

DEFY^{THE} STATUS QUO



KING

11 KING ST W

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.

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.

VIBRANT SURROUNDINGS

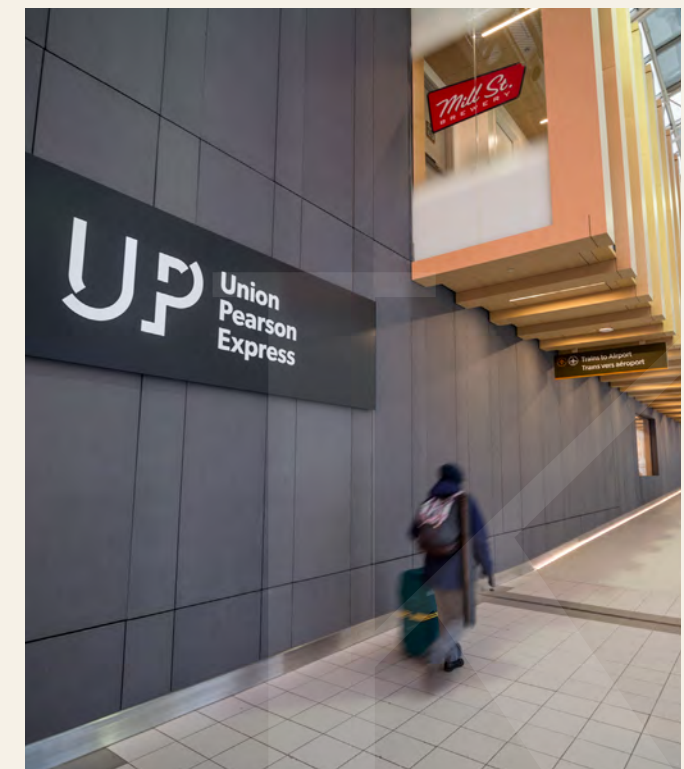
With a short walk, benefit from a multitude of amenities including cafes, dining options, top-tier retailers and luxury hotels.

ENHANCED SECURITY

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

A COMFORTABLE ENVIRONMENT

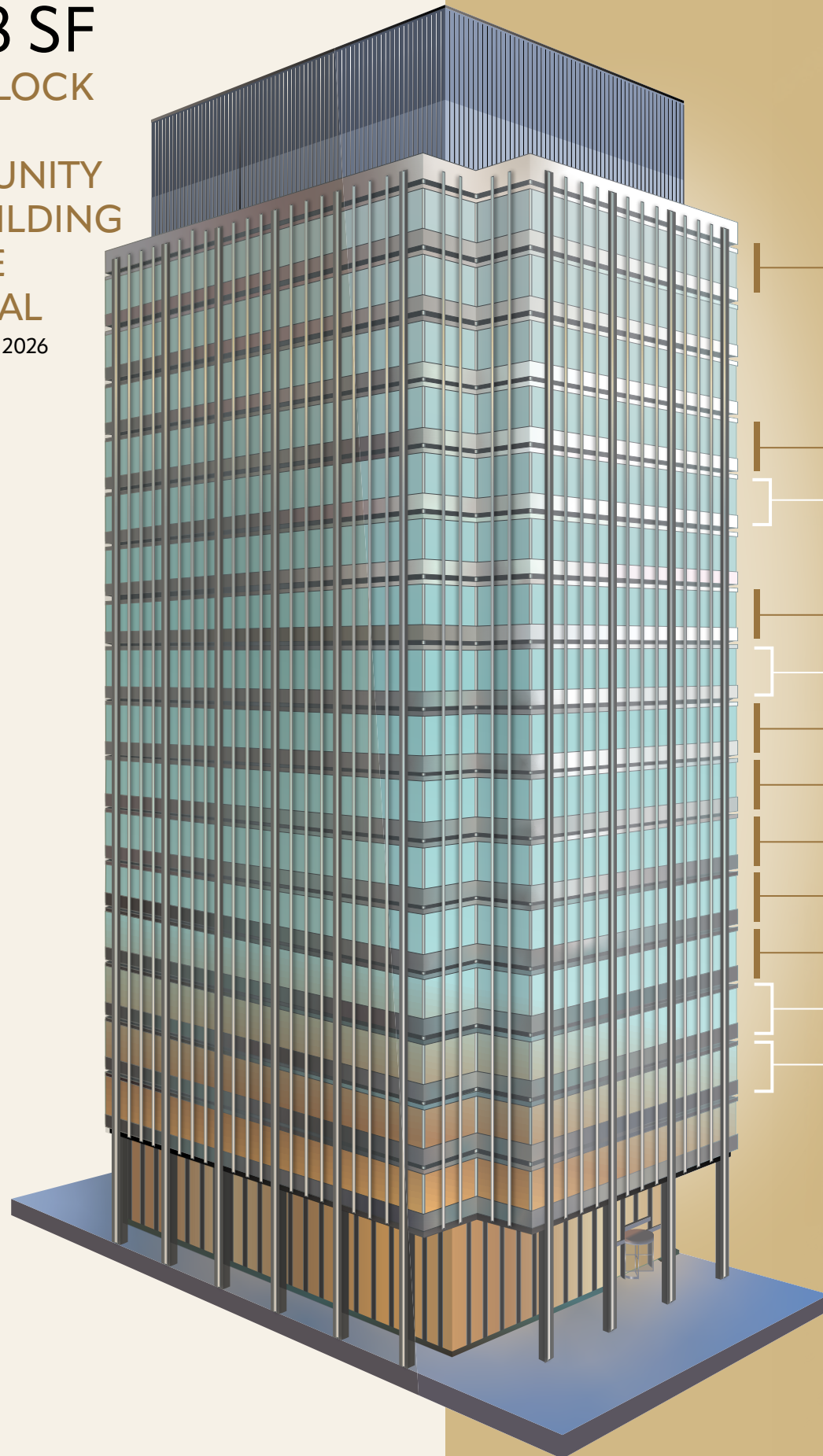
11 King St W recently completed an HVAC modernization utilizing innovative technology to improve tenant comfort and energy performance. The building is moving towards Net Zero Ready and establishing a pathway towards carbon reduction.



