



# LARGE BLOCK OPPORTUNITY

FROM 5,659 TO 110,224 SQ. FT. AVAILABLE FOR LEASE

Move-in Ready Suites

Steps from the business and financial district,  
Rogers Centre, the CN Tower, The Art Gallery of  
Ontario and a wide array of restaurants.

**CBRE**



# HOTEL AMENITIES



LOBBY



ON-SITE RESTAURANT



ON-SITE GYM



ON-SITE BAR

370 KING STREET WEST

FOR LEASE



BIKE SHARE  
TORONTO



CN TOWER & ROY  
THOMSON HALL



TTC ACCESSIBLE

# THE NEIGHBOURHOOD



# AMENITIES

370 King St. W is minutes away from the Financial Core, underground PATH system, St. Andrew Subway station and Spadina streetcars.

Centrally located along the bustling King West neighbourhood, which is home to some of Toronto's premier restaurants, theatres, trendy retail shops, and numerous health and fitness spots.



96

RIDER'S PARADISE



96

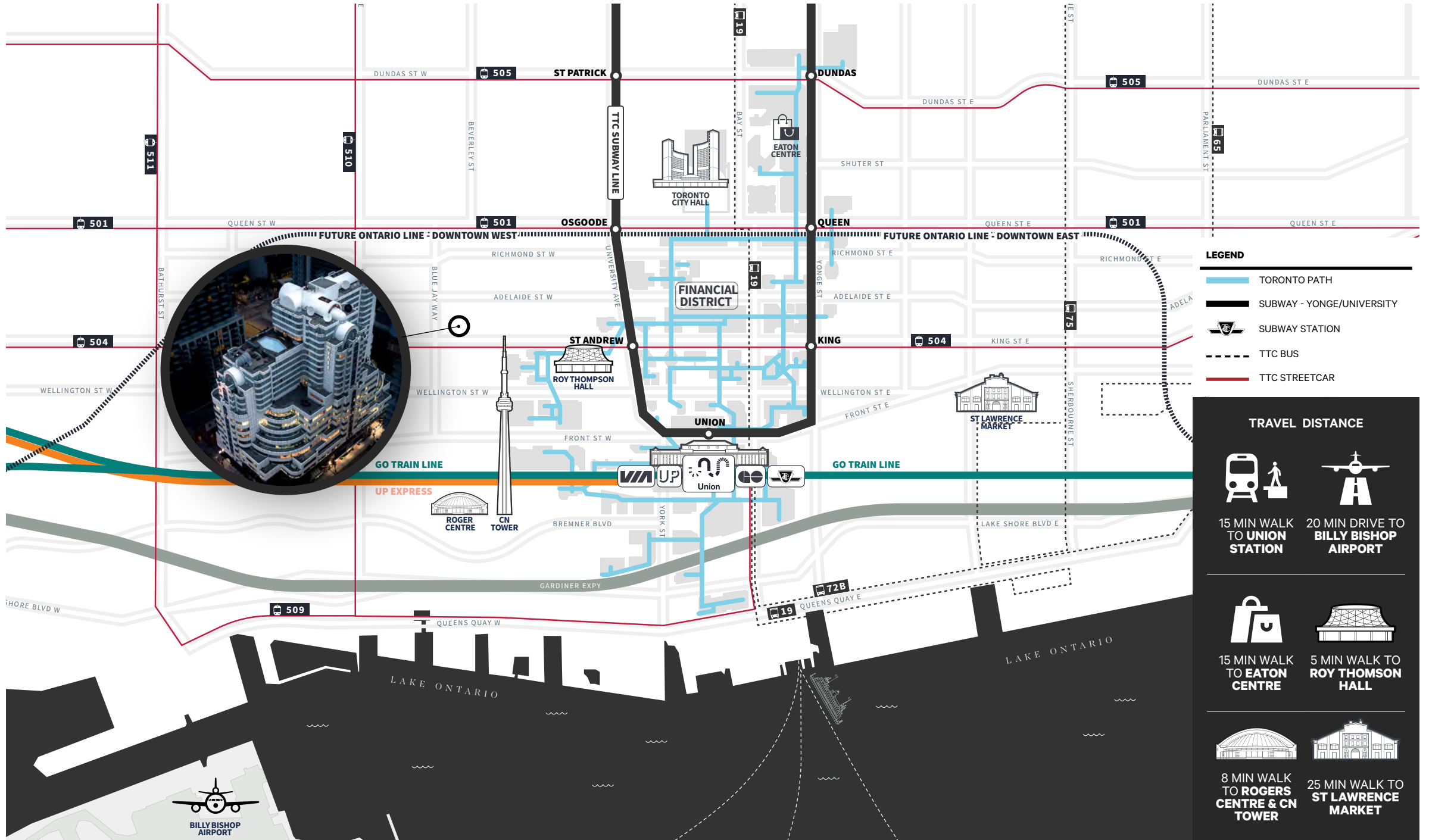
BIKE SCORE



98

WALK SCORE

LOCATION



**LEGEND**

- TORONTO PATH
- SUBWAY - YONGE/UNIVERSITY
- SUBWAY STATION
- TTC BUS
- TTC STREETCAR

**TRAVEL DISTANCE**

15 MIN WALK TO UNION STATION	20 MIN DRIVE TO BILLY BISHOP AIRPORT
15 MIN WALK TO EATON CENTRE	5 MIN WALK TO ROY THOMPSON HALL
