

# DEFY<sup>THE</sup> STATUS QUO



# KING

11 KING ST W



# SPACE THAT TRANSCENDS THE TRADITIONAL

A beautifully designed office building in the heart of Toronto. 11 King St W features airy, open floor plans and modern workspaces that offer tenants a retreat from the traditional office setting.

## BUILDING HIGHLIGHTS

### PRIME LOCATION

Situated in Toronto's bustling financial core, this boutique office tower offers a strategic position for businesses.

### CONNECTIVITY

Direct connection to the PATH system and TTC transit with close proximity to Billy Bishop City Airport, Union Station and the UP Express to Pearson International Airport.

### EFFICIENT DESIGN

With 9,600 sf floorplates and a side core design, the layout of 11 King St W maximizes workspace efficiency, while affording mid-sized tenants an opportunity to secure a full floor to themselves.

### VIBRANT SURROUNDINGS

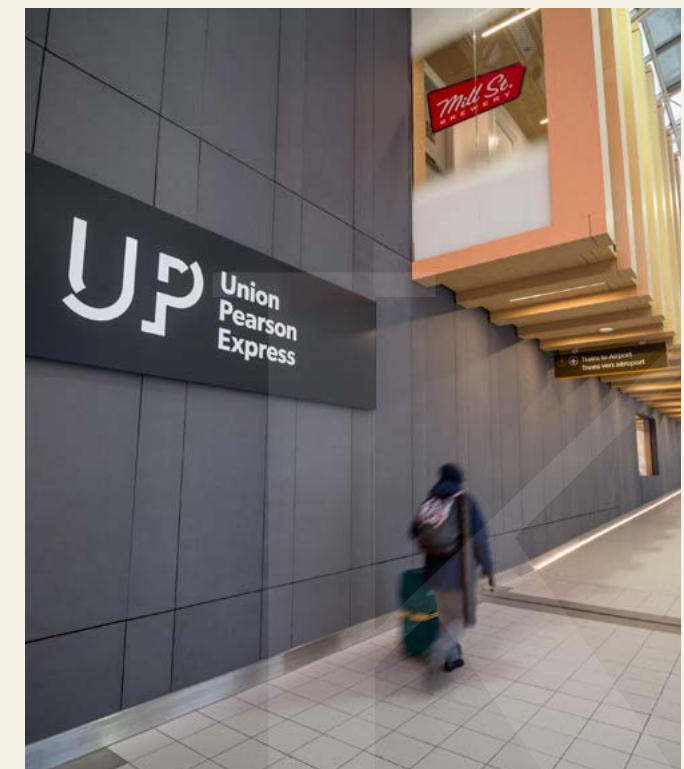
With a short walk, benefit from a multitude of amenities including cafes, dining options, top-tier retailers and luxury hotels.

### ENHANCED SECURITY

Secure card access at main entrances, parking, and elevators, complemented by CCTV monitoring and lobby security guard service.

### A COMFORTABLE ENVIRONMENT

11 King St W recently completed an HVAC modernization utilizing innovative technology to improve tenant comfort and energy performance. The building is moving towards Net Zero Ready and establishing a pathway towards carbon reduction.





# THE ULTIMATE TENANT AMENITY PACKAGE

COMING SOON: PRESTIGIOUS OUTDOOR SPACES FULL OF POTENTIAL

## OPEN-AIR MEETING SPACES

A unique outdoor space designed for creativity and teamwork. Perfect for meetings or brainstorming sessions.

## RECHARGE & REFRESH

Step outside to recharge your mind and body. Enjoy the fresh air and take a break from the hustle and bustle of office life.

## STYLISH & MODERN

The outdoor space features chic, contemporary furniture that complements the luxurious ambiance of 11 King Street W.