67,378 SF

LARGE BLOCK
LEASING
OPPORTUNITY
WITH BUILDING
SIGNAGE
POTENTIAL

Available August 2026



UNPARALLELED SOPHISTICATION

SUITE 1800 | 9,631 SF

SUITE 1500 | 4,783 SF

MODEL
SUITE 1401 | 4,867 SF
Fully furnished model suite available

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 | 5,720 SF
Available August 2025

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

THE ULTIMATE TENANT AMENITY PACKAGE

COMING SOON: PRESTIGIOUS OUTDOOR SPACES FULL OF POTENTIAL

OPEN-AIR MEETING SPACES

A unique outdoor space designed for creativity and teamwork. Perfect for meetings or brainstorming sessions.

RECHARGE & REFRESH

Step outside to recharge your mind and body. Enjoy the fresh air and take a break from the hustle and bustle of office life.

STYLISH & MODERN

The outdoor space features chic, contemporary furniture that complements the luxurious ambiance of 11 King Street W.



EVEN MORE TO LOVE AT 11 KING ST W

PATH CONNECTIVITY



UNDERGROUND PARKING



SECURE BIKE STORAGE



END OF TRIP FACILITIES



EXCLUSIVE HOTEL PERKS @ 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 | |





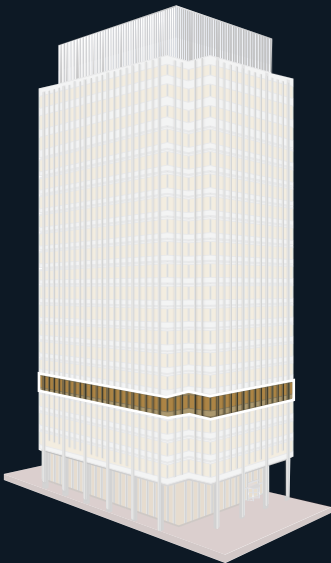
THE EPICENTER OF ACTIVITY

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

• Fully furnished model suite available

ADDITIONAL RENT \$35.22
(EXCLUDING UTILITIES)



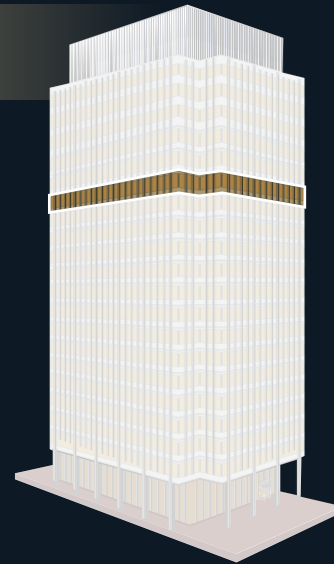
VIRTUAL TOUR



ADDITIONAL RENT \$35.22
(EXCLUDING UTILITIES)

SUITE 1401 (NORTH SIDE) 4,867 SF

- Fully furnished model suite available

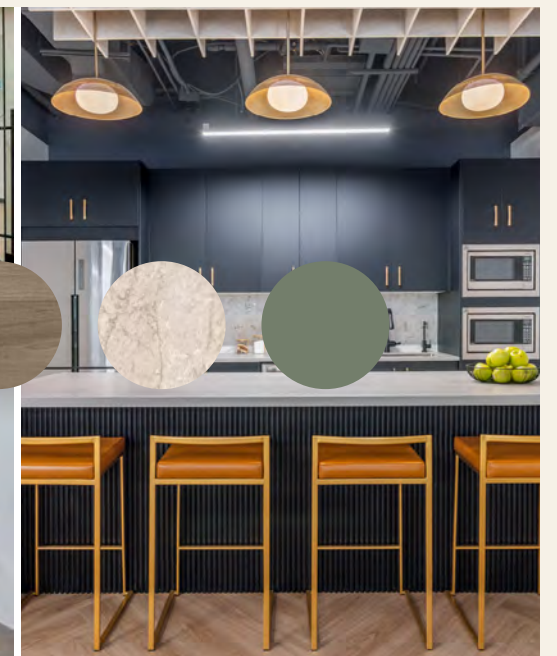
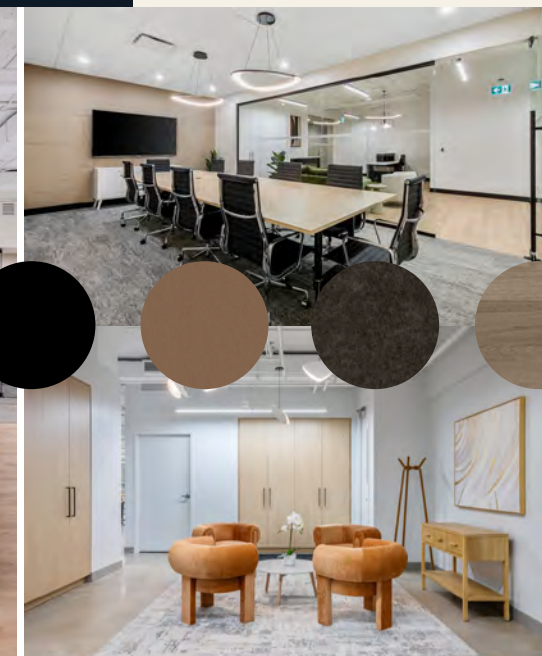
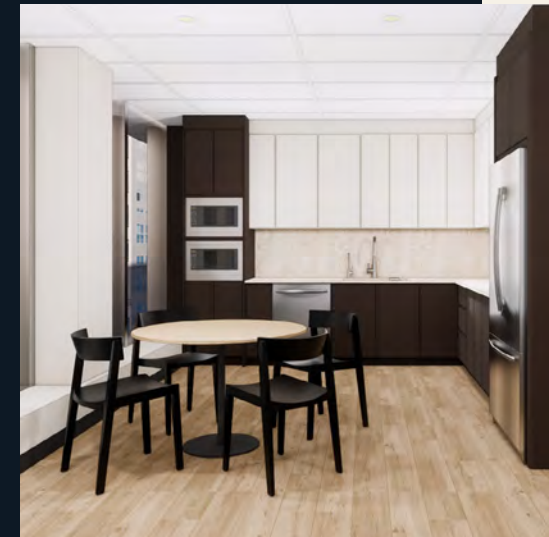
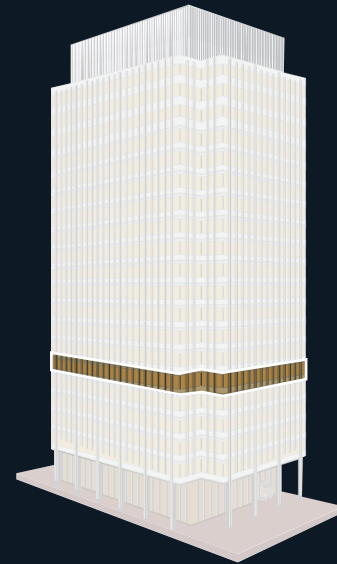


