



14 Duncan St, Toronto

Premium Brick & Beam Opportunity in Downtown Toronto



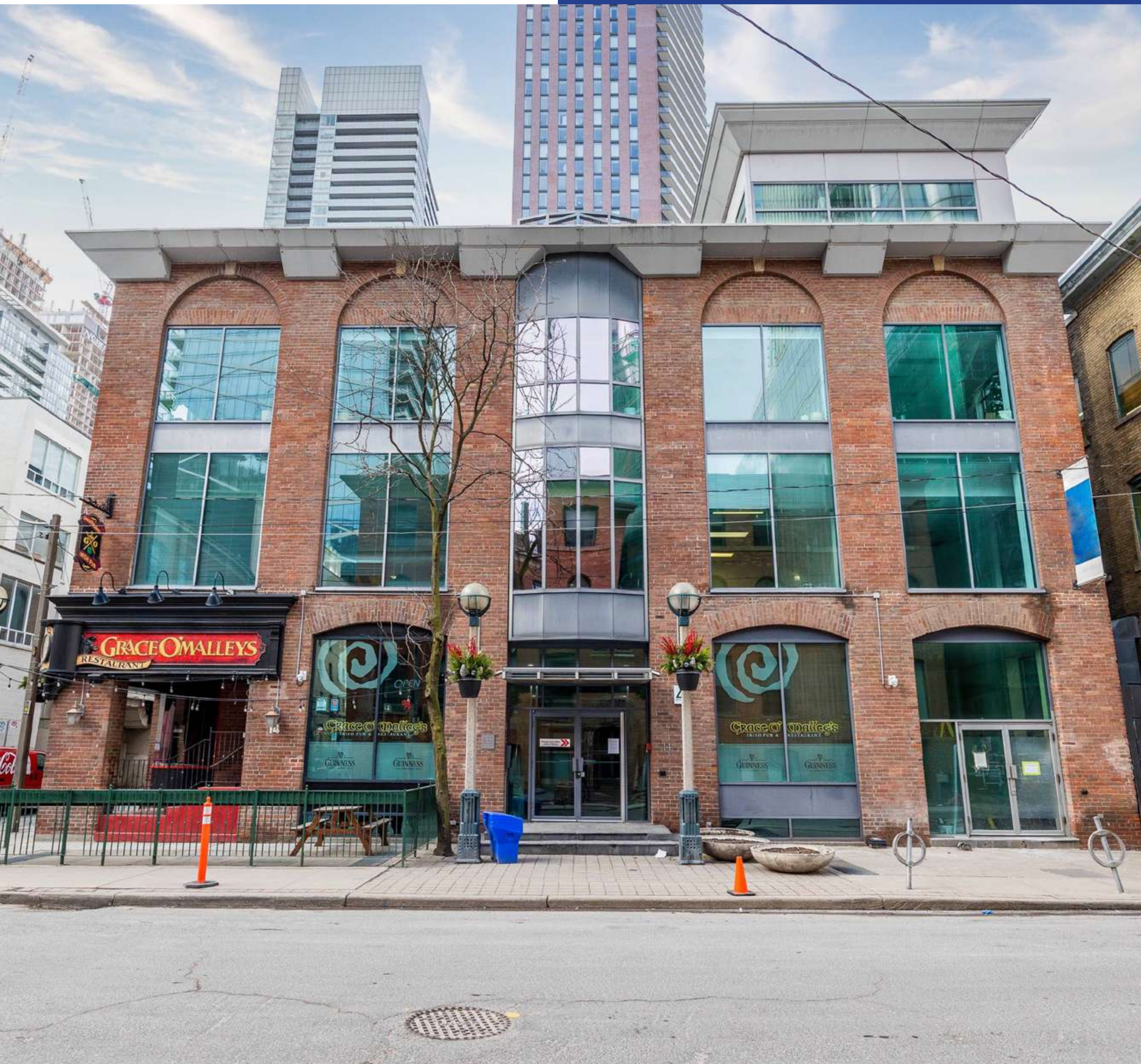


The Property

14 Duncan St, Toronto

Welcome to Duncan Street

14 Duncan Street presents a unique opportunity to secure a premium brick and beam office space in the heart of Toronto. Located on Duncan Street, just off King Street West within steps to the PATH and retail amenities.



Property Features

14 Duncan Street:

- o Premium Brick and Beam office
- o Multiple suite configurations available
- o On-site underground parking
- o Easily accessible by TTC, steps to the financial core and the PATH
- o On-site restaurant

Suite #	SF	Availability	Rate PSF	Additional Rent* (2025)
202	949	Immediately	\$10.00 Net	\$24.39 PSF
204**	2,500	Immediately	\$10.00 Net	\$24.39 PSF
206	2,694	Feb 1, 2026	\$10.00 Net	\$24.39 PSF
208**	882	Immediately	\$10.00 Net	\$24.39 PSF
212	6,145	Immediately	\$15.00 Gross	N/A

