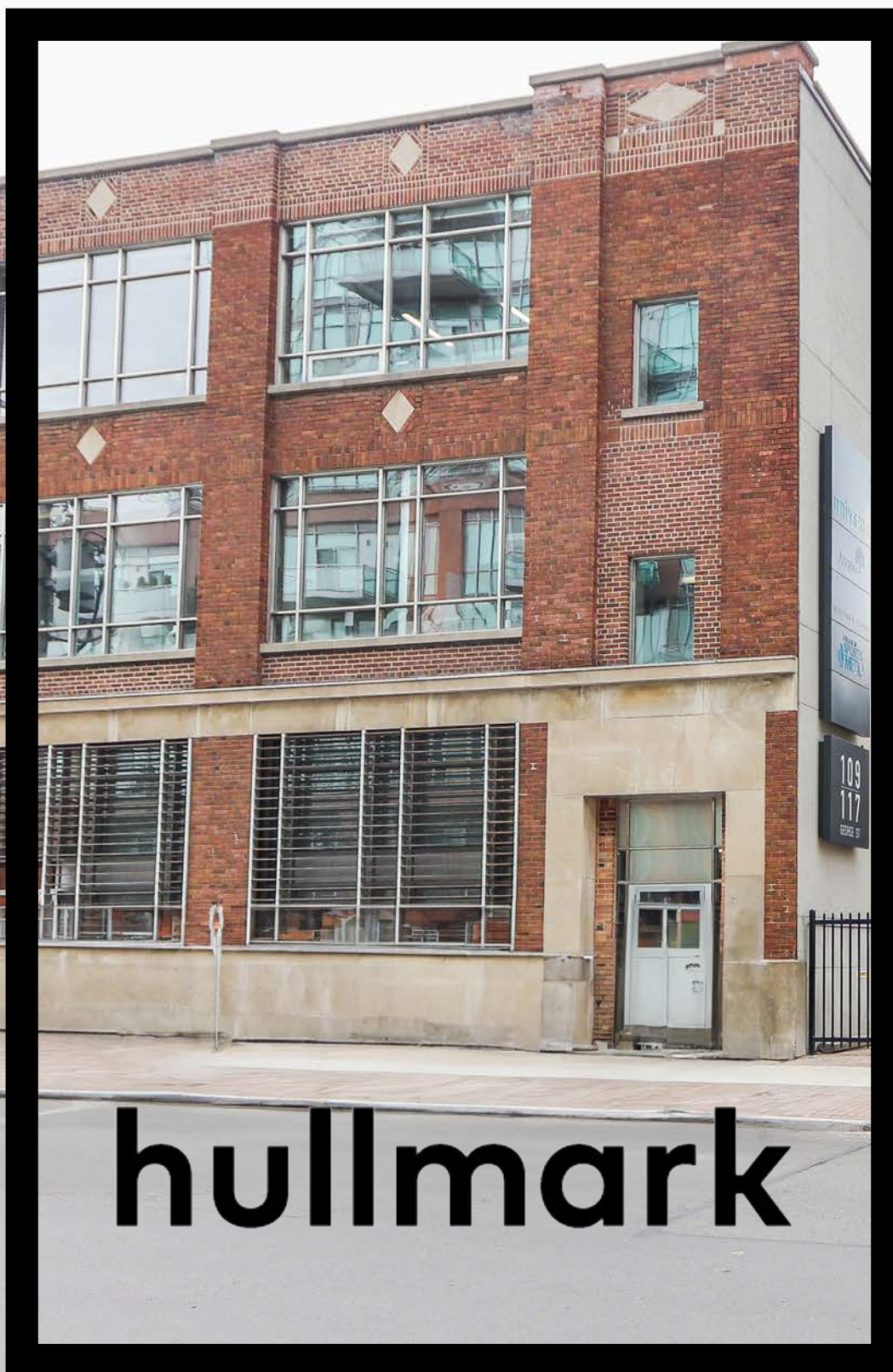


For Lease

109 George
Toronto, Ontario



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 Downtown East 5-minute walk to Queen Station and moments to Gardiner / DVP
- Private entrance with signage opportunities suitable for a wide range of uses – studio, production, fashion design
- Amenity rich neighbourhood steps to George Brown, St Lawrence Market and St James Park
- Basement and common area upgrades
- Building is certified BOMA Gold
- Fully accessible building
- Vehicle and bike parking available on site

