

11 KING STREET WEST

 CUSHMAN &
WAKEFIELD



DEFY^{THE}
STATUS
QUO

 K

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.

VIBRANT SURROUNDINGS

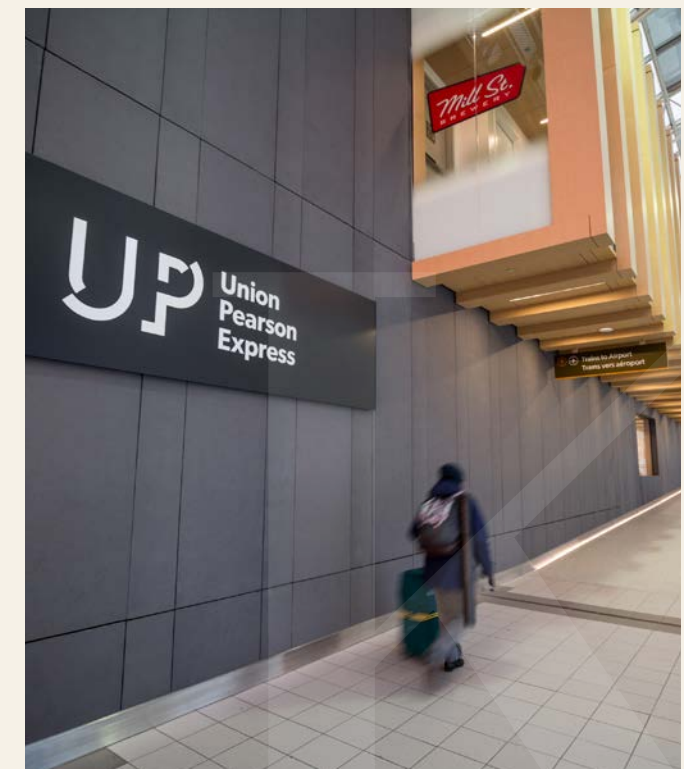
With a short walk, benefit from a multitude of amenities including cafes, dining options, top-tier retailers and luxury hotels.

ENHANCED SECURITY

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

A COMFORTABLE ENVIRONMENT

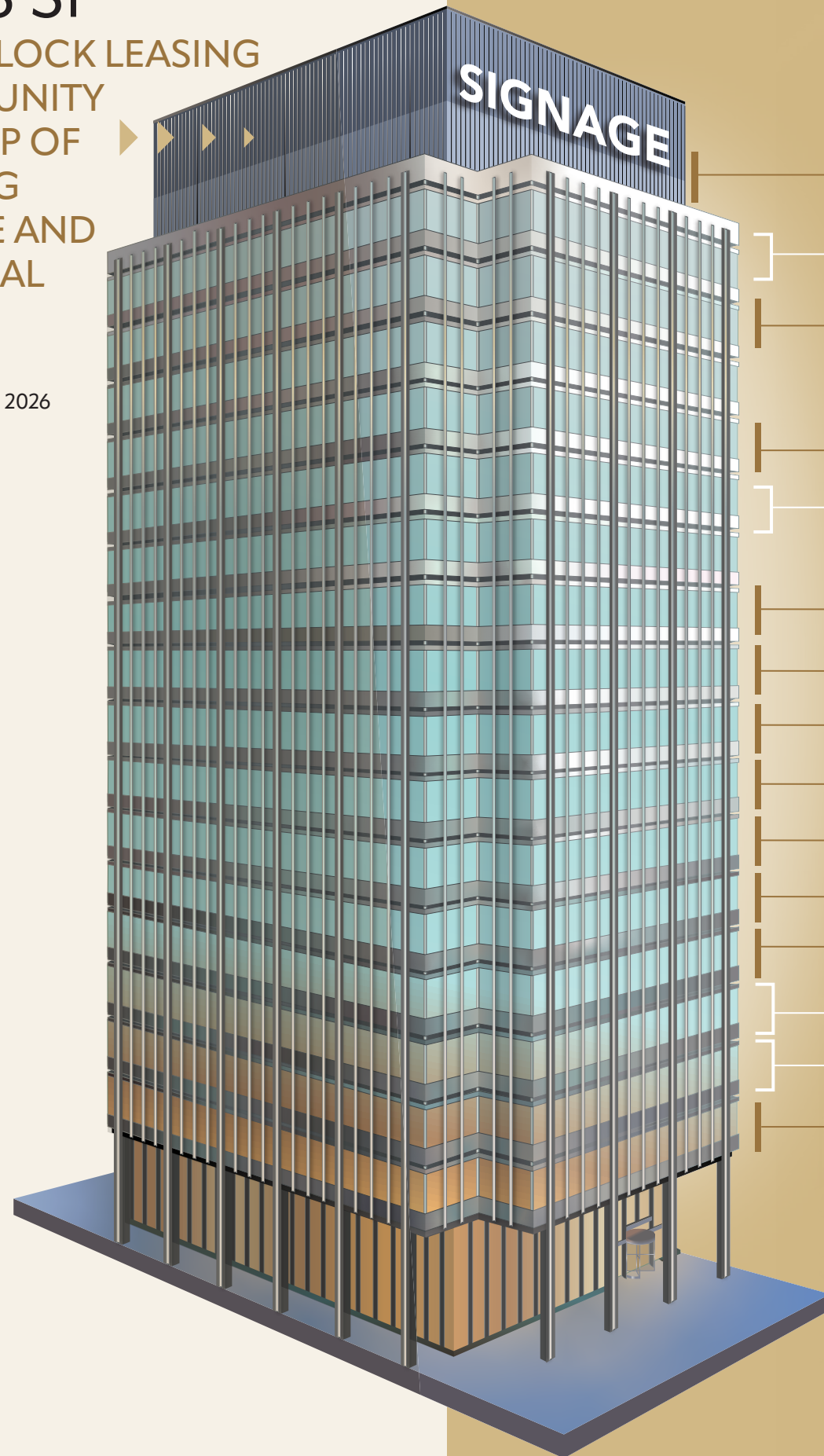
11 King St W recently completed an HVAC modernization utilizing innovative technology to improve tenant comfort and energy performance. The building is moving towards Net Zero Ready and establishing a pathway towards carbon reduction.