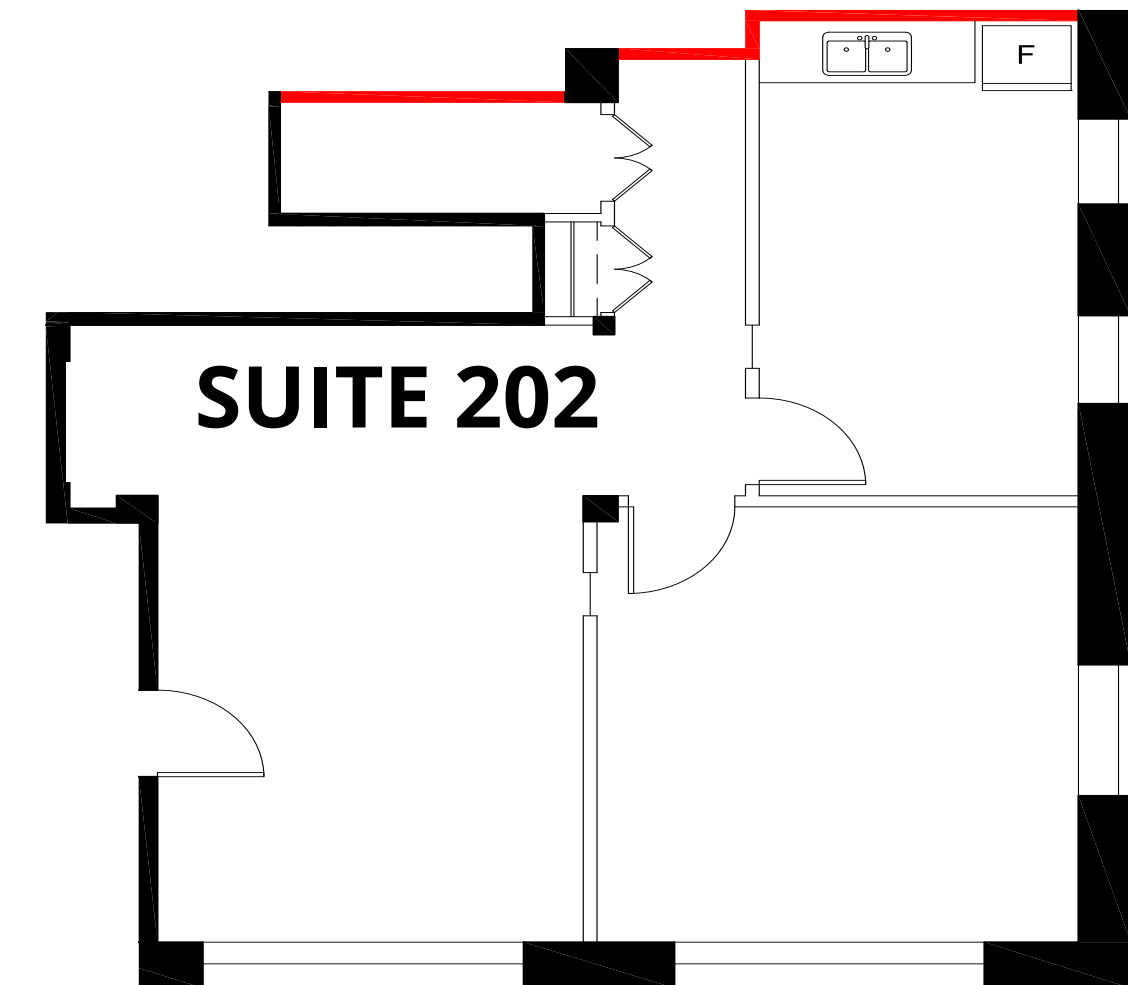
** Suites 204 and 208 are contiguous to 3,382 SF.

*Additional Rent PSF (2025): \$24.39 + janitorial

Suite 202



Floorplan may not be accurate due to changes that may/have occurred.



Suite 202 features a reception area, one private office/meeting room, open area for workstations, kitchenette, and storage.