8 MIN WALK TO ROGERS CENTRE & CN TOWER	25 MIN WALK TO ST LAWRENCE MARKET

**NET RENT** Flexible

**ADDITIONAL RENT**

(2025 estimate) per sq. ft. per annum

**COMMON COSTS** \$11.17

**PROPERTY TAX** \$9.15

**TOTAL \$20.32**

**Commission** \$2.00 per sq. ft. per annum (years 1-5)

**SUITE SQ. FT. AVAILABILITY**

<b>200</b>	<b>33,727</b>	<b>Immediate</b>
301	9,506	Immediate
302	10,596	Immediate
304	6,698	Immediate
<b>401</b>	<b>25,417</b>	<b>Immediate</b>
<b>500</b>	<b>16,295</b>	<b>Immediate</b>
700	7,985	Immediate
<b>TOTAL</b>	<b>110,224</b>	

**85,944 SQ. FT.**

# AVAILABILITY SUMMARY



**HYATT REGENCY TORONTO PACKAGE**

10,000 sq. ft. +



**MONTREAL F1 RACE PACKAGE**

15,000 sq. ft. +



**VANCOUVER AND WHISTLER GRAND PRIZE WEEKEND GETAWAY**

Full Floor 30,000 sq. ft. +



Weekend Stay for Two at the Hyatt Regency Toronto



Dinner and Breakfast included



Tiff Tickets for Two



Car race passes for Two people



One Night Accommodation for Two people



Air Fare for Two



Weekend Stay For Two at Pan Pacific Vancouver inclusive of Dinner and Breakfast at award winning and Michelin recommended, Five Sails Restaurant



