCRIPTION

Posted Net Rate:	Negotiable	PSF Realty Tax:	\$ 8.59
Typ. High-Rise Floor Plate:	12,950 sq. ft.	PSF Utilities:	separately metered
Typ. Low-Rise Floor Plate:	21,000 sq. ft.	PSF Operating Costs:	\$21.77
		PSF Additional Rent Total:	\$30.36



## PARKING

Surface/Below Ground # stalls:	0
Parking description:	N/A



## ACCESS

Public transit:	YES
Direct subway access:	YES
Barrier free access to building:	YES
To washroom:	YES



## AMENITIES

Concierge:	YES (security 24/7)
Bicycle storage:	YES
Lobby lounge seating:	YES



## ELEVATORS

High rise:	6	Freight:	1
Mid rise:	0	Parking:	0
Low rise:	0		

\* Building elevators access to concourse level (PATH)



## TECHNICAL SPECIFICATIONS

Typical power watts/sq. ft.:	
Tenant:	400 Amps per Floor
Lighting:	1.5 watts/sq. ft.
Other:	2 electrical transformer feed
Ceiling Height:	8.6'
Wall Type:	Primed painted drywall
Washrooms per floor:	2
Fibre optic capability:	YES (Beanfield, Bell, CenturyLink, Cogent, Rogers, Telus and Zayo)
Shipping receiving/loading dock:	YES
Emergency generator:	YES, bldg. systems
HVAC dist system:	Mixed with both VAV & Constant Air Volume
HVAC hours:	8:00am-6:00pm Mon to Fri
After hours HVAC \$/hr:	\$40 (+ 15% Admin Fee & HST)



## SAFETY

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



## AWARDS & DESIGNATIONS

BOMA BEST Gold  
BOMA - Certificate of Excellence: Office Building  
250,000 to 499,999 sq. ft.  
Rick Hansen Foundation Accessibility Certification