Suite Size: 949 SF

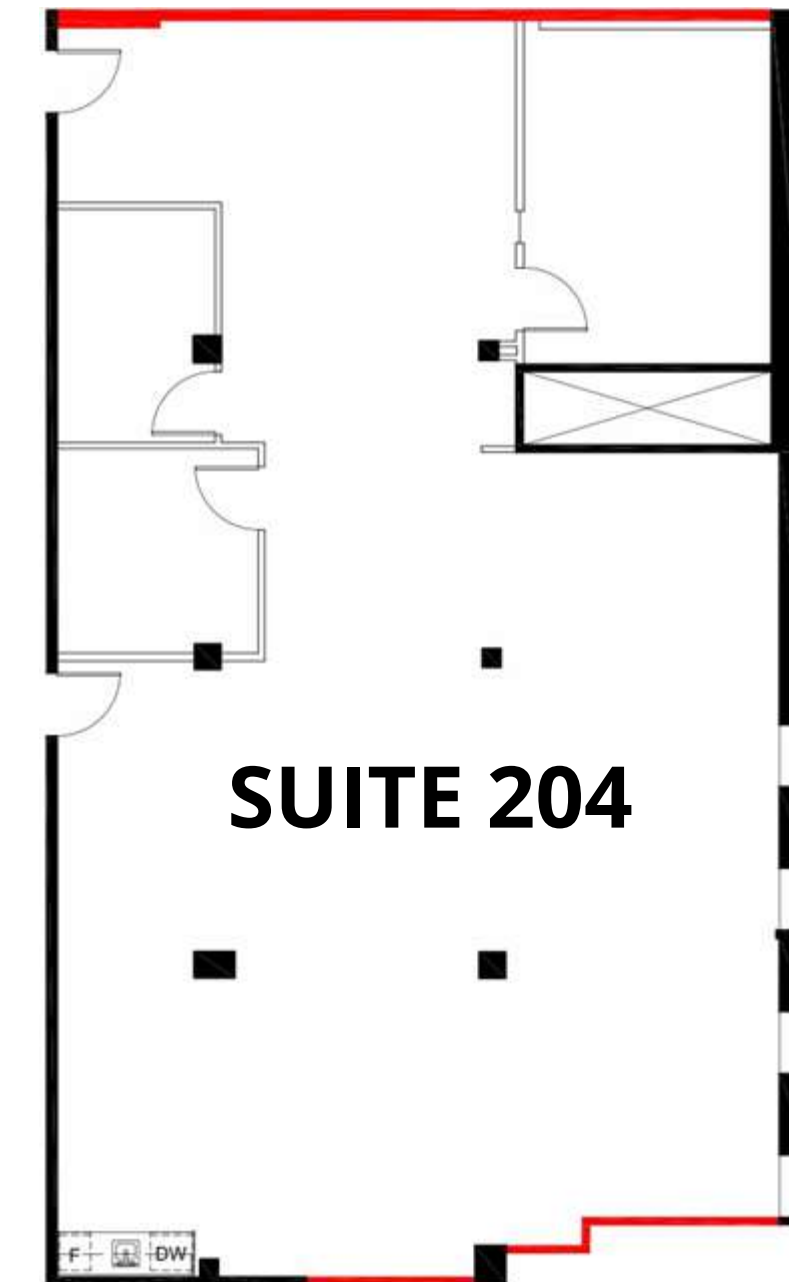
Net Rent: \$10.00 PSF

Additional Rent PSF (2025): \$24.39 + janitorial

Suite 204



Floorplan may not be accurate due to changes that may/have occurred.



Suite 204 features three private/meeting rooms, an open space for workstations and also a kitchenette.

Suite Size: 2,500 SF

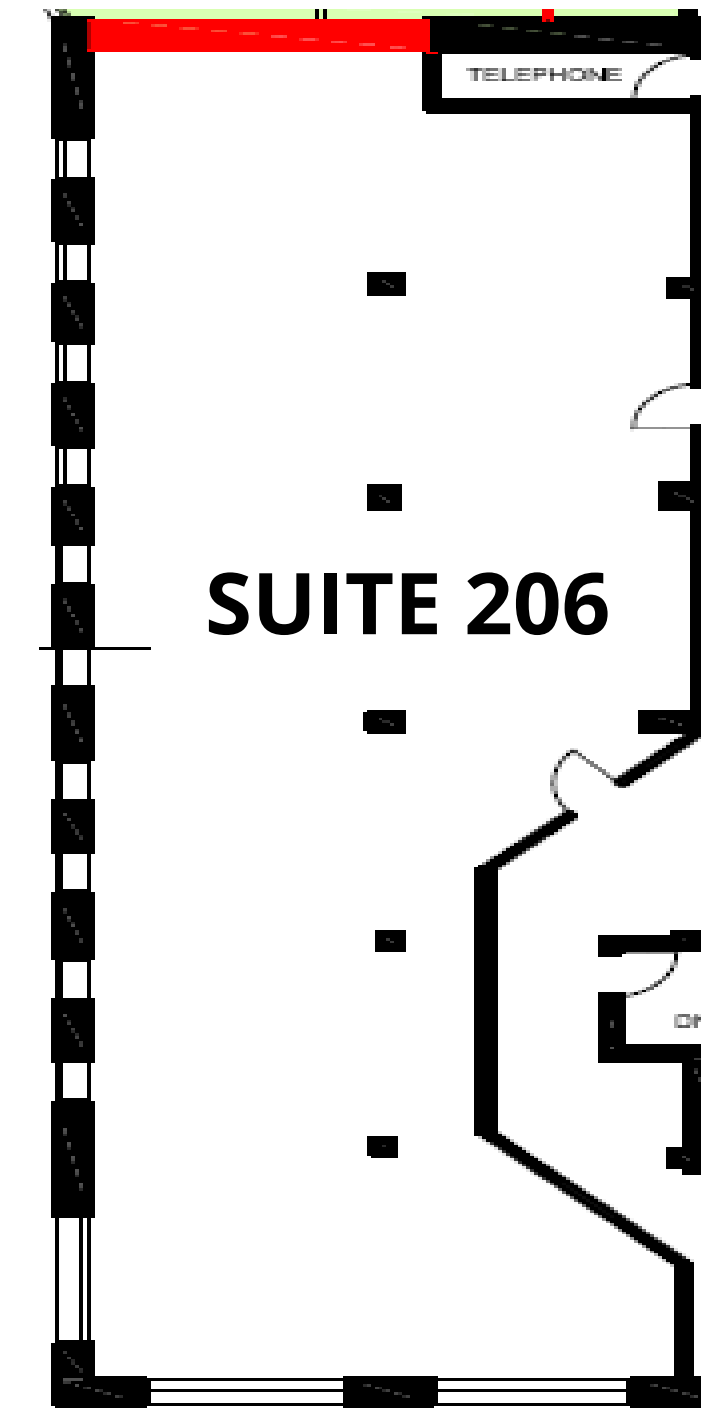
Net Rent: \$10.00 PSF

Additional Rent PSF (2025): \$24.39 + janitorial

Suite 206



Floorplan may not be accurate due to changes that may/have occurred.