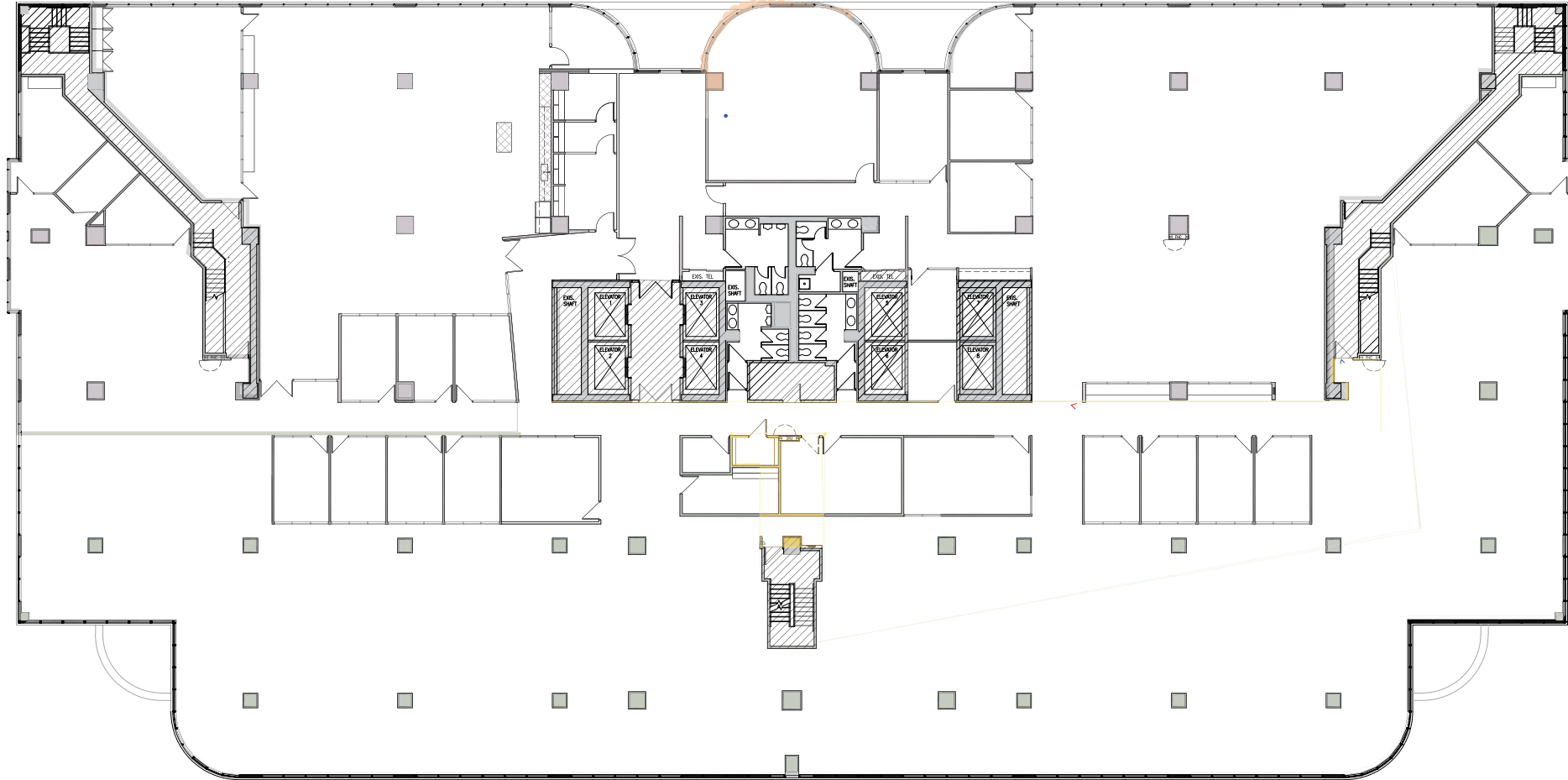
Two Nights Stay at Hilton Whistler Ski Resort Inclusive of Breakfast



Air Fare for 2

# BROKER INCENTIVES

Broker Incentive program is subject to a firm and binding transaction being completed within the calendar year of 2025 for a minimum of a three year term.



## 33,727 SQ. FT. AVAILABLE IMMEDIATELY

- Move-in ready floor with a combination of open areas and ceilings
- Spacious 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
- Natural light
- Contiguous with Suite 301, 302, 304 and 401 for 85,944 sq. ft.