# EVEN MORE TO LOVE AT 11 KING ST W

PATH CONNECTIVITY



UNDERGROUND PARKING



SECURE BIKE STORAGE



END OF TRIP FACILITIES



EXCLUSIVE HOTEL PERKS  
@ ONE KING WEST INCLUDING:

Luxury meeting spaces available (at a fee)  
20% discount on catering orders for your next meeting  
15% off food & beverage on location



**11** ONE KING WEST  
HOTEL • RESIDENCE

11 KING STREET WEST

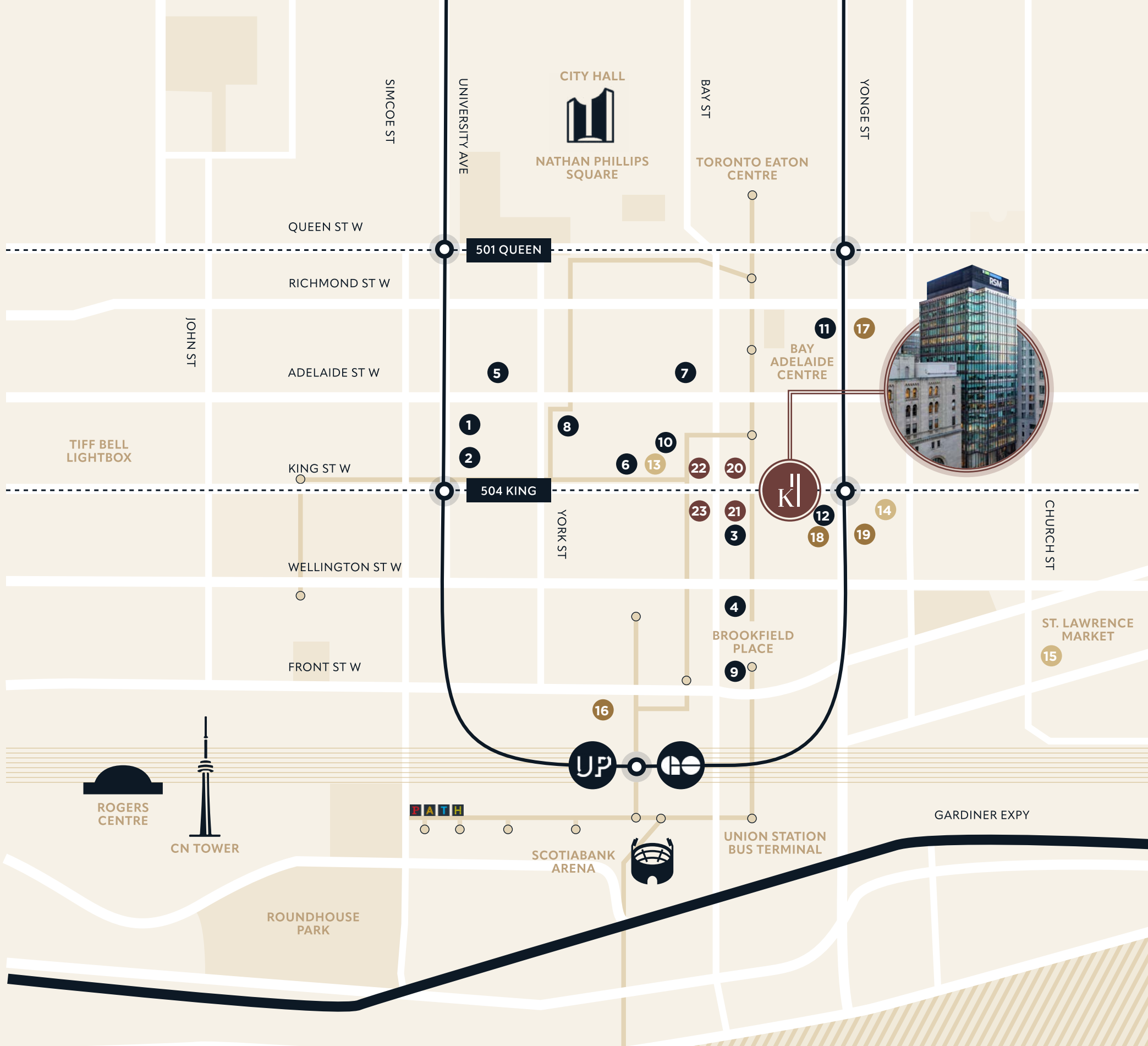
# TORONTO'S PREMIER DOWNTOWN DISTRICT

EMBRACE THE SOCIAL LIFESTYLE

## LEGEND

- Dining & Cafe
- Shopping
- Hotels
- Banks
- Streetcar
- Toronto Path Network
- TTC Subway

