

TORONTO'S PULSE,  
YOUR PLACE

ONE TORONTO STREET, TORONTO

ON

TORONTO



# CORE PROXIMITY. CORNER PRESENCE.

Located at the northeast corner of King Street East and Toronto Street, One Toronto combines modern functionality with a timeless design, within one of the city's most walkable and transit-friendly addresses. Boasting abundant natural light, floor-to-floor, this Class A tower offers contiguous block availability, generously sized floor plates and an ownership group dedicated to fostering an elevated tenant experience.

12' 6"  
CEILING HEIGHT

351,647 SF  
TOTAL BUILDING SIZE

72,091 SF  
CONTIGUOUS BLOCK  
AVAILABLE

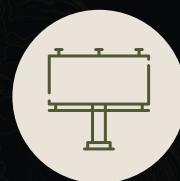
24,500 SF  
TYPICAL FLOORPLATE

ONE  
TORONTO



## OUTDOOR SPACES

Four corner outdoor spaces included on the 15th floor vacancy



## SIGNAGE OPPORTUNITIES

Rooftop signage & building branding opportunities



## UNDERGROUND PARKING

Direct garage parking (226 spaces), EV stations & bike storage



## MONITORED SECURITY

Building concierge and security system



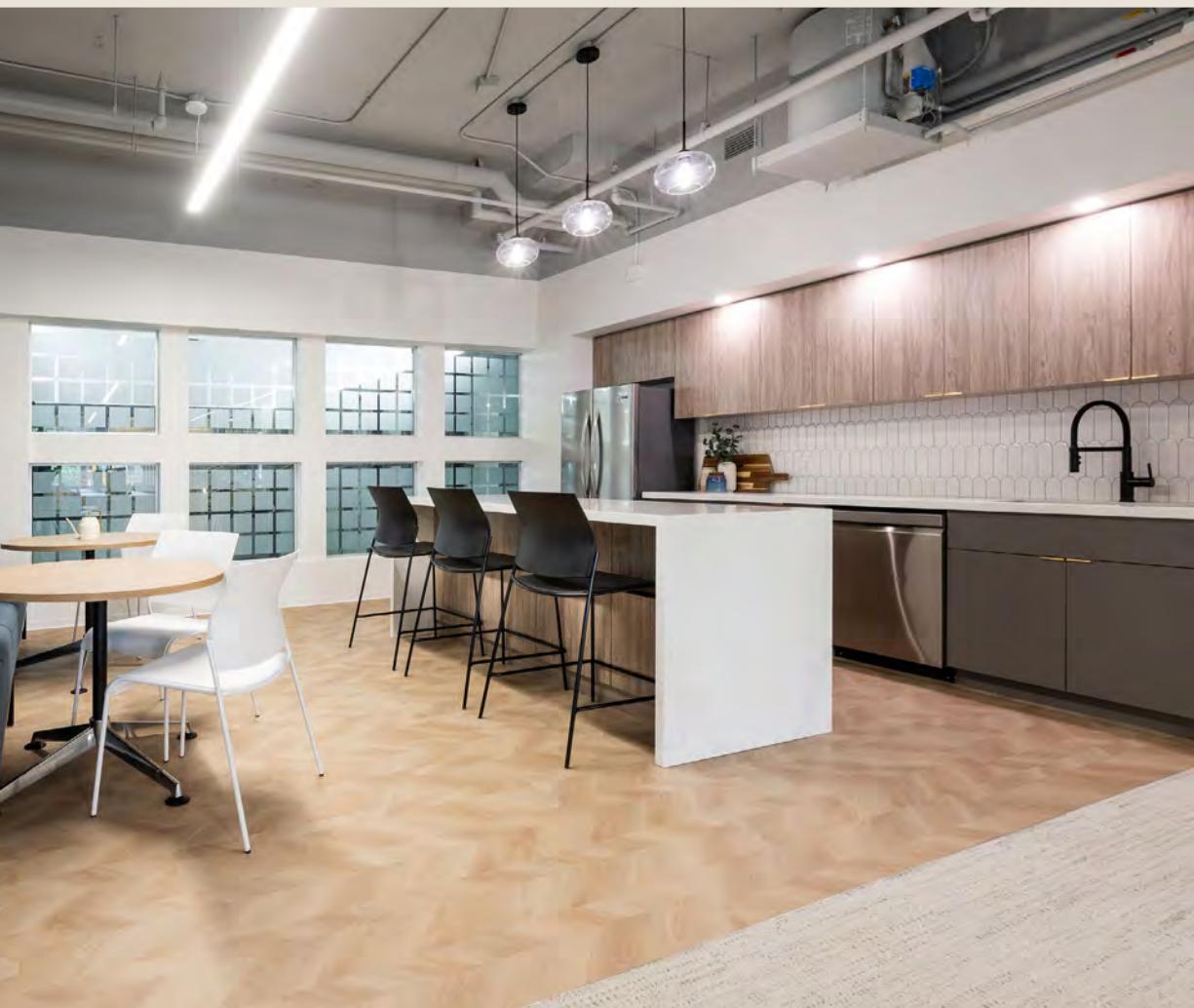
## EXCELLENT WALKABILITY

Walking access to downtown Toronto's best dining, retail, hotels and more



## CONVENIENTLY LOCATED

3 min walk to King Street Station and the PATH, featuring underground access to 30 km of restaurants, shopping, services and entertainment



# PROXIMITY ELEVATES PROMINENCE

From historical landmarks to renowned dining experiences, One Toronto offers an unbeatable, amenity-rich location in the heart of Downtown Toronto. With seamless, walking access to premier dining restaurants, retail, gyms, parks, and transit at Union Station or the King Street PATH Station, no destination is too far to explore.