VIRTUAL TOUR



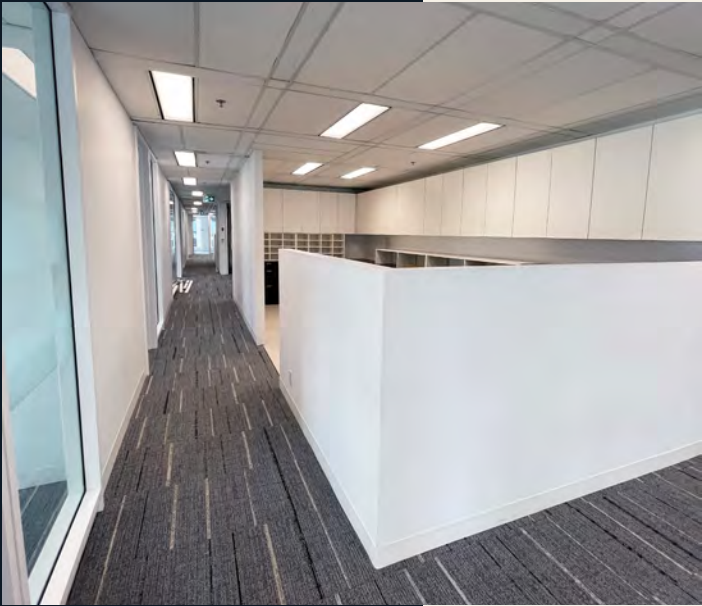
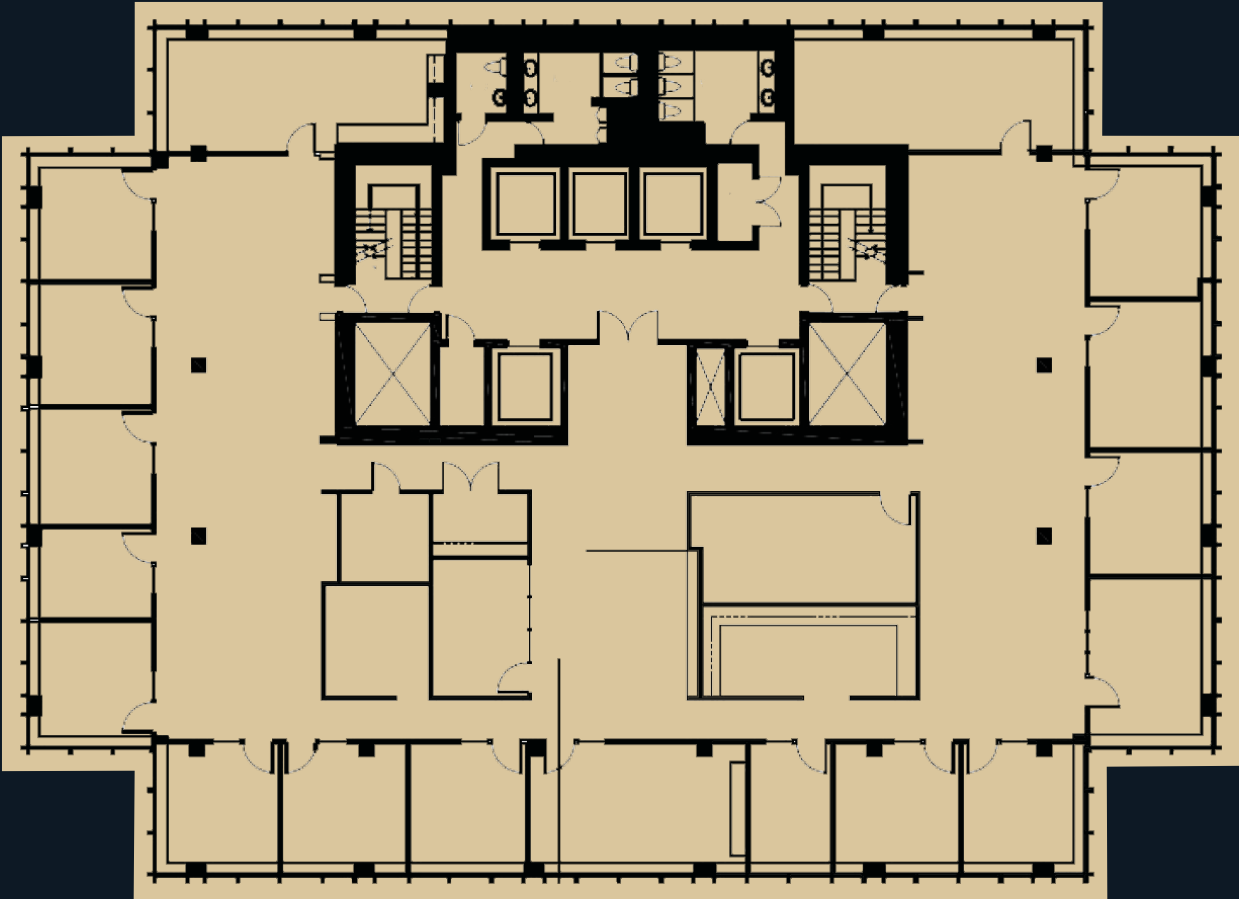
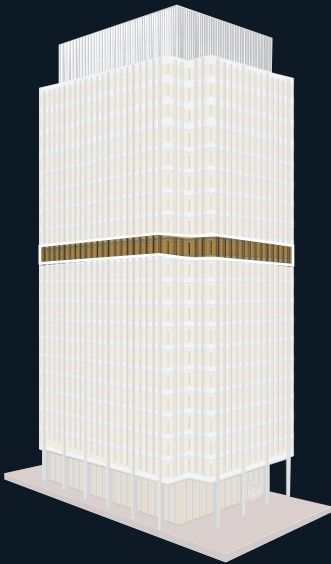
SUITE 500 5,720 SF