Offerings

Size:

- Suite 300: 12,098 sf (available immediately)
 - Suite 202: 7,229 sf (available immediately)
 - Unit B02: 10,720 sf (available immediately)
 - Unit B01: 1,572 sf (available immediately)
- Net Rent:** To be negotiated
- Additional Rent:** \$14.50 PSF (est. 2025)
- *flexible pricing and short term options available



Rendering of future parkette at 109-121 George Street

Suite 300 - Plan

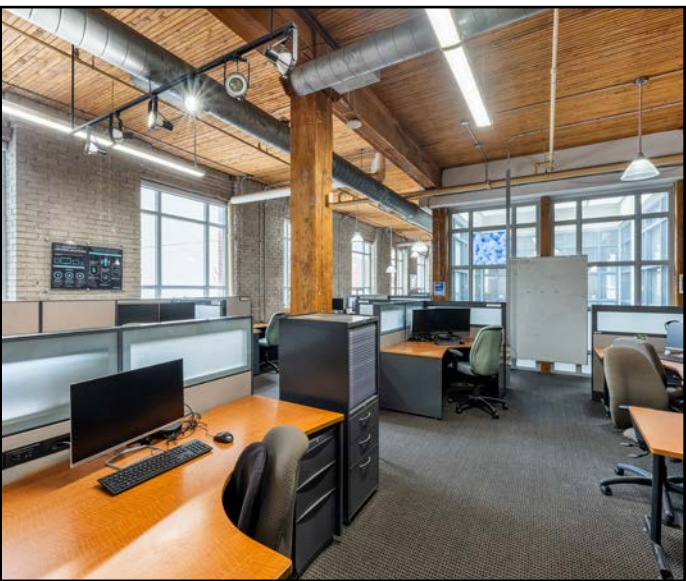
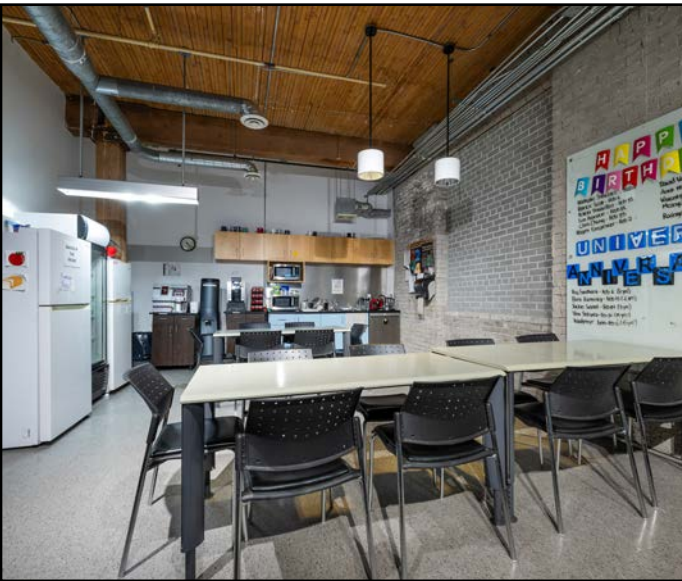
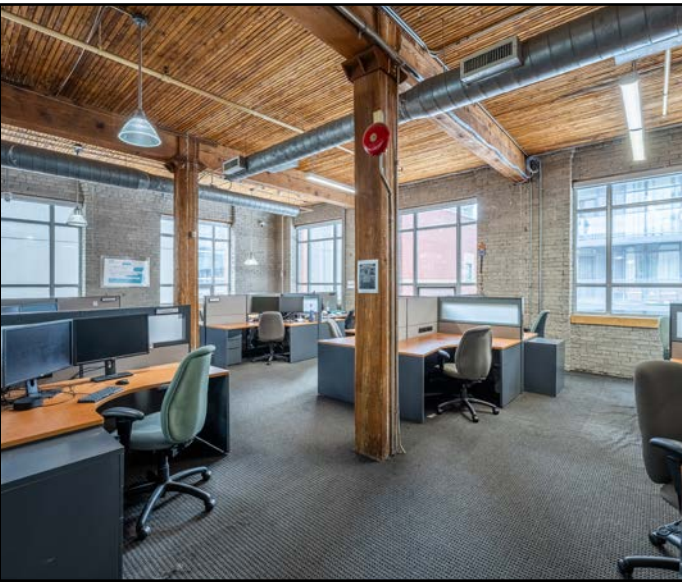
Size: 12,098 SF
11' Ceiling Height