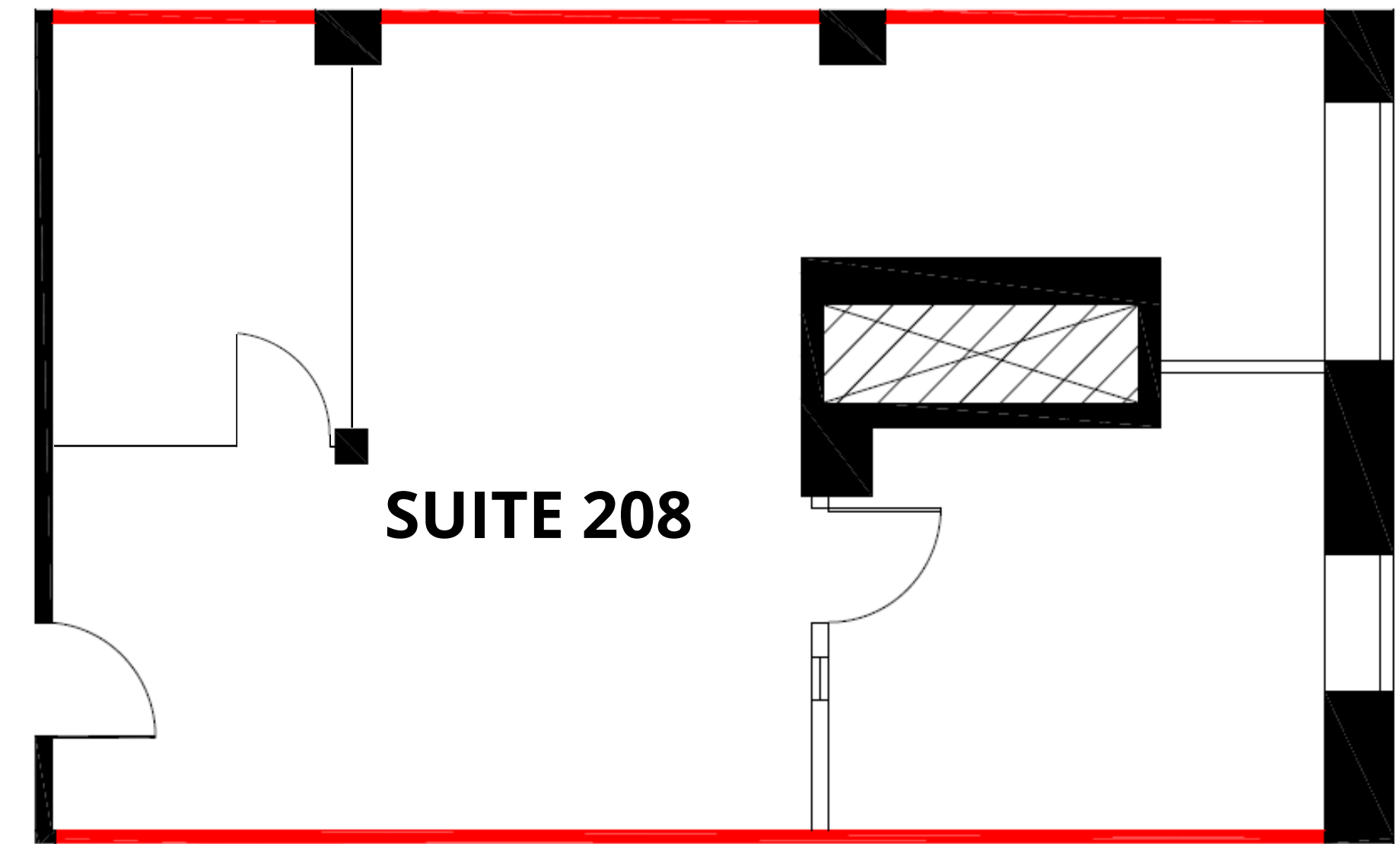
Suite 206 is built out with 8 private offices/ meeting rooms, open space, and a kitchenette.
** Available February 1, 2026.

