

11 KING STREET WEST

 CUSHMAN &
WAKEFIELD



DEFY^{THE}
STATUS
QUO

 K

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.

VIBRANT SURROUNDINGS

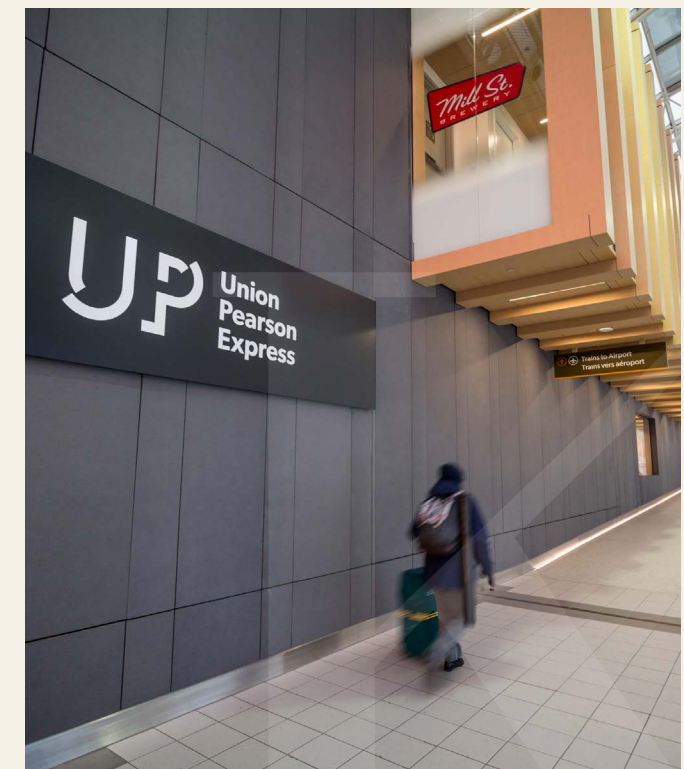
With a short walk, benefit from a multitude of amenities including cafes, dining options, top-tier retailers and luxury hotels.

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.



67,378 SF

LARGE BLOCK LEASING
OPPORTUNITY
WITH TOP OF
BUILDING
SIGNAGE AND
POTENTIAL
NAMING
RIGHTS

Available August 2026



UNPARALLELED SOPHISTICATION

• SUITE 1950 | 4,472 SF

• SUITE 1800 | 9,631 SF

• SUITE 1500 | 4,783 SF

MODEL
~~SUITE 1401~~ | 4,867 SF — LEASED
Fully furnished model suite

• SUITE 1200 | 9,628 SF

• SUITE 1100 | 9,631 SF

• SUITE 1000 | 9,620 SF

• SUITE 900 | 9,625 SF

• SUITE 800 | 9,625 SF

• SUITE 700 | 9,624 SF

• SUITE 600 | 9,625 SF

MODEL
~~SUITE 500~~ | 5,270 SF — LEASED
Fully furnished model suite

MODEL
~~SUITE 401~~ | 4,018 SF
Fully furnished model suite, available now

• SUITE 250 | 3,213 SF

THE ULTIMATE TENANT AMENITY PACKAGE

PRESTIGIOUS OUTDOOR SPACES FULL OF POTENTIAL

A GRAND FIRST IMPRESSION

The newly reimagined lobby delivers a stunning arrival experience with refined finishes, upgraded lighting, and a modern aesthetic that blends sophistication and comfort

OPEN-AIR MEETING SPACES

A unique outdoor environment designed to foster creativity, teamwork, and well-being.

READY TO GO SPACES

With turnkey model suites available and a large block opportunity coming in August 2026, 11 King offers flexible spaces for tenants of all sizes and visions.



