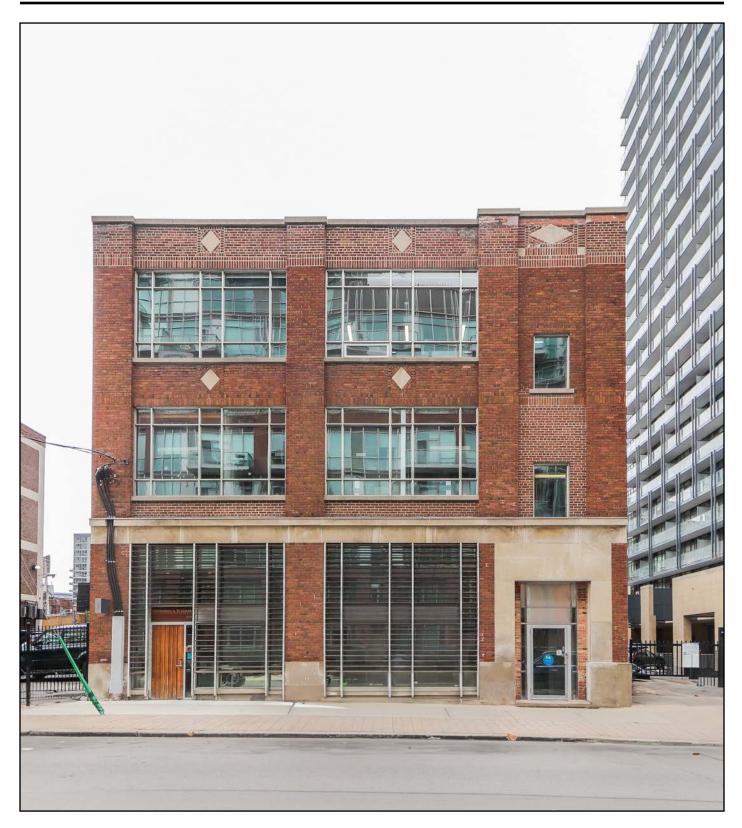


Building Summary



109 George Street is a ~50,000 boutique brick-and-beam office property located on the vibrant corner of George Street and Richmond Street E. It is nestled in the heart of the lively King Street East neighbourhood.

Highlights

- Highly accessible location in the heart of Amenity rich neighbourhood steps to • Downtown East 5-minute walk to Queen Station George Brown, St Lawrence Market and St and moments to Gardiner / DVP James Park
- Private entrance with signage opportunities suitable for a wide range of uses - studio, production, fashion design

Offerings

Size:

- Suite 300: 12,098 sf (available June 1, 2025)
- Suite 202: 7,229 sf (available June 1, 2025)
- Suite 201: 4,622 sf (available June 1, 2025)
- Unit B02: 10,720 sf (available immediately) ٠
- Unit B01: 1,572 sf (available immediately)



Rendering of future parkette at 109-121 George Street

- Basement and common area upgrades ٠
- Building is certified BOMA Gold ٠
- Fully accessible building
- Vehicle and bike parking available on site ٠

Net Rent: To be negotiated

Additional Rent: \$14.50 PSF (est. 2025)

