

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

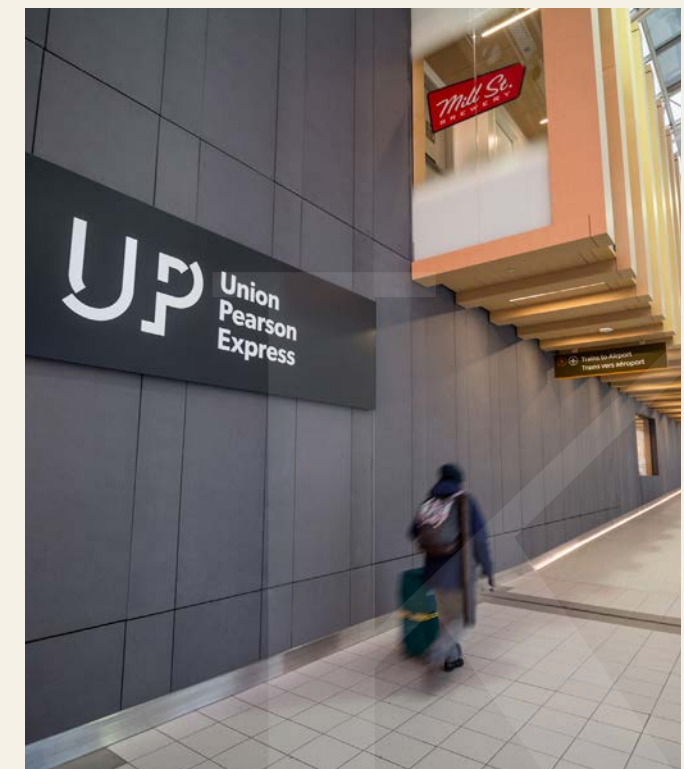
With a short walk, benefit from a multitude of amenities including cafes, dining options, top-tier retailers and luxury hotels.

ENHANCED SECURITY

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

A COMFORTABLE ENVIRONMENT

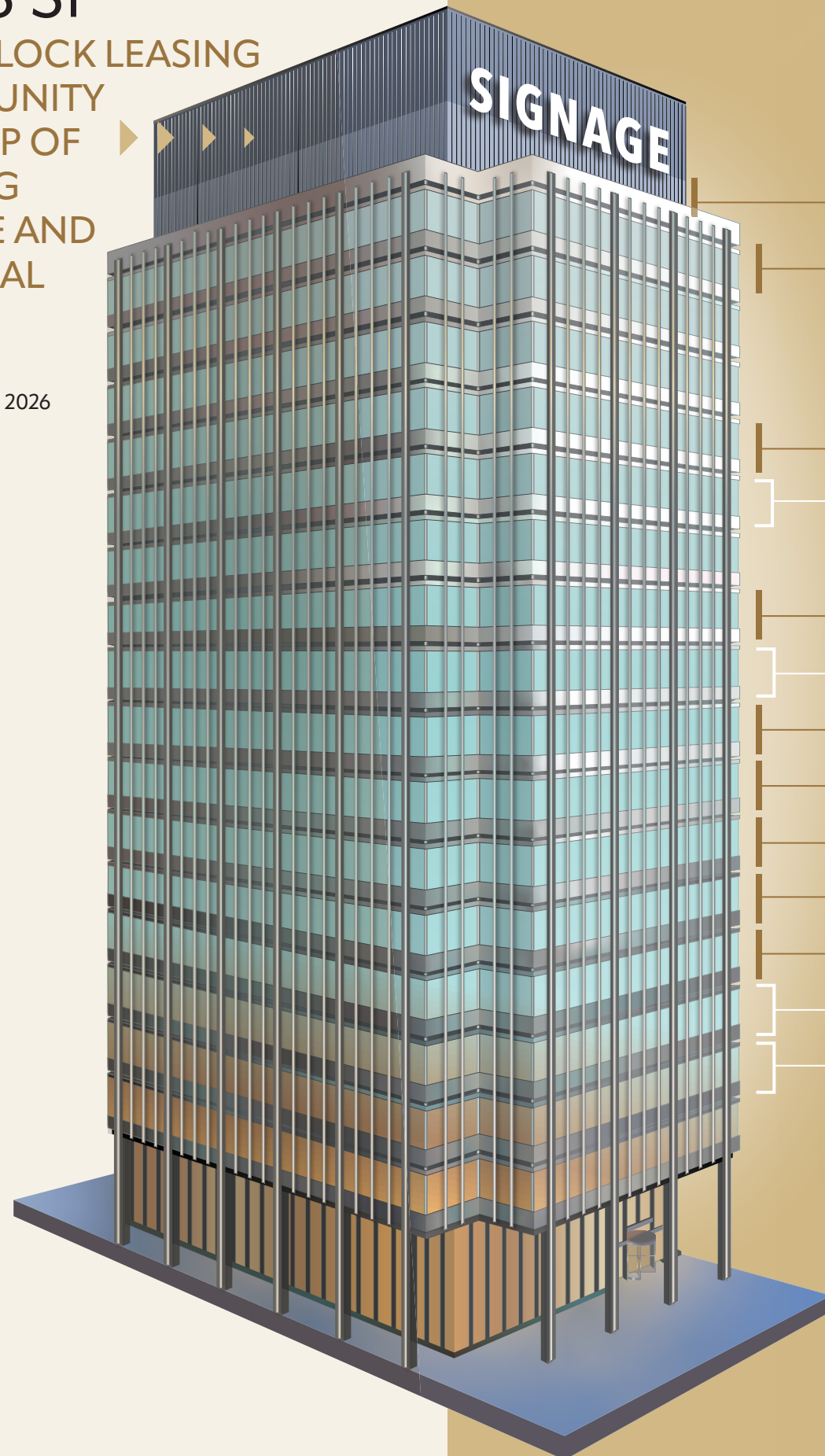
11 King St W recently completed an HVAC modernization utilizing innovative technology to improve tenant comfort and energy performance. The building is moving towards Net Zero Ready and establishing a pathway towards carbon reduction.