EVEN MORE TO LOVE AT 11 KING ST W

PATH CONNECTIVITY



UNDERGROUND PARKING



SECURE BIKE STORAGE



END OF TRIP FACILITIES



PREFERRED MEMBERSHIP RATES

Exclusive programming through our
partnership with Equinox



EXCLUSIVE HOTEL PERKS
AT 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

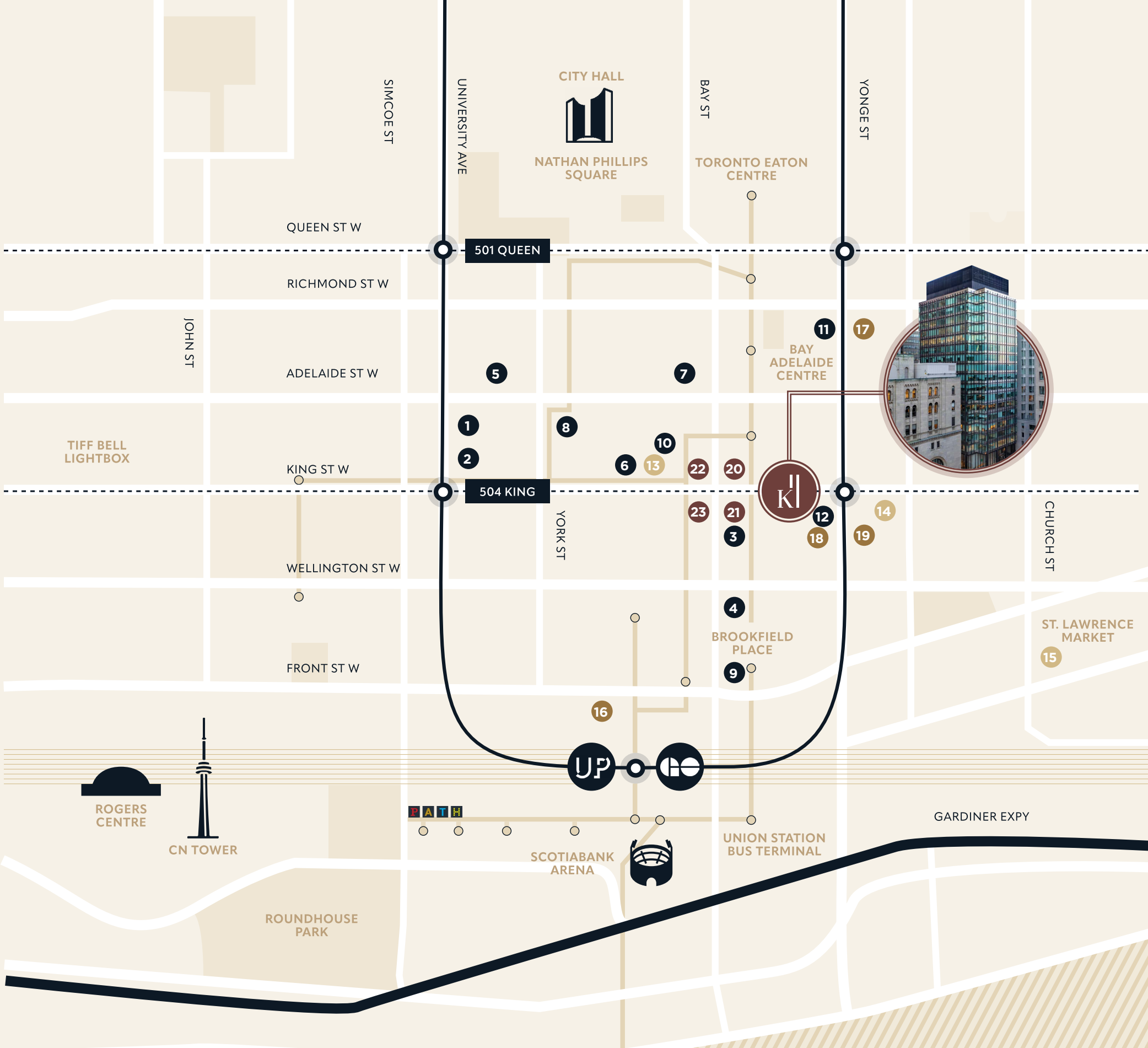
TORONTO'S PREMIER DOWNTOWN DISTRICT

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 | |





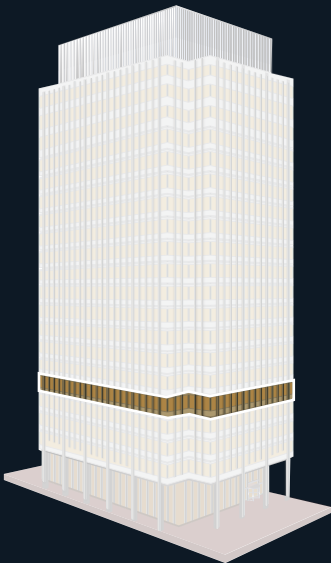
THE EPICENTER OF ACTIVITY

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.

SUITE 401 4,018 SF

- Half floor model suite built out with reception, boardroom, 2 meeting rooms, kitchenette, and 30 workstations

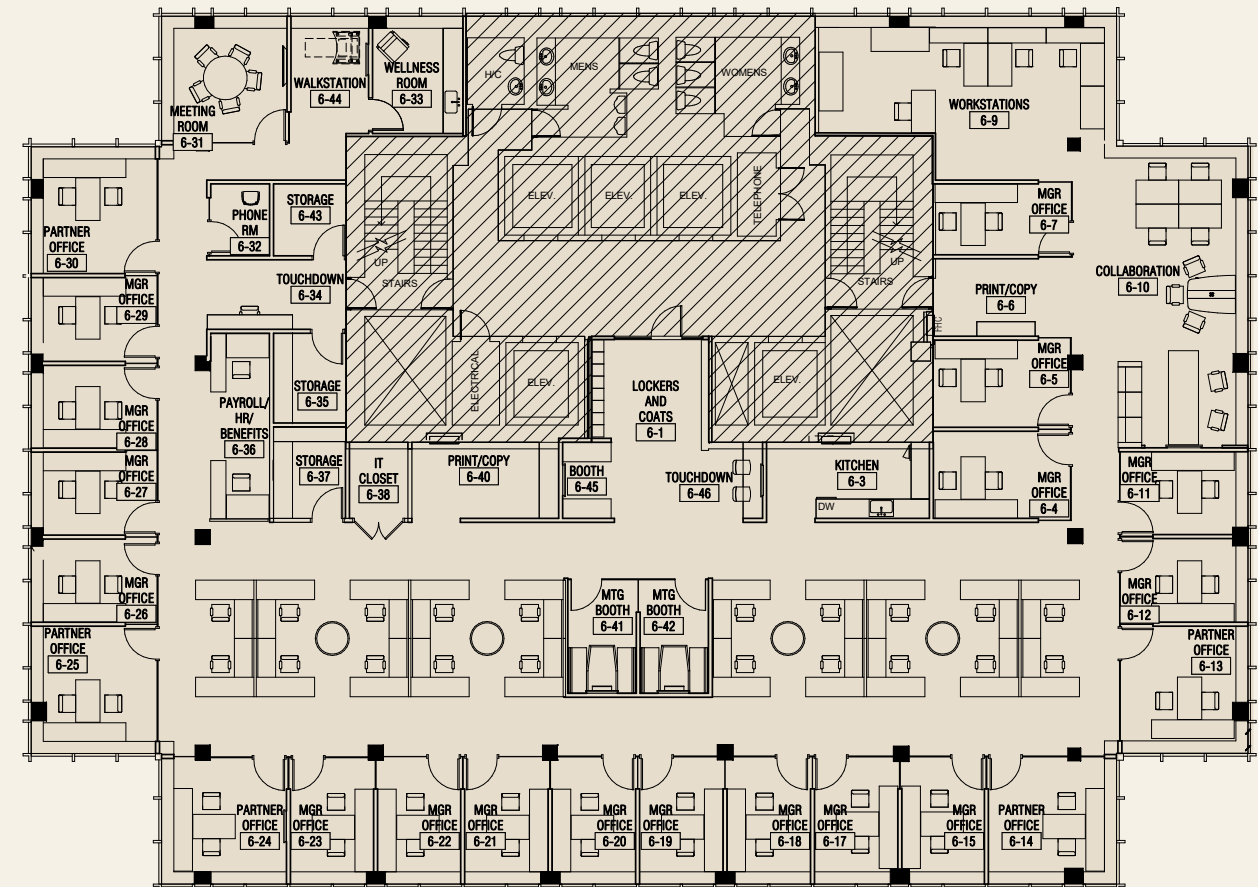
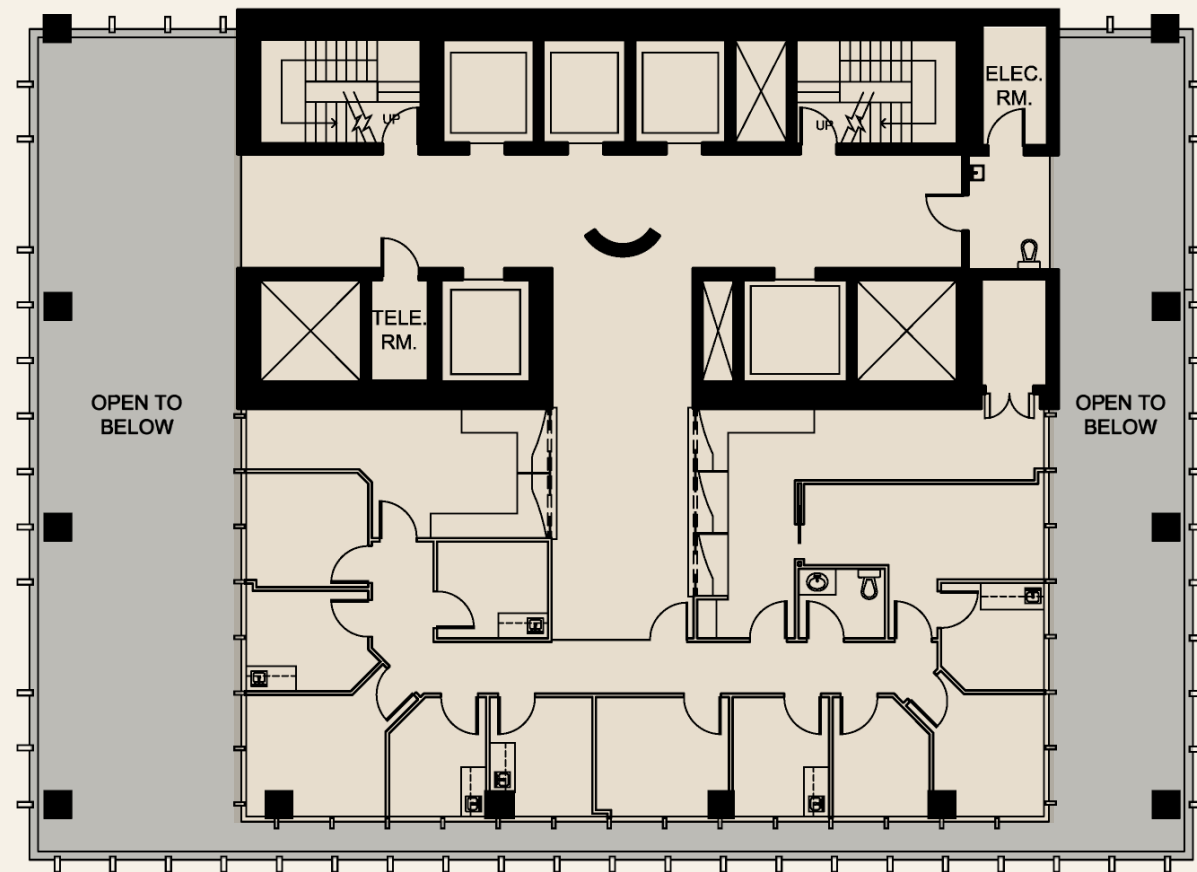
ADDITIONAL RENT \$33.67
(EXCLUDING UTILITIES)