Suite Size: 2,694 SF

Net Rent: \$10.00 PSF

Additional Rent PSF (2025): \$24.39 + janitorial

Suite 208



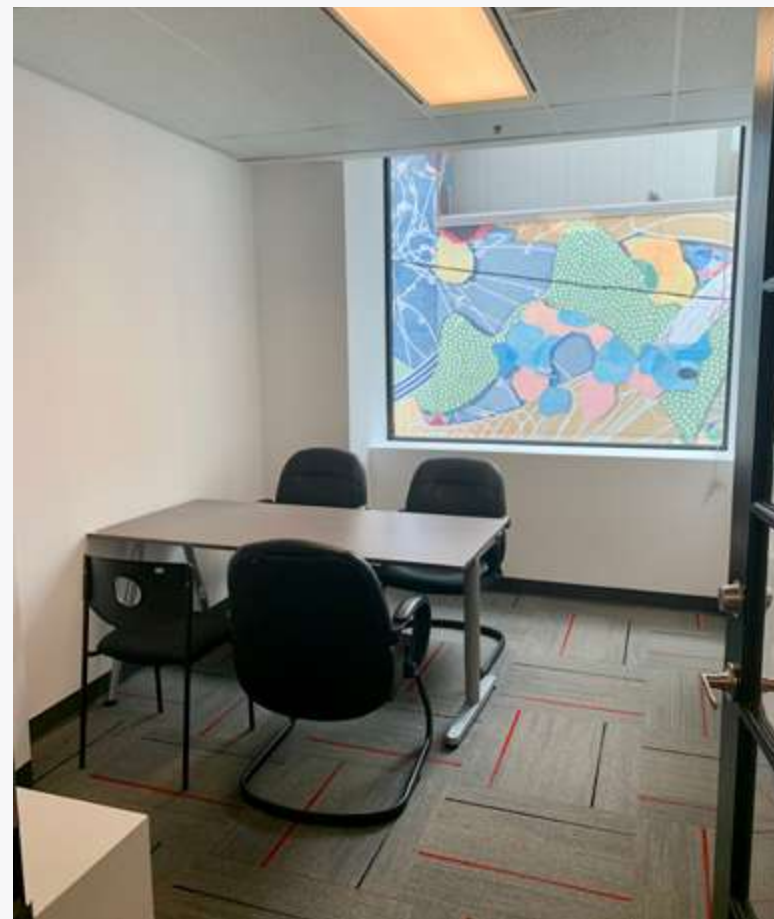
Suite 208 features 2 offices/meeting rooms, a kitchenette, and open space for desks.

