

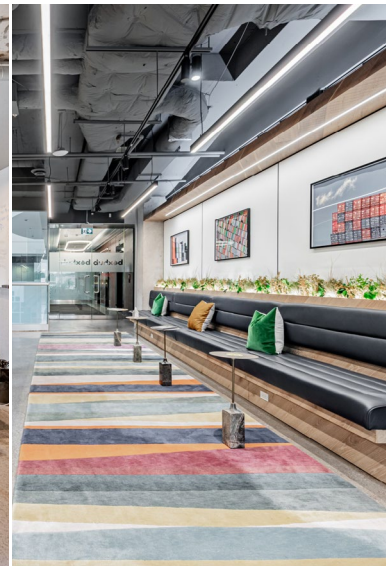
901
**KING
STREET
WEST**

Suite 401 – 16,745 sq. ft.
Available for Sub-Sublease



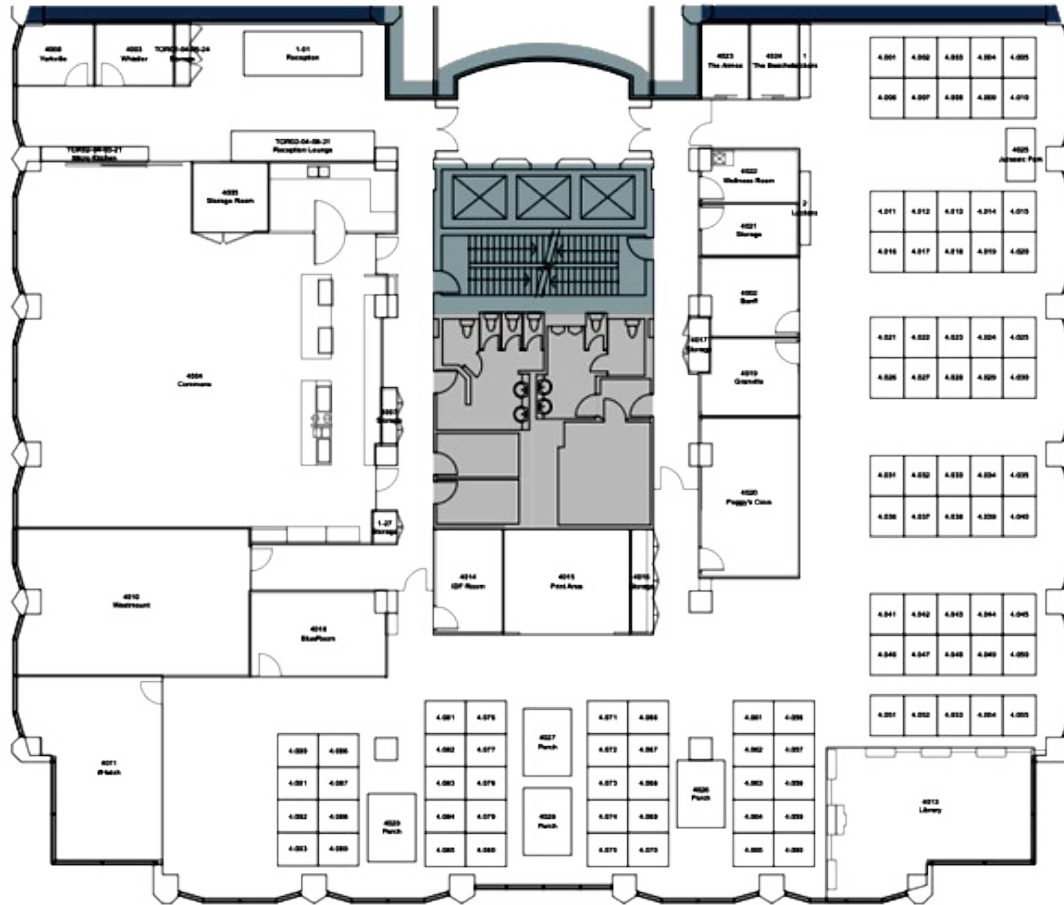
CBRE

Suite 401



Floor Plan

— Suite 401 • 16,745 sq. ft.



Net Rent

Please contact listing team

Additional Rent (2025 estimate)

