

333 KING

STREET EAST TORONTO, ONTARIO



**99,862 SF
AVAILABLE FOR SUBLLEASE**

 CUSHMAN &
WAKEFIELD

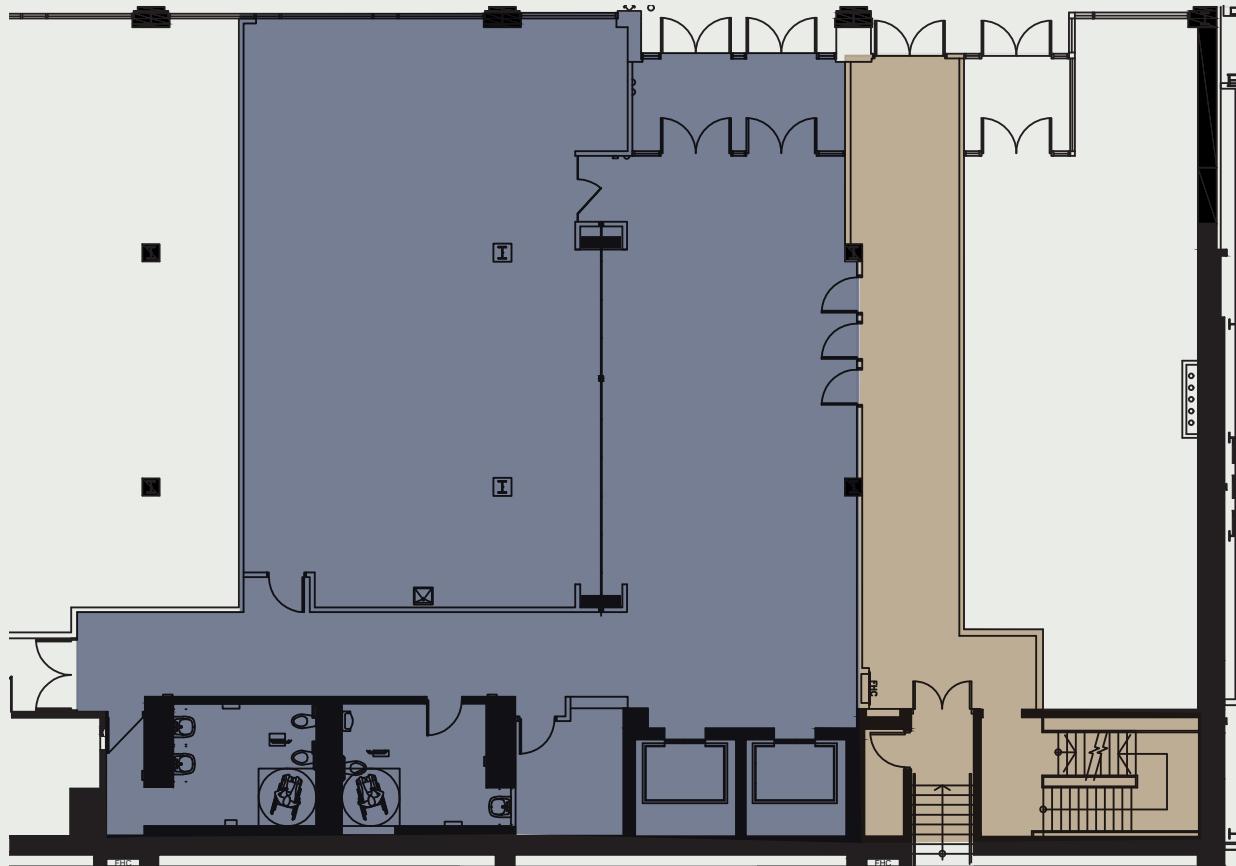
KING EAST LARGE BLOCK AVAILABILITY

Ground Floor	5,538 RSF
3rd Floor	58,054 RSF
4th Floor	12,093 RSF
5th Floor	12,097 RSF
6th Floor	12,080 RSF
Total	99,862 RSF

Available	Immediate
Term	July 15, 2029
Net Rate	Call agents for details
Additional Rent	\$12.90 per square foot per year
Condition of Premises	Built space / classroom format
Parking Spaces	10 (\$250 per space per month)