Suite Size: 882 SF

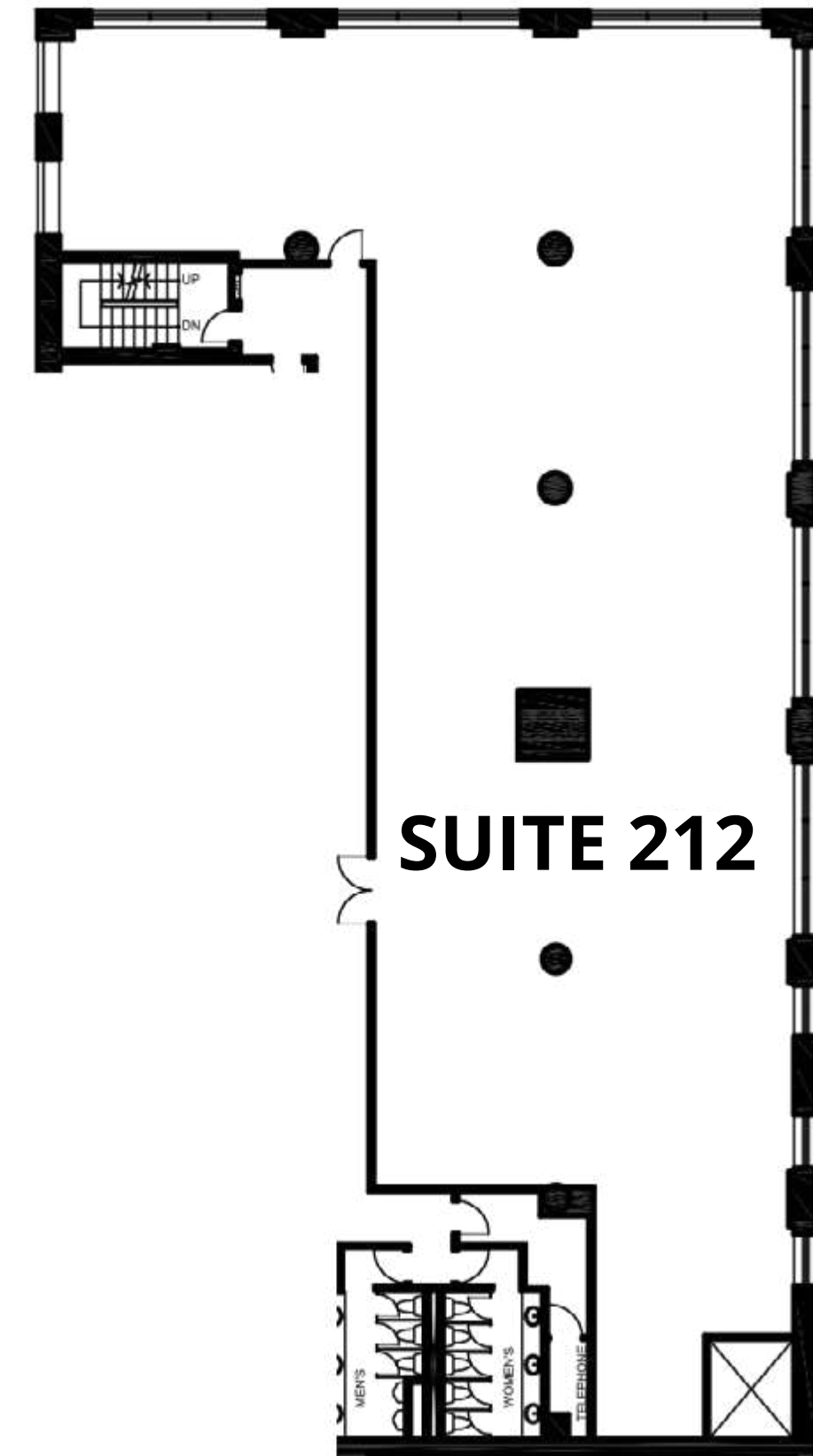
Net Rent: \$10.00 PSF

Additional Rent PSF (2025): \$24.39 + janitorial

Suite 212



Floorplan may not be accurate due to changes that may/have occurred.



Suite 212 is built out with nine offices/meeting rooms, 2 boardrooms, large kitchen area, and space for 30 desks. The suite features direct elevator exposure and wrap around windows.