67,378 SF

LARGE BLOCK LEASING
OPPORTUNITY
WITH TOP OF
BUILDING
SIGNAGE AND
POTENTIAL
NAMING
RIGHTS

Available August 2026



UNPARALLELED SOPHISTICATION

SUITE 1950 | 4,472 SF

SUITE 1900 | 5,169 SF

Fully furnished model suite

SUITE 1800 | 9,631 SF

SUITE 1500 | 4,783 SF

SUITE 1550 | 4,852 SF

SUITE 1401 | 4,867 SF — LEASED

Fully furnished model suite

SUITE 1200 | 9,628 SF

SUITE 1100 | 9,631 SF

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

SUITE 500 | 5,270 SF — LEASED

Fully furnished model suite

SUITE 401 | 4,018 SF

Fully furnished model suite, available now

SUITE 250 | 3,213 SF

THE ULTIMATE TENANT AMENITY PACKAGE

PRESTIGIOUS OUTDOOR SPACES FULL OF POTENTIAL

A GRAND FIRST IMPRESSION

The newly reimagined lobby delivers a stunning arrival experience with refined finishes, upgraded lighting, and a modern aesthetic that blends sophistication and comfort

OPEN-AIR MEETING SPACES

A unique outdoor environment designed to foster creativity, teamwork, and well-being.

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.