*flexible pricing and short term options available



hullmark

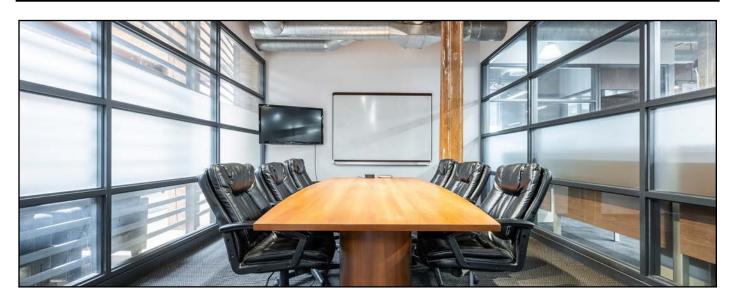
Suite 300 - Plan

Size: 12,098 SF

11'Ceiling Height

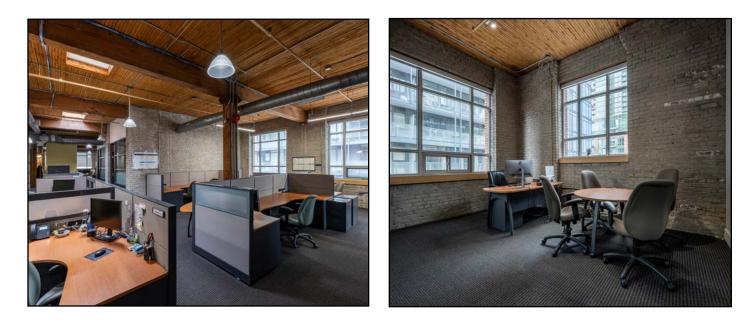


Unit 300 - Photos





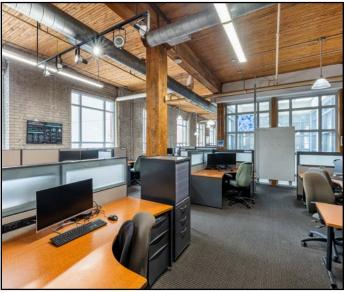
Unit 300 - Photos









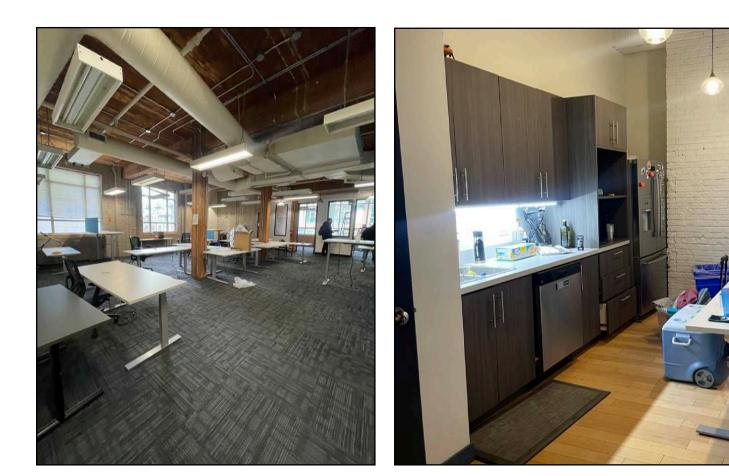


2nd Floor - Plan

Suite 201 Size: 4,622 SF | Suite 202 Size: 7,229 SF | Full Floor: 12,107 SF 11' Ceiling Height



Unit 201 - Photos



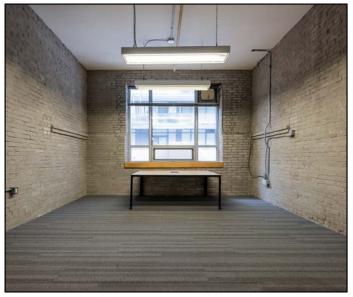
Unit 202 - Photos









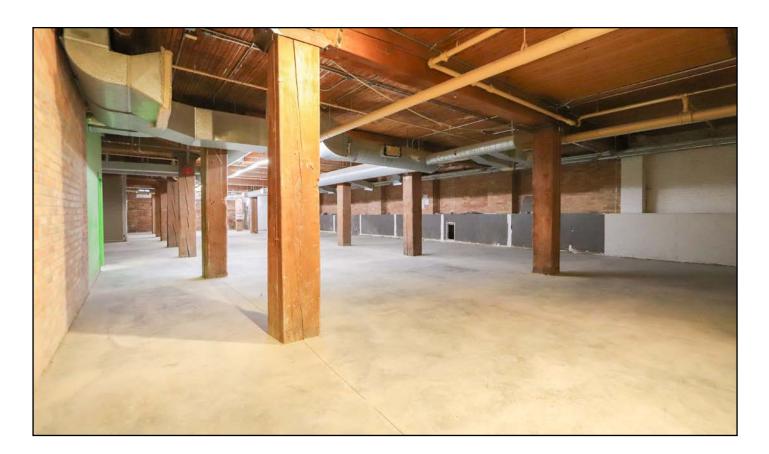


Unit B01 & B02 - Plan

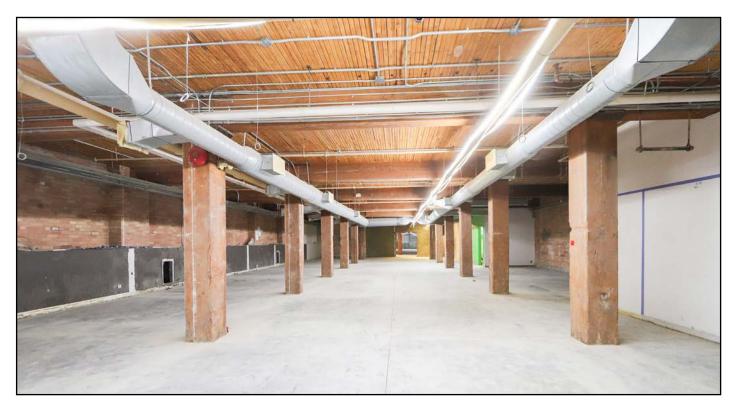
Unit B01 Size: 1,572 SF | Unit B02 Size: 10,720 SF 9.5' Ceiling Height



