

# 100 KING

STREET WEST

**Rare Top Floor Opportunity** in Canada's  
Tallest Office Tower at First Canadian Place



Available For Sublease

Suite 7250 | 15,276 RSF



# COMMAND THE SKY

From Suite 7250 at First Canadian Place, an exclusive opportunity to occupy the highest office space in the country. With panoramic views, premium finishes, and unrivaled connectivity, this space delivers prestige and presence in the heart of Canada's Financial District.



PREMISES

15,276 SF

AVAILABLE

60-90 Days

SUBLEASE TERM

March 30, 2031

NET RENT

Available upon request

ADDITIONAL RENT

\$31.57 PSF



## UNMATCHED BUILDING AMENITIES



### SHOPS & EATERIES

236,000 SF of retail space with over 120 stores



### PATH CONNECTED

with direct access to TTC subway



### PARKING

underground parking with EV charging and valet services



### END OF TRIP FACILITIES

bike storage, showers, and changing rooms



### ON-SITE

tenant conference centre



### ONSITE MANAGEMENT

and 24/7 building access and security



# FLEXIBLE & MODERN LAYOUT



## Breathtaking Views

of Toronto and Lake Ontario

## Abundance

of natural light

## Fully Built-Out

with premium finishes

## Double Glass

door with elevator exposure



16

private offices/meeting rooms

Modern Reception

area and spacious kitchen with lounge

Multiple

boardrooms of varying sizes

High-Quality

furnishings throughout (furniture negotiable)

# SEAMLESS CONNECTIVITY & LIFESTYLE

100 King Street West offers direct access to TTC subway, streetcar, and GO Train lines, making commuting effortless. It's surrounded by top-tier dining, fitness, and lifestyle amenities, providing everything you need just steps away. With a perfect 100 Walk Score and Transit Score, it's an ideal spot for those who value convenience and connectivity.

- 1

Pizzeria Libretto
- 2

Earls Kitchen & Bar
- 3

Dineen
- 4

Ki Modern
- 5

Cactus Club Cafe
- 6

King Taps
- 7

Terroni
- 8

Mos Mos
- 9

Chotto Matte
- 10

Starbucks
- 11

Lucie
- 12

Shoppers Drug Mart
- 13

St. Lawrence Market
- 14

Fairmont Royal York
- 15

Cambridge Suites
- 16

One King West
- 17

The Omni King Edward
- 18

Scotiabank
- 19

CIBC
- 20

TD Canada Trust





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