EVEN MORE TO LOVE AT 11 KING ST W

PATH CONNECTIVITY



UNDERGROUND PARKING



SECURE BIKE STORAGE



END OF TRIP FACILITIES



PREFERRED MEMBERSHIP RATES

Exclusive programming through our
partnership with Equinox



EXCLUSIVE HOTEL PERKS
AT 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

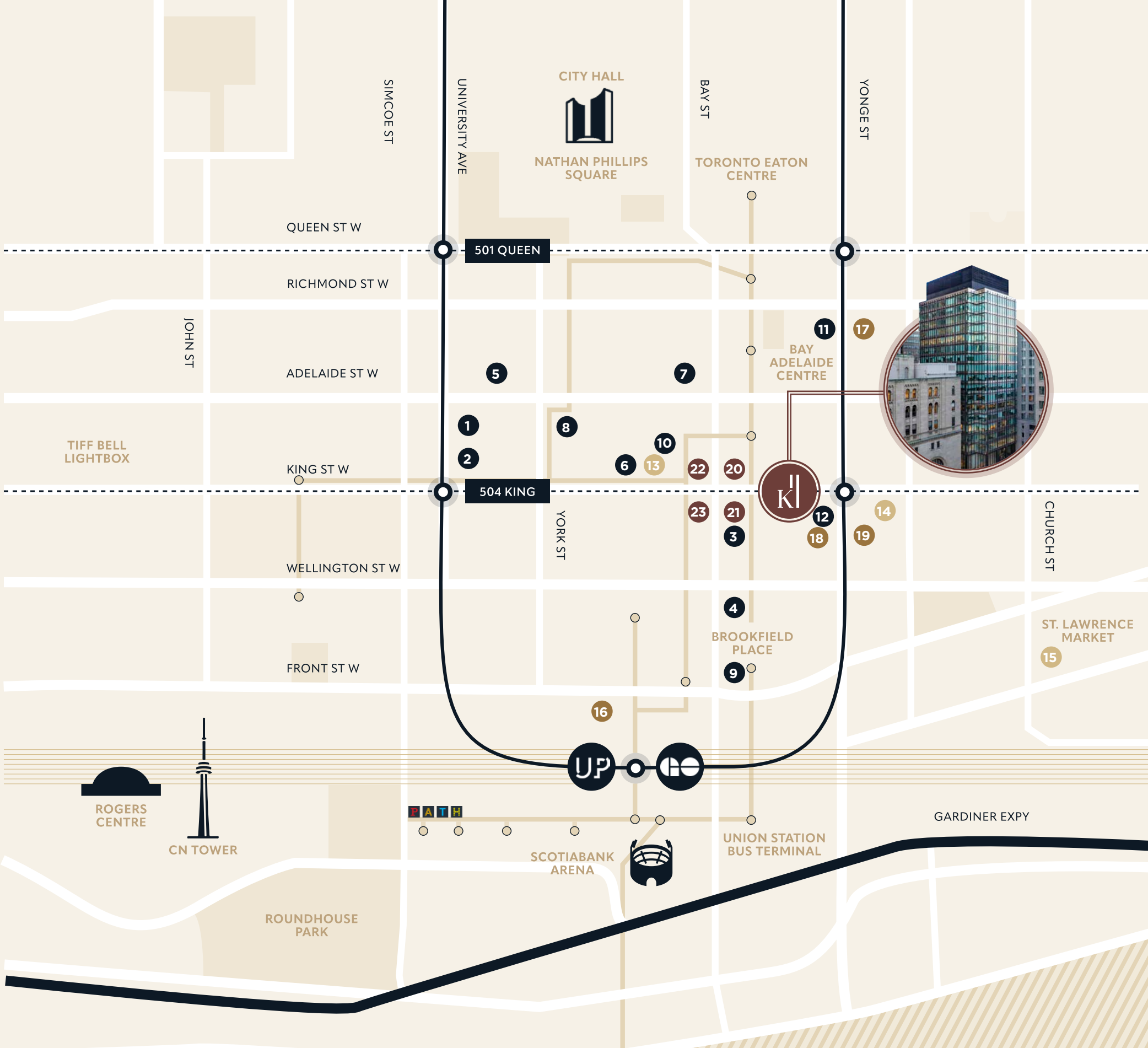
TORONTO'S PREMIER DOWNTOWN DISTRICT

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

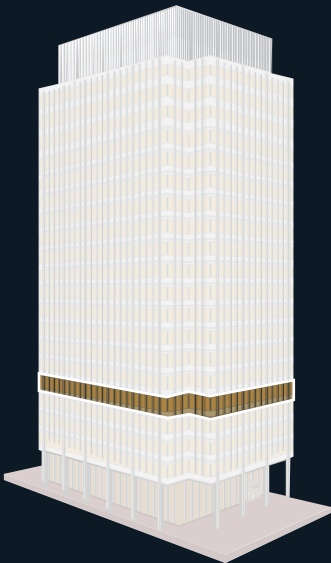
The atmosphere surrounding 11 King St W is electric. Drawing inspiration from the nearby iconic CN Tower, the artistic allure of the AGO (Art Gallery of Ontario), and the culinary delights of renowned restaurants like Canoe and Jacobs & Co Steakhouse. This dynamic locale seamlessly blends the pulse of 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

Half floor model suite built out with reception, boardroom, 2 meeting rooms, kitchenette, and 30 workstations

ADDITIONAL RENT \$32.37 PSF
(+ IN-SUITE UTILITIES)