- Model suite renovation in progress
- Built out with a mix of offices, meeting rooms and open area for workstations
- Available August 2025



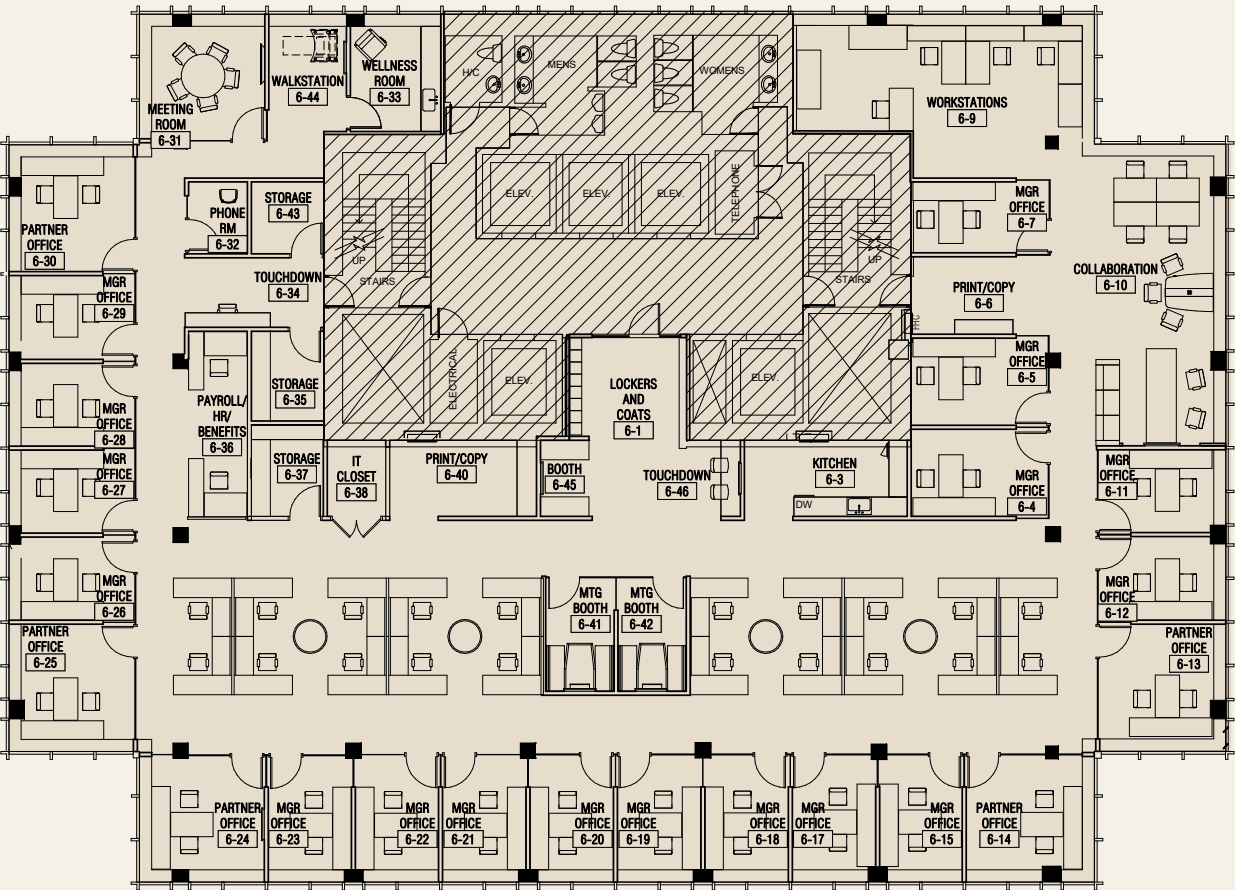
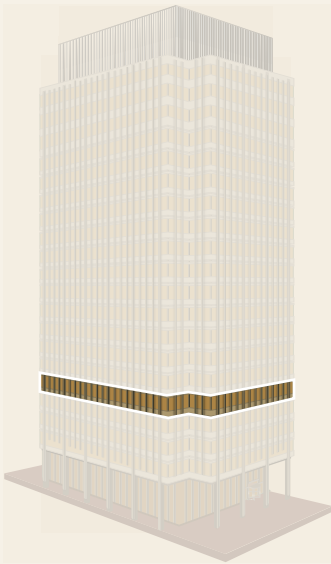
SUITE 1100 9,631 SF