# SUITE 200

# SUITE 200



KITCHENETTE



OPEN SPACE

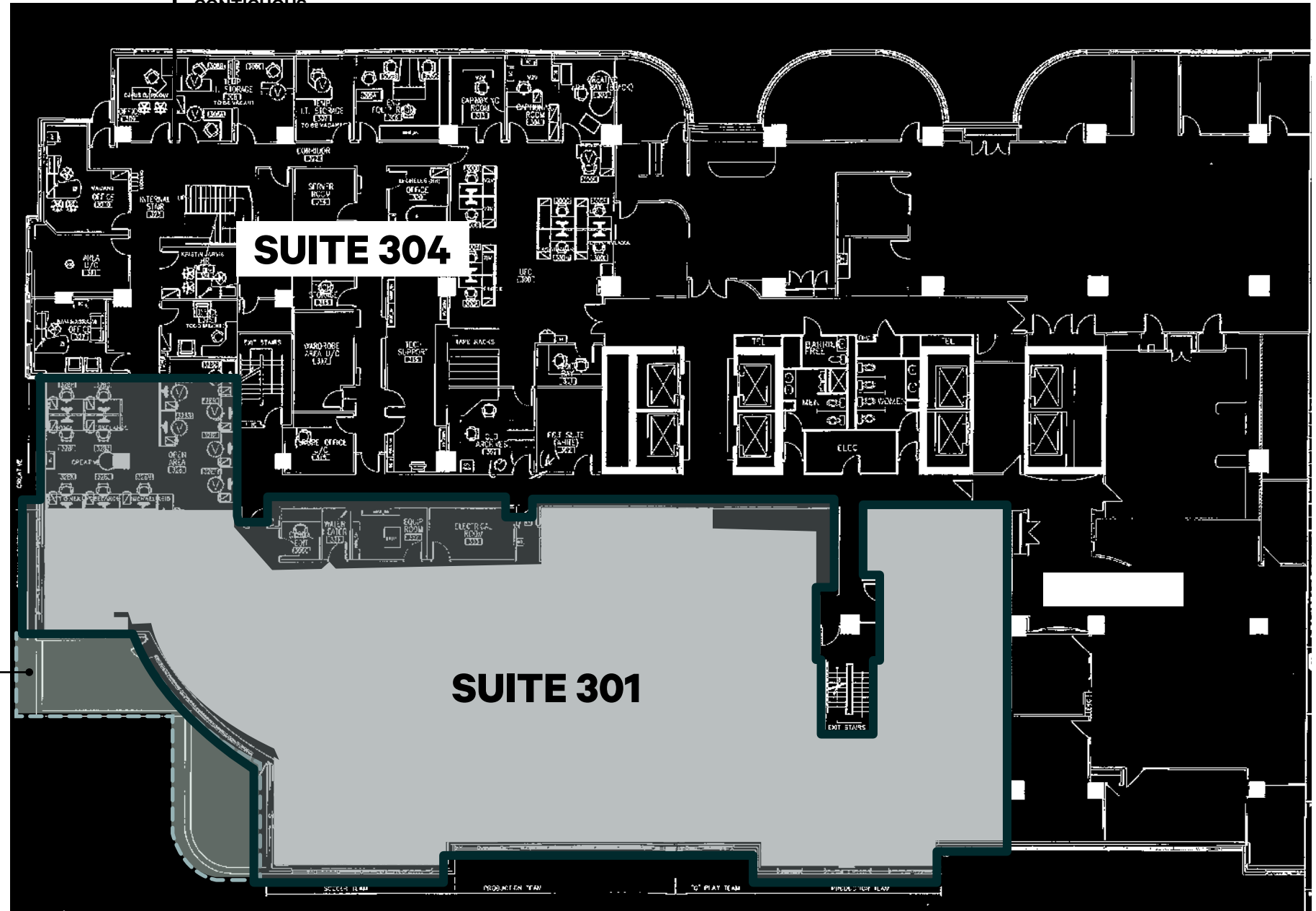
# 9,506 SQ. FT. AVAILABLE IMMEDIATELY

- Contiguous with Suite 200, 302, 304 and 401 for 85,944 sq. ft.
- Base build condition
- Natural Light

