

TORONTO'S PULSE,  
YOUR PLACE

ONE TORONTO STREET, 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

131,449 SF  
CONTIGUOUS BLOCK  
AVAILABLE

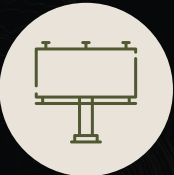
24,500 SF  
TYPICAL FLOORPLATE

ONE  
TORONTO



## OUTDOOR SPACES

Four corner patio 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

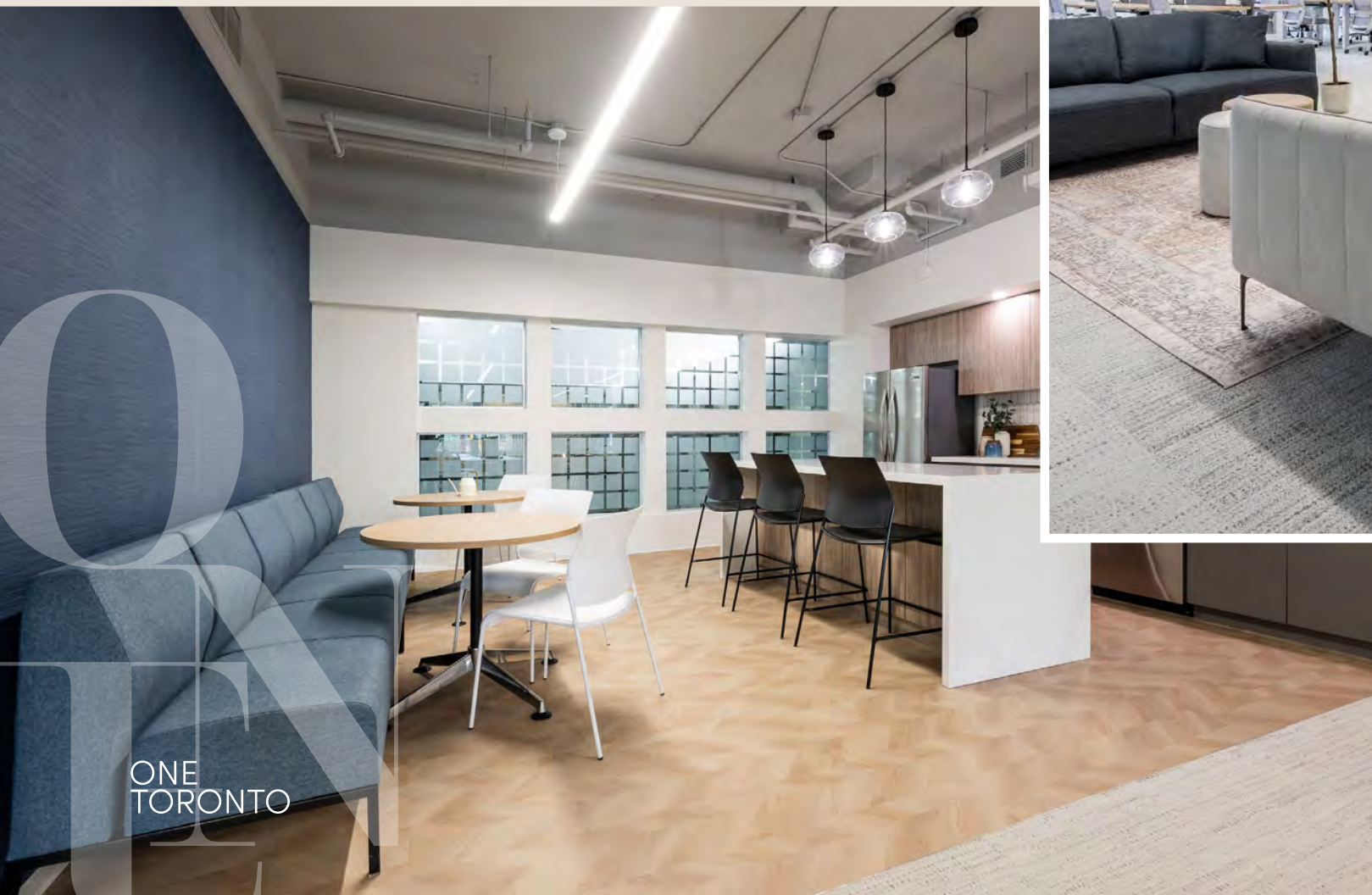
Walking access to downtown Toronto’s best dining, retail, hotels and more



## 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.

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

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# 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 2,800 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.