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

MODEL
SUITE 1100 | 9,631 SF
Landlord willing to deliver model suite to
tenant specifications in approximately 9 months

• 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
Fully furnished model suite, available now

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

THE ULTIMATE TENANT AMENITY PACKAGE

PRESTIGIOUS OUTDOOR SPACES FULL OF POTENTIAL

A GRAND FIRST IMPRESSION

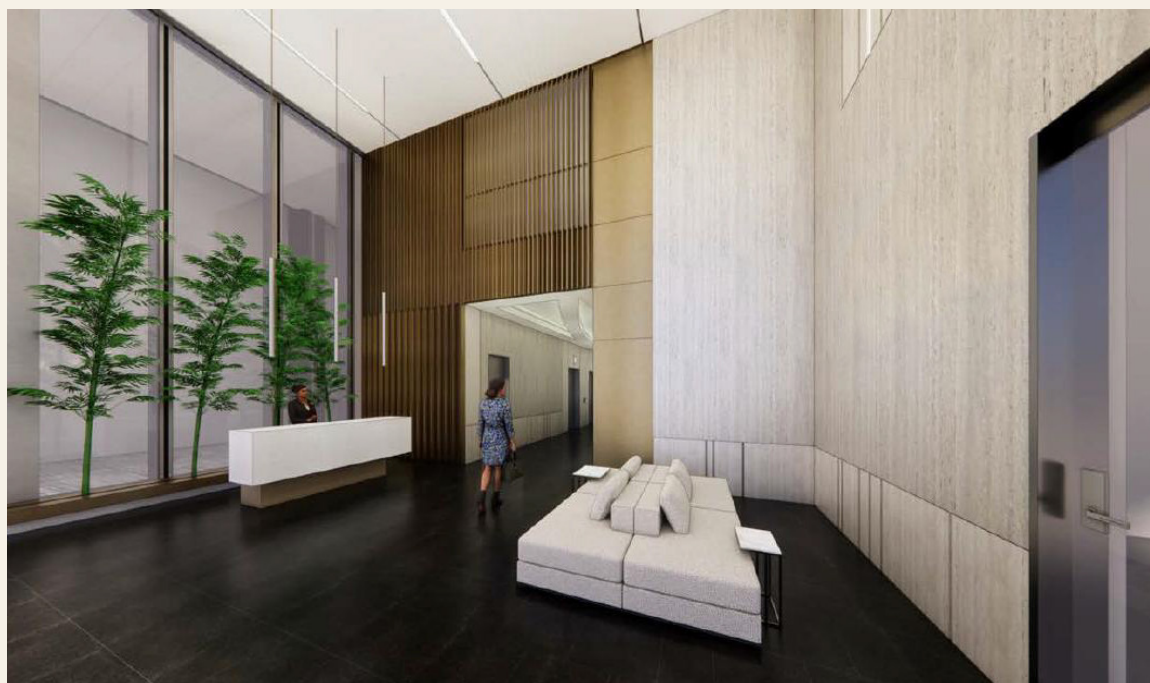
The newly reimagined lobby delivers a stunning arrival experience with refined finishes, upgraded lighting, and a modern aesthetic that blends sophistication and comfort

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

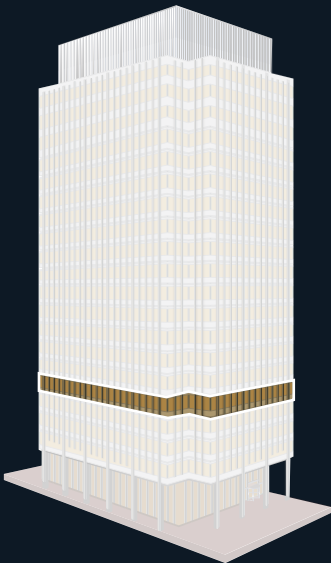
The atmosphere surrounding 11 King St W is electric. Drawing inspiration from the nearby iconic CN Tower, the artistic allure of the AGO (Art Gallery of Ontario), and the culinary delights of renowned restaurants like Canoe and Jacobs & Co Steakhouse. This dynamic locale seamlessly blends the pulse of 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)

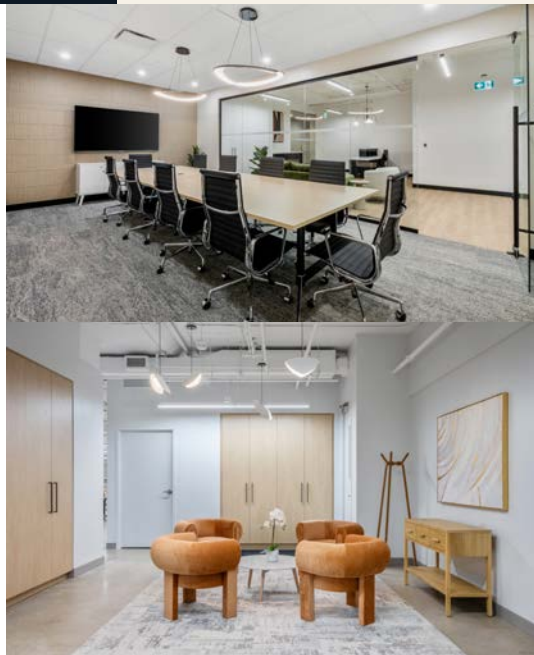
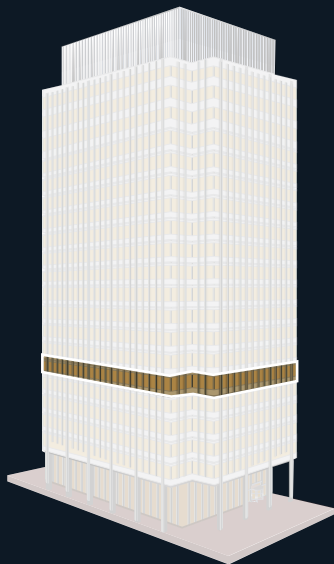