# SUITE 301



PRIVATE TERRACE  
WITH 2 ACCESS POINTS

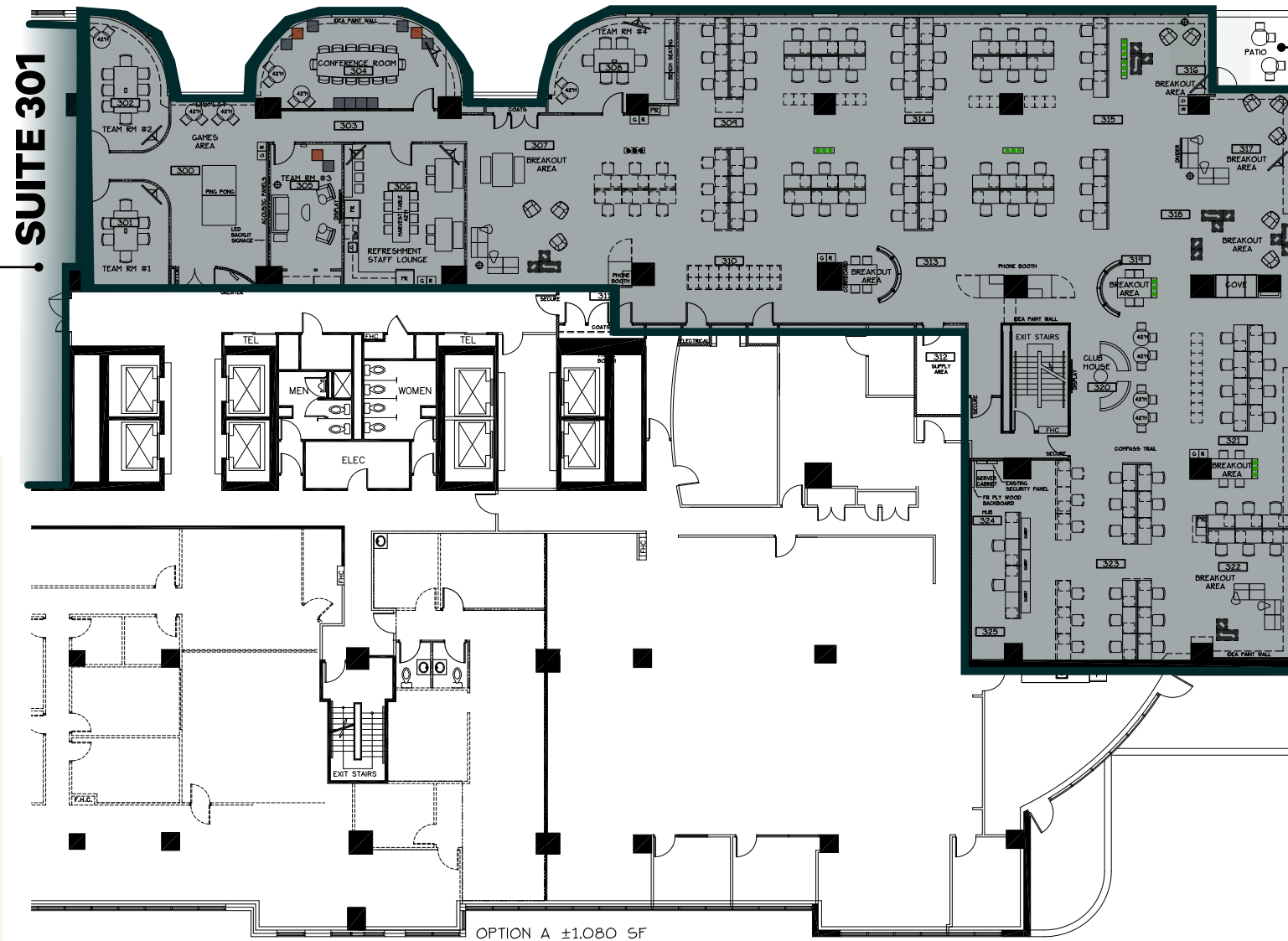


# SUITE 302

## 10,596 SQ. FT. AVAILABLE IMMEDIATELY

- Move-in ready corner suite with furniture and terrace
- Improved with elevator exposure, several meeting rooms, boardroom open area and kitchen facilities
- Upgraded flooring
- Natural Light
- Contiguous with Suite 200, 301, 304 and 401 for 85,944 sq. ft.