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



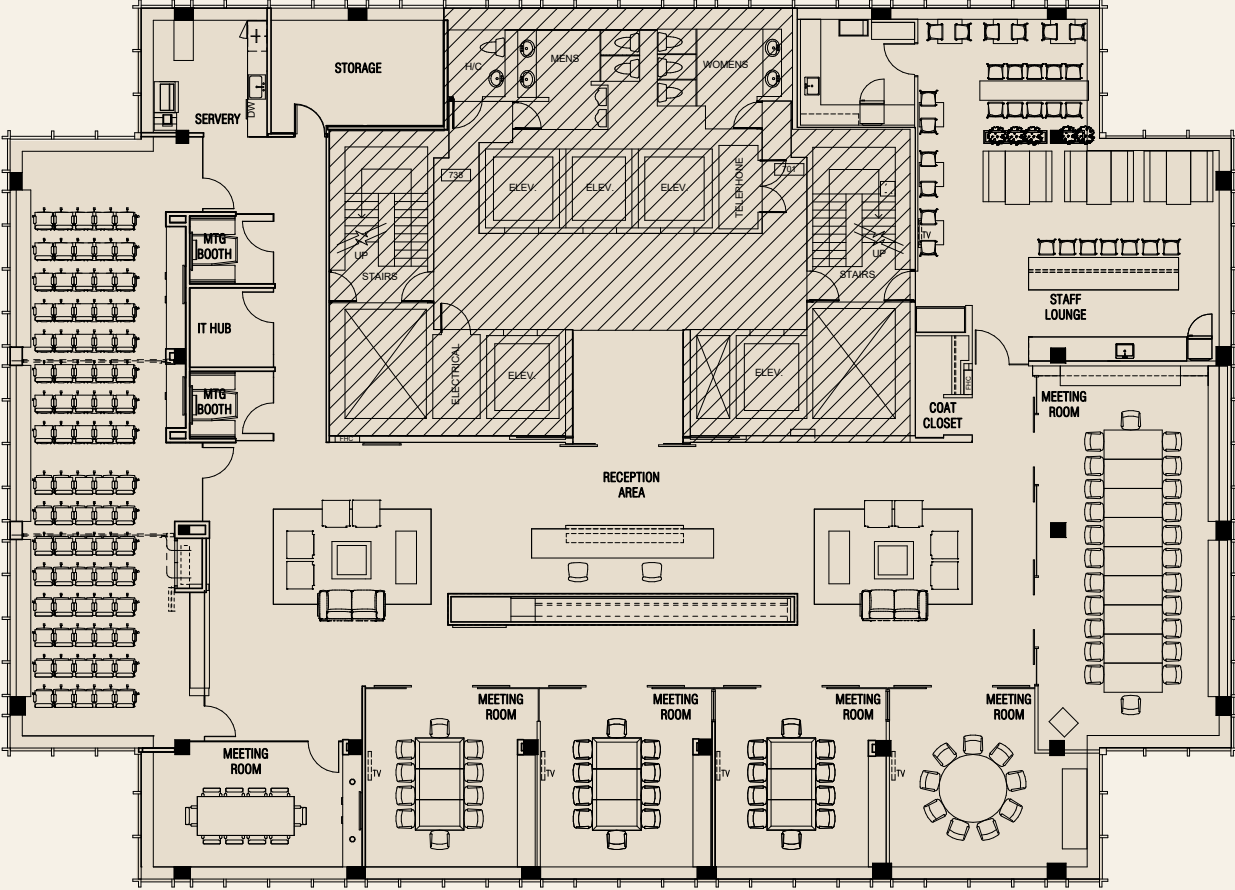
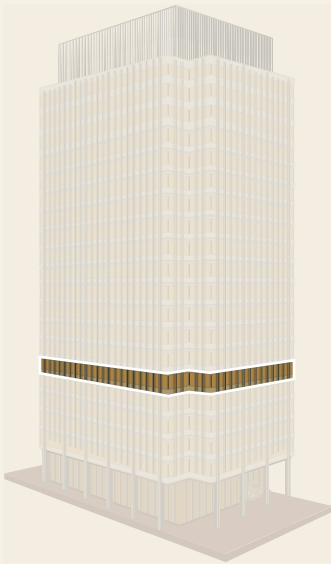
SUITE 600

9,625 SF

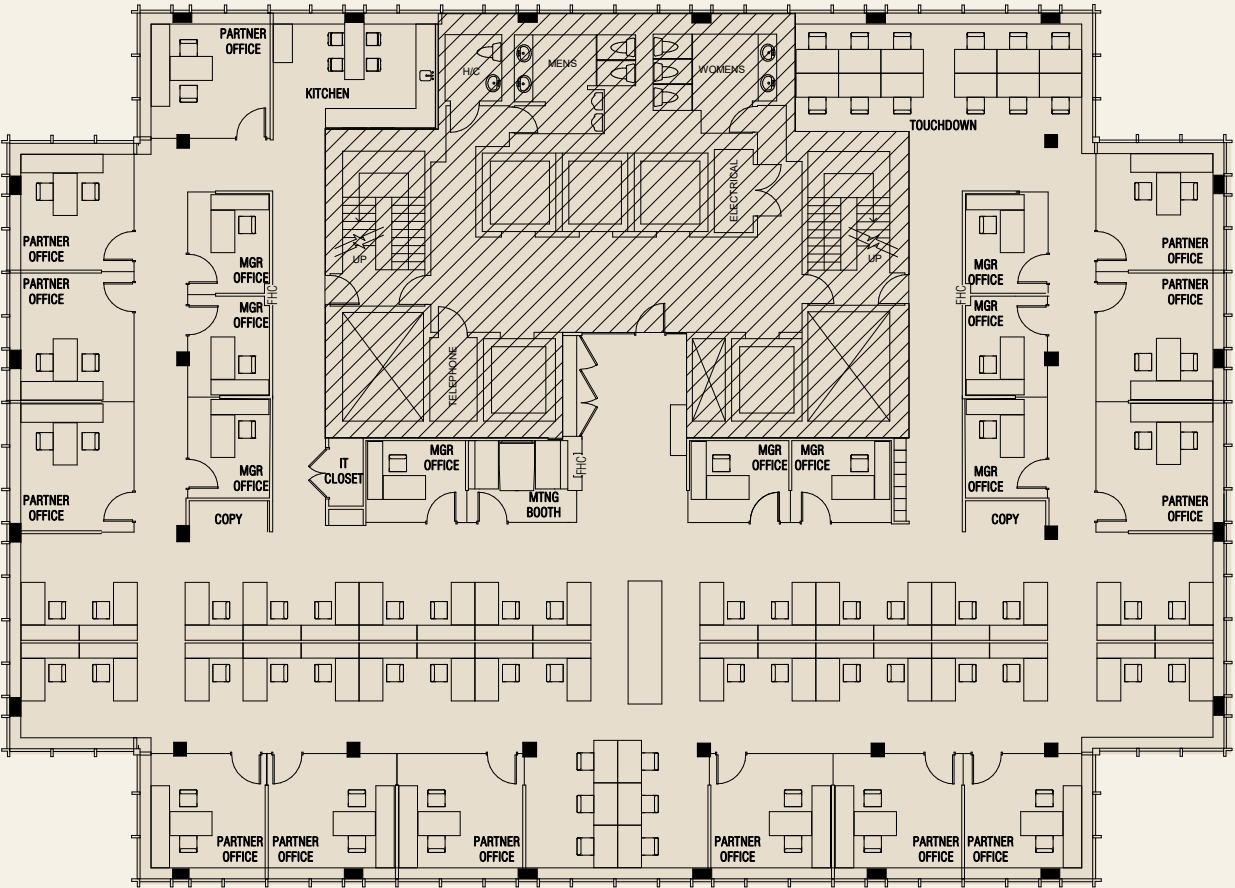
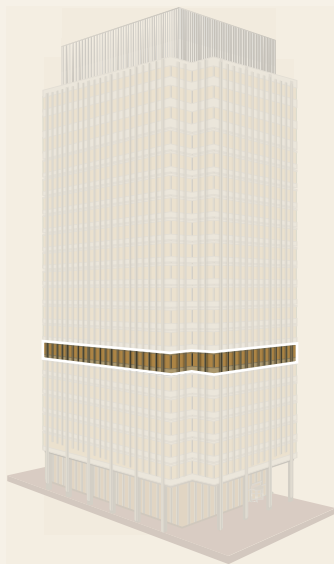