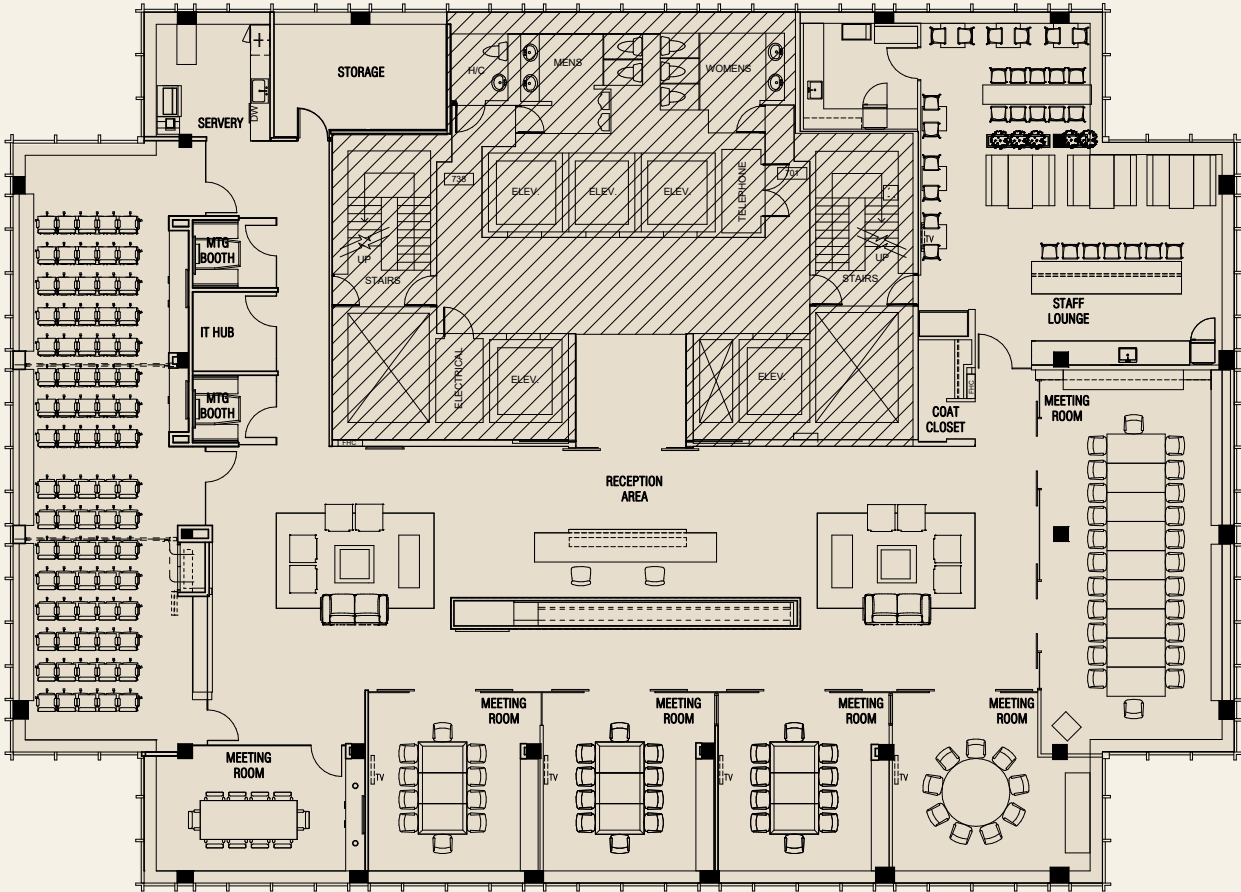
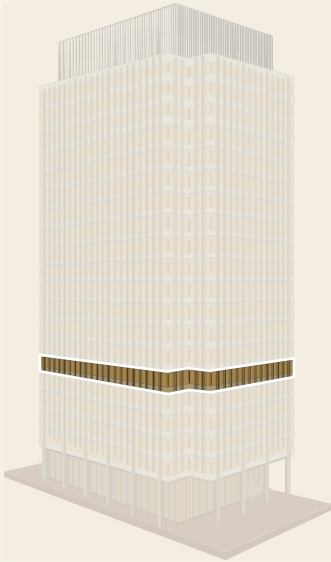
VIRTUAL TOUR