VIRTUAL TOUR



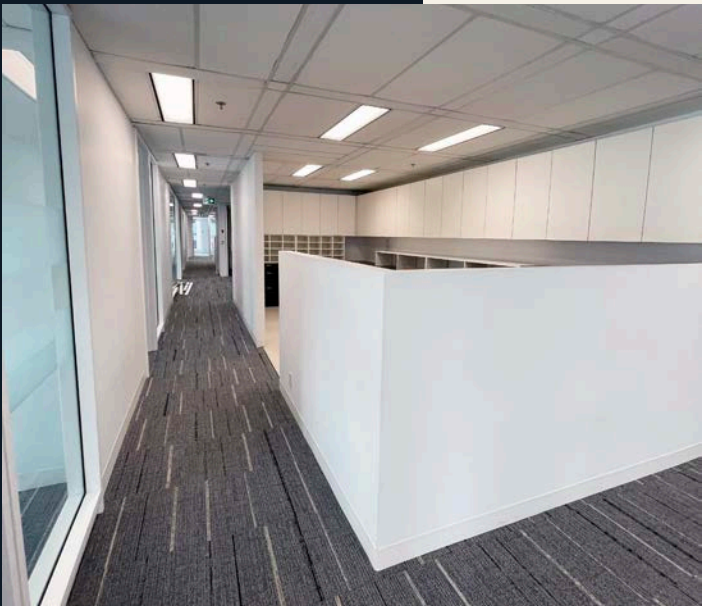
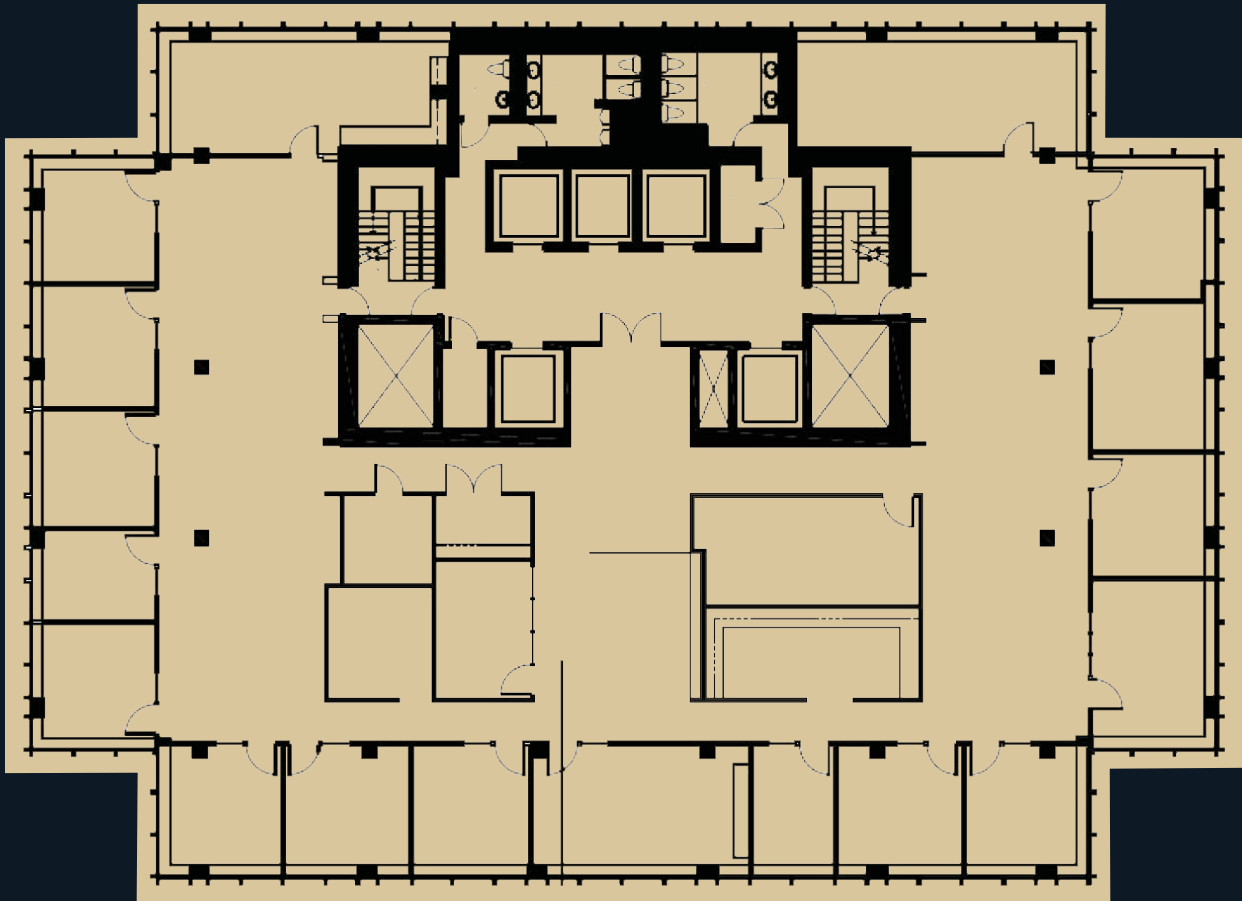
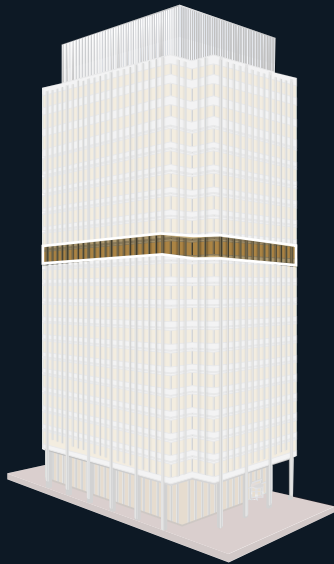
SUITE 500 5,270 SF

- Half floor model suite built out with reception, boardroom, 2 meeting rooms, 1 office, kitchenette, and 36 workstations