Unit 300 - Photos



Unit 300 - Photos



2nd Floor - Plan

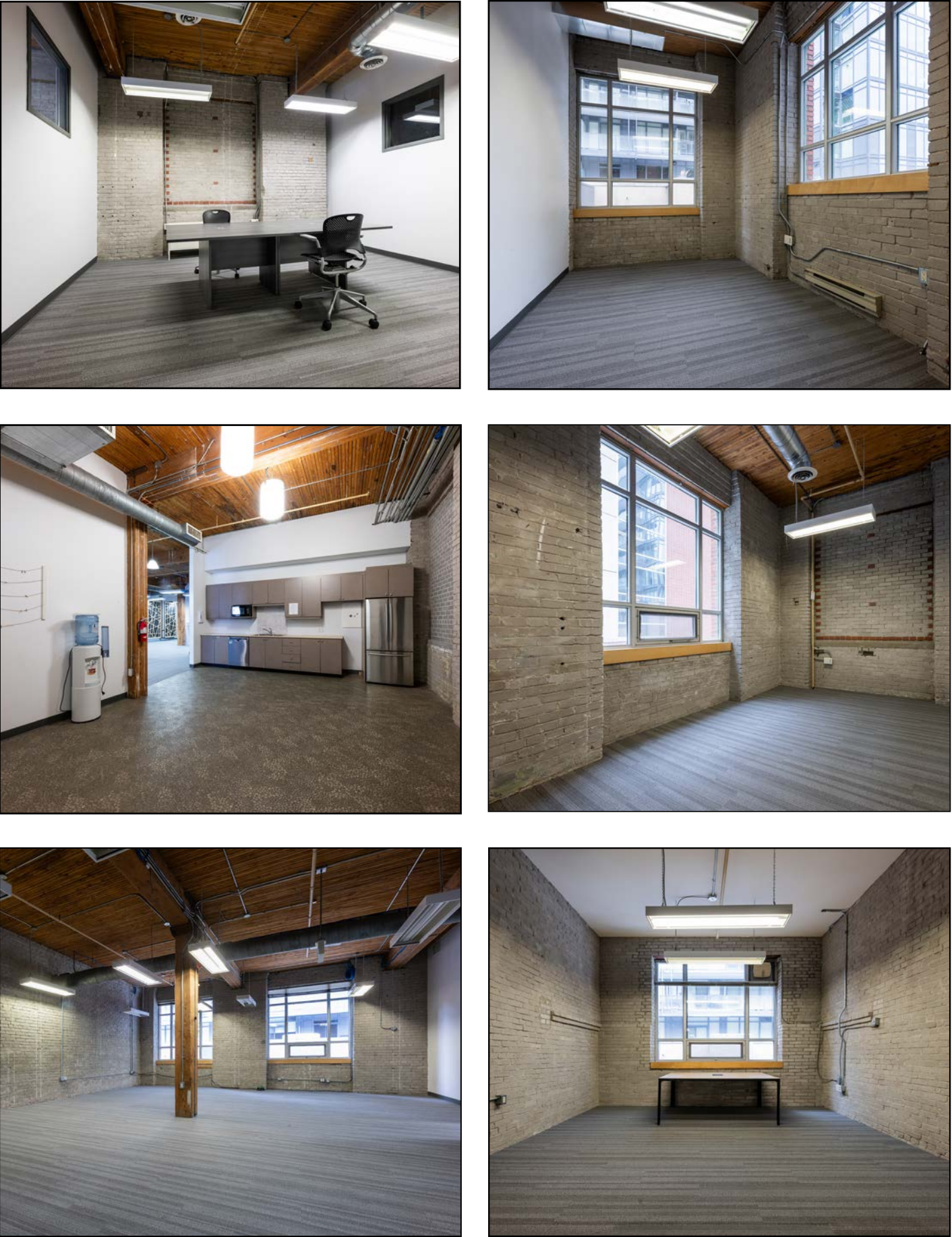
Suite 201 Size: 4,622 SF | Suite 202 Size: 7,229 SF | Full Floor: 12,107 SF
11' Ceiling Height