- |                       |                         |
|-----------------------|-------------------------|
| 1 Pizzeria Libretto   | 13 LCBO                 |
| 2 Earls Kitchen & Bar | 14 Shoppers Drug Mart   |
| 3 Dineen              | 15 St. Lawrence Market  |
| 4 Ki Modern           | 16 Fairmont Royal York  |
| 5 Cactus Club Cafe    | 17 Cambridge Suites     |
| 6 King Taps           | 18 One King West        |
| 7 Terroni             | 19 The Omni King Edward |
| 8 Mos Mos             | 20 Scotiabank           |
| 9 Chotto Matte        | 21 CIBC                 |
| 10 Starbucks          | 22 BMO                  |
| 11 Lucie              | 23 TD Canada Trust      |
| 12 Daily Ritual       |                         |







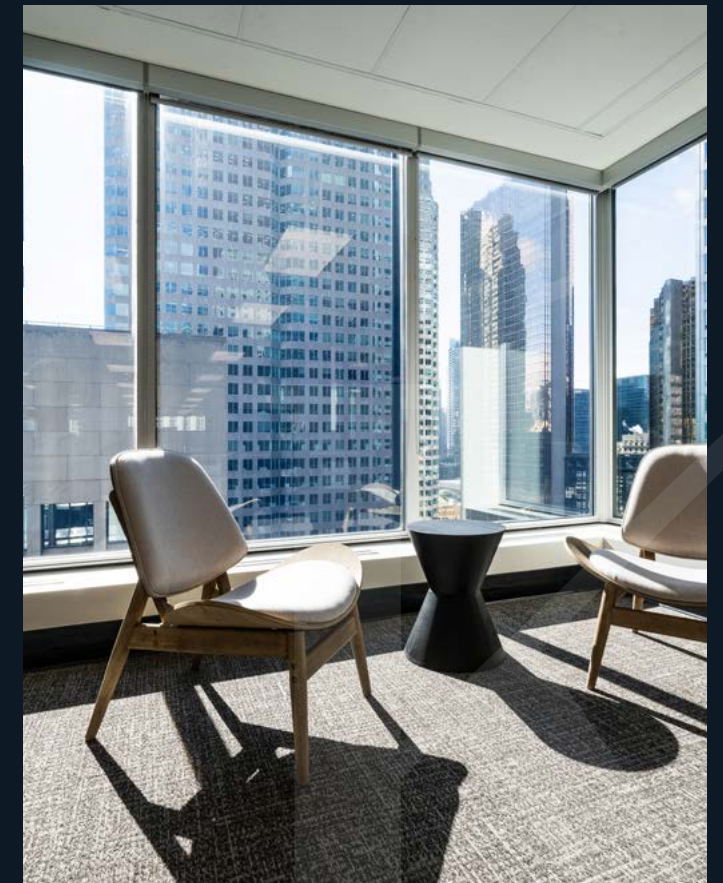
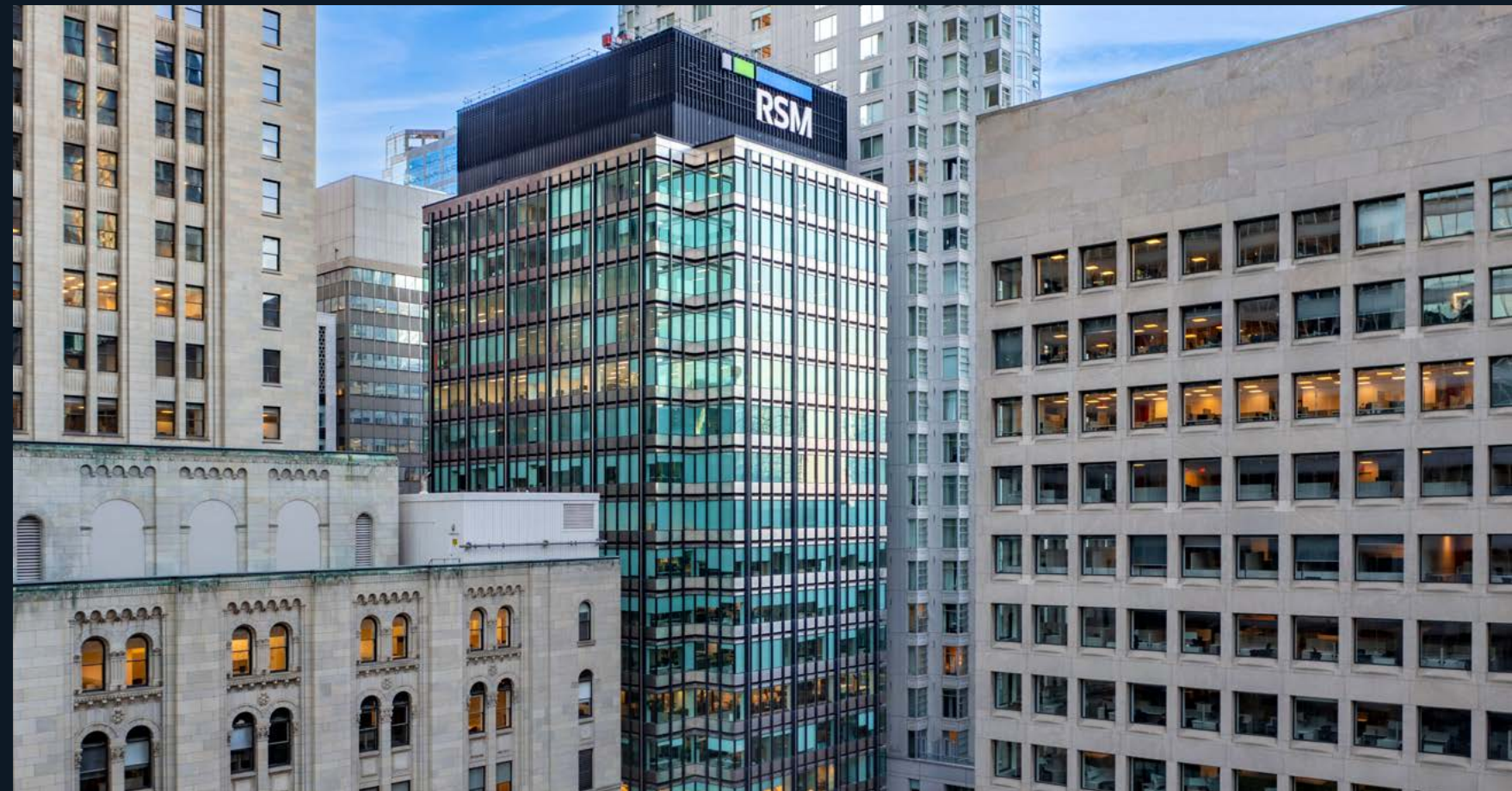
# THE EPICENTER OF ACTIVITY