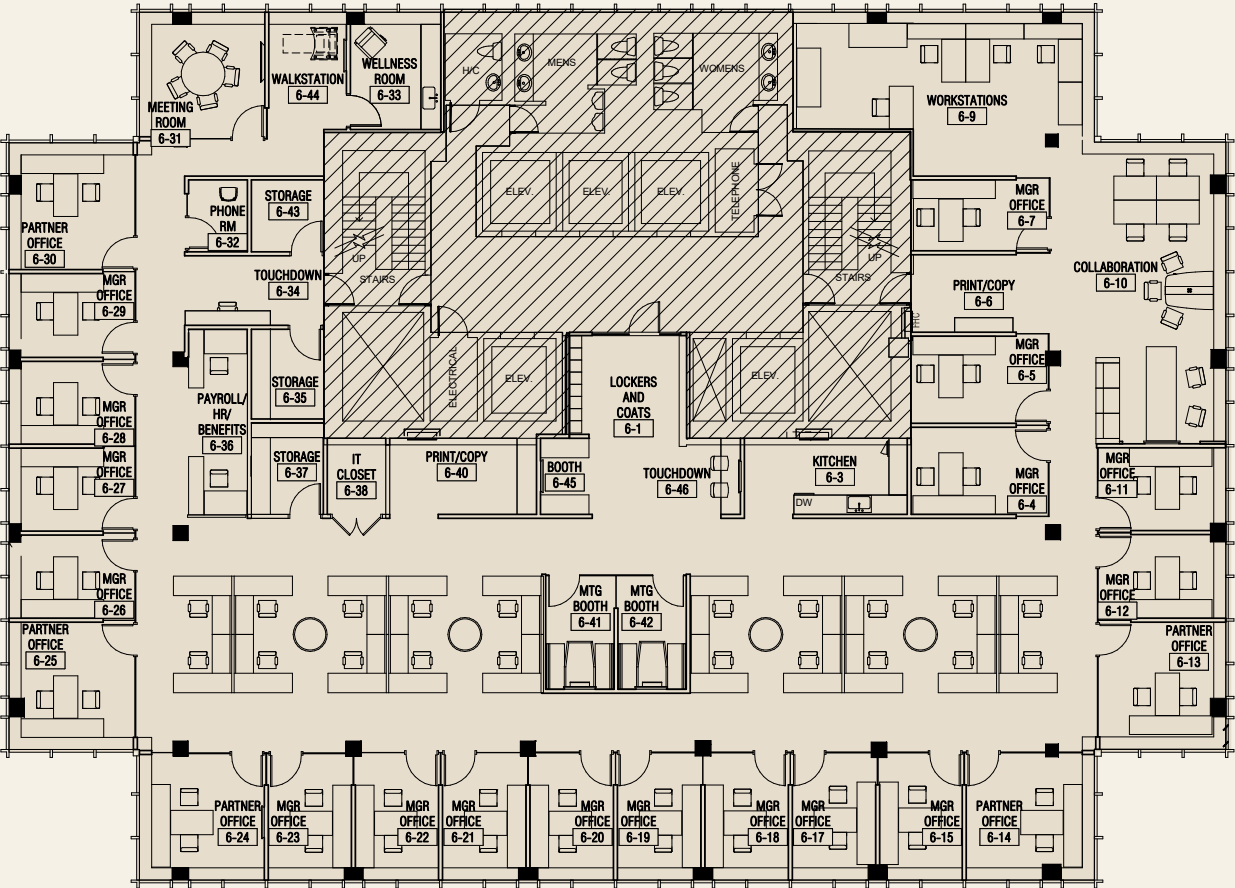
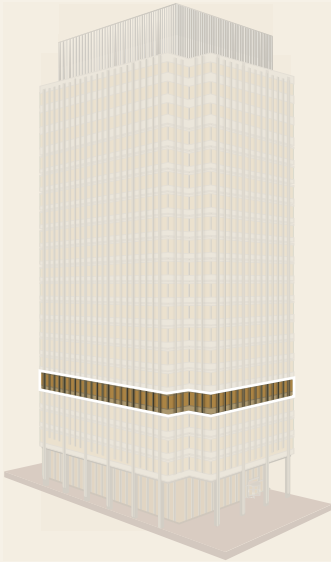
SUITE 1100 9,631 SF

- 90-120 days for possession
- Landlord willing to deliver model suite to tenant specifications in approximately 9 months



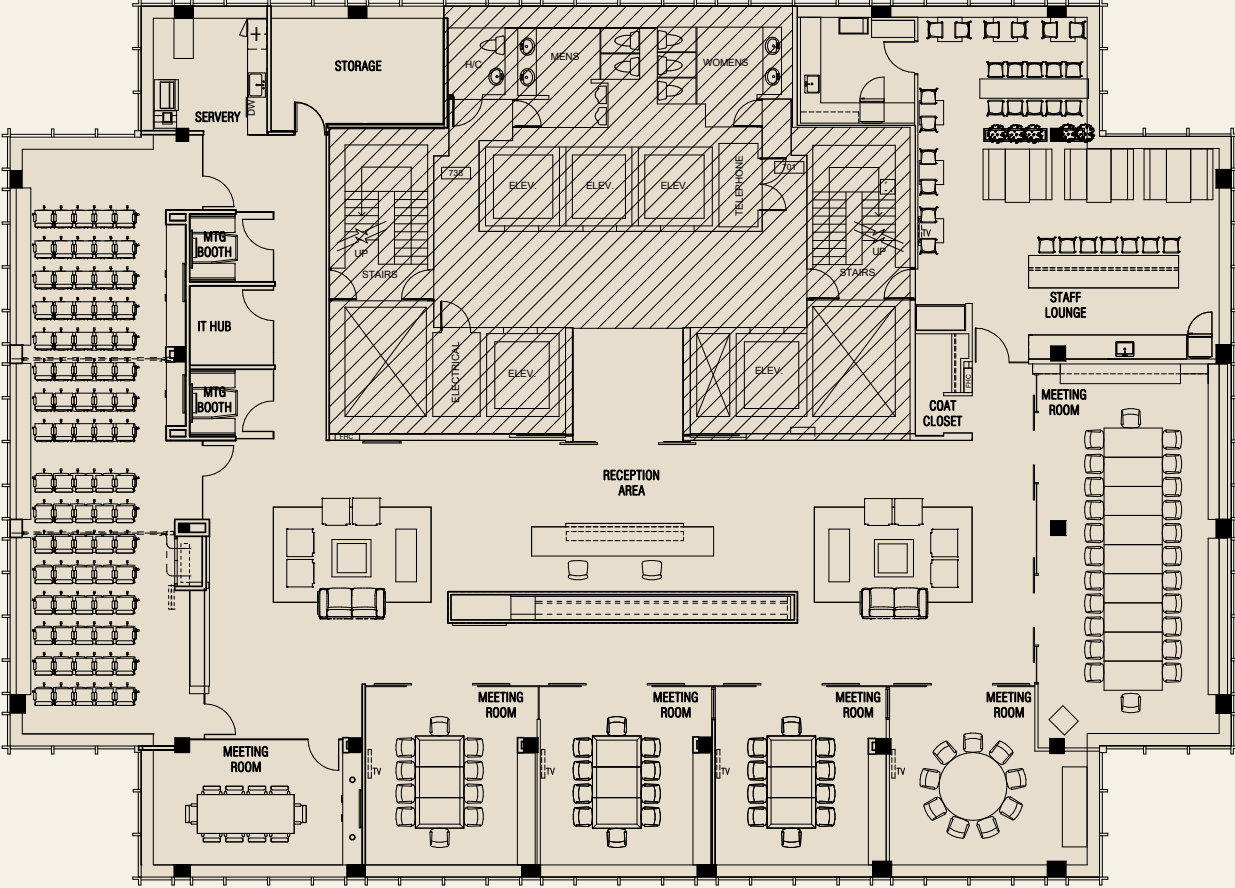
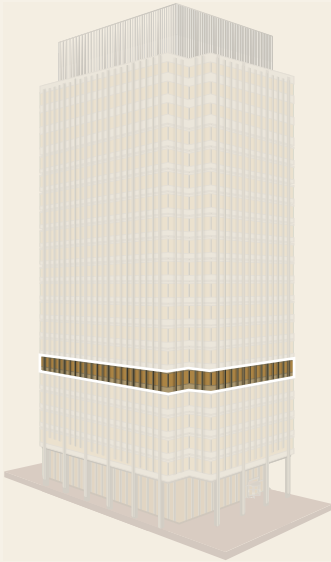
SUITE 600