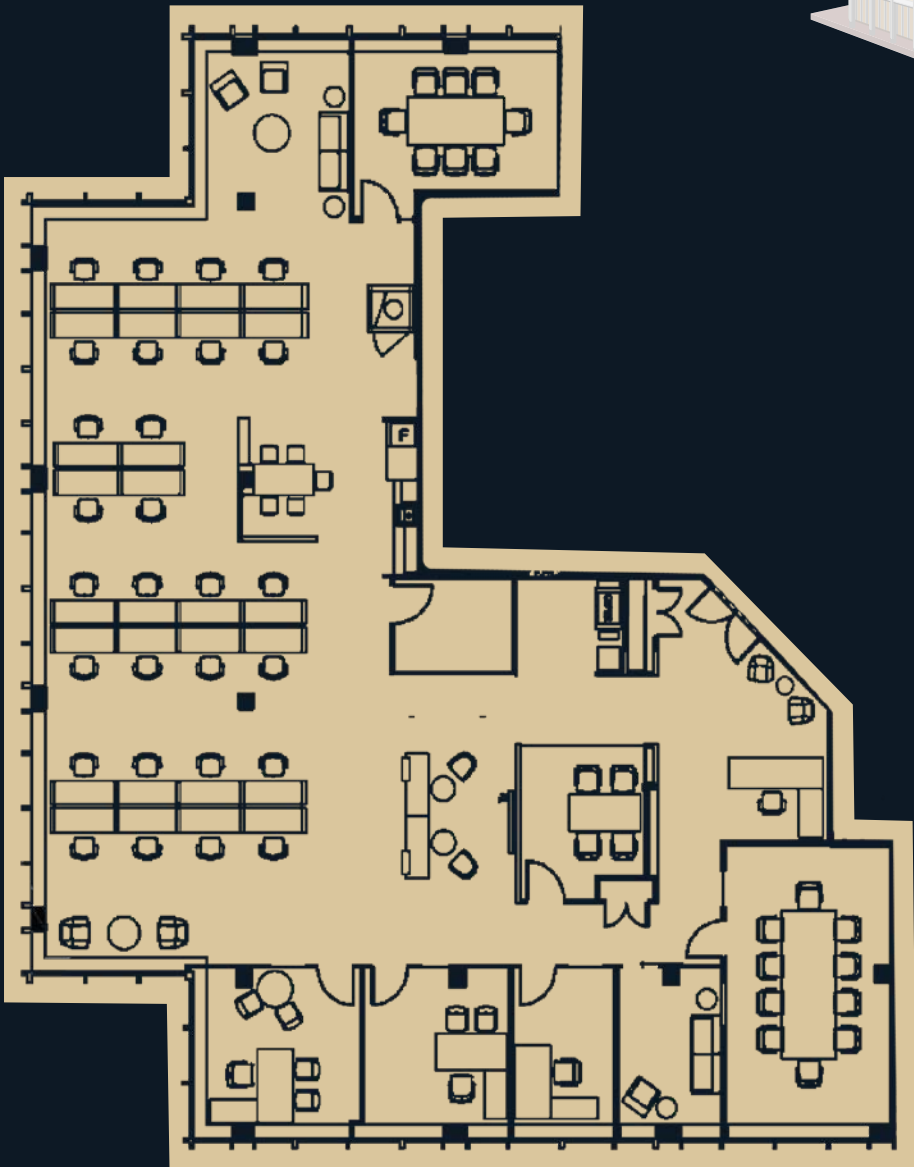
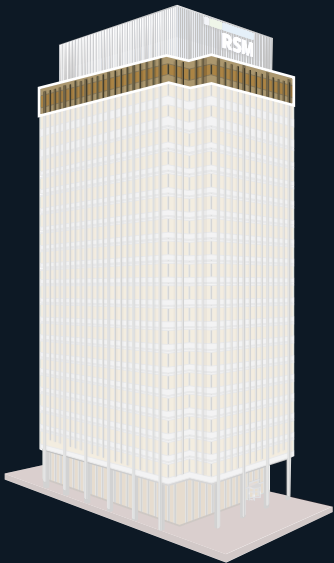
VIRTUAL TOUR



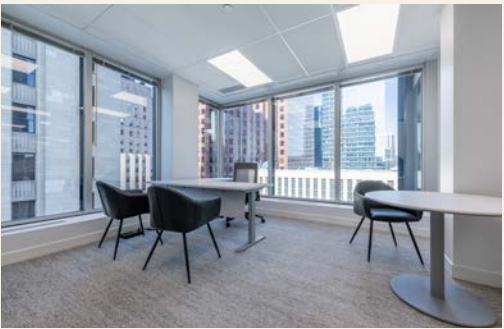
SUITE 1900 5,169 SF

Half floor model suite built out with reception, boardroom, 4 offices, 2 meeting room, kitchenette, and 28 workstations