Unit 201 - Photos



Unit 202 - Photos

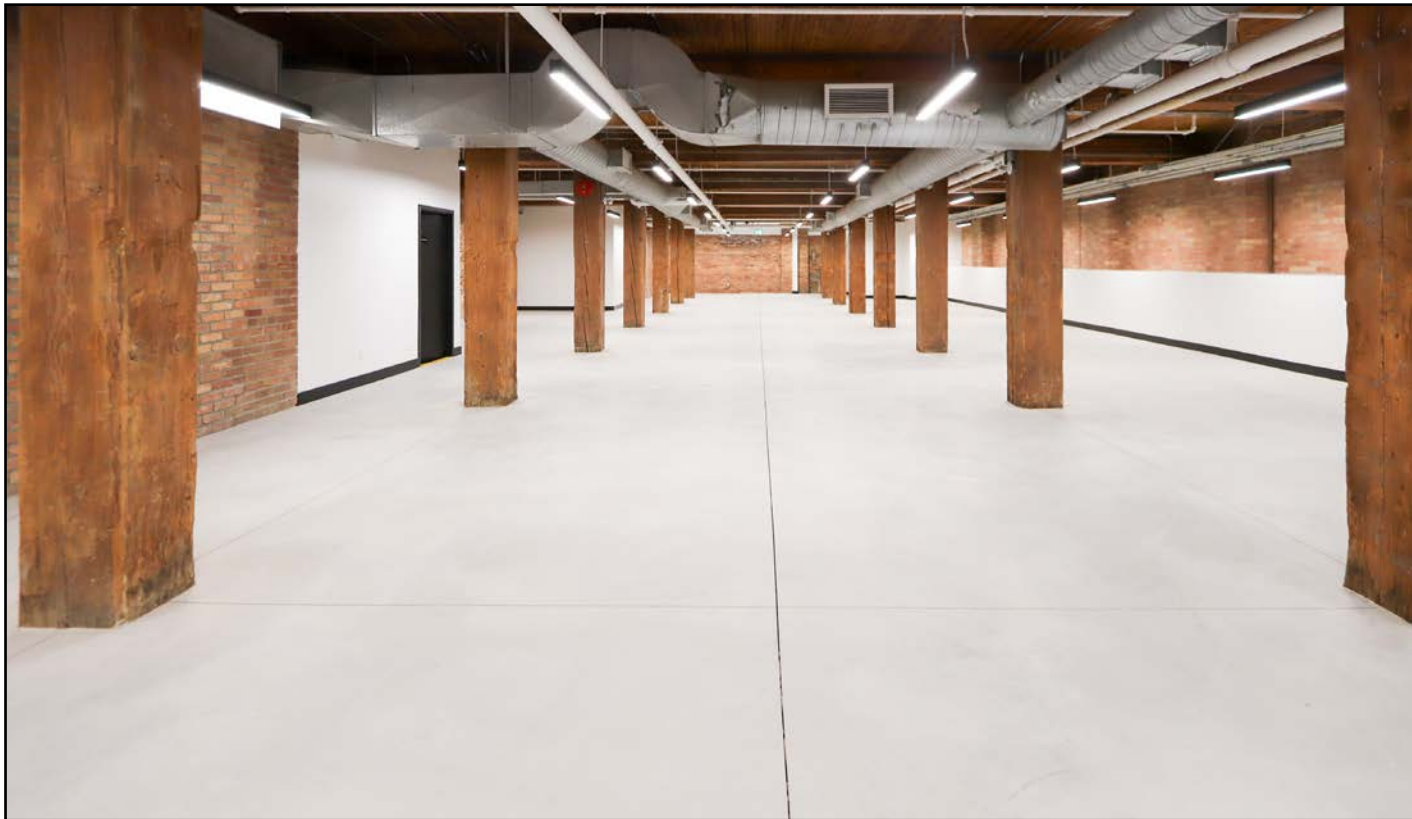


Unit B01 & B02 - Plan

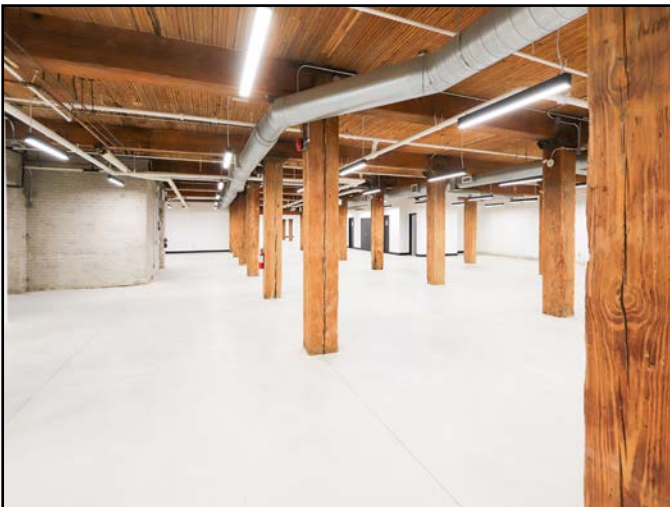