9,625 SF

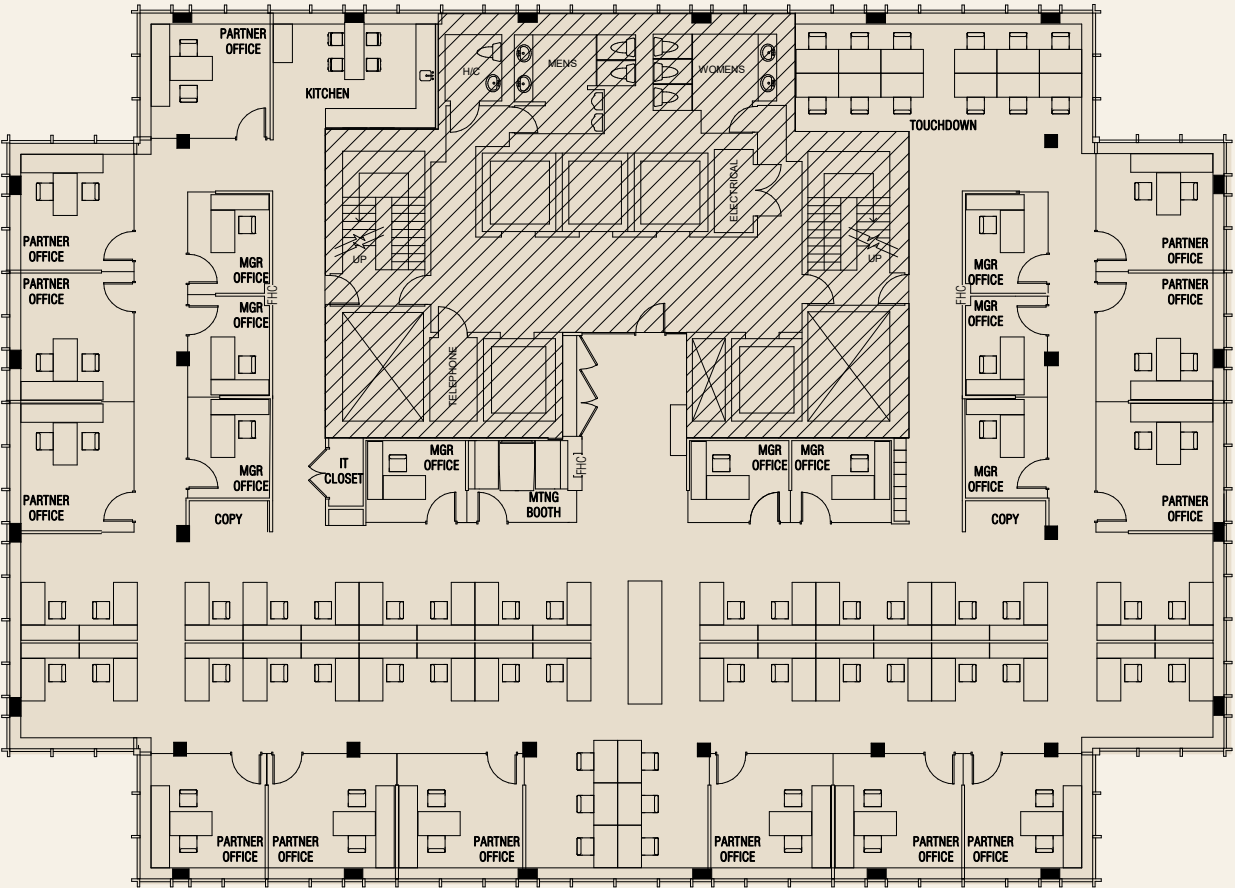
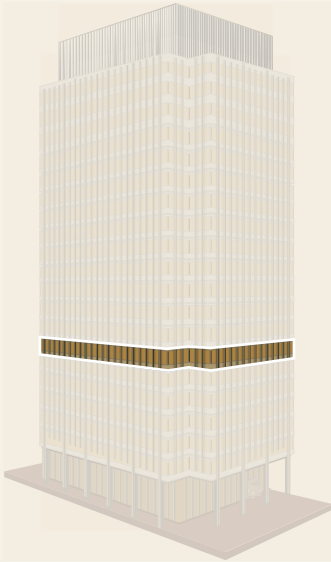