SUITE 210 2,433 SF Available Immediately

SUITE 300 24,119\* SF Available 01/01/2026

SUITE 500 24,155 SF\* Leased

SUITE 600 24,148 SF\* Available 03/01/2026

SUITE 907 2,853 SF Available Immediately

SUITE 1010 9,345 SF Available 01/01/2026

| LARGE CONTIGUOUS BLOCK |           |                       |
|------------------------|-----------|-----------------------|
| SUITE 1001             | 10,367 SF | Available Immediately |
| SUITE 1100             | 24,500 SF | Available Immediately |
| SUITE 1200             | 24,491 SF | Available Immediately |
| SUITE 1300             | 24,496 SF | Available Immediately |
| SUITE 1400             | 24,491 SF | Available Immediately |
| SUITE 1500             | 23,104 SF | Available Immediately |

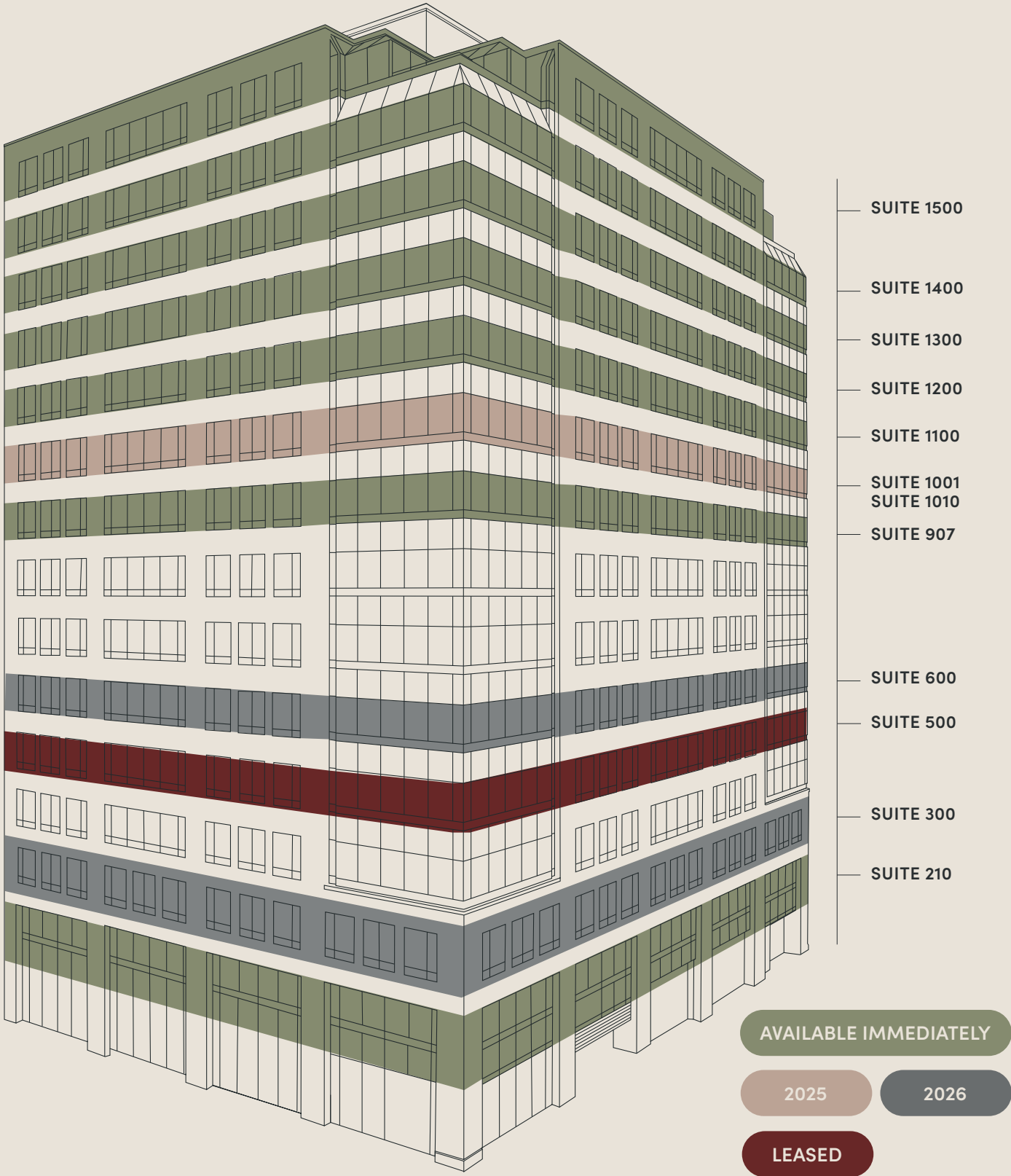
|                 |                         |
|-----------------|-------------------------|
| Realty Tax      | \$10.11 PSF             |
| Operating Costs | \$17.51 PSF             |
| Hydro           | \$1.90 PSF              |
| Additional Rent | \$29.52 PSF (2025 Est.) |