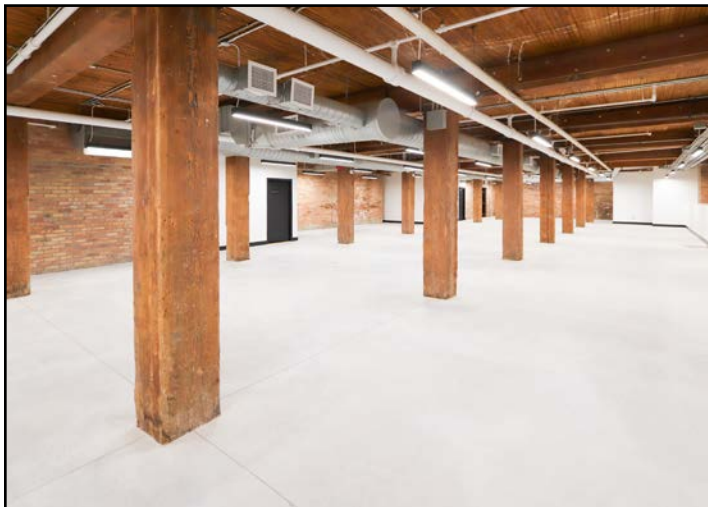
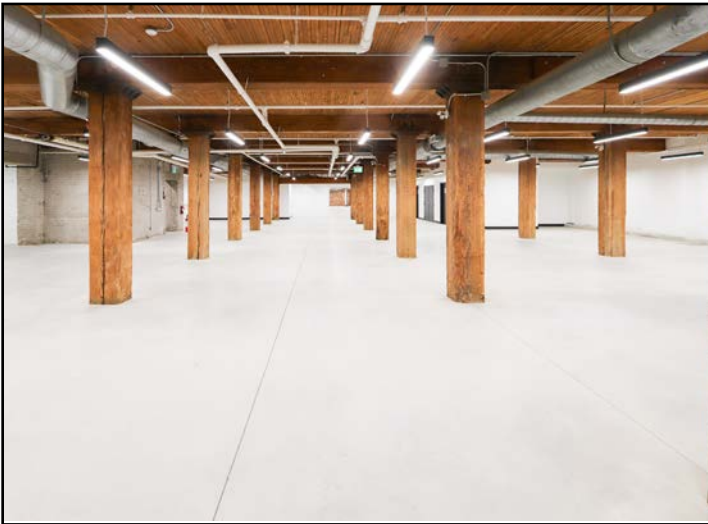
Unit B01 Size: 1,572 SF | Unit B02 Size: 10,720 SF
9.5' Ceiling Height