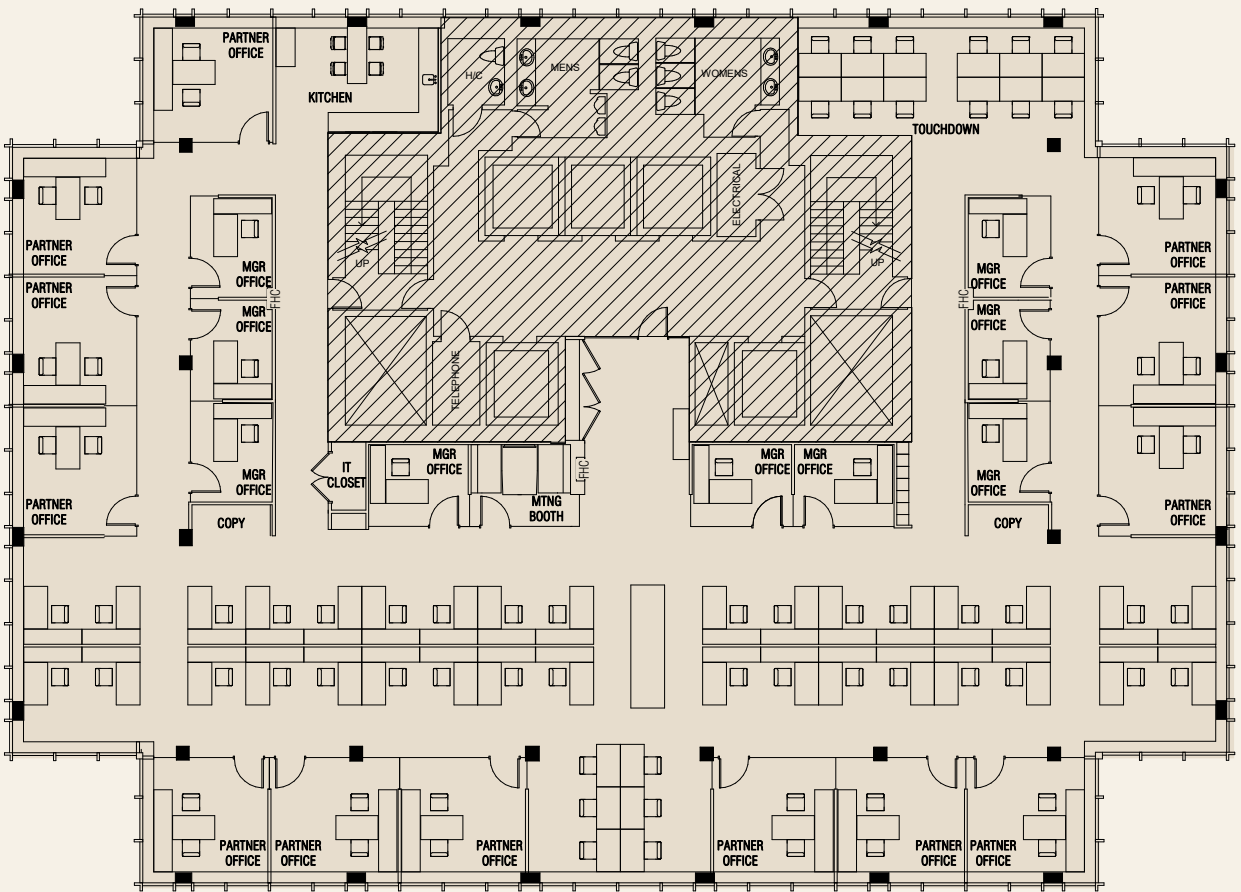
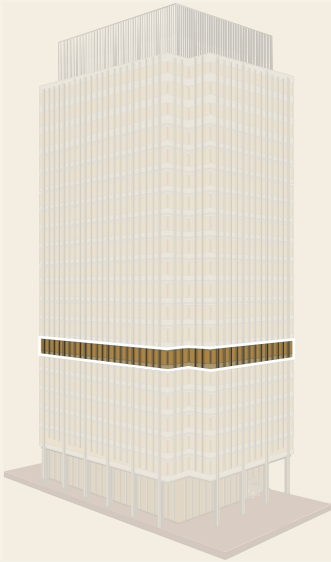
A 3D architectural rendering of a modern skyscraper. The building features a glass curtain wall with a grid of windows. The top section is a dark, rectangular volume with vertical slats. The base is a dark, horizontal band with vertical slats. The building is set on a light-colored, flat surface.