ONE  
TORONTO

- 05 HOTELS
- 70+ EATERIES
- 06 FITNESS/GYMS



# AVAILABLE SUITES

One Toronto features 15 expansive floors of stunning, light-filled Class A office space in the heart of vibrant Downtown Toronto. With available suites starting just over 2,400 RSF, spacious 24,500 SF floor plates, and rare contiguous block availability, this stunning tower offers a flexible opportunity for tenants to establish a strong presence in one of the city's dynamic locations.

CONTIGUOUS BLOCK

CONTIGUOUS BLOCK			
72,091 SF			
<b>SUITE 1500</b>	23,104 SF	Available Immediately	Floor being brought back to base building condition by April 2026
<b>SUITE 1400</b>	24,491 SF	Available Immediately	Floor being brought back to base building condition by April 2026
<b>SUITE 1300</b>	24,496 SF	Available Immediately	Floor being brought back to base building condition by April 2026
<b>SUITE 1200</b>	24,491 SF	Leased	
<b>SUITE 1100</b>	24,500 SF	Leased	
<b>SUITE 1001</b>	10,367 SF	Leased	
<b>SUITE 1010</b>	9,345 SF	Leased	
<b>SUITE 907</b>	2,853 SF	Available Immediately	Improved unit with new paint, carpet and kitchenette
<b>SUITE 700</b>	14,826 SF	Available 07/01/2026	Quality existing leasehold improvements, furniture potentially available
<b>SUITE 600</b>	24,148 SF*	Available 03/01/2026	Built out with existing improvements
<b>SUITE 500</b>	24,155 SF*	Leased	
<b>SUITE 210</b>	2,433 SF	Available Q2 2026	Furnished model suite under construction
<b>CAM</b>	\$18.21 PSF		
<b>Tax</b>	\$9.80 PSF		
<b>Hydro</b>	\$1.90 PSF		
<b>Additional Rent</b>	\$29.91 (2026 Est.)		