The atmosphere surrounding 11 King St W is electric. Drawing inspiration from the nearby iconic CN Tower, the artistic allure of the AGO (Art Gallery of Ontario), and the culinary delights of renowned restaurants like Canoe and Jacobs & Co Steakhouse. This dynamic locale seamlessly blends the pulse of urban life with the cultural richness and gourmet delights, creating a workspace surrounded by the very best that Toronto has to offer.





# UNPARALLELED SOPHISTICATION





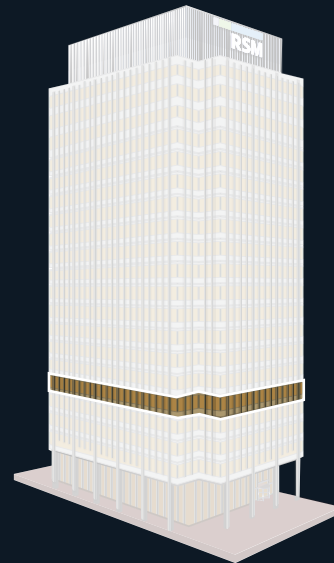
# THE PERFECT DUO

Two New Model Suites  
Launching Soon

ADDITIONAL RENT \$34.29  
(2024 ESTIMATE, EXCLUDING IN-SUITE JANITORIAL)