SUITE 700

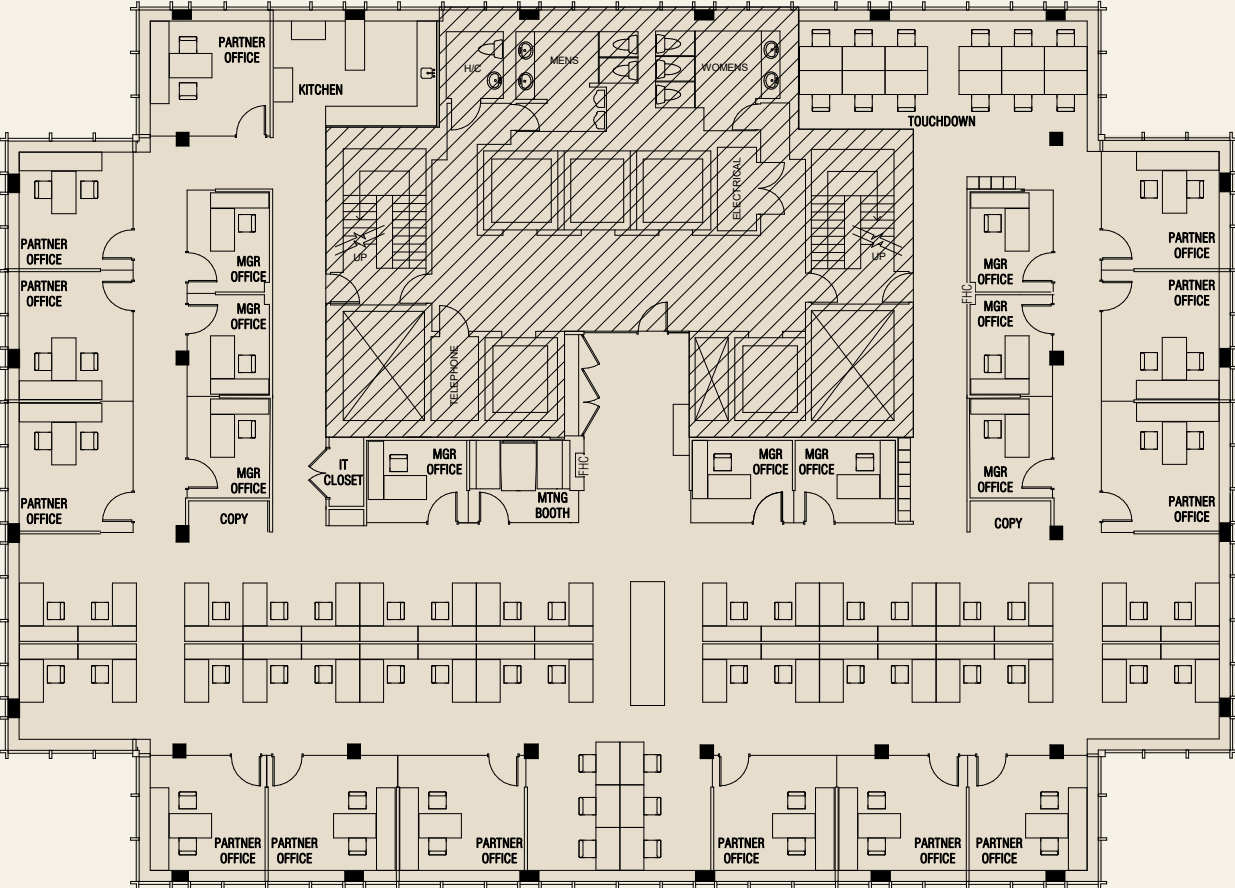
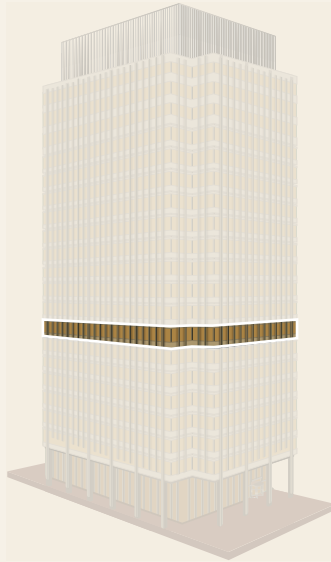
9,624 SF



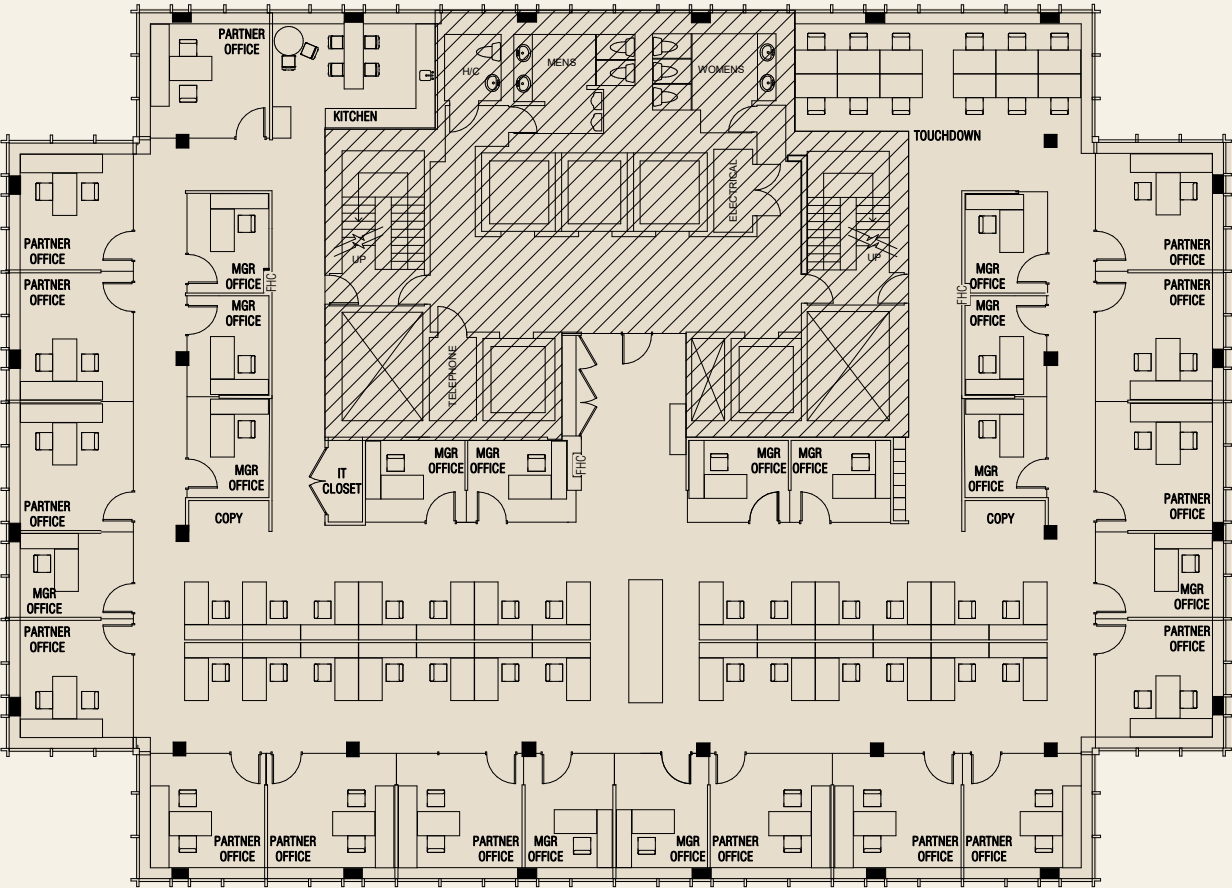
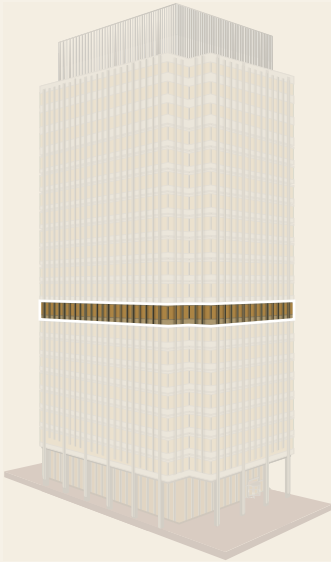
SUITE 800
9,625 SF