SUITE 700

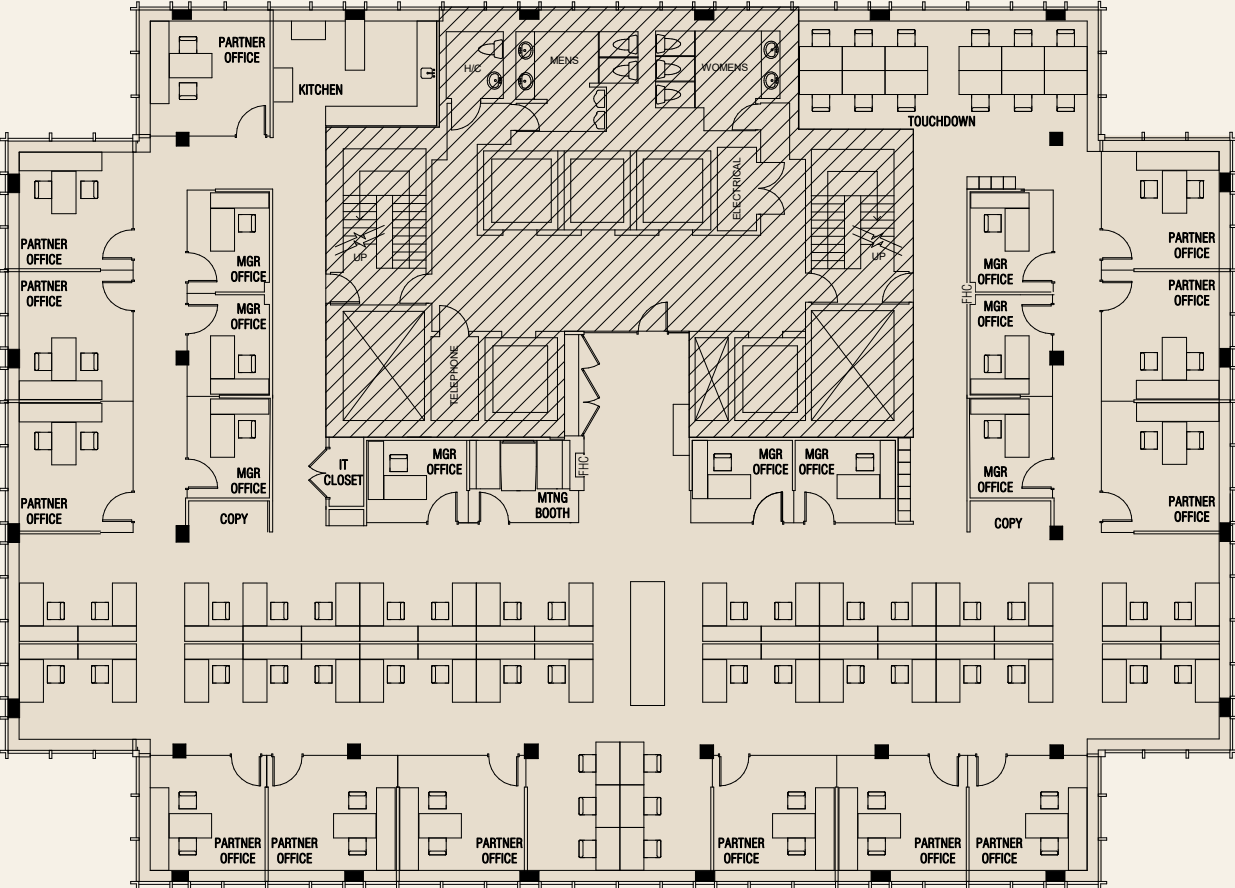
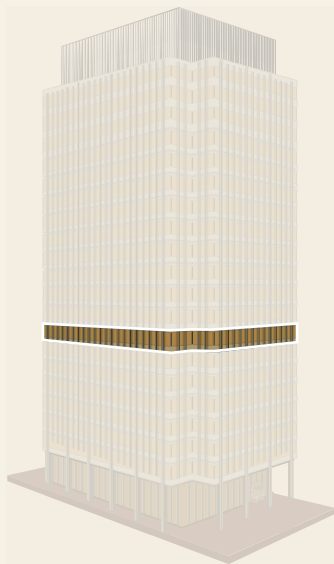
9,624 SF