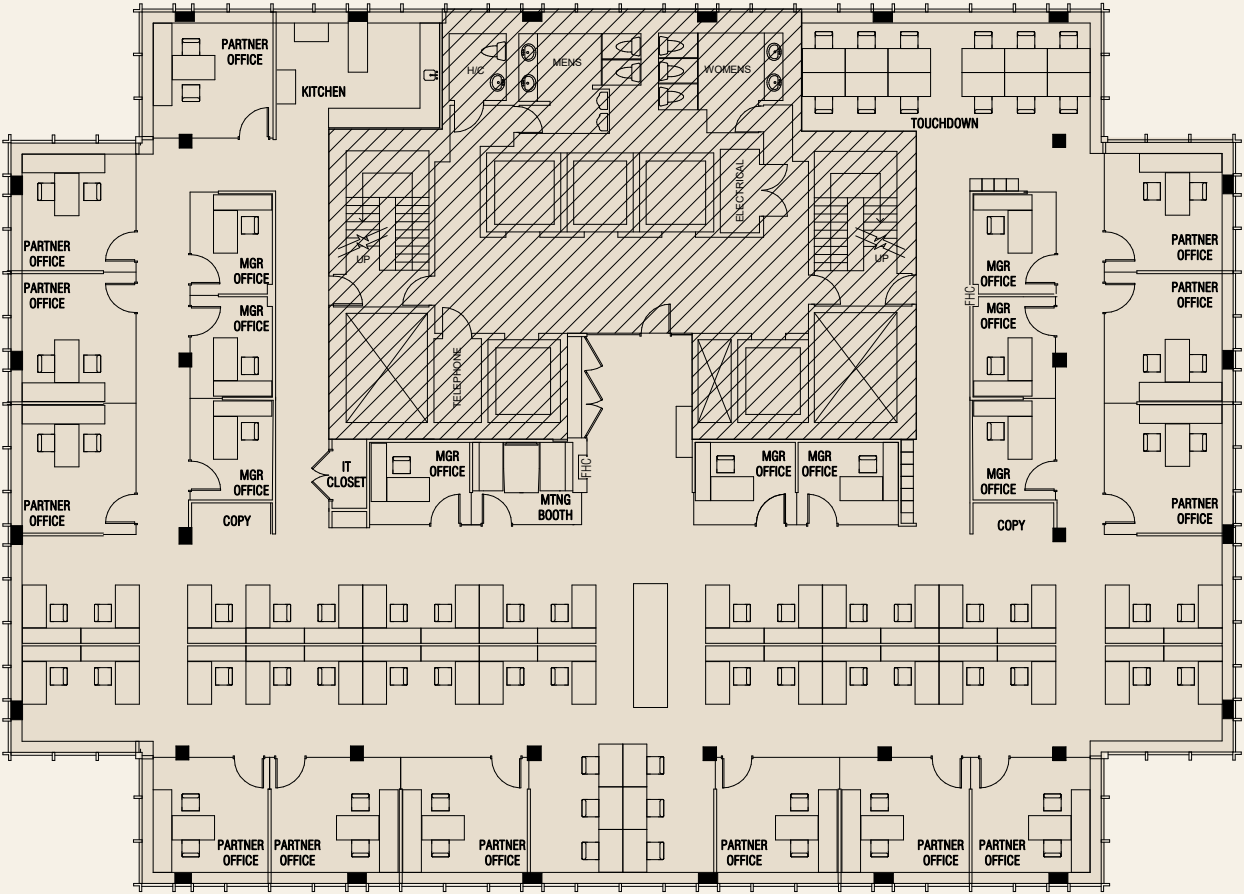
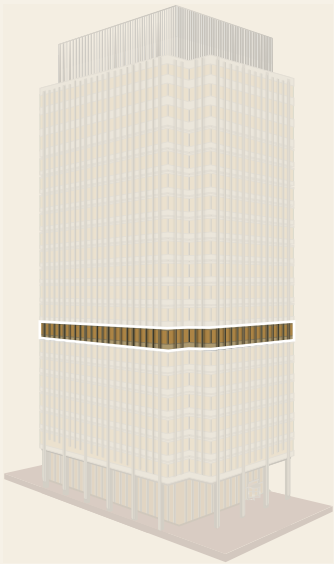
SUITE 700
9,624 SF



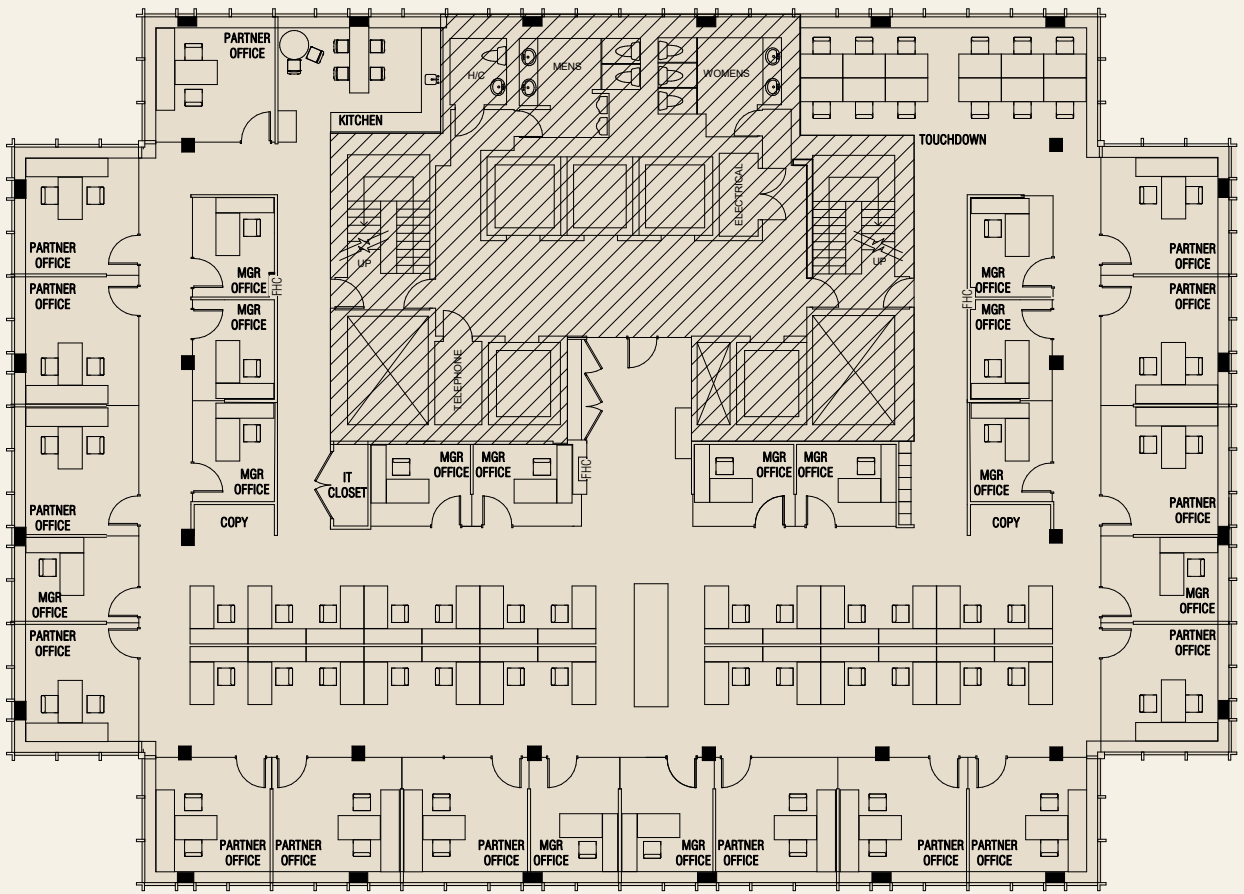
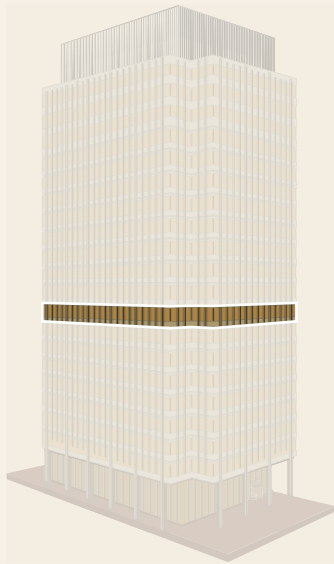
SUITE 800
9,625 SF