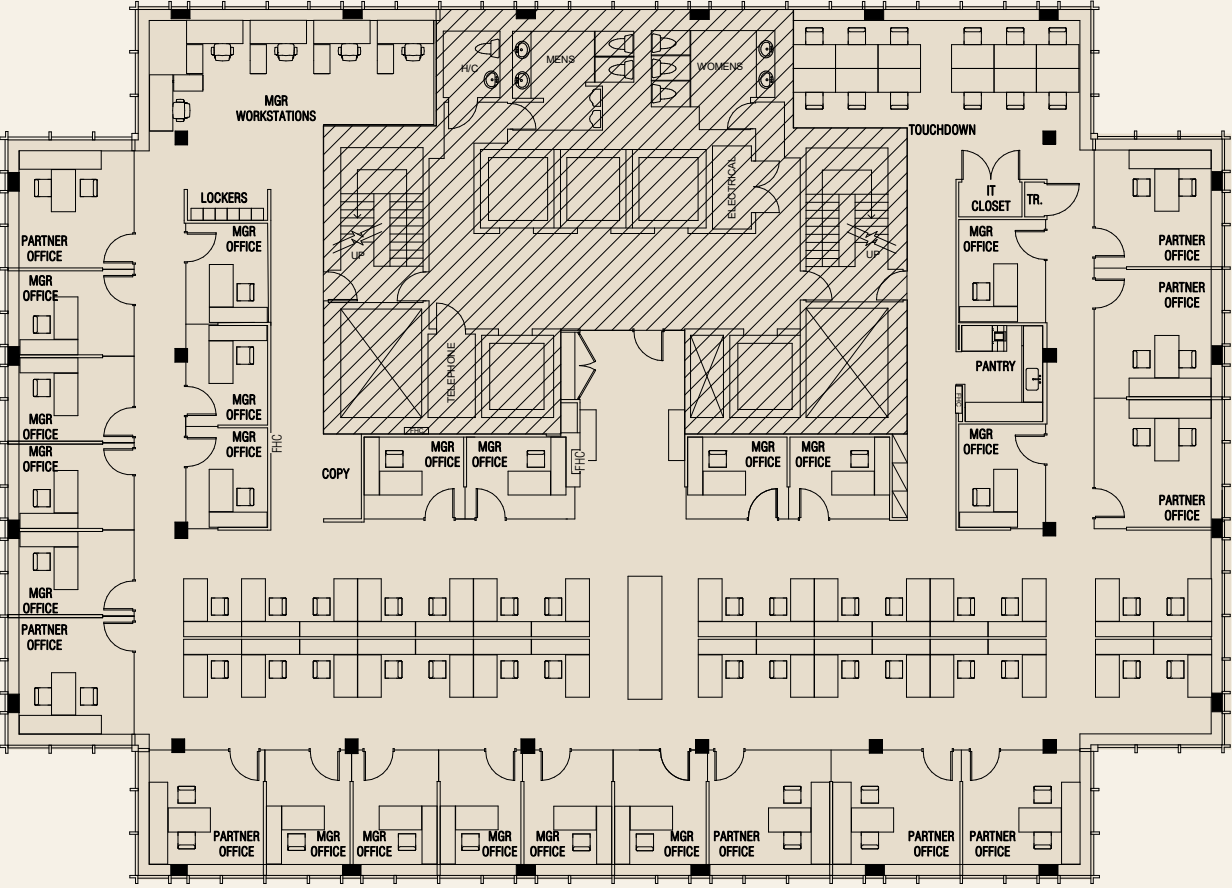
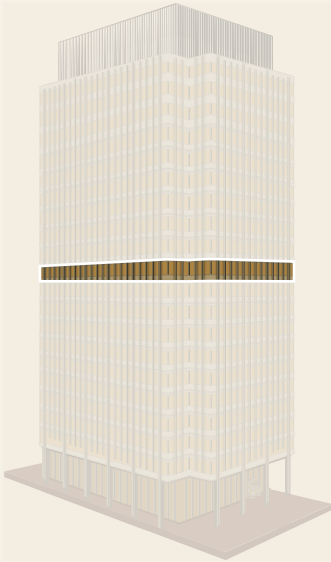
SUITE 900
9,625 SF