CLICK TO VIEW FLOORPLANS

\*Square footage may be approximate

## CONTIGUOUS BLOCKS

|                    |                    |                  |
|--------------------|--------------------|------------------|
| SUITES 1001 & 1100 | SUITES 1001 - 1500 | SUITES 1300-1500 |
| 34,867 SF          | 131,449 SF         | 72,091 SF        |

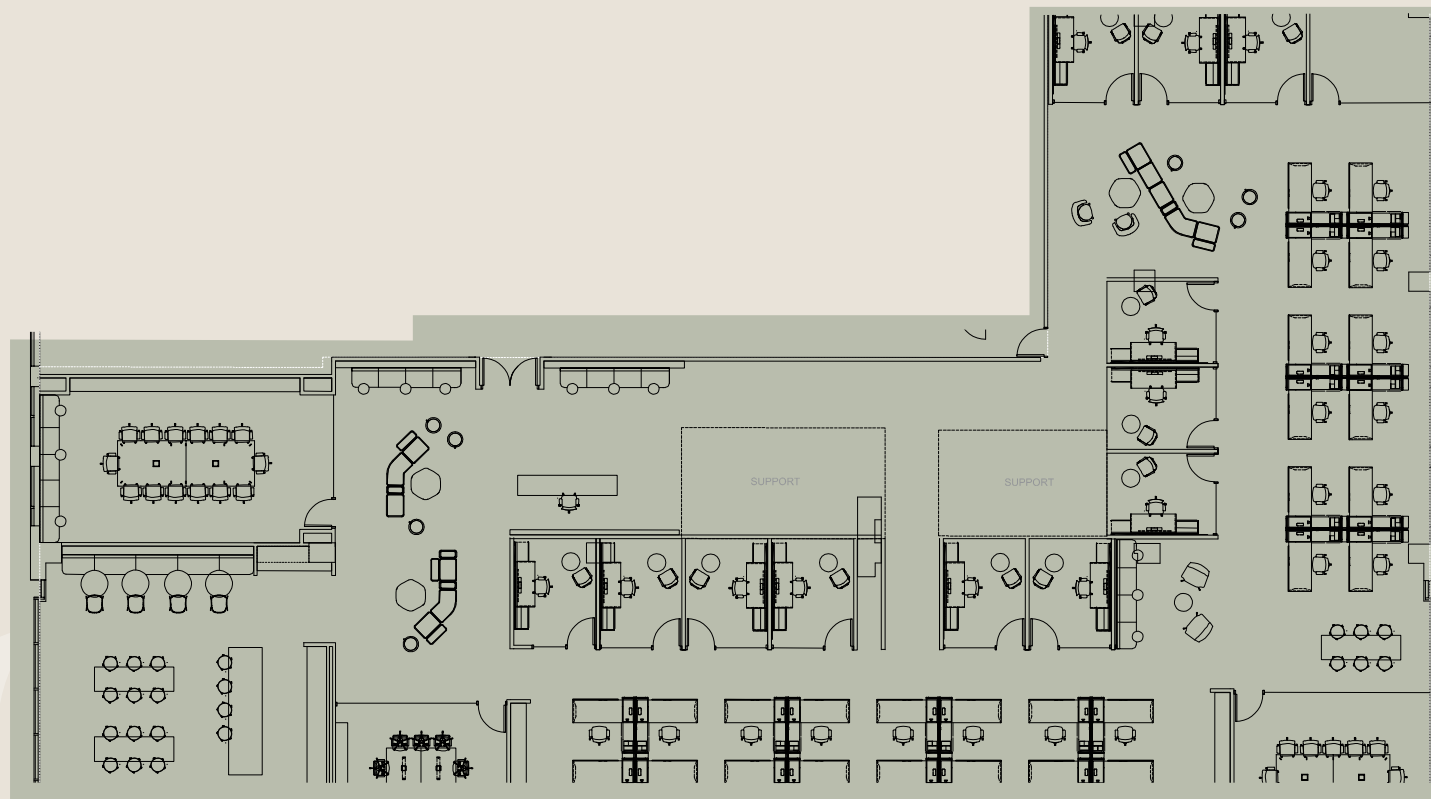