Unit B01 & B02 - Photos



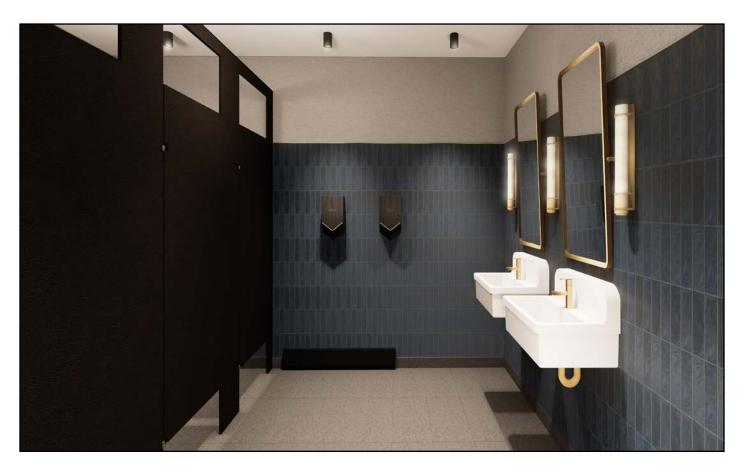
Unit B01 & B02 - Photos





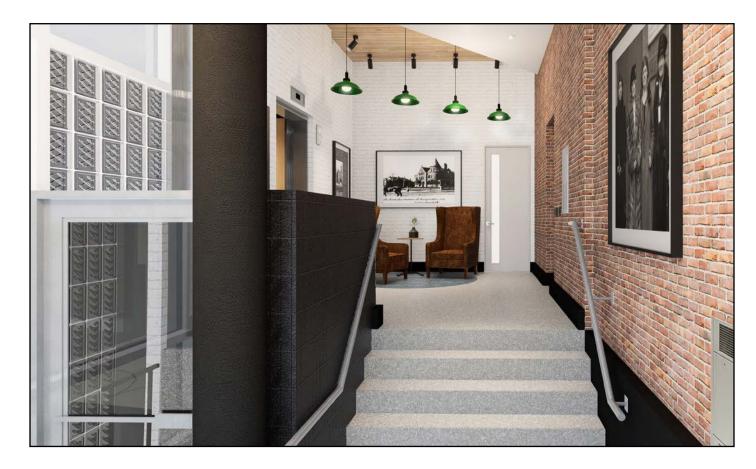








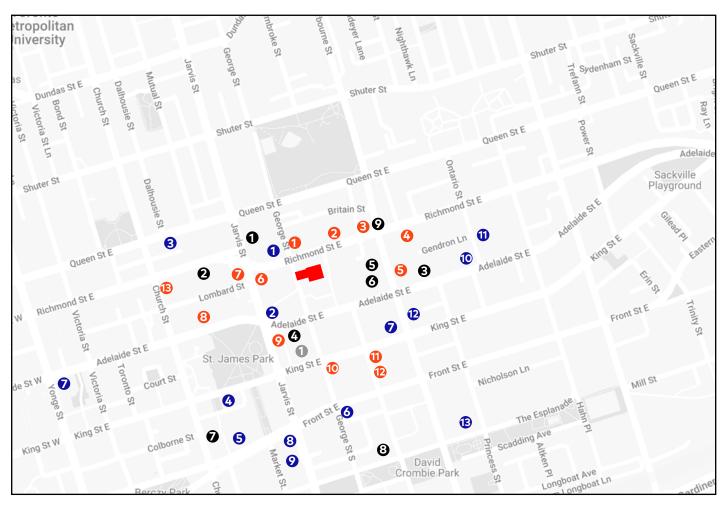








Amenity Map



Legend



109 George

Restaurant & Cafes

- 1. George Street Diner 2. Aya260 Sushi 3. Fusaro's East 4. Tim Hortons 5. Ueno Market Take Out Sushi 6. Mystic Muffin 7. Fahrenheit Coffee 8. Pearl Diver 9. Cafe Oro Di Napoli 10. Petit Dejeuner 11. The Chef's House 12. Neo Coffee Bar
- 13. Gyu-Kuku Japanese BBQ
- 12. Time Convenience 13. Pet Valu