GROUND A

4,156 SF

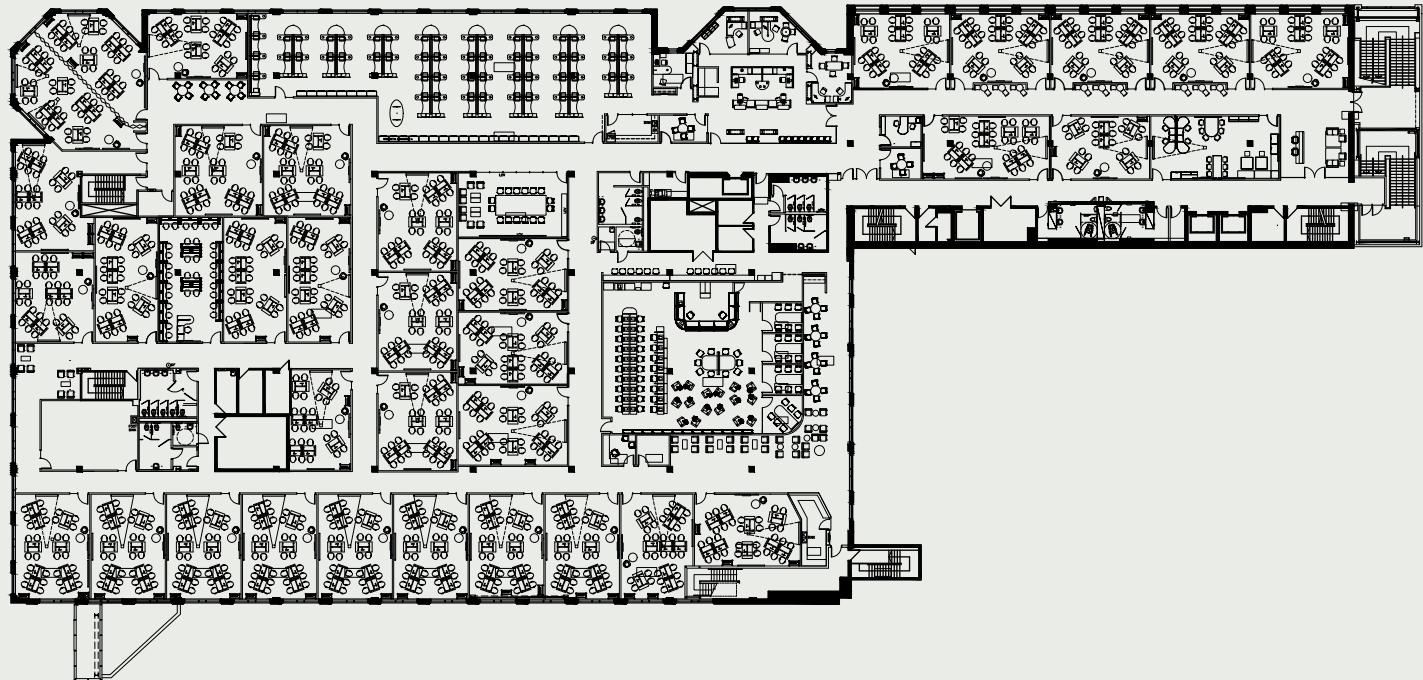


GROUND B

1,383 SF

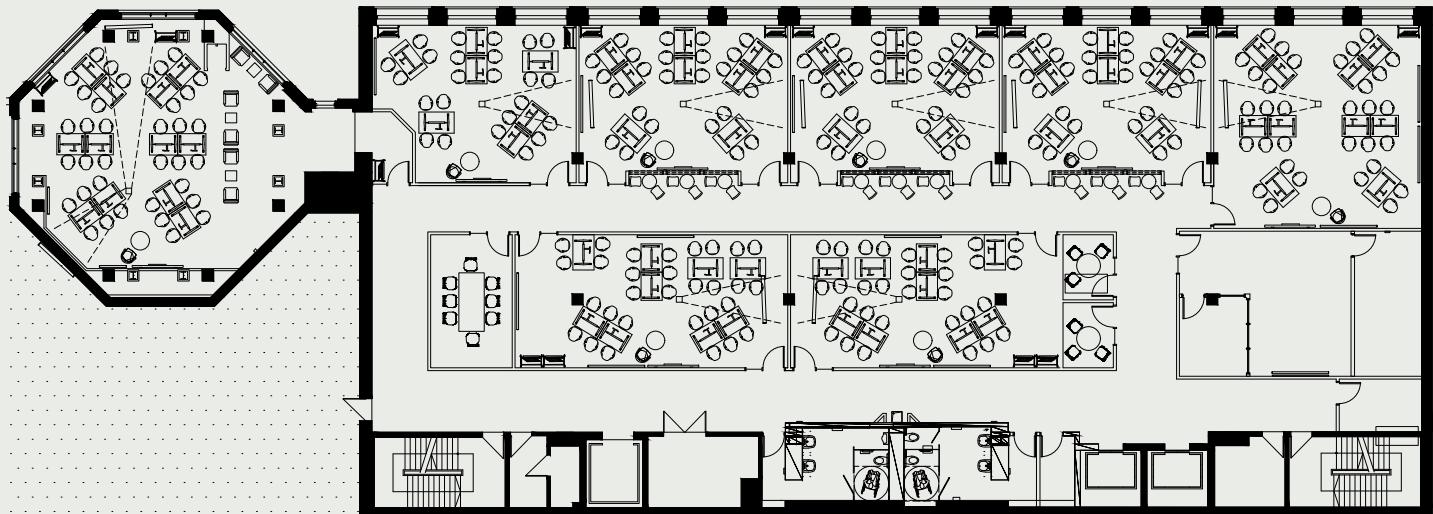
3RD FLOOR

58,054 RSF

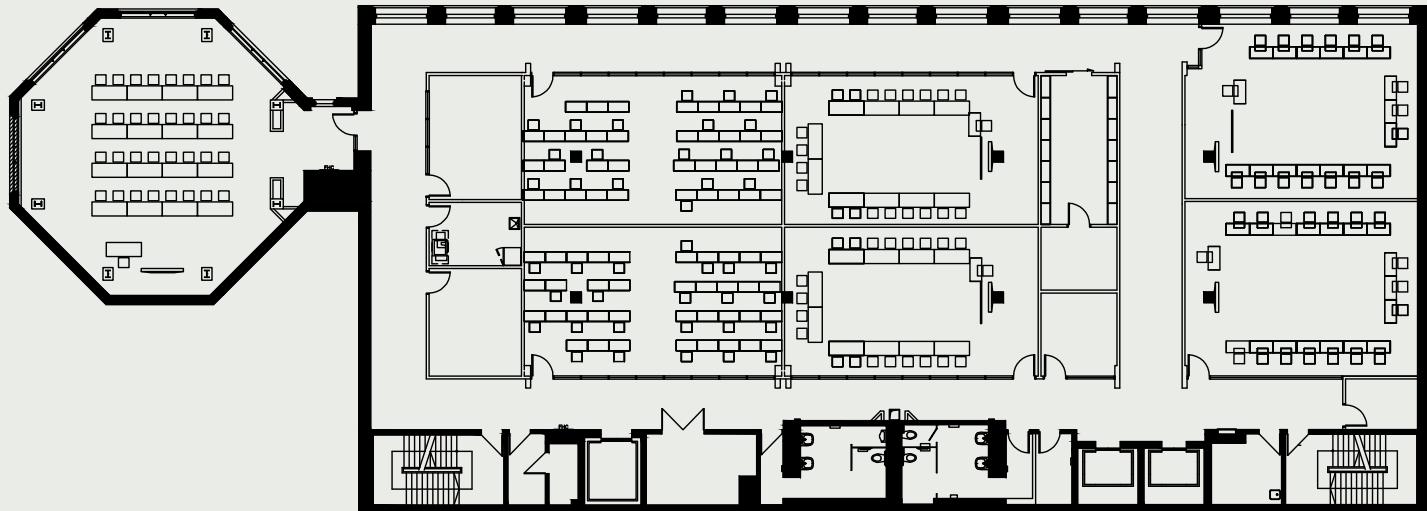


4TH FLOOR

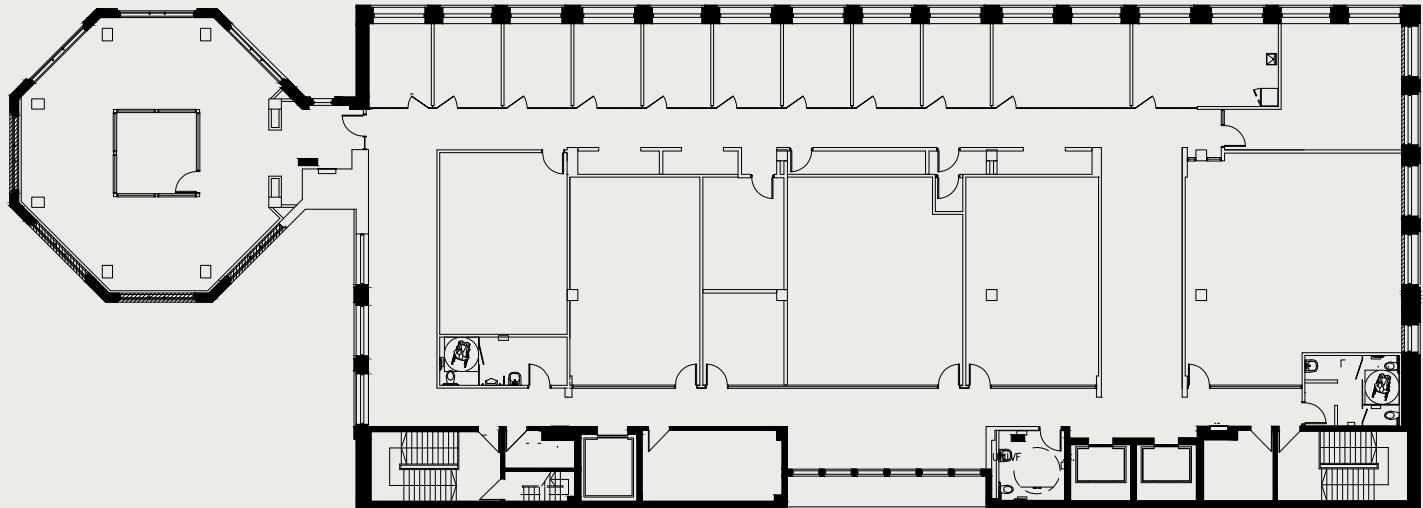
12,093 RSF



5TH FLOOR 12,097 RSF



6TH FLOOR 12,080 RSF



DESIGNED FOR CONNECTION

Located in Toronto's vibrant east core, 333 King Street offers a rare sublease opportunity across four expansive floors currently built out as a premier education facility.

The building provides an adaptable environment, combining convenience, connectivity, and move-in-ready functionality in the heart of the city.



Turnkey Furnished
Spaces Available



Extensive Storage/
Library Space



Scotiabank
Onsite



Direct Streetcar
Access



Dedicated Ground
Floor Entrance



CONTACT
AGENTS
FOR NET
RENT

333 KING ST E