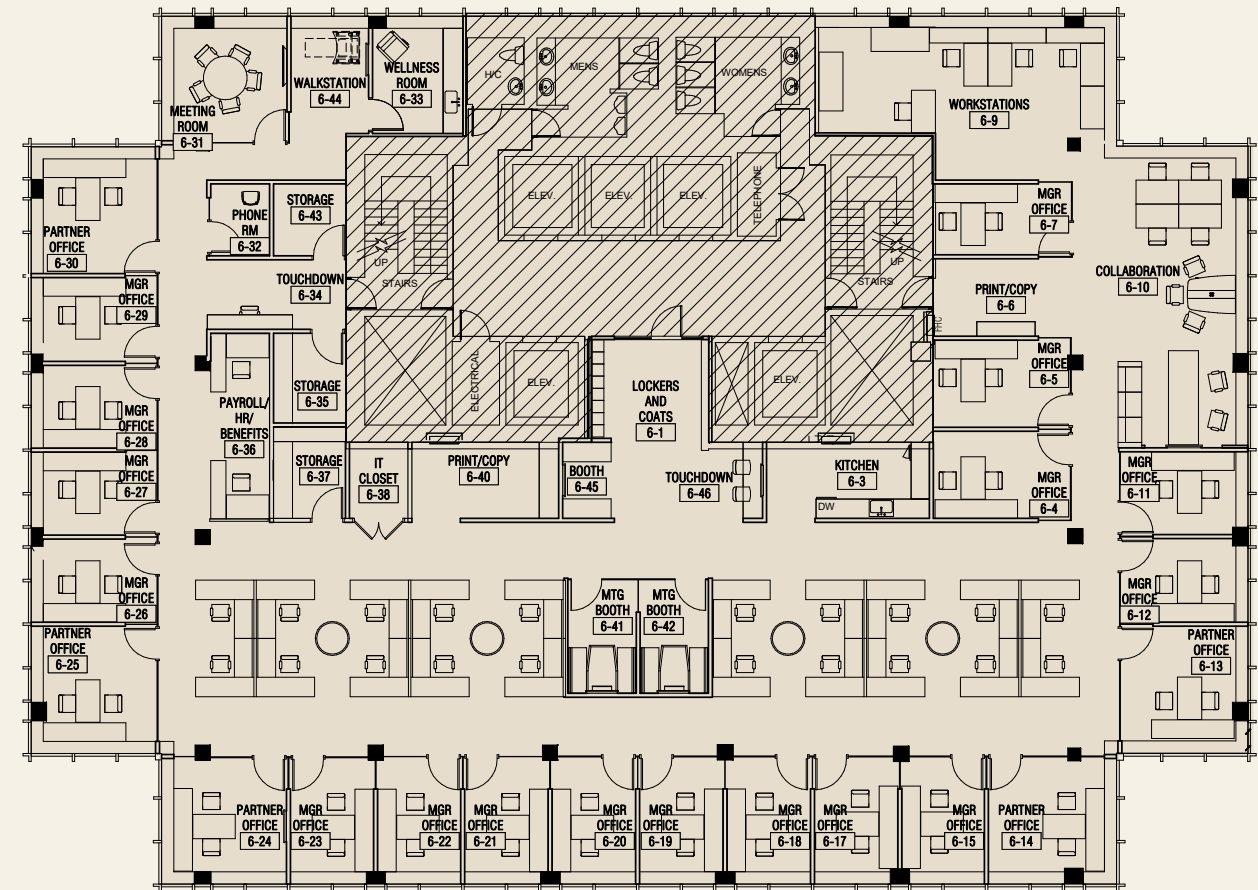
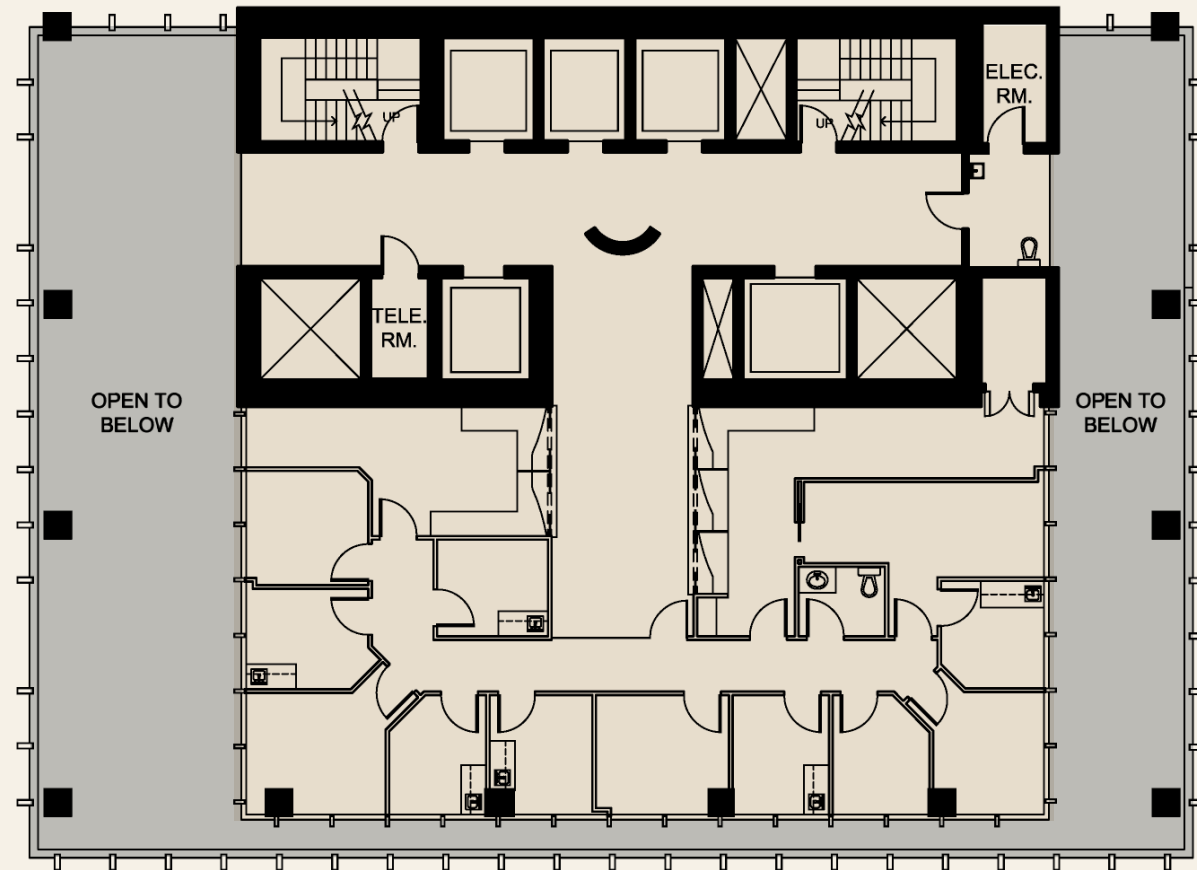
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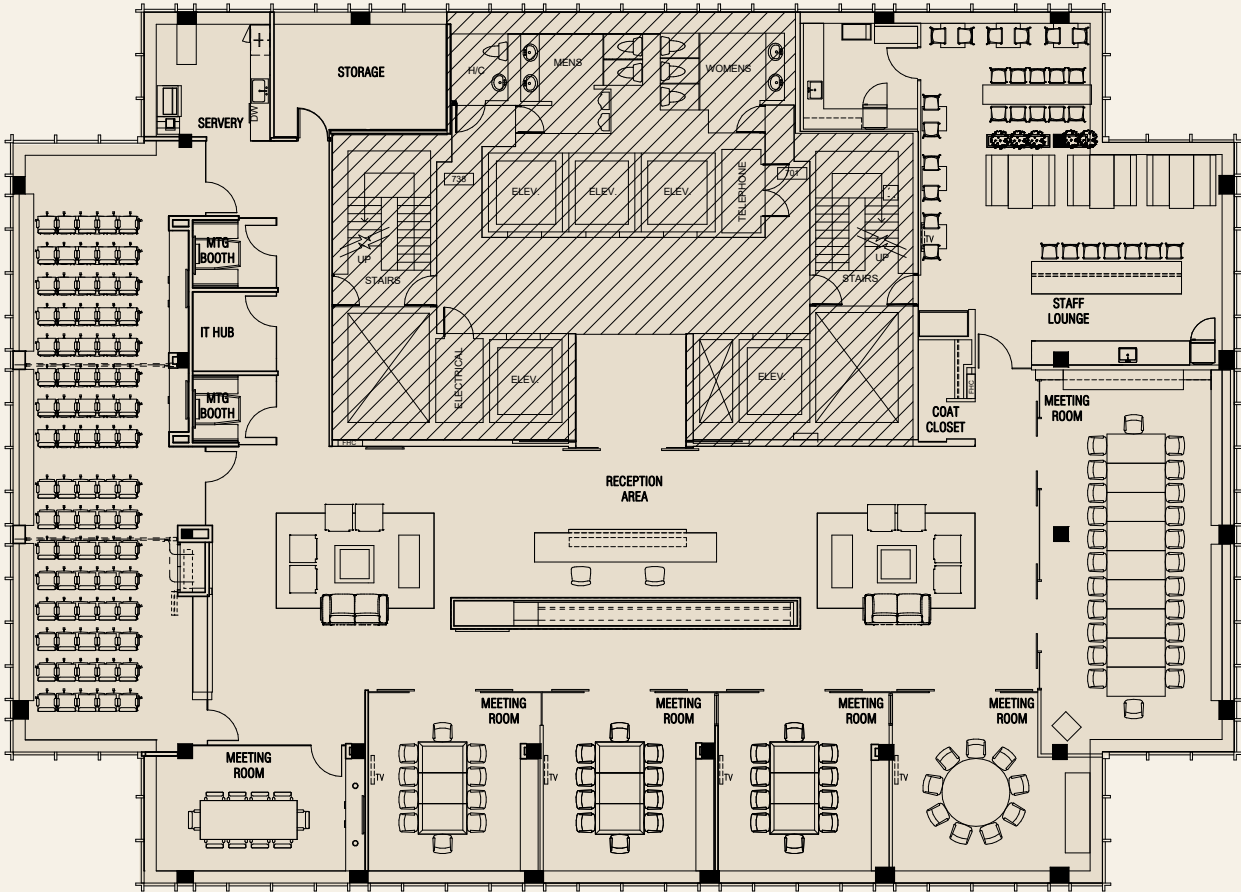
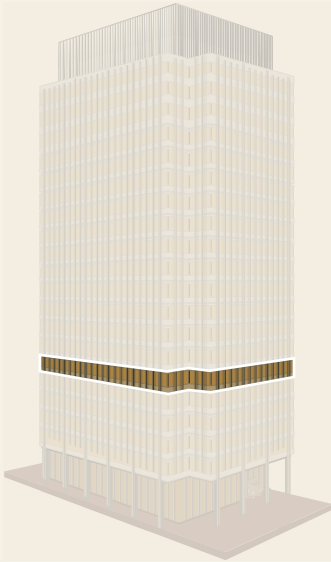