CONTIGUOUS  
WITH SUITE 304



PRIVATE  
TERRACE

# SUITE 302



RECEPTION



PRIVATE TERRACE



KITCHENETTE



# SUITE 304

**6,698 SQ. FT.**  
AVAILABLE  
IMMEDIATELY

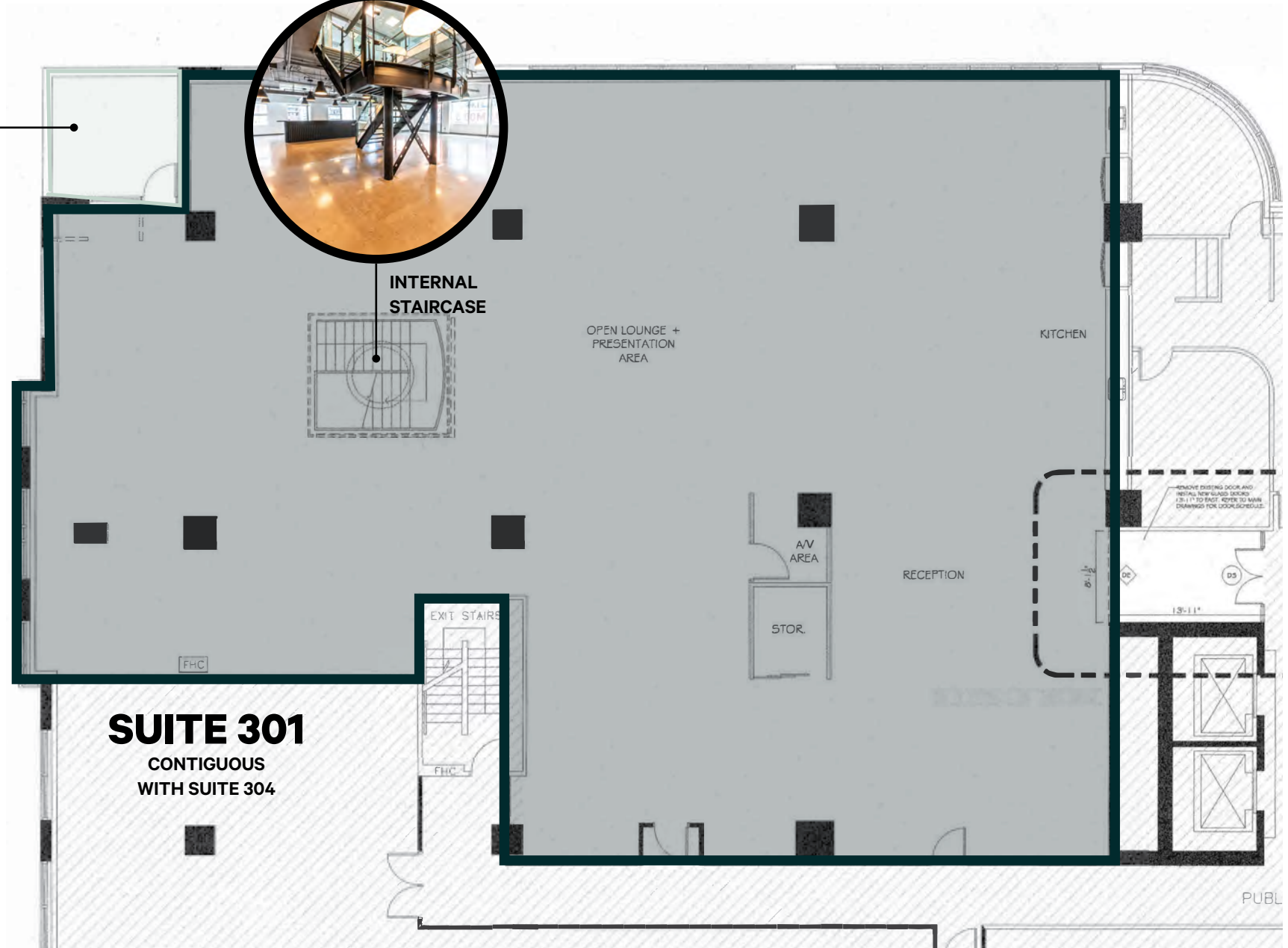
- Contiguous with Suite 200, 301, 302 and 401 for 85,944 sq. ft.