Unit B01 & B02 - Photos



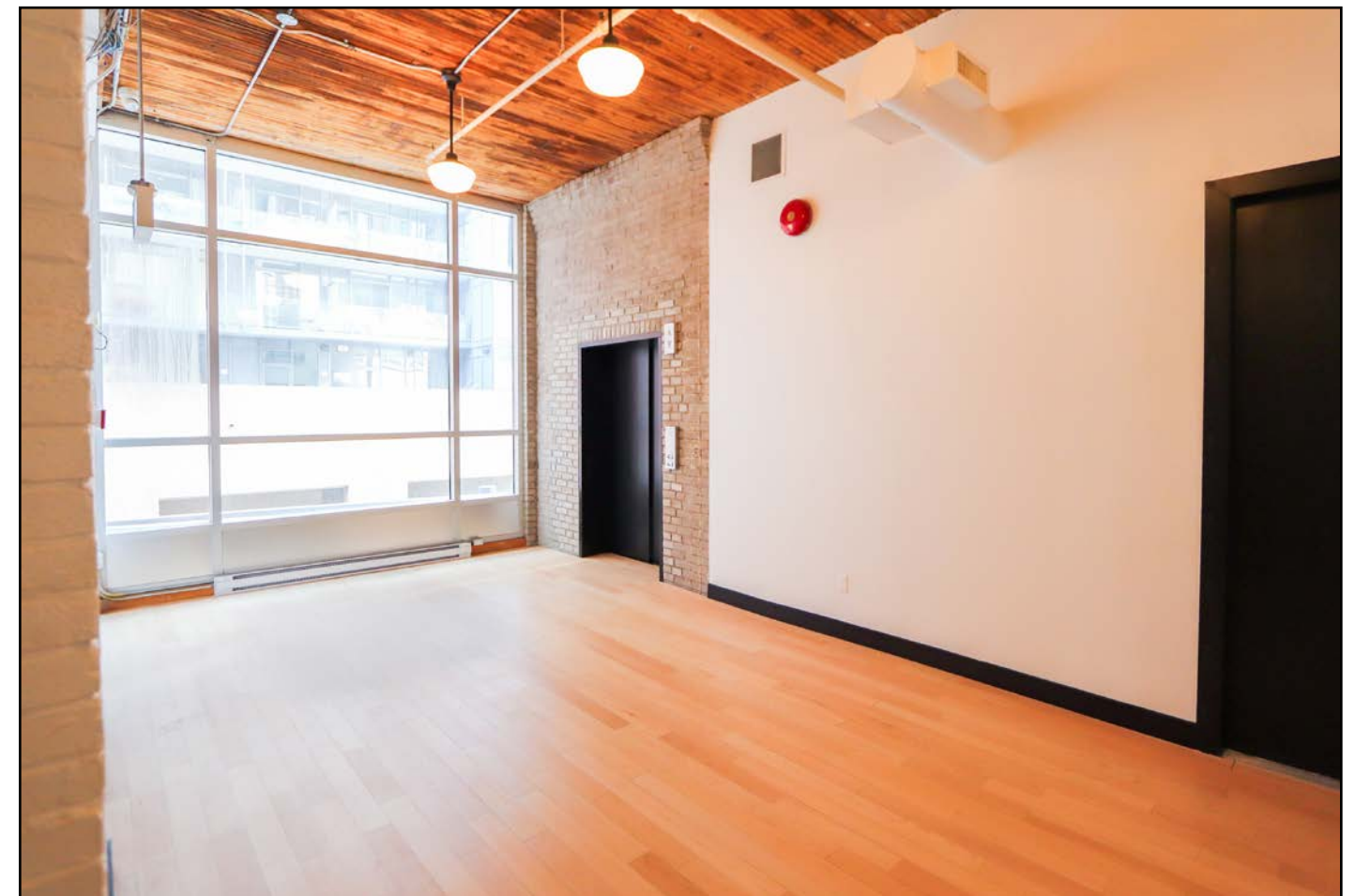
Unit B01 & B02 - Photos



Renovated Washrooms

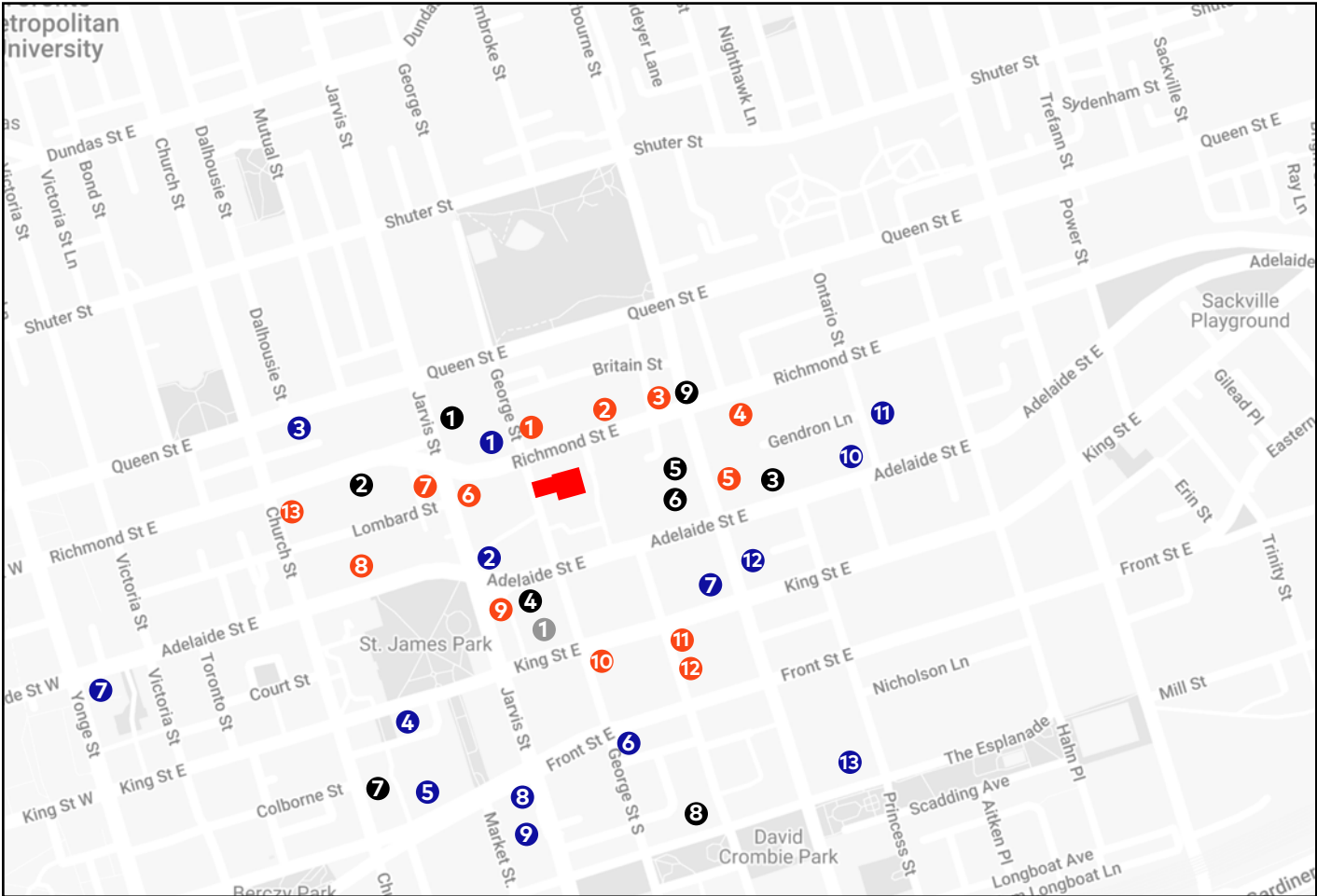


Renovated Common Areas





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

Retail

1. HAVEN
2. BoConcept
3. Downtown Camera
4. Indochino
5. Metro Grocery Store
6. Pet Cuisin and Accessories
7. Shoppers Drug Mart
8. LCBO
9. St. Lawrence Market
10. Neighbours Convenience Market
11. ROVE Concepts
12. Time Convenience
13. Pet Valu