GENERAL BUILDING SPECIFICATIONS

HVAC	Heating and cooling is generated by two central plants. Conditioned air is distributed throughout the floors through compartment units in the towers. The units are equipped with hydronic heating and cooling coils fed from the central plant. Make-up air units feed the compartment units via a central shaft. Rooftop units with energy recovery ventilators provide supplemental ventilation.
Electrical	Power is supplied from the city underground to a high voltage substation on the southeast side of the property. The incoming service is rated for 13,800V, 600A. Voltage is stepped down by five high-voltage transformers. The transformers feed switchboards typically rated for 3,000A, 277/480V, that supply power to each of the buildings.
Internet service providers	Rogers, Bell, TELUS, Beanfield
POP room / Communications	Two POP rooms located on the east and south sides of the building.
Fire life and safety	The building has a Notifier fire alarm system and sprinklers in all areas. Fire hose cabinets in the corridors are connected to a standpipe system.
UPS / Backup Power	Emergency power is provided by three generators: Two natural-gas fired generators (G1 and G2), each rated at 350 kW and 438 KVA. One natural-gas fired generator with diesel back-up (G3), rated at 545 kW and 681 KVA.
General	The building at 333 King Street E in Toronto was constructed in 1972 and has undergone significant renovations in 2012 and 2016. The 360,000 square foot commercial complex houses tenants such as Coca-Cola, Scotiabank Digital Factory, LCBO, Dollarama, and No Frills. Additionally, the complex features banks, food vendors, and a single-level underground parking garage with approximately 102 parking spaces.