**PRIVATE  
TERRACE**



**INTERNAL  
STAIRCASE**



**SUITE 301**  
CONTIGUOUS  
WITH SUITE 304

# SUITE 304



PRIVATE TERRACE



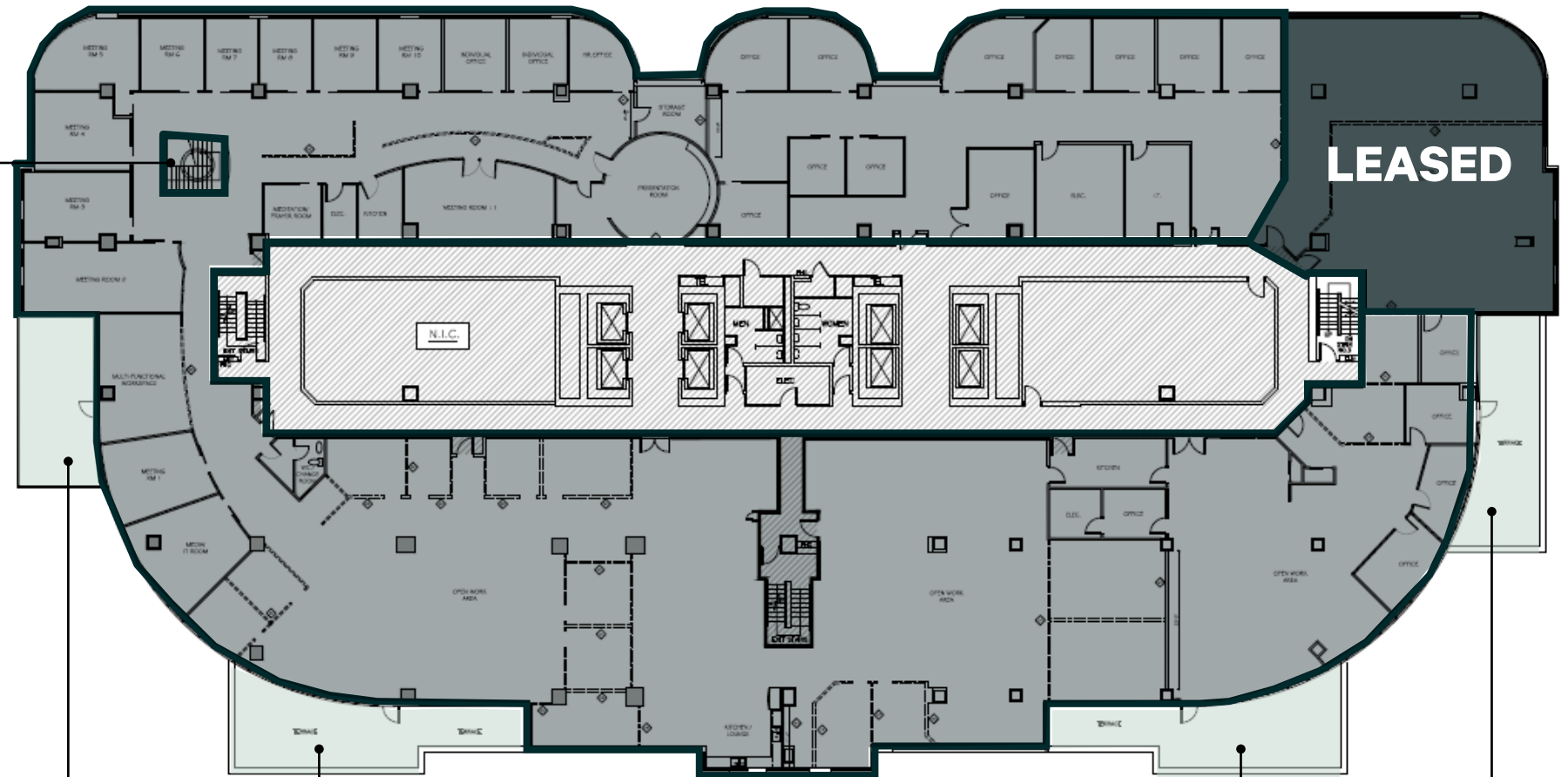
RECEPTION



KITCHENETTE



INTERNAL STAIRCASE



LEASED

# SUITE 401

**25,417 SQ. FT.**  
AVAILABLE  
IMMEDIATELY

- Move-in ready corner suite with four terraces
- Improved with elevator exposure, several meeting rooms, boardroom open area and kitchen facilities
- Concrete exposed flooring
- Open ceiling tech space
- Natural light
- Contiguous with Suite 200, 301, 304 and 401 for 85,944 sq. ft.