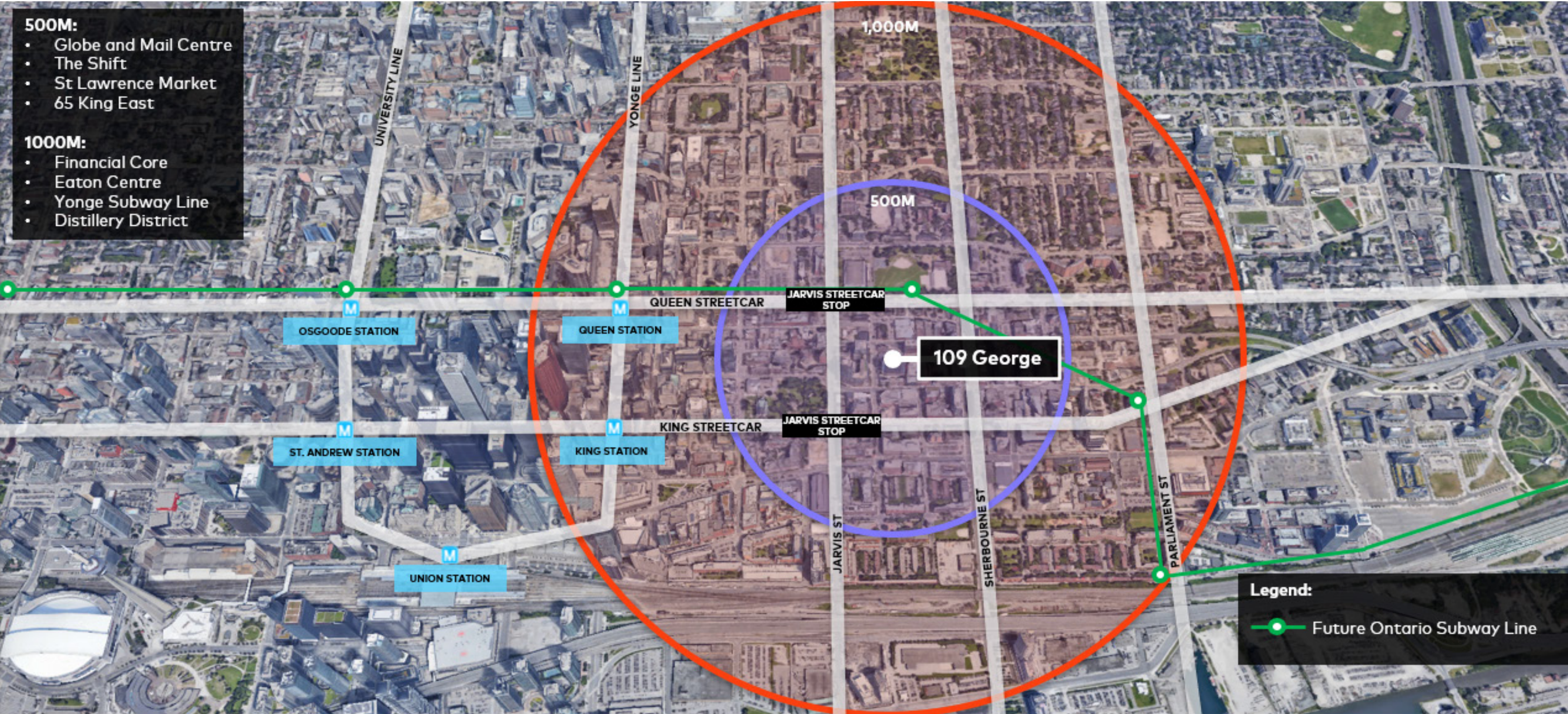
Service

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

School

1. George Brown College

Location Map



**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

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*Sales Representative