Suite Size: 6,145 SF
Gross Rent: \$15.00 PSF

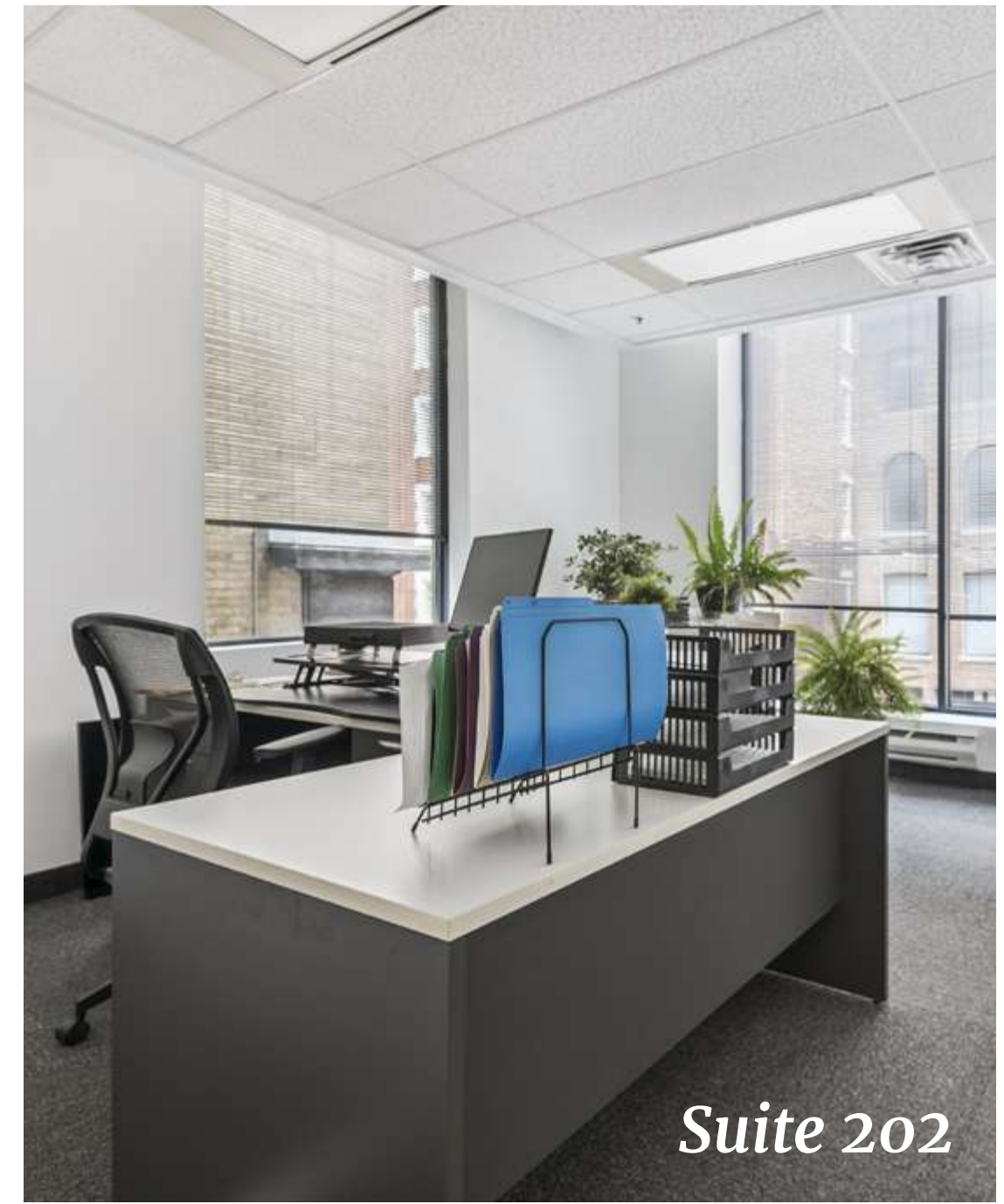
Photo Gallery



Suite 212



Suite 208



Suite 202



Suite 206



Suite 212



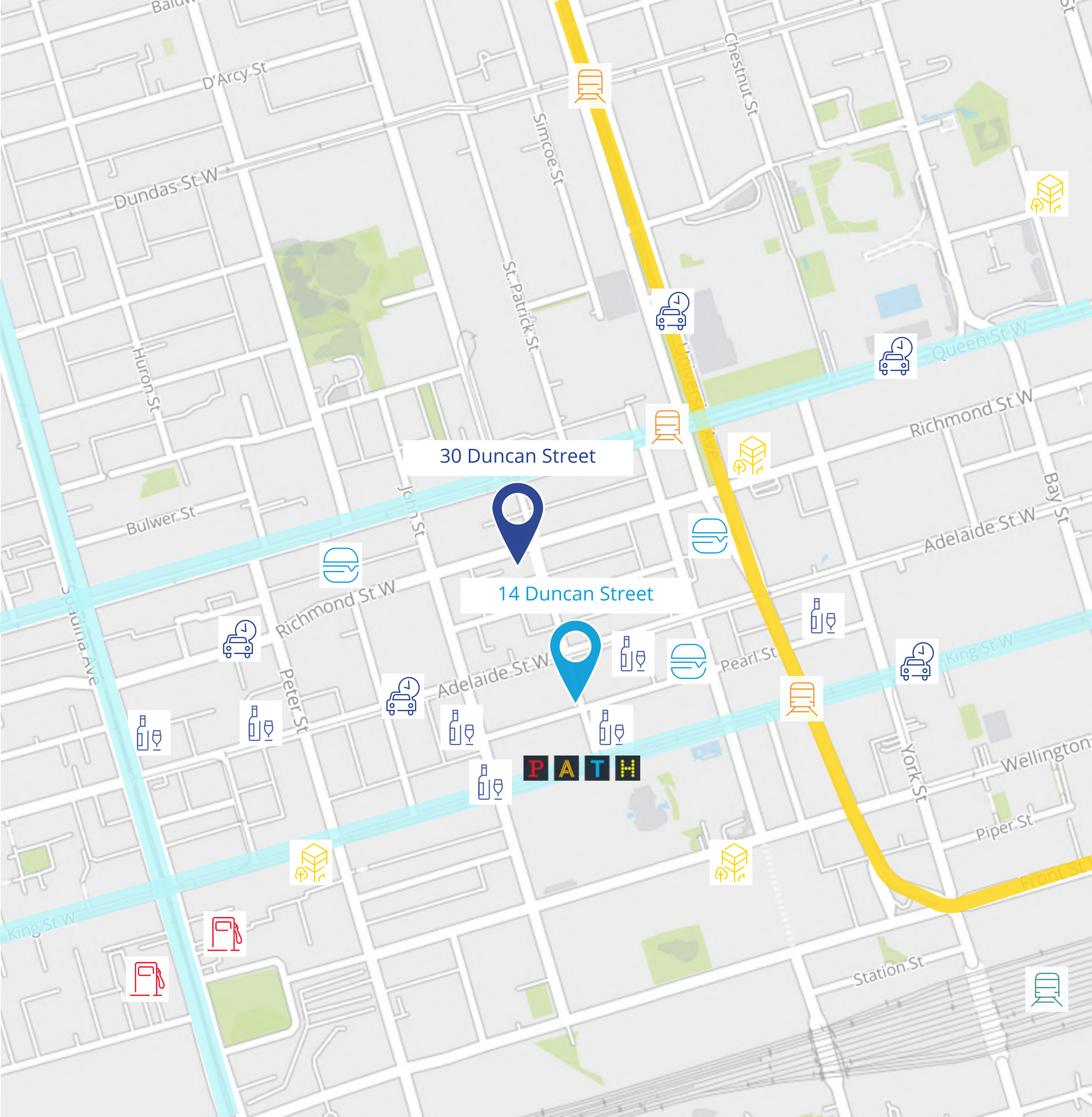
Suite 204



The Location

Thriving Community in a strategically
connected location

14 Duncan Street is situated in a prime location that
provides excellent connections to highways, transit,
restaurants and much more.



Amenities Drive Times



- Local Roads**
- Richmond St. W - 1 minute
 - Queen St. W - 2 minutes
 - Adelaide St. W - 2 minutes
 - King St. W - 2 Minutes
 - Blue Jays Way - 5 Minutes
 - University Avenue - 5 Minutes



- Gas Stations**
- Petro-Canada - 6 minutes
 - Shell - 5 Minutes



- Transit:**
- Subway Stations**
- Osgoode - 2 minutes
 - St. Andrew - 3 minutes
 - St. Patrick Station - 4 minutes



- GO Train Station**
- North Bathurst Yard - 6 minutes



- Airports**
- Pearson Airport - 37 minutes
 - Billy Bishop Toronto City - 11 minutes



- Grocery Stores**
- Aisle 24 Market - 1 minute
 - Rabba Fine Foods - 3 Minutes
 - Michaels on Simcoe - 1 Minute