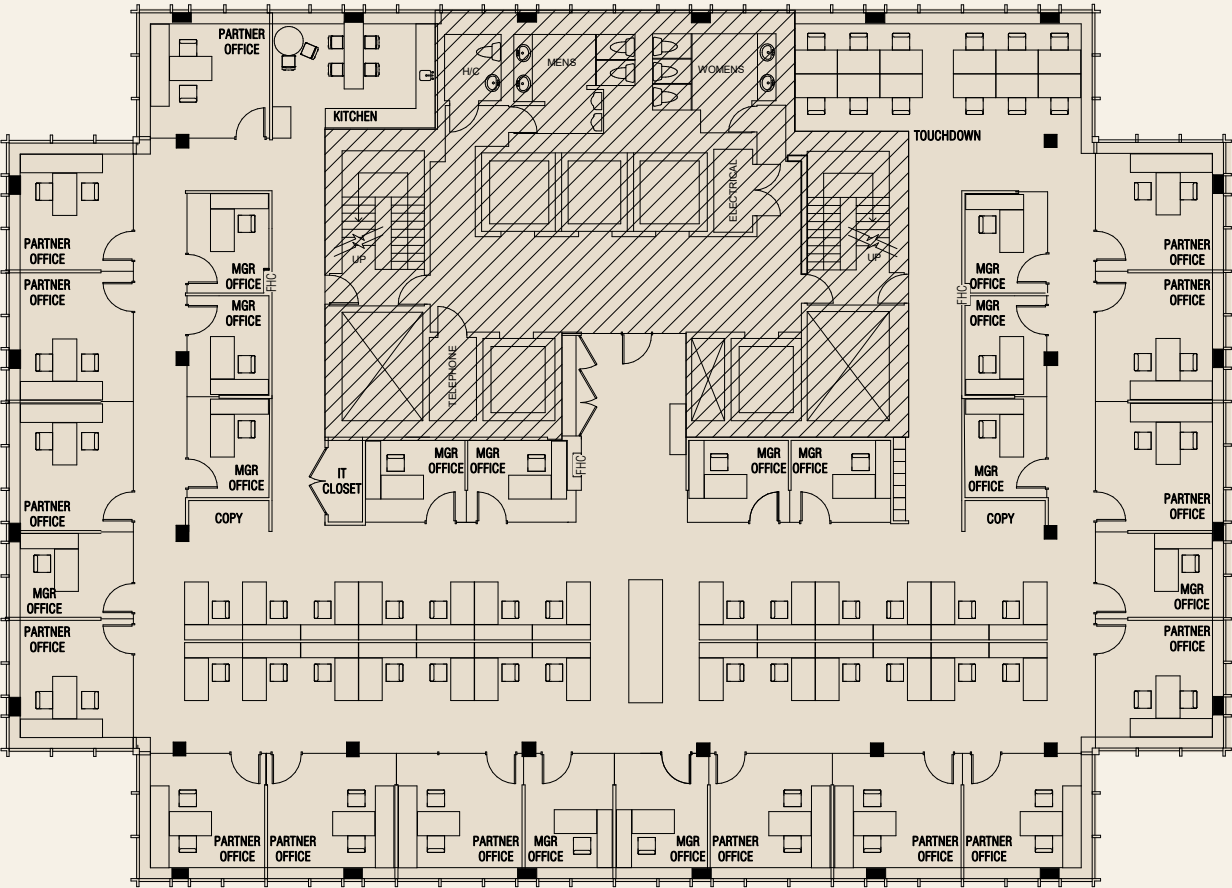
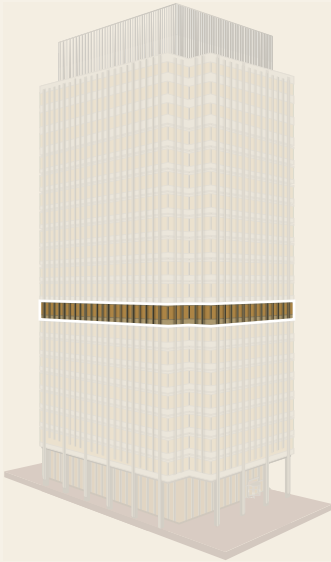
SUITE 800
9,625 SF



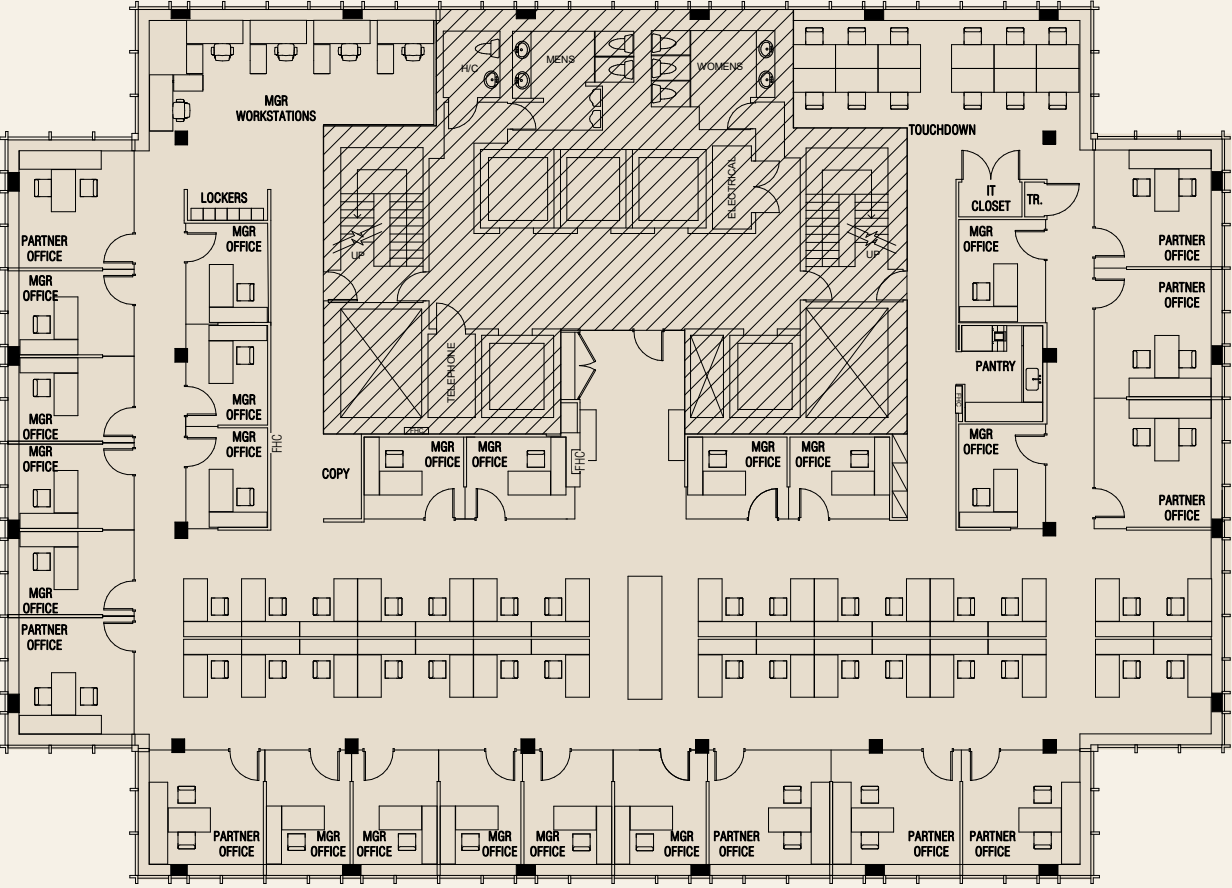
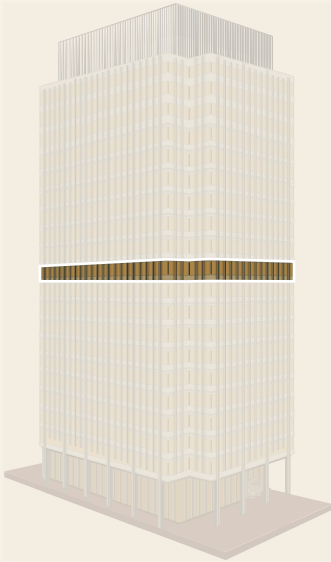
SUITE 900
9,625 SF