# GORGEIOUS SKYLINE VIEWS



# SAMPLE HALF

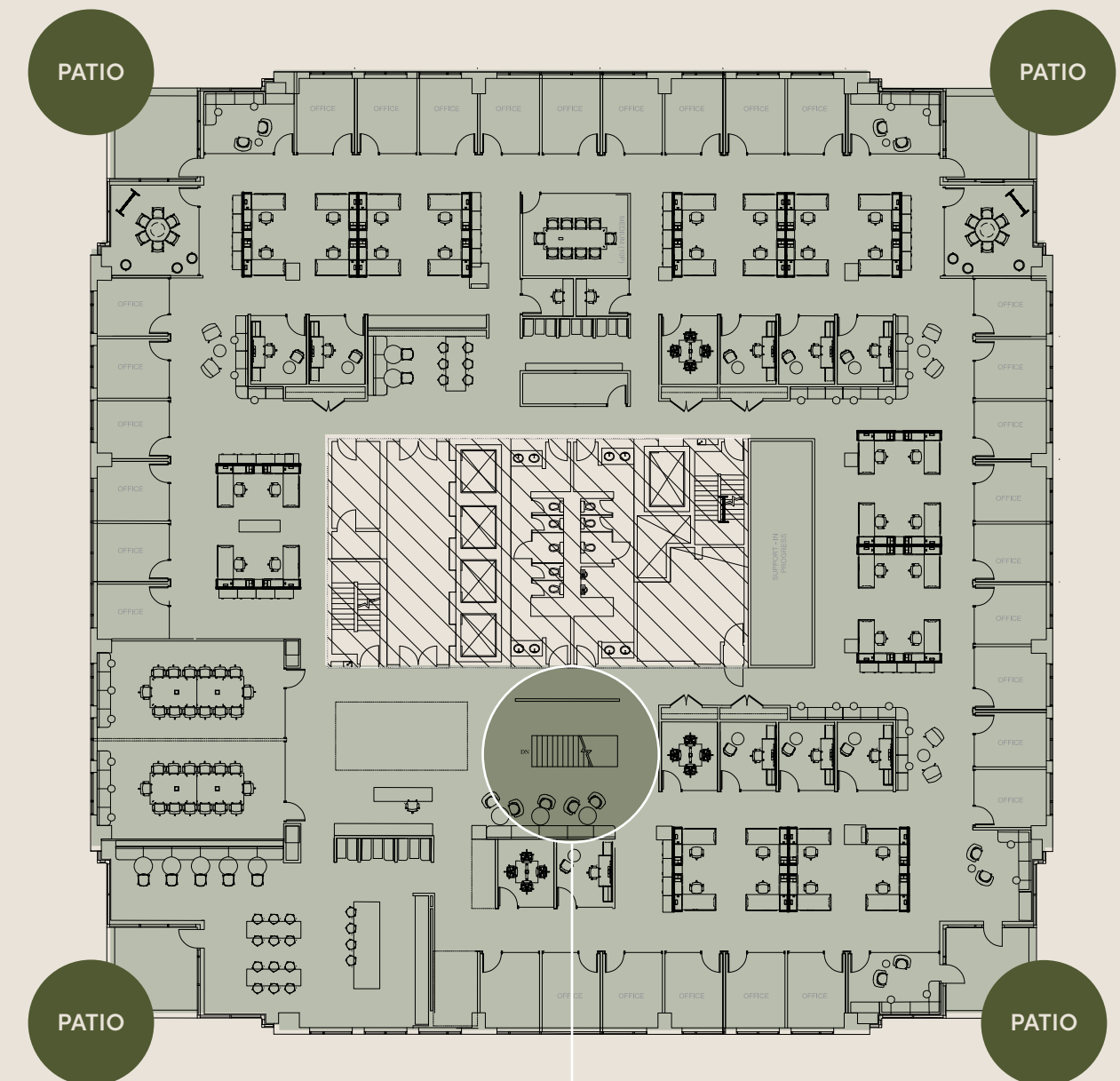
FLOOR SPACE PLAN



# SUITE 1500

23,104 SF

SAMPLE SPACE PLAN | TRADITIONAL

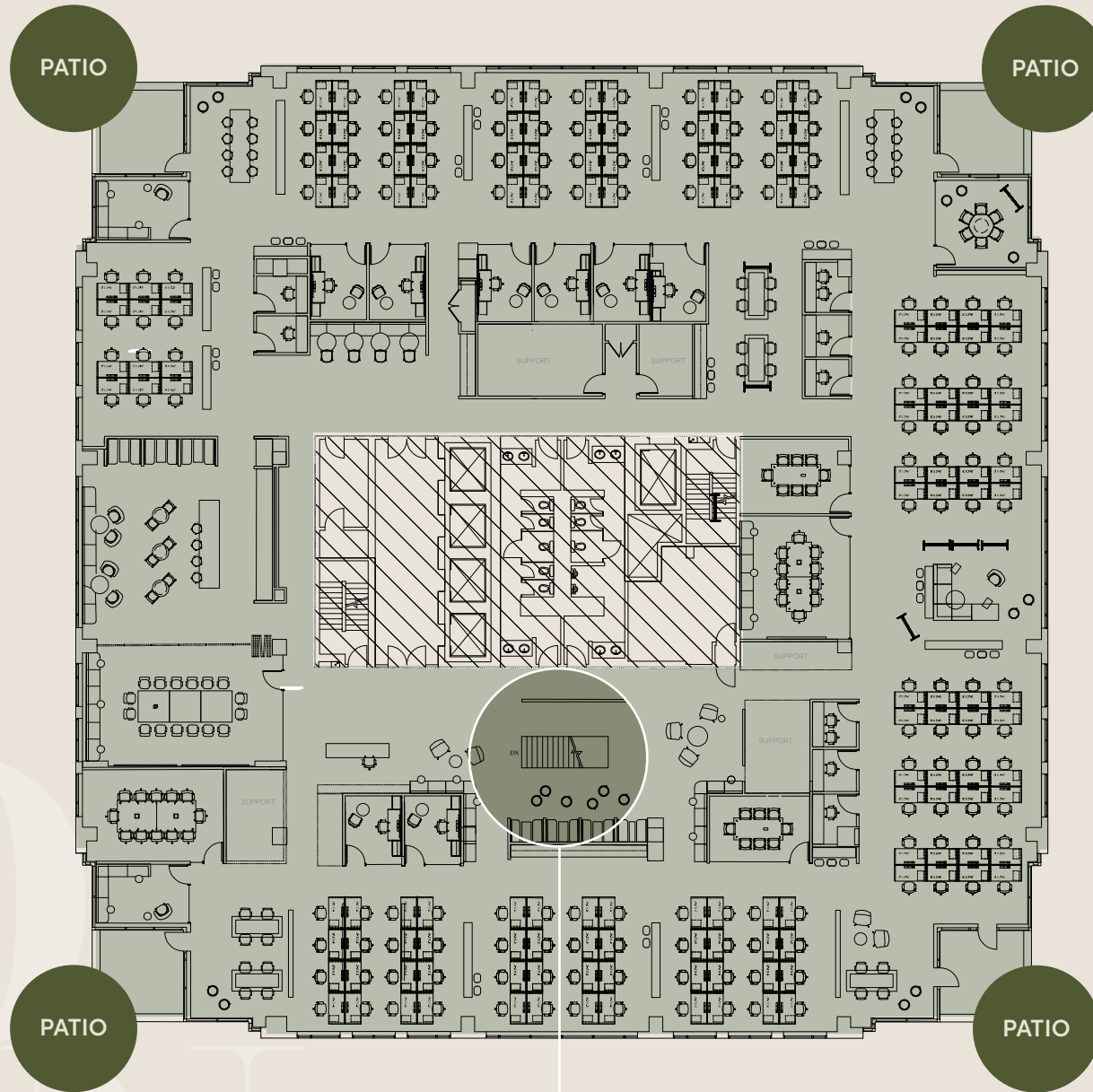


STAIRCASE  
CONNECTED  
TO 1300 & 1400

# SUITE 1500

23,104 SF

SAMPLE SPACE PLAN | CREATIVE



STAIRCASE  
CONNECTED  
TO 1300 & 1400

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

ONE  
TORONTO



A large white semi-circular arc above the word 'ONE' in a large, serif font. Below 'ONE' is the word 'TORONTO' in a smaller, spaced-out, sans-serif font.

# ONE

T O R O N T O

**ERIC SHAW\***

eric.shaw@cushwake.com  
416 505 0219

**ANDREW BOUTILIER\***

andrew.boutilier@cushwake.com  
416 359 2424

**VICTORIA GEE\***

victoria.gee@cushwake.com  
416 359 2604

\*SALES REPRESENTATIVE

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