- Restaurants**
- Burrito Boys - 1 minute
 - Fusaro's Italian Kitchen - 3 Minutes
 - Pizzeria Libretto - University - 2 Minutes
 - The Haam (Sushi & Taco) - 4 minutes
 - La Carnita - 1 minute
 - Fox on John - 1 Minute
 - Byblos Downtown - 1 Minute
 - PAI - 2 Minutes



- Services**
- RBC Bank - 3 minutes
 - Hilton Toronto Hotel - 6 Minutes
 - CF Toronto Eaton Centre - 7 Minutes
 - Fit Factory Downtown Gym - 7 Minutes

- Yonge/University Line
- Streetcars

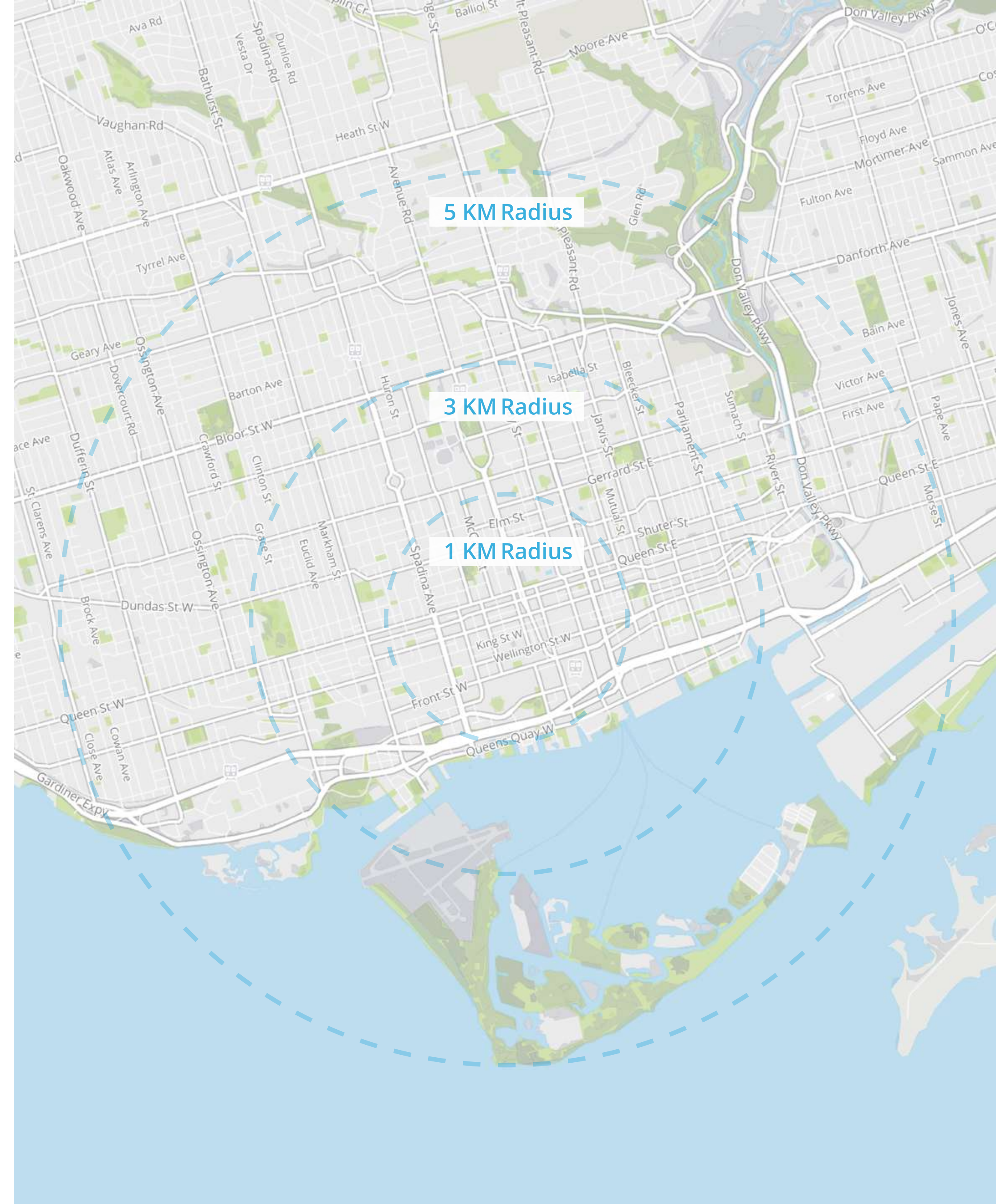
Labour Pool

Boasting a skilled talent pool that continues to grow, the area is ideal from which to build a desired workforce. With a younger, educated workforce living in the area, employers can position themselves to be a highly desirable organization to be a part of, offering a solid base for attraction and retention efforts.

14 Duncan Street Demographics

Population		Average Household Income		Median Age	
1 KM	55,054	1 KM	\$130,522.36	1 KM	33
3 KM	363,703	3 KM	\$130,769.99	3 KM	35
5 KM	594,052	5 KM	\$146,548	5 KM	36

Workforce Population		Employment Rate	
1 KM	39,270	1 KM	93.8%
3 KM	232,279	3 KM	92.4%
5 KM	393,616	5 KM	92.4%



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