SUITE 401 4,018 SF

- Fully furnished model suite coming **April 2025**

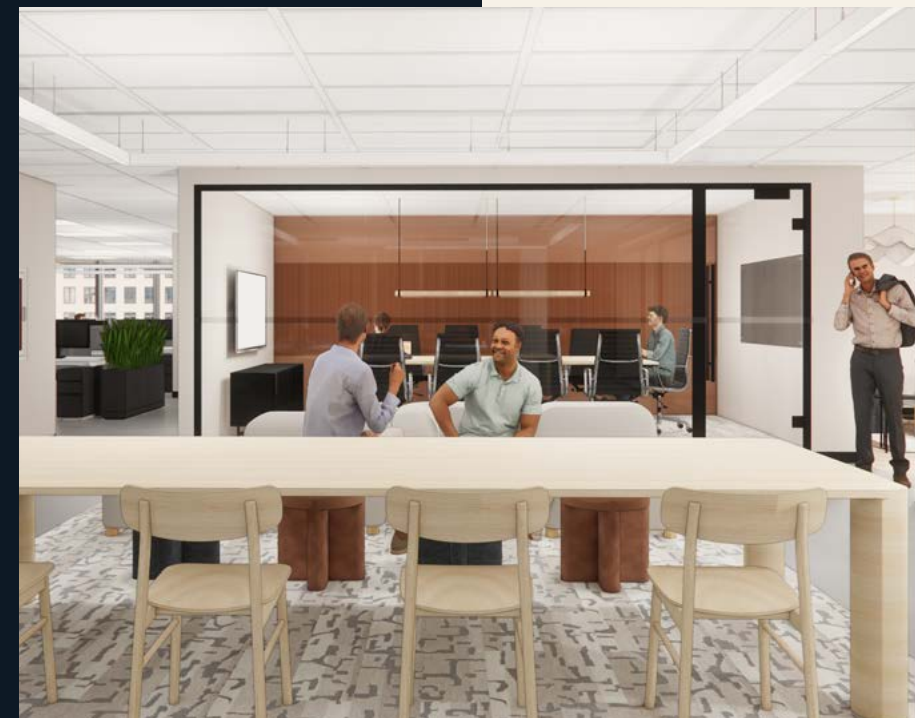
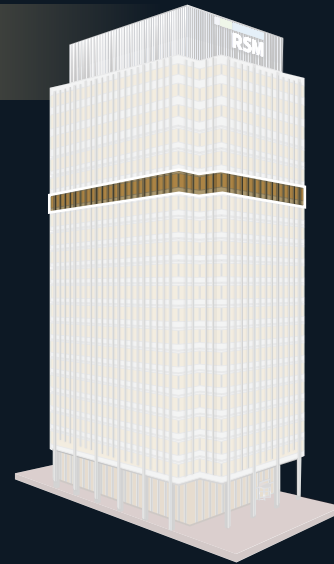




ADDITIONAL RENT \$34.29  
(2024 ESTIMATE, EXCLUDING IN-SUITE JANITORIAL)