WATCH SUITE 700 VIDEO

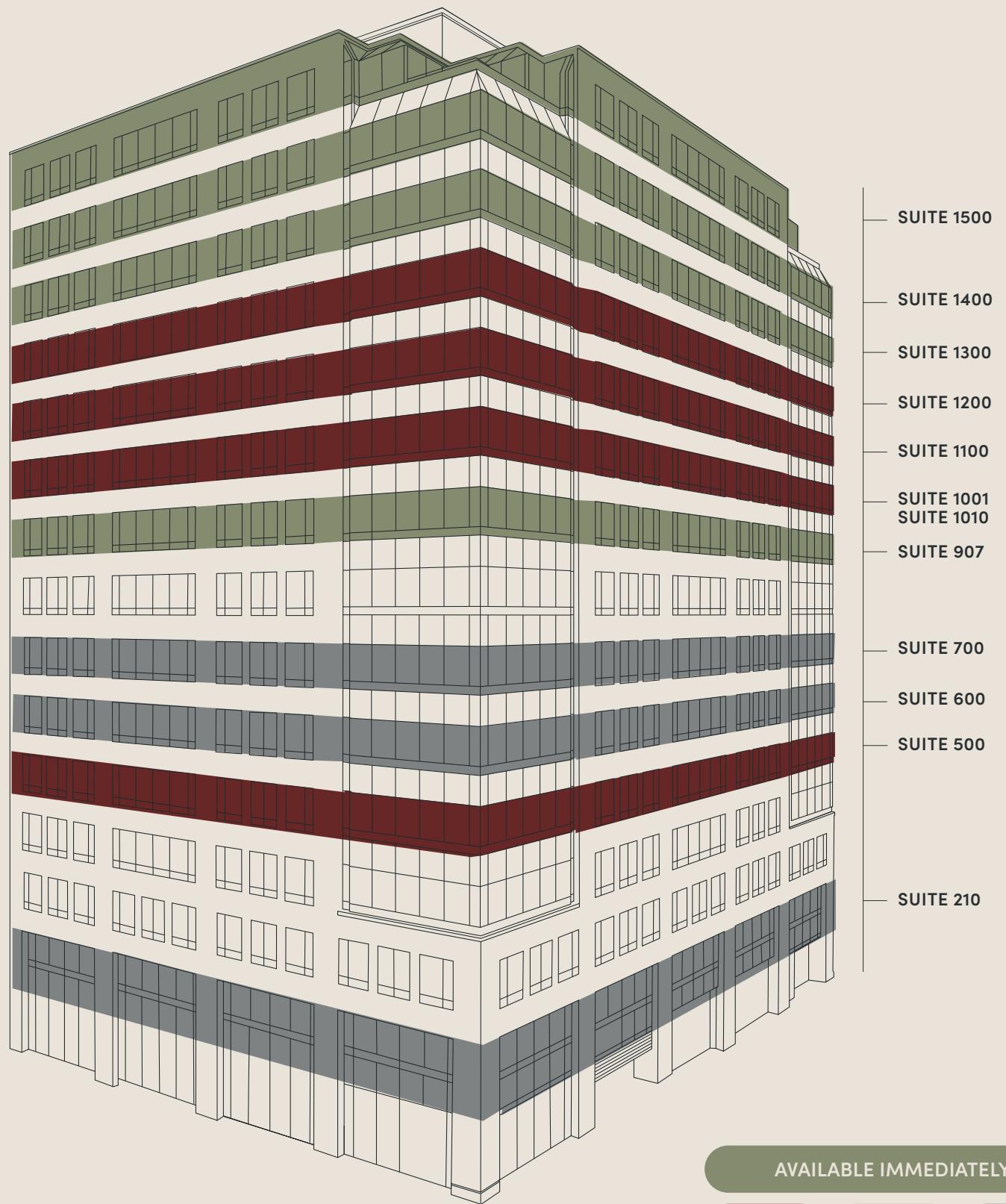
CLICK TO VIEW FLOORPLANS

\*Square footage may be approximate

## CONTIGUOUS BLOCK

SUITES 1300-1500

72,091 SF

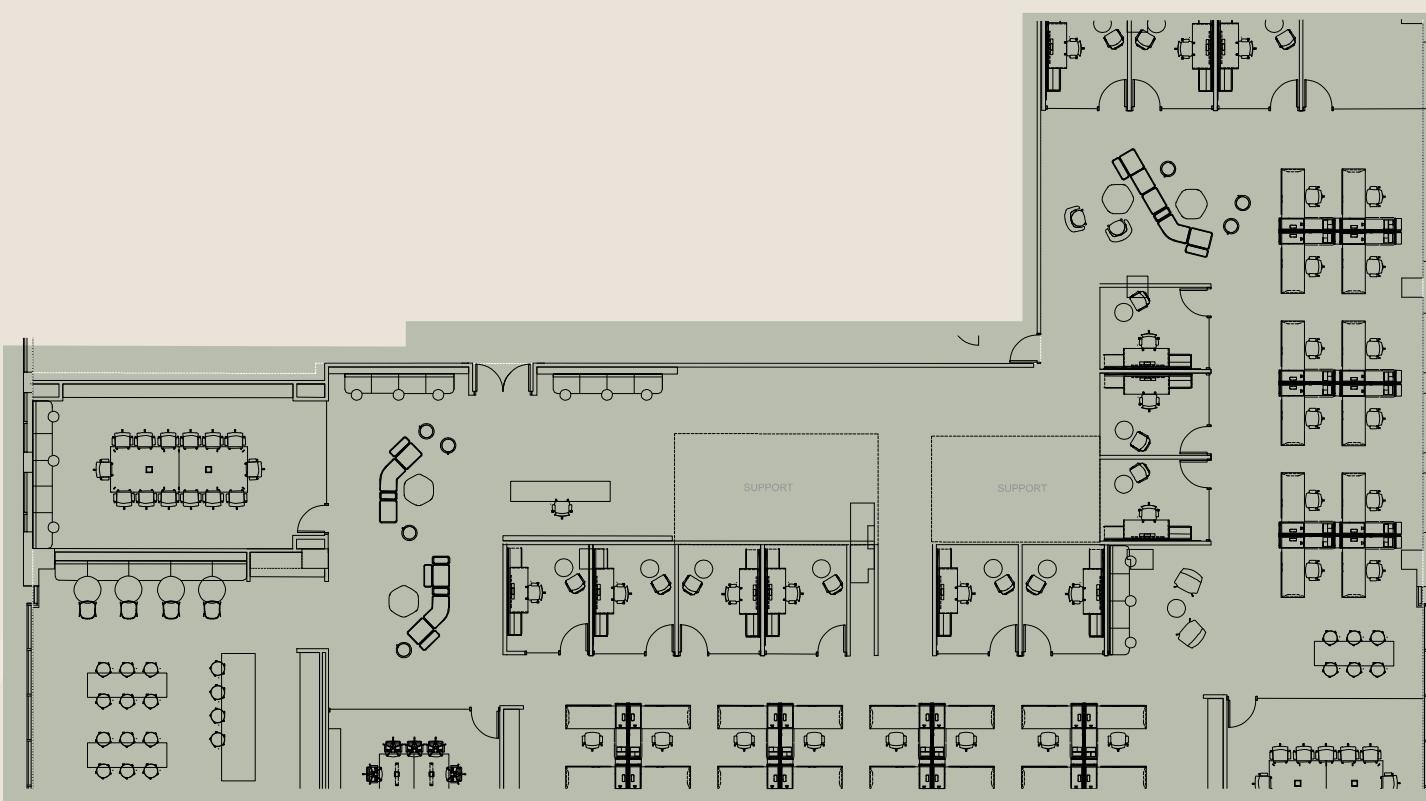