PRIVATE TERRACE

PRIVATE TERRACE

# SUITE 401





# SUITE 500

**16,295 SQ. FT.**  
AVAILABLE  
IMMEDIATELY

- Well-appointed suite
- Open boardroom, open areas, kitchen and private terrace
- Natural light

PRIVATE  
TERRACE



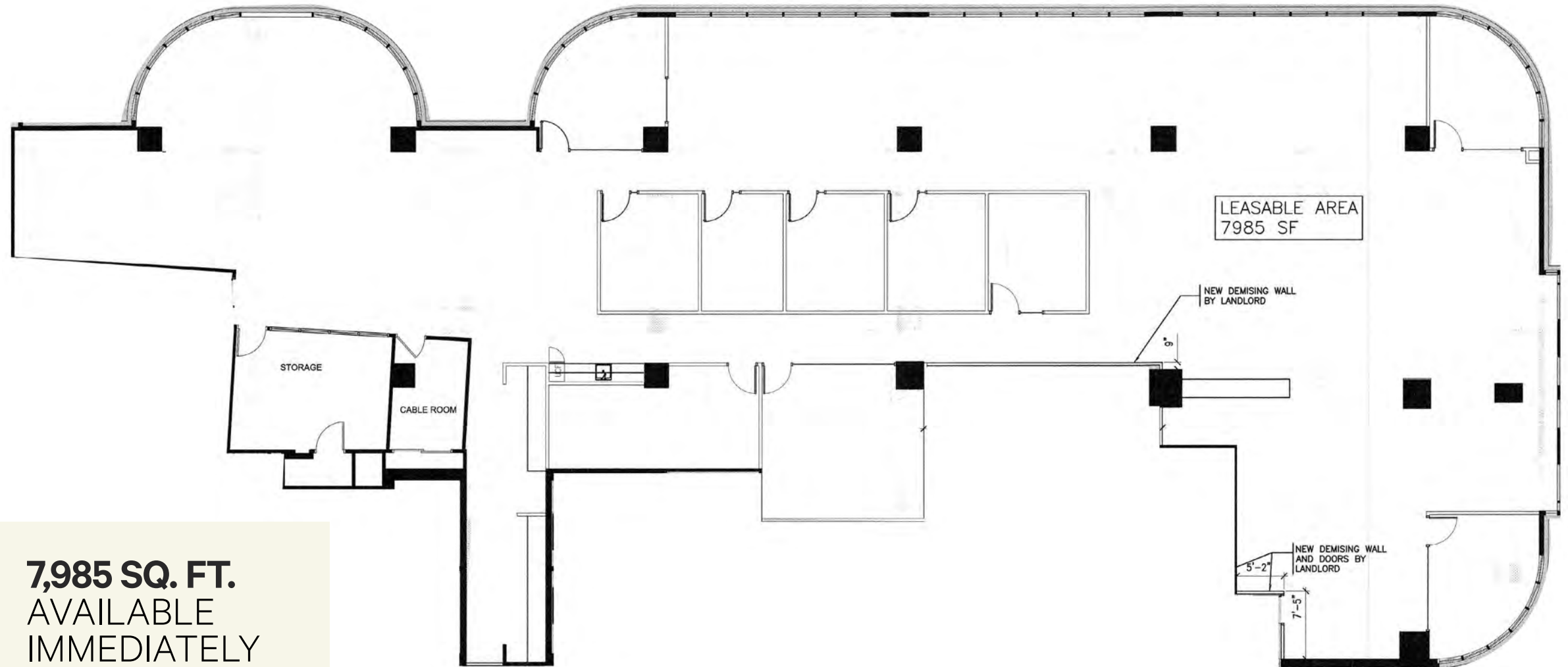
# SUITE 500



# SUITE 700

**7,985 SQ. FT.**  
AVAILABLE  
IMMEDIATELY

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



# SUITE 700





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**CBRE**

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