## SUITE 1401 (NORTH SIDE) 4,867 SF

- Fully furnished model suite coming **May 2025**

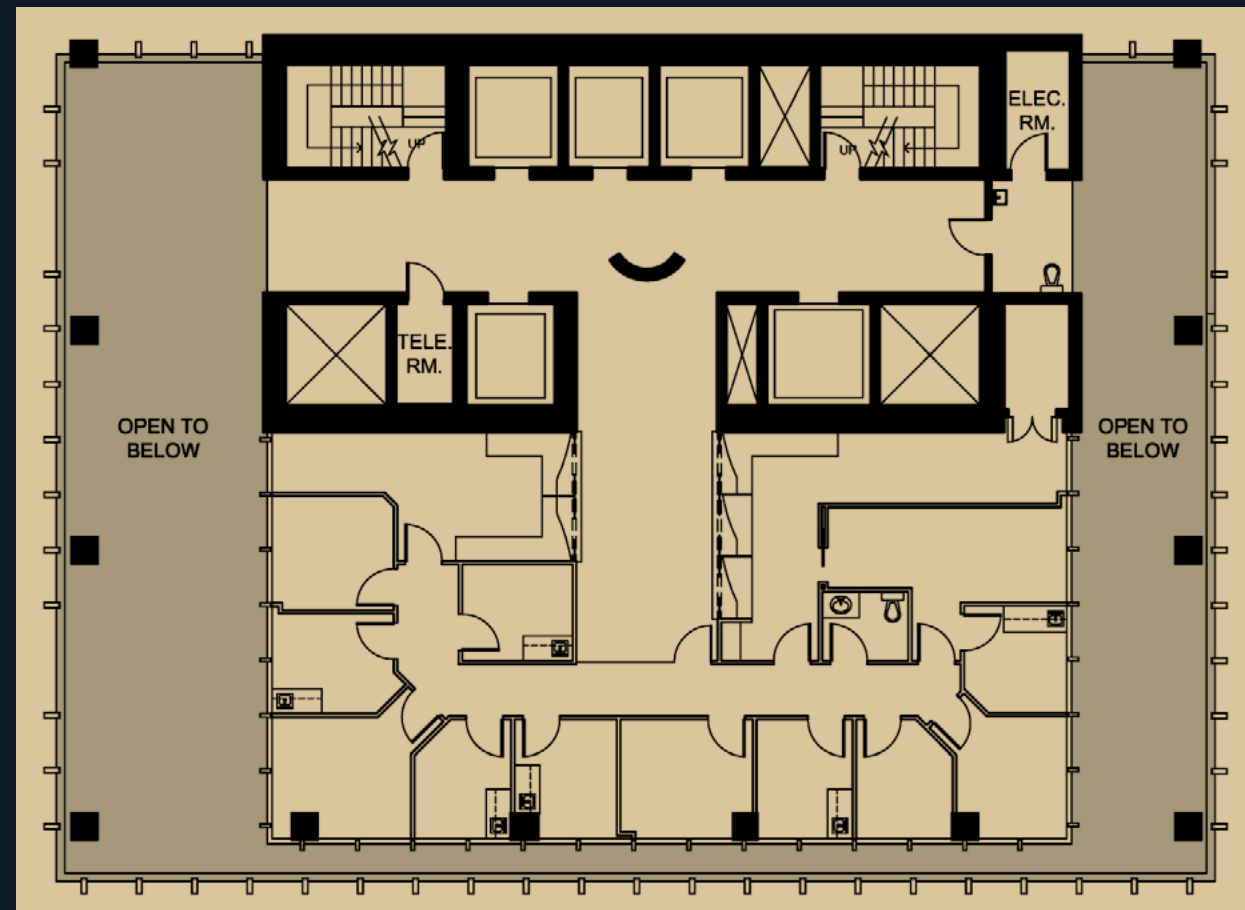
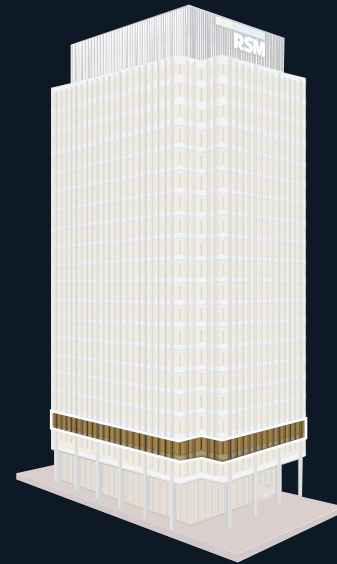




# RISE TO NEW HEIGHTS

## SUITE 250 3,213 SF

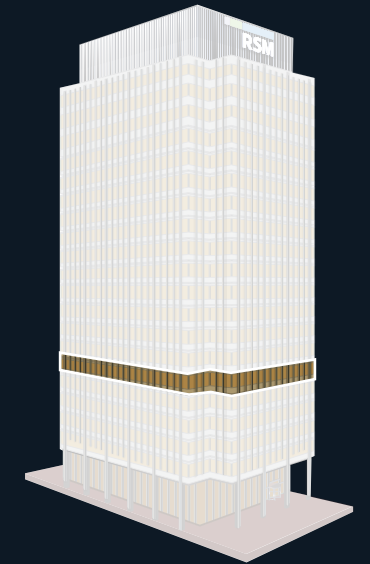
- Full floor opportunity with direct elevator exposure
- Currently built out as medical offices
- Available for short term



SUITE PHOTOS

## SUITE 500 5,720 SF

- Model suite renovation in progress
- Built out with a mix of offices, meeting rooms and open area for workstations
- Available August 2025



MODEL SUITE DESIGN CATALOGUE

CONCEPT VIRTUAL TOUR



## LAUREN LUCHINI\*

**Associate Vice President**

+1 416 455 5824

lauren.luchini@cushwake.com

## ALAN RAWN\*

**Senior Vice President**

+1 416 359 2440

alan.rawn@cushwake.com

## MIKE SCACE\*

**Vice Chair**

+1 416 359 2456

michael.scace@cushwake.com

## BRENDAN SHEA\*

**Associate**

+1 905 501 6426

brendan.shea@cushwake.com



### **Cushman & Wakefield ULC, Brokerage**

161 Bay Street, Suite 1500

Toronto, ON M5J 2S1

\*SALES REPRESENTATIVE

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