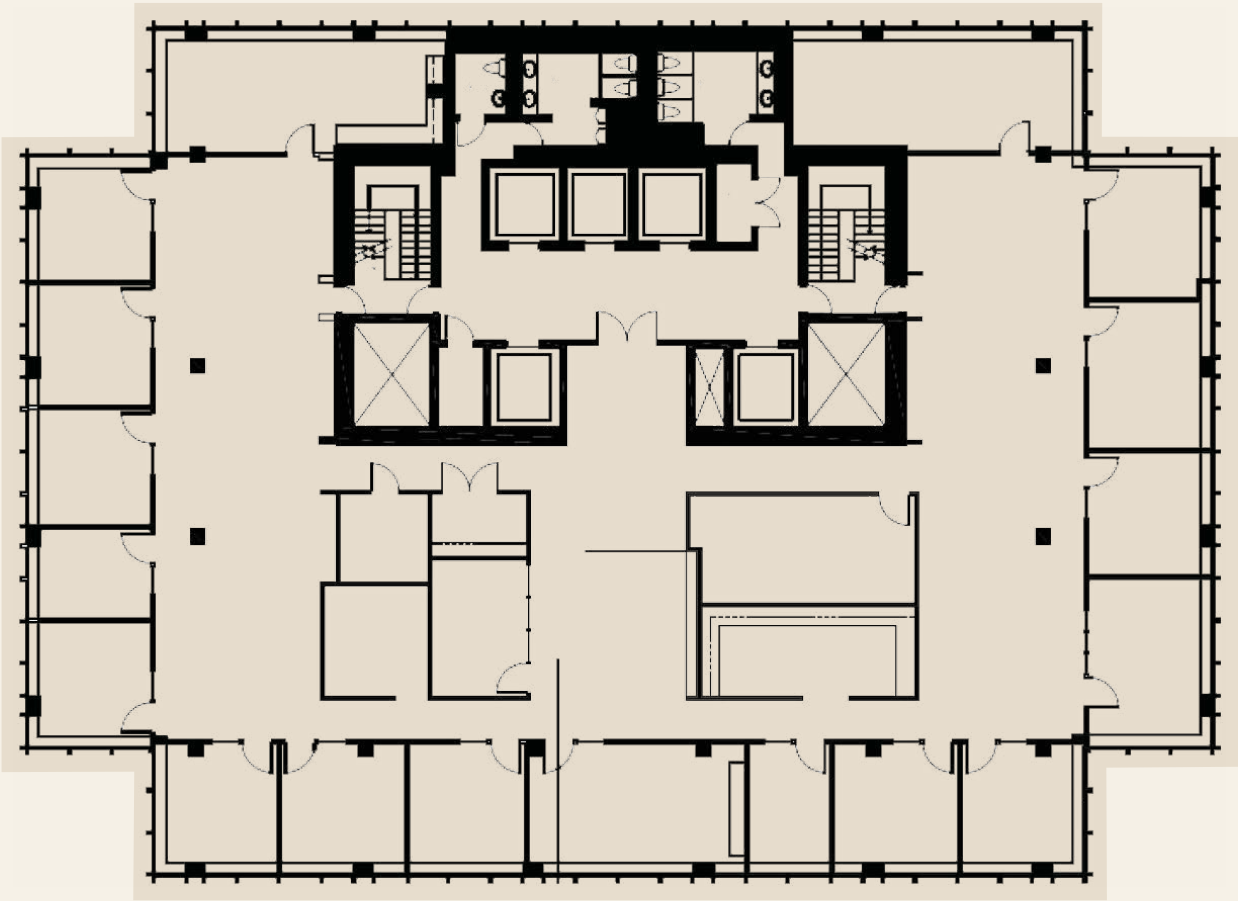
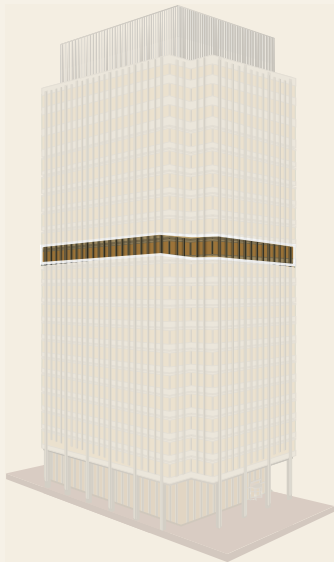
SUITE 900
9,625 SF