SUITE 1000
9,620 SF



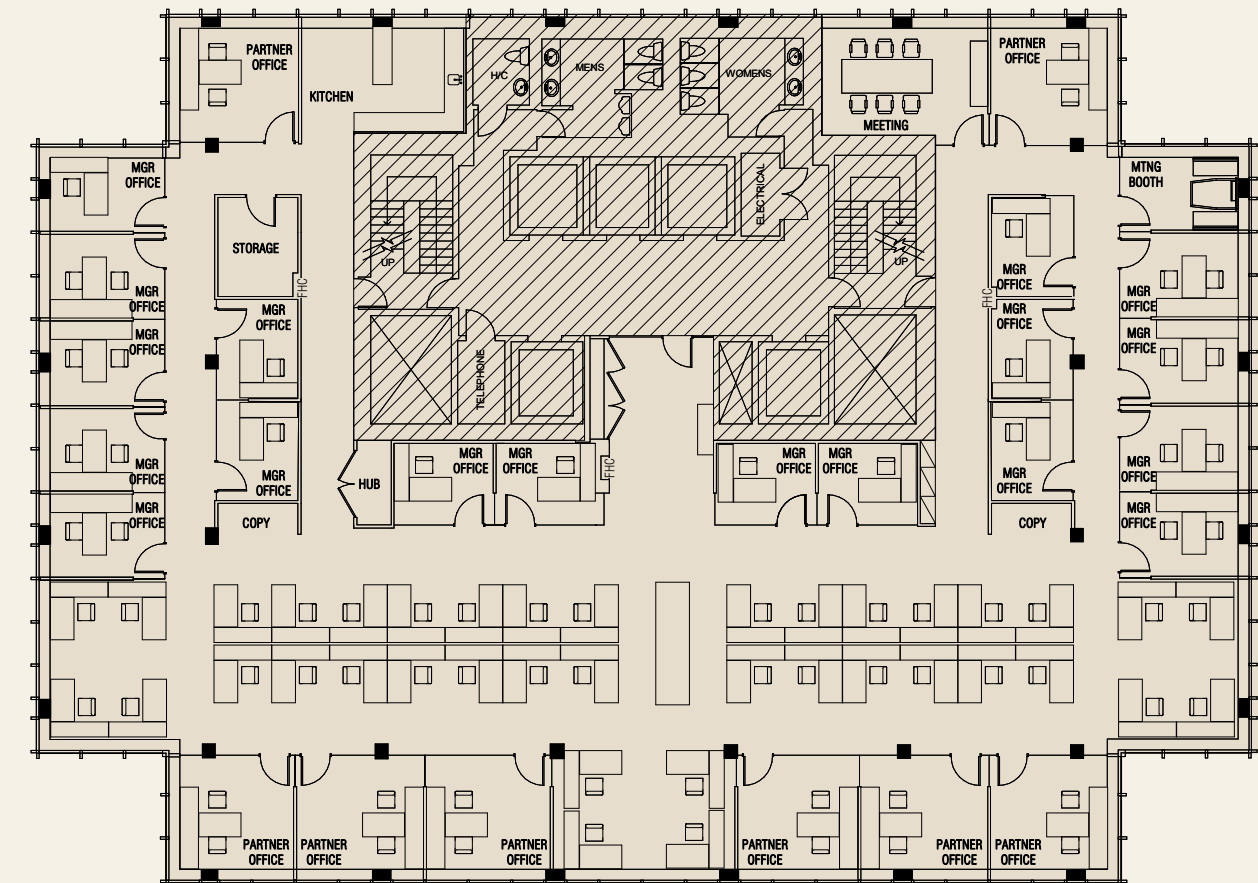
SUITE 1200
9,628 SF



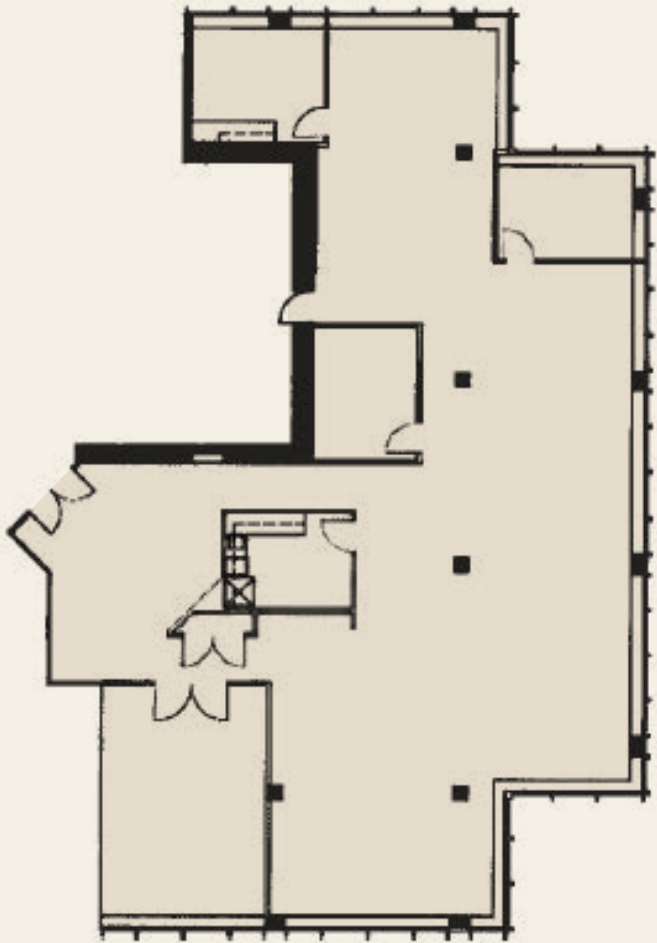
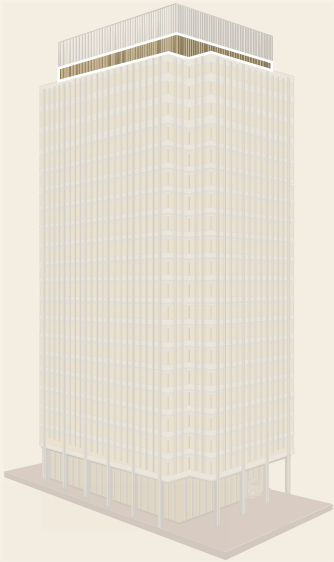
A 3D architectural rendering of a modern skyscraper. The building features a glass curtain wall with a grid pattern of windows. A prominent horizontal band of dark, textured material, possibly a decorative element or a different material, runs across the middle of the building. The top of the building is capped with a series of vertical glass fins. The building is shown from a low angle, emphasizing its height. The base of the building is supported by several columns. The overall style is clean and modern.



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 flat roof with a glass railing. A distinctive horizontal band of dark, possibly metallic or wood-clad panels runs across the middle of the building. The building is shown from a low angle, emphasizing its height. The base of the building is supported by several columns. The overall style is clean and minimalist.



SUITE 1950
4,472 SF



11 KING STREET WEST

NOTES

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