COLLABORATION AT SCALE

A HUB FOR EDUCATION AND INNOVATION

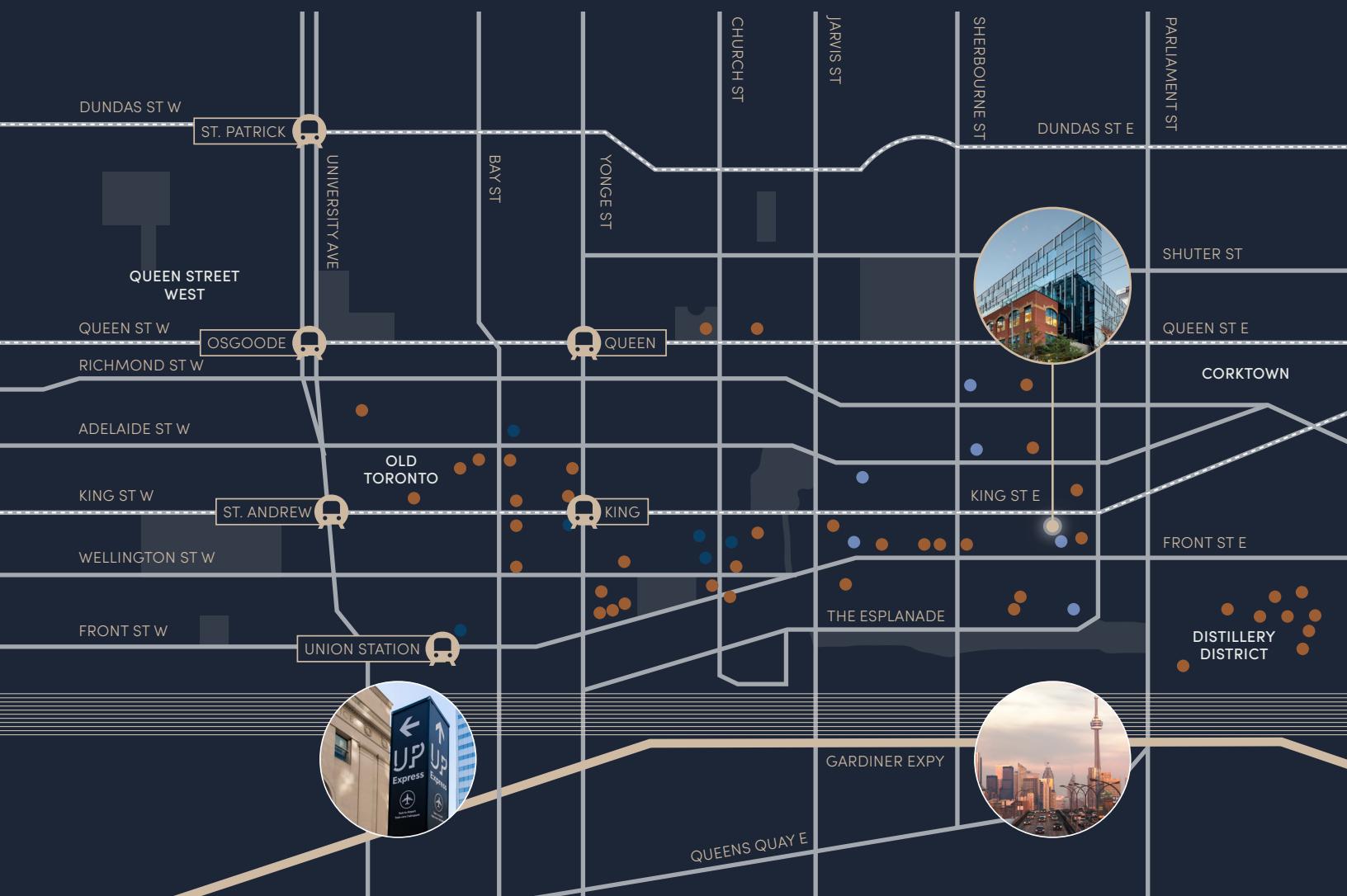
333 King Street provides a dynamic campus-style environment rarely found in Toronto's downtown east. With multiple contiguous floors, large floorplates, and a mix of classrooms, offices, and lounges, the space combines the energy of downtown with the cohesion of a purpose-built environment.