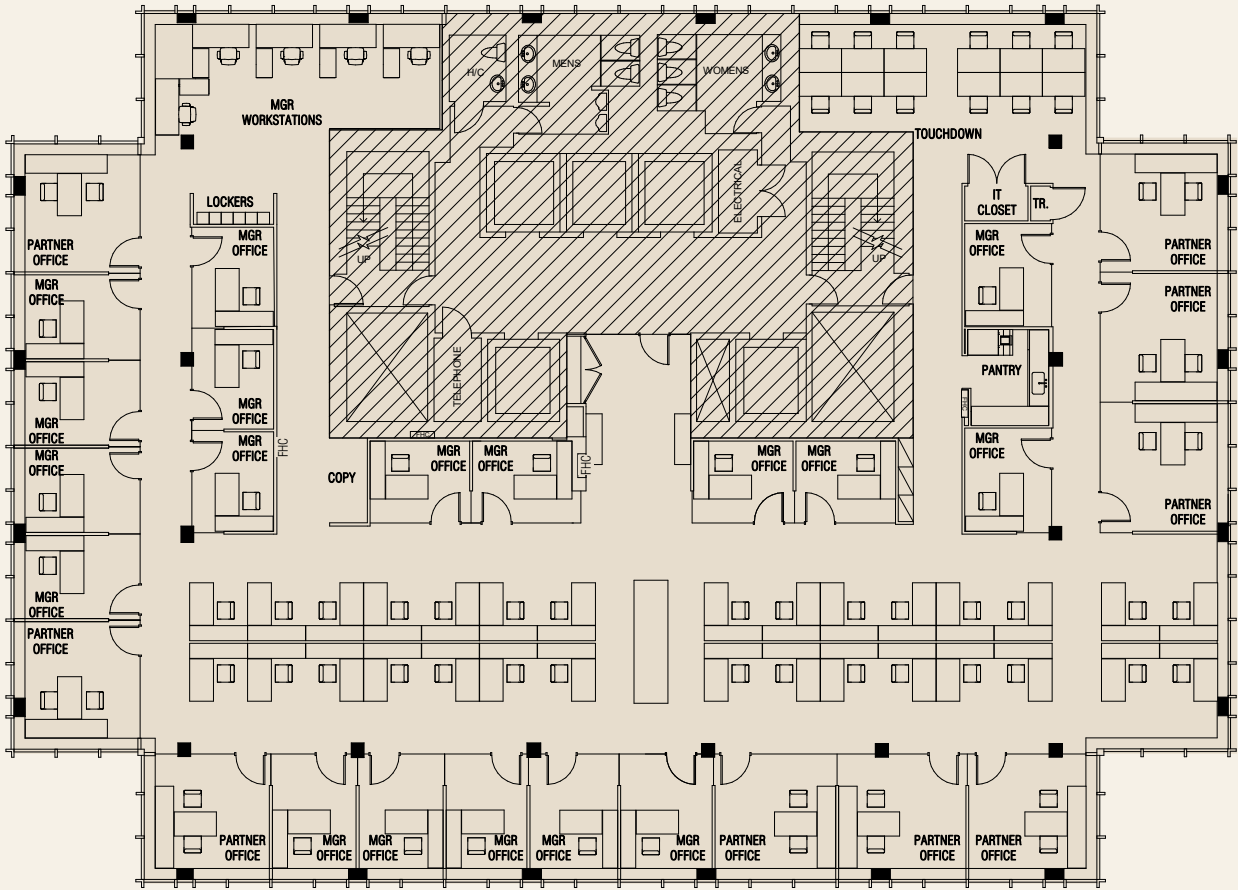
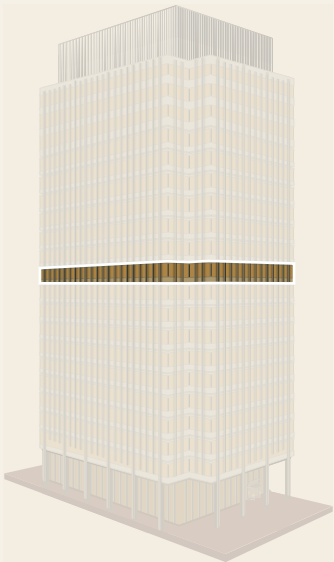
SUITE 1000
9,620 SF