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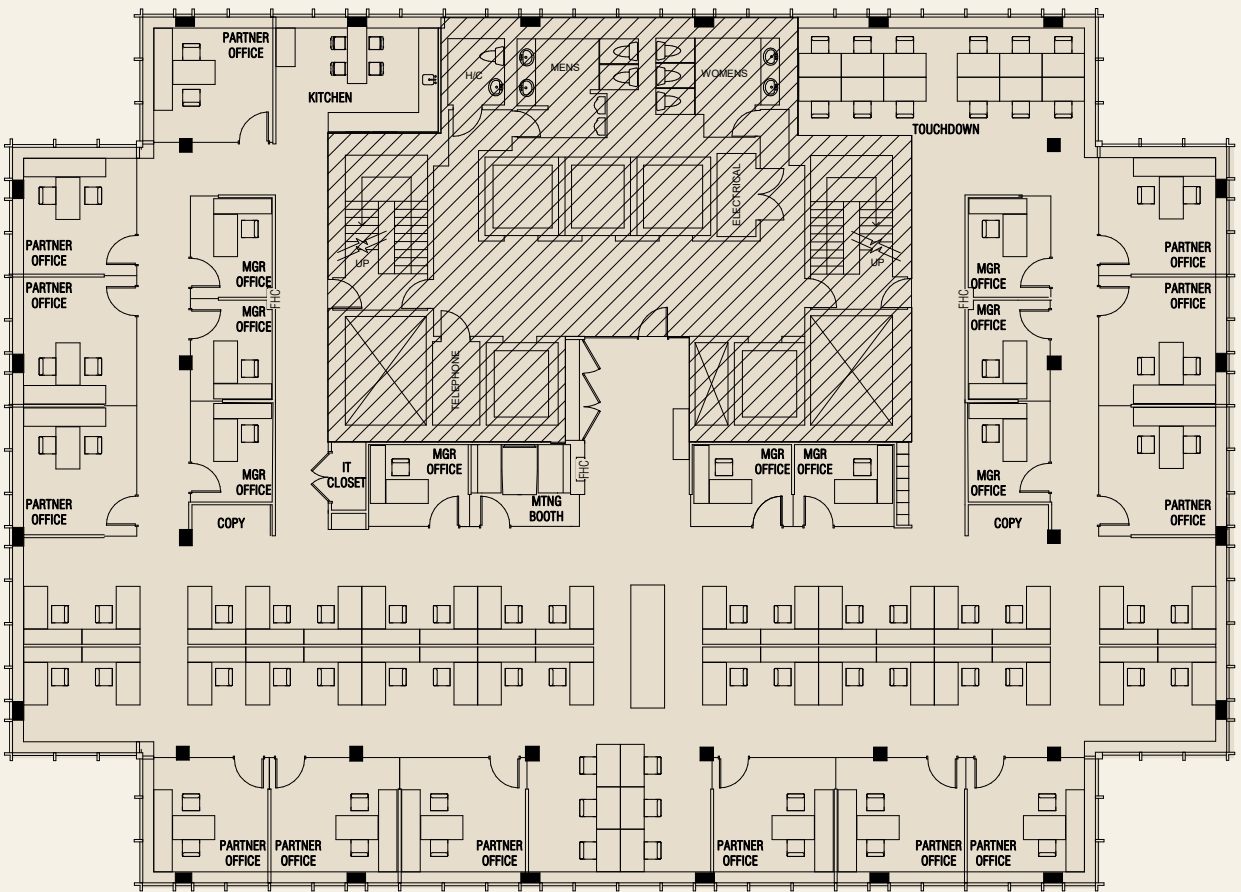
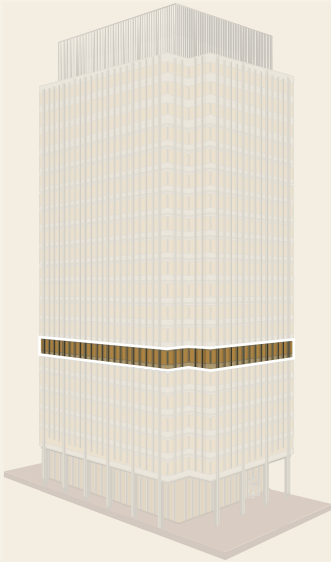
A 3D architectural rendering of a tall, modern skyscraper. The building features a light beige facade with a grid of windows. The top section is a dark, rectangular volume with vertical slats. The base is a dark, horizontal band with vertical slats. The building is set on a light brown base, and the background is a solid light beige.