- Fully built out floors with furniture
- Currently organized as classroom space for educational use
- Suitable for education, institutional, office, or life sciences uses
- Available immediately

WELL-CONNECTED IN THE EAST CORE

Located in Downtown East, 333 King Street offers quick access to Toronto's Financial Core, with a streetcar right at the doorstep and a short commute to Union Station. It's within walking distance of the Distillery District, St. Lawrence Market, and Corktown. The area is lively and convenient, surrounded by cafés, restaurants, shops, and services, with easy access to the Gardiner Expressway and Don Valley Parkway.

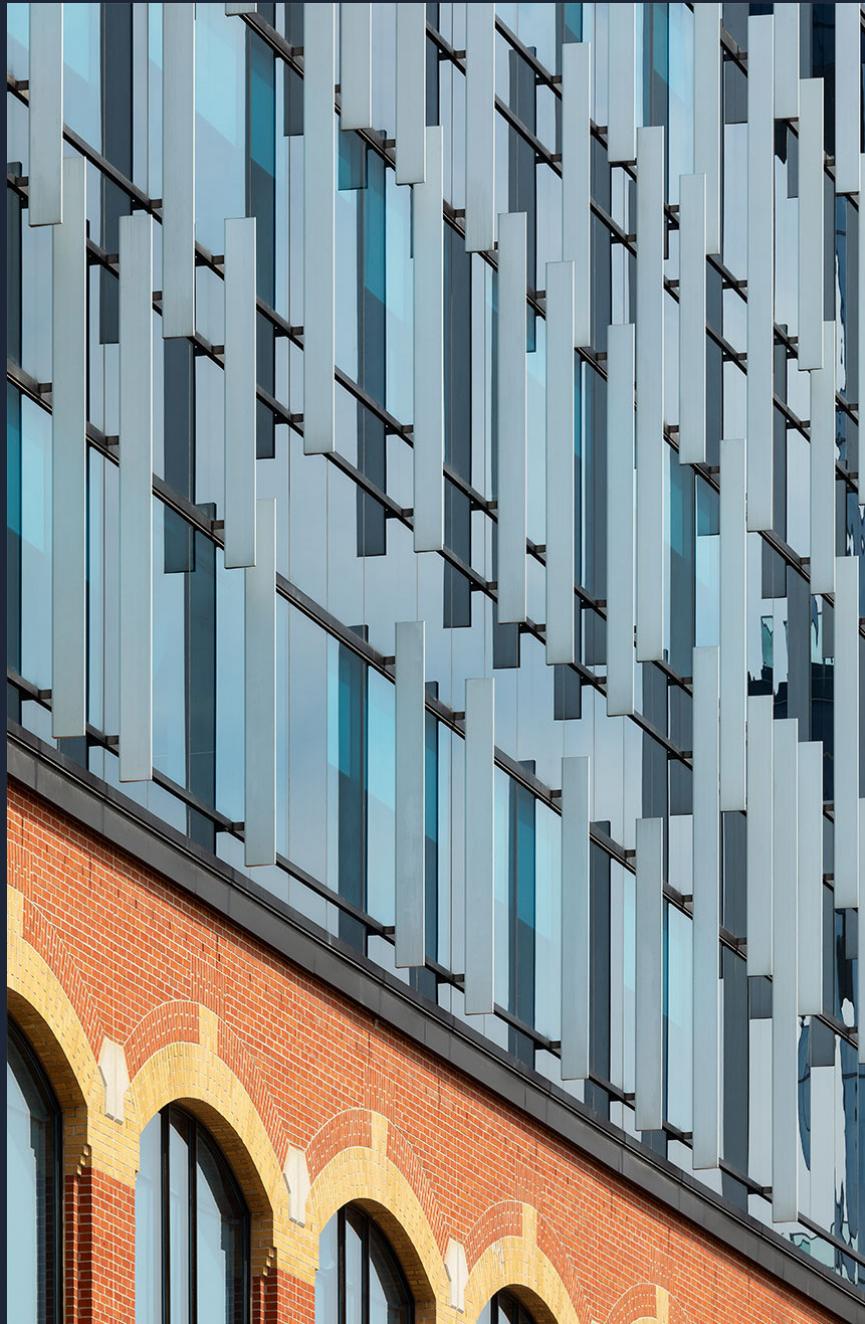


06
HOTELS

70+
EATERIES

06
FITNESS/GYMS

333 KING ST E



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