# GORGEOUS SKYLINE VIEWS



# SAMPLE HALF

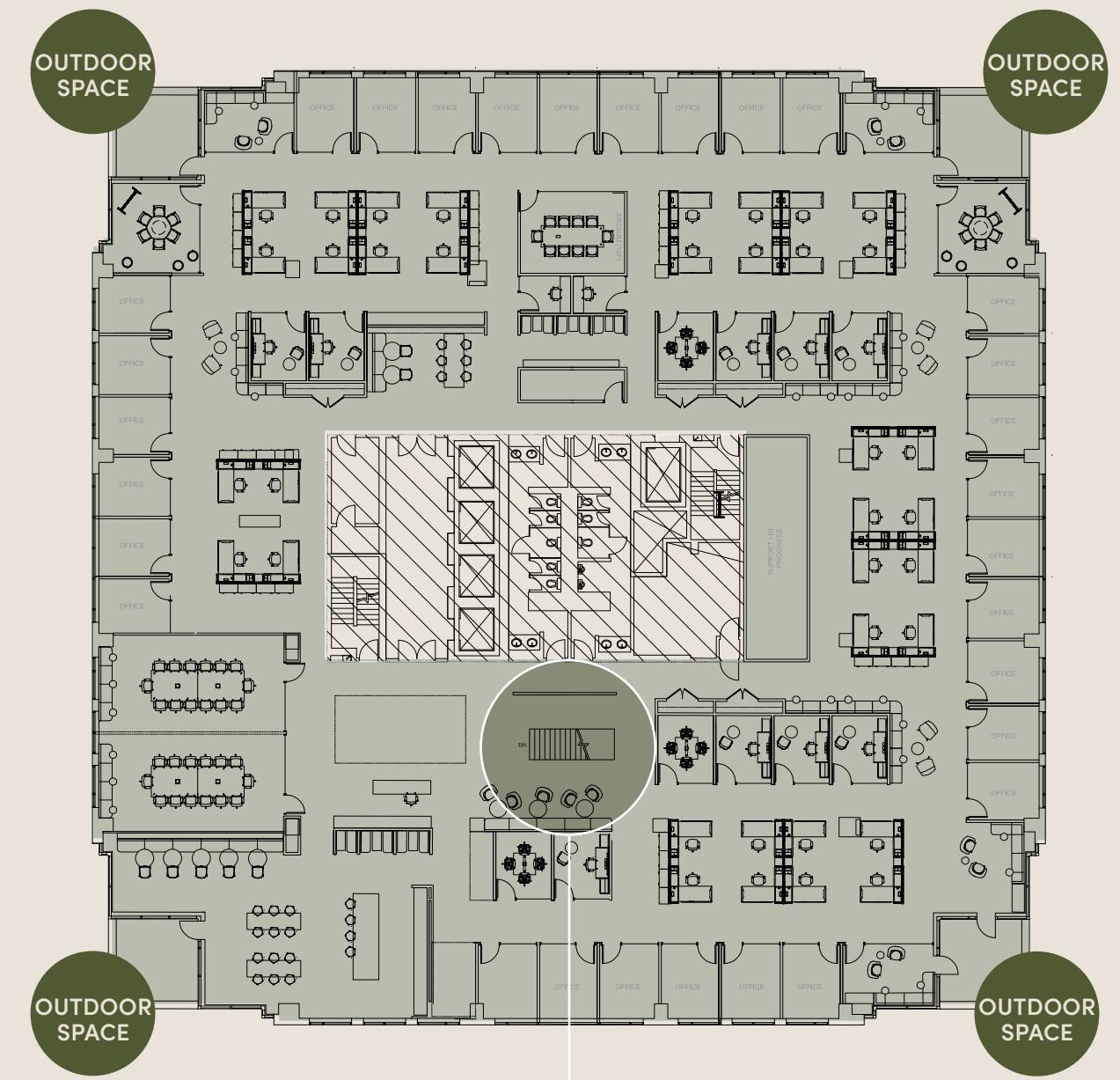
FLOOR SPACE PLAN



# SUITE 1500

23,104 SF

SAMPLE SPACE PLAN | TRADITIONAL



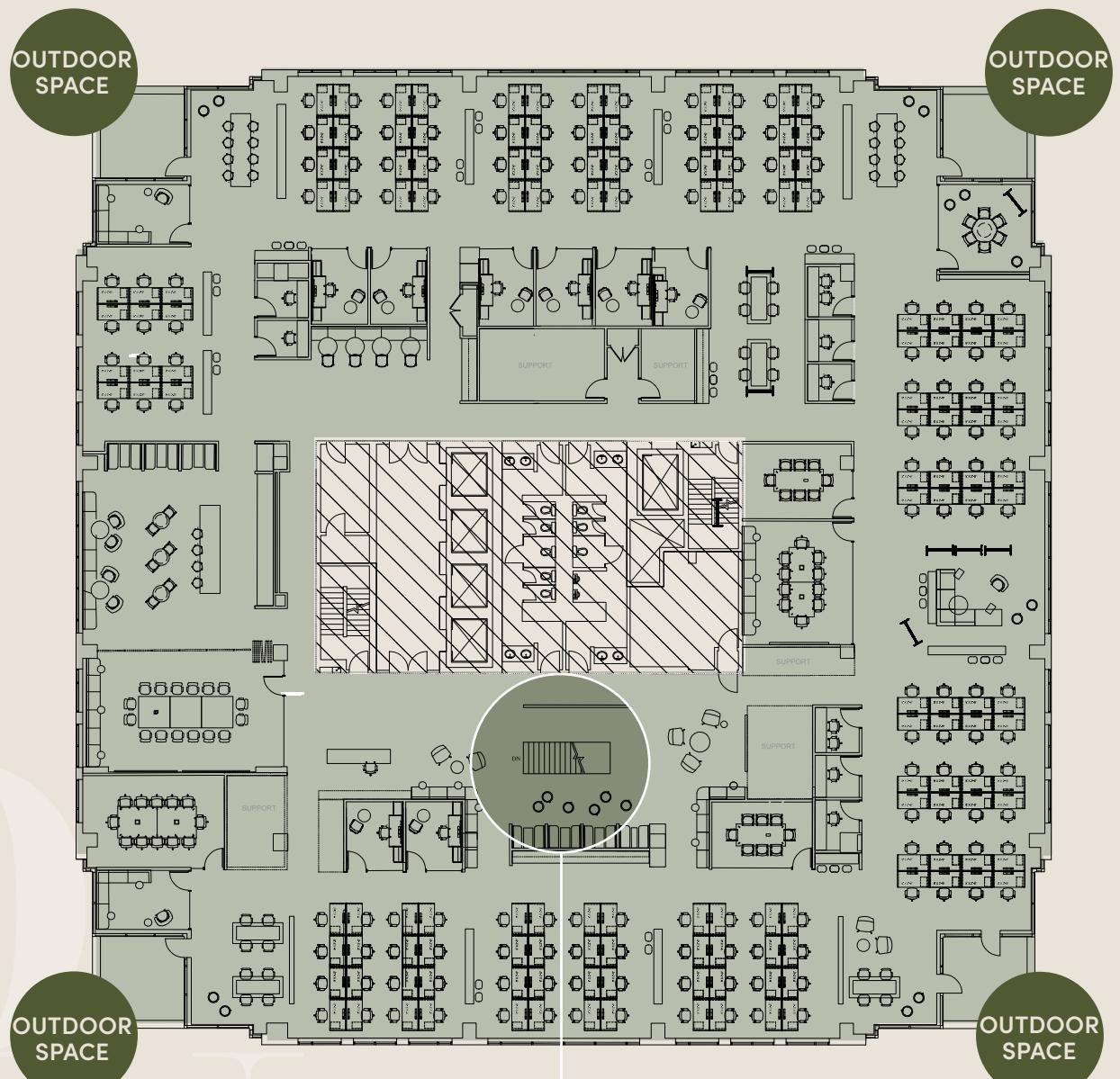
STAIRCASE  
CONNECTED  
TO 1300 & 1400

\*Use of outdoor space needs to be approved  
by code consultants and the City of Toronto

# SUITE 1500

23,104 SF

SAMPLE SPACE PLAN | CREATIVE



STAIRCASE  
CONNECTED  
TO 1300 & 1400

\*Use of outdoor space needs to be approved  
by code consultants and the City of Toronto

ONE  
TORONTO





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# ONE

TORONTO

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