<u>Retail</u>

1. HAVEN

2. BoConcept

4. Indochino

8. LCBO

3. Downtown Camera

- 5. Metro Grocery Store
- 6. Pet Cuisin and Accessories
- 7. Shoppers Drug Mart

9. St. Lawrence Market

- 10. Neighbours Convenience Market
- 11. ROVE Concepts

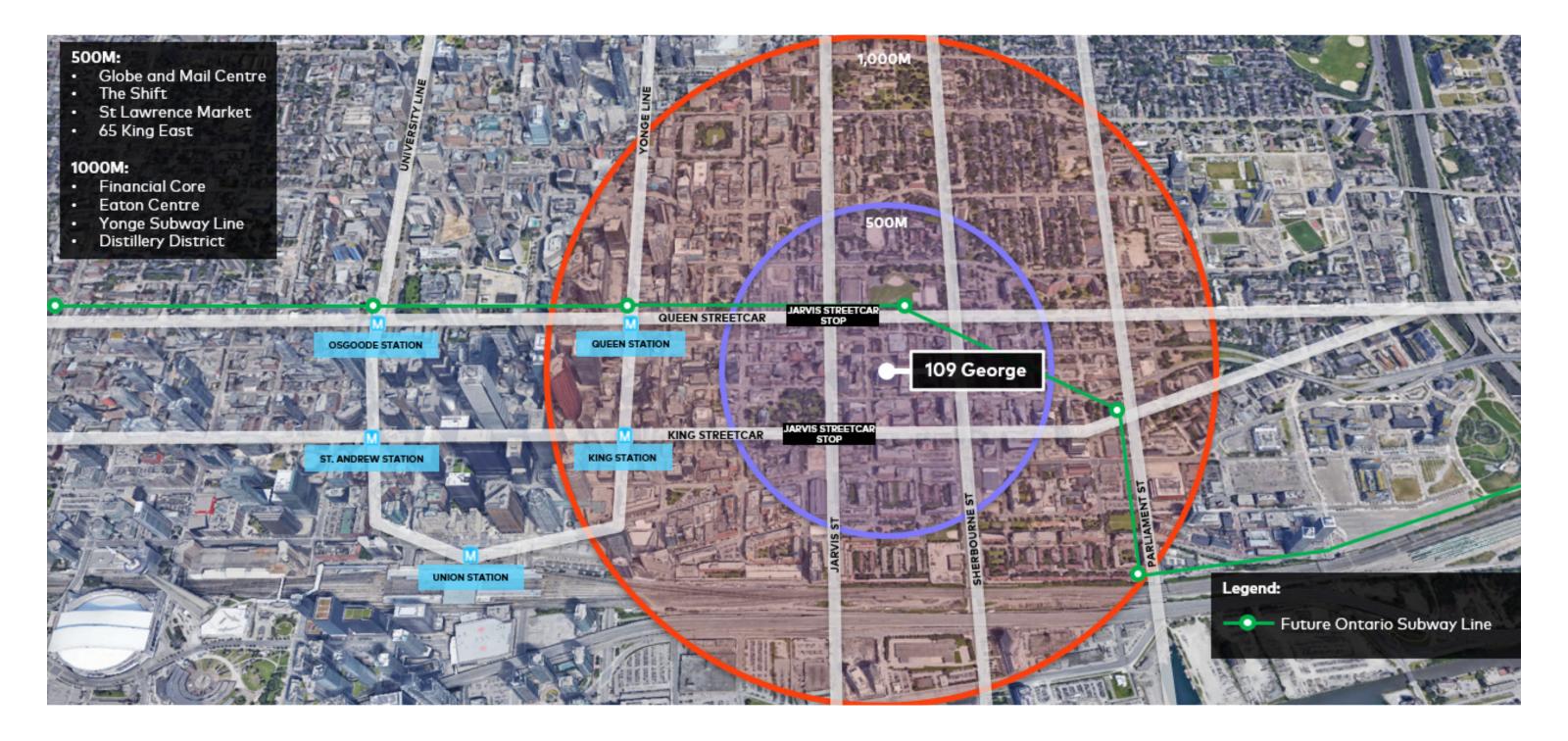
<u>Service</u>

- 1. Petro Canada
- 2. Blitz Print House
- 3. Whole Health Pharmacy
- 4.6S Fitness+
- 5. Sekt Hair Studio
- 6. PetLand Spa
- 7. Fine Finish Auto Detail
- 8. St. Lawrence Health Centre
- 9. Richmond Dental Centre

<u>School</u>

1. George Brown College

Location Map





hullmark

CUSHMAN & WAKEFIELD

Cushman & Wakefield ULC, Brokerage

161 Bay Street, Suite 1500 P.O. Box 602 Toronto, ON M5J 2S1 www.cushmanwakefield.com

Hullmark

474 Wellington Street West Suite 200 Toronto, ON M5V 1E3 t: 416.510.1700 hullmark.ca

Mike Scace*

Vice Chair 416.359.2353 michael.scace@cushwake.com

Alan Rawn*

Senior Vice President 416.359.2440 alan.rawn@cushwake.com

Lauren Luchini*

Associate Vice President 416.359.2553 lauren.luchini@cushwake.com

Brendan Shea*

Senior Associate 905.501.6426 brendan.shea@cushwake.com

©2025 Cushman & Wakefield ULC. 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