SUITE 1100
9,631 SF

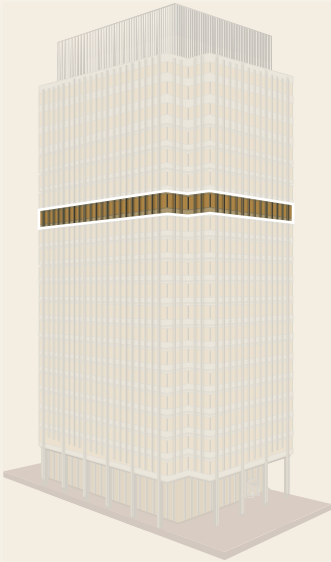


SUITE 1200
9,628 SF



SUITE 1500

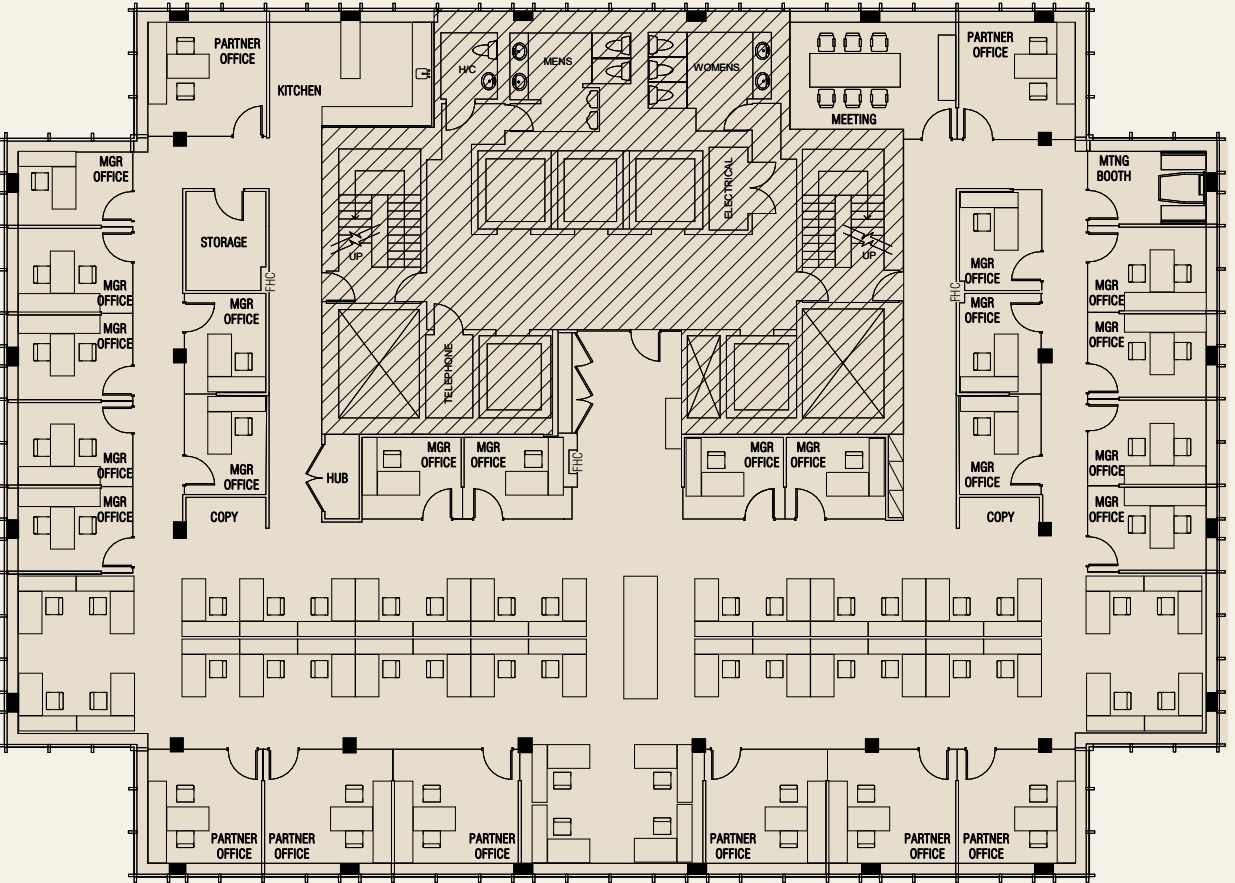
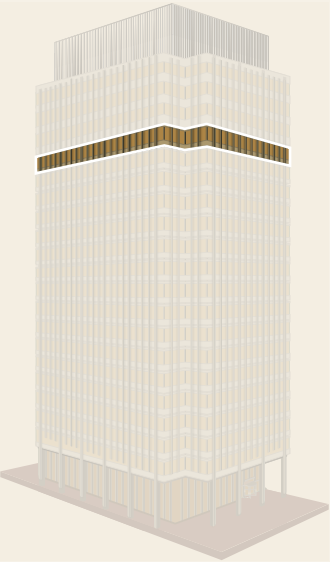
4,783 SF



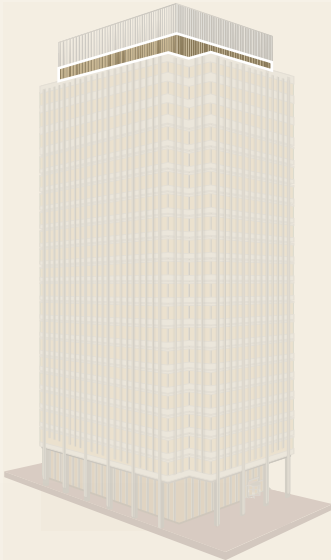
SUITE 1500

SUITE 1800

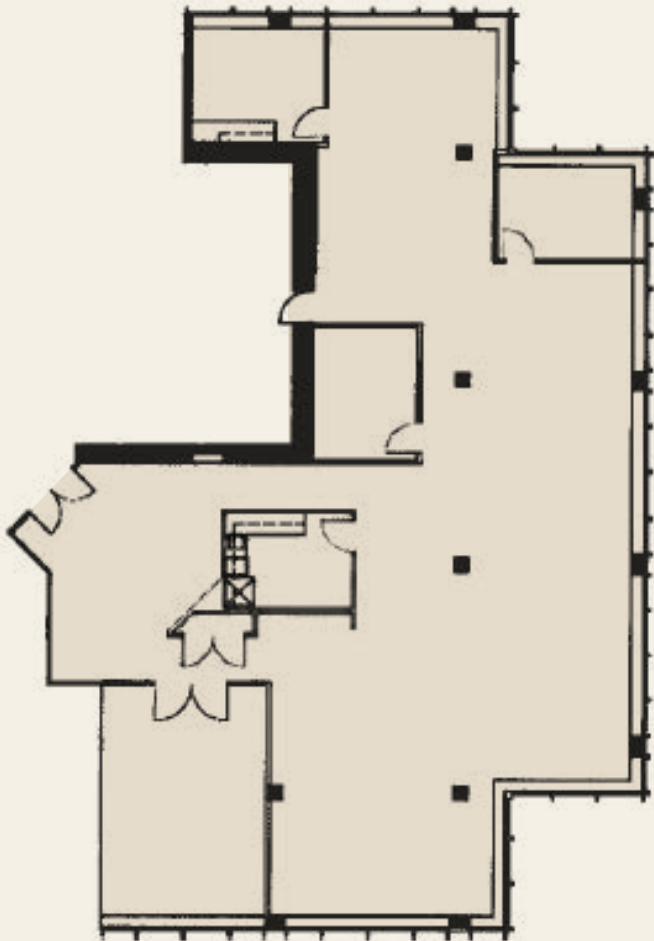
9,631 SF



SUITE 1950
4,472 SF



NOTES



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*

Senior Associate

+1 905 501 6426

brendan.shea@cushwake.com



Cushman & Wakefield ULC, Brokerage

161 Bay Street, Suite 1500

Toronto, ON M5J 2S1

*SALES REPRESENTATIVE

©2025 CUSHMAN & WAKEFIELD ULC, BROKERAGE. ALL RIGHTS RESERVED. THE INFORMATION CONTAINED IN THIS COMMUNICATION IS STRICTLY CONFIDENTIAL. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. *SALES REPRESENTATIVE **BROKER