SUITE 1000
9,620 SF



SUITE 1200
9,628 SF

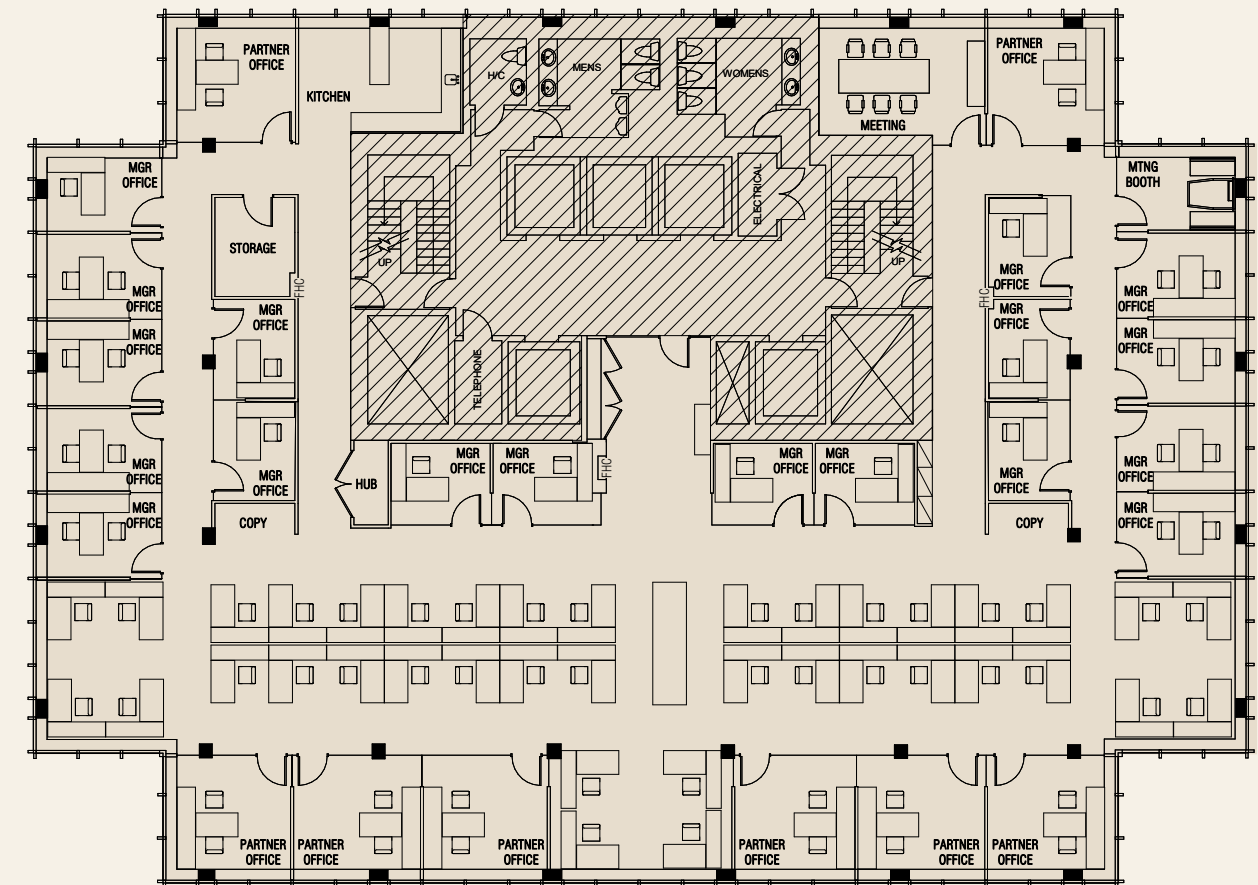


A 3D architectural rendering of a modern skyscraper. The building features a glass curtain wall with a grid pattern. A prominent horizontal band of dark, textured material, possibly wood or metal, runs across the middle of the facade. The top of the building is capped with a series of vertical glass fins. The building is shown from a low angle, emphasizing its height.



SUITE 1500

A 3D architectural rendering of a modern skyscraper, likely the Taipei 101, showing its distinctive tiered design and spire. The building is depicted in a light beige color with a grid-like facade. It features a prominent horizontal band of darker, possibly glass-enclosed, sections near the top. The building is shown from a low-angle perspective, emphasizing its height, and is set against a plain white background.



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