\$26.69 per sq. ft. + Janitorial/Utilities

Availability

Immediately

Sub-Sublease Expiry

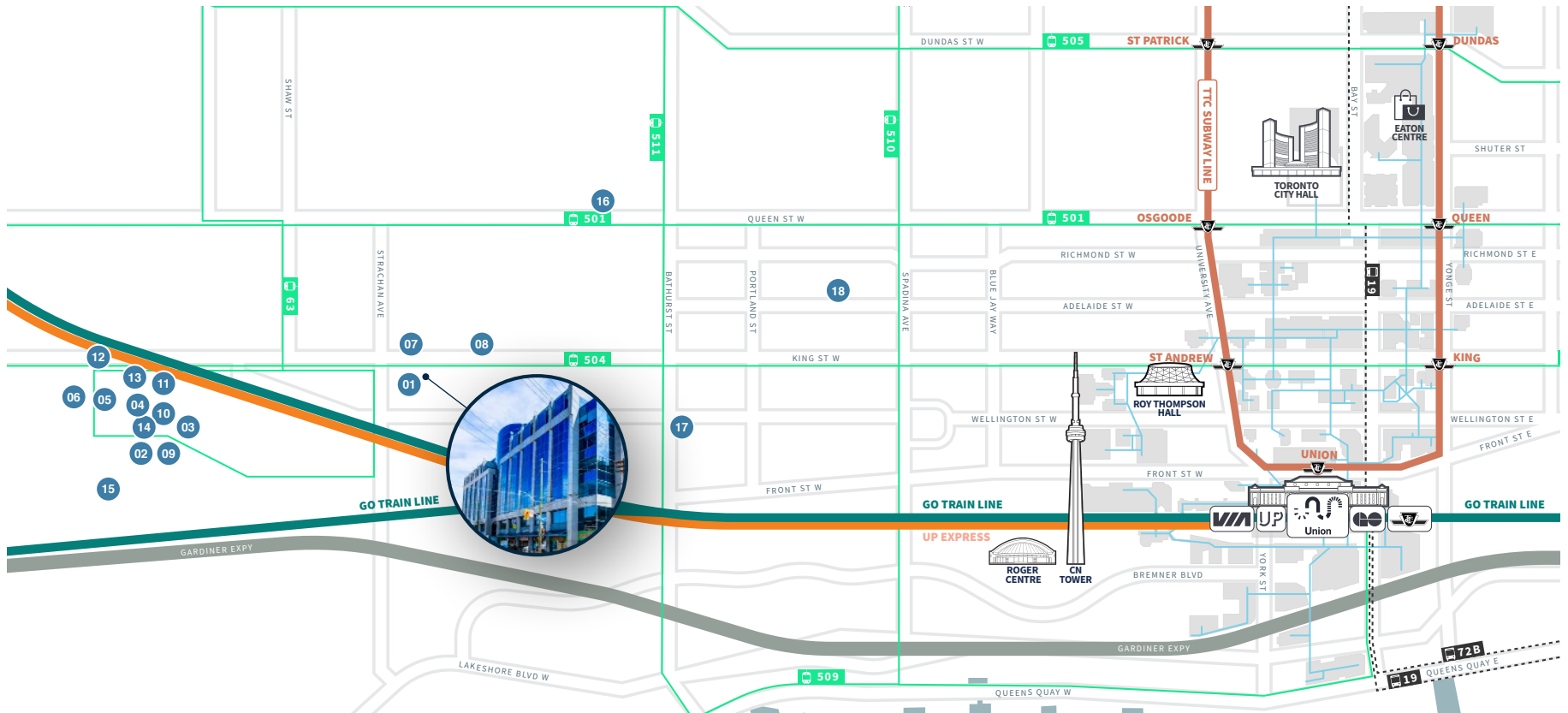
June 29, 2026

(with the ability to extend the term with the head landlord)

Suite Features

- Move-in-ready, loft-style space with exposed ceilings
- Turn-key, fully furnished
- Beautiful reception
- 93 workstations in open area
- Large kitchen with cafe-style seating
- Two large glass boardrooms and multiple glass meeting rooms/breakout rooms of various sizes
- Mother's room, wellness room, and fitness/lounge area
- Day-lockers and multiple storage areas throughout
- Opportunity to demise approximately 8,000 sq.ft.

Amenities



Food/Beverage

1. Pizza Nova
My Roti Place
Ali Baba's Middle Eastern Cuisine
2. Local Public Eatery
Merci Mon Ami
Aloette Go
Tim Hortons
Chiang Mai Liberty
Brazen Head Irish Pub
Kibo Sushi House
For the Love of Cake
The Islands Caribbean Cookshop
Chatime
Black Sheep
OEB Breakfast Co
3. Aroma Espresso Bar
Panago Pizza
Nodo Liberty
4. Balzac's Liberty Village
Balzac's Coffee Shop
Pi
5. The Craft Brasserie & Grille
6. Burger Drops
Arvo Coffee & Wine
Ultramen Japanese Noodle Bar
Egg Club Liberty Village
Mad Batter Bakers
Liberty Eats
Six Triangles
Liberty Shawarma
Liberty Commons at Big Rock
Brewery
7. Thai Room King West
Butter Chick
8. Morso Me Food to Go
NaiNai Indonesian Food

Shopping

9. 180 Smoke Vape Store
Heartless Ink
Demo Soap Studio
Smart Tapped
Nutrition and Wellness Centre
Canvas Cannabis
Bone & Biscuit
M&M Food Market
10. Ren's Pets Liberty Village
EQ3 Toronto
Organic Garage
Telus|Koodo
11. LCBO
Shops at King Liberty
west elm
Kitchen Stuff Plus
Global Pet Foods

12. Canadian Tire
Pets Smart
Winners
Structube

Fitness

13. GoodLife Fitness
14. F45 Training
Oxygen Yogo and Fitness

Hotel

16. The Palmerston
17. 1Hotel Toronto
18. Ace Hotel Toronto

LEGEND

- Subway - Yonge/University
- Subway Station
- TTC Bus
- TTC Streetcar



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