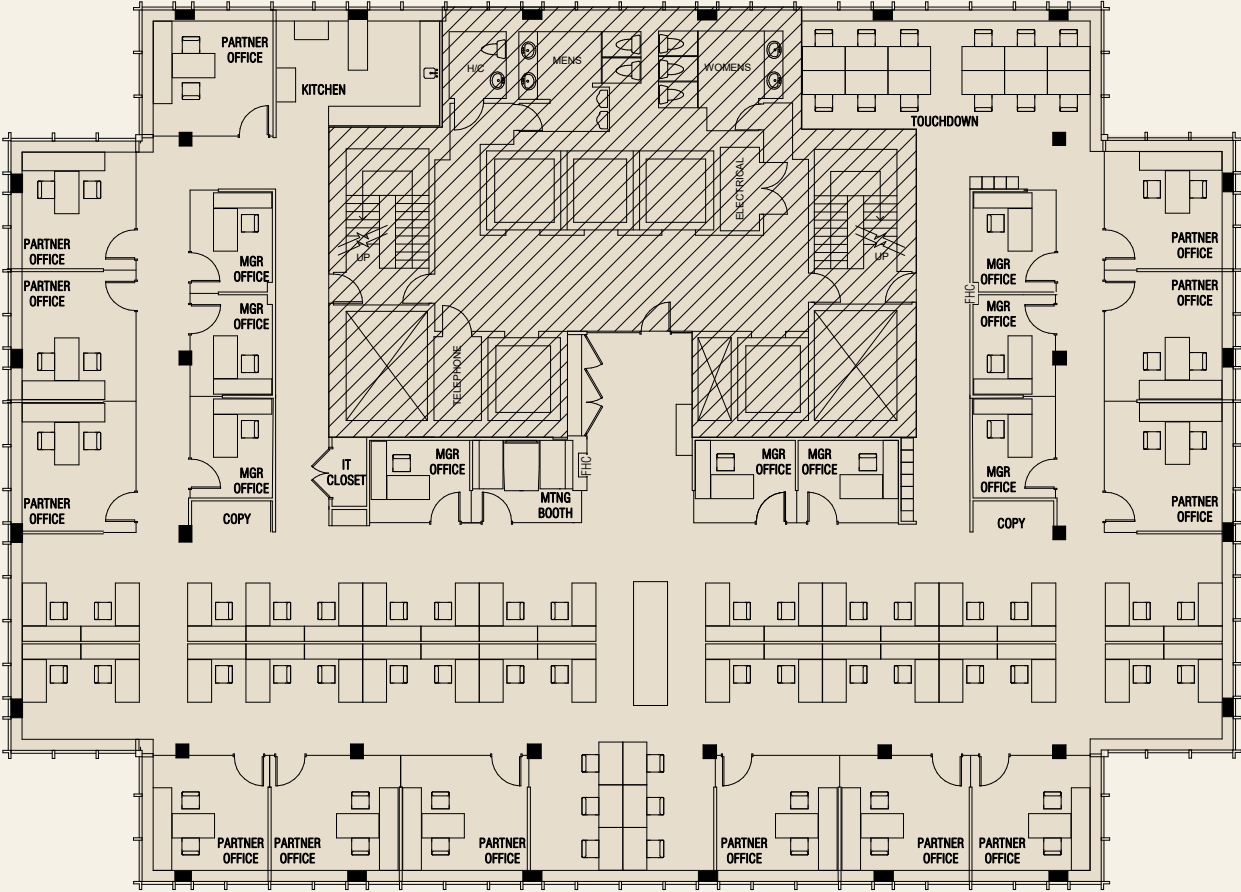
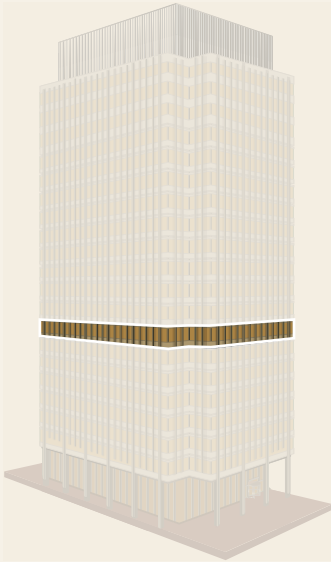
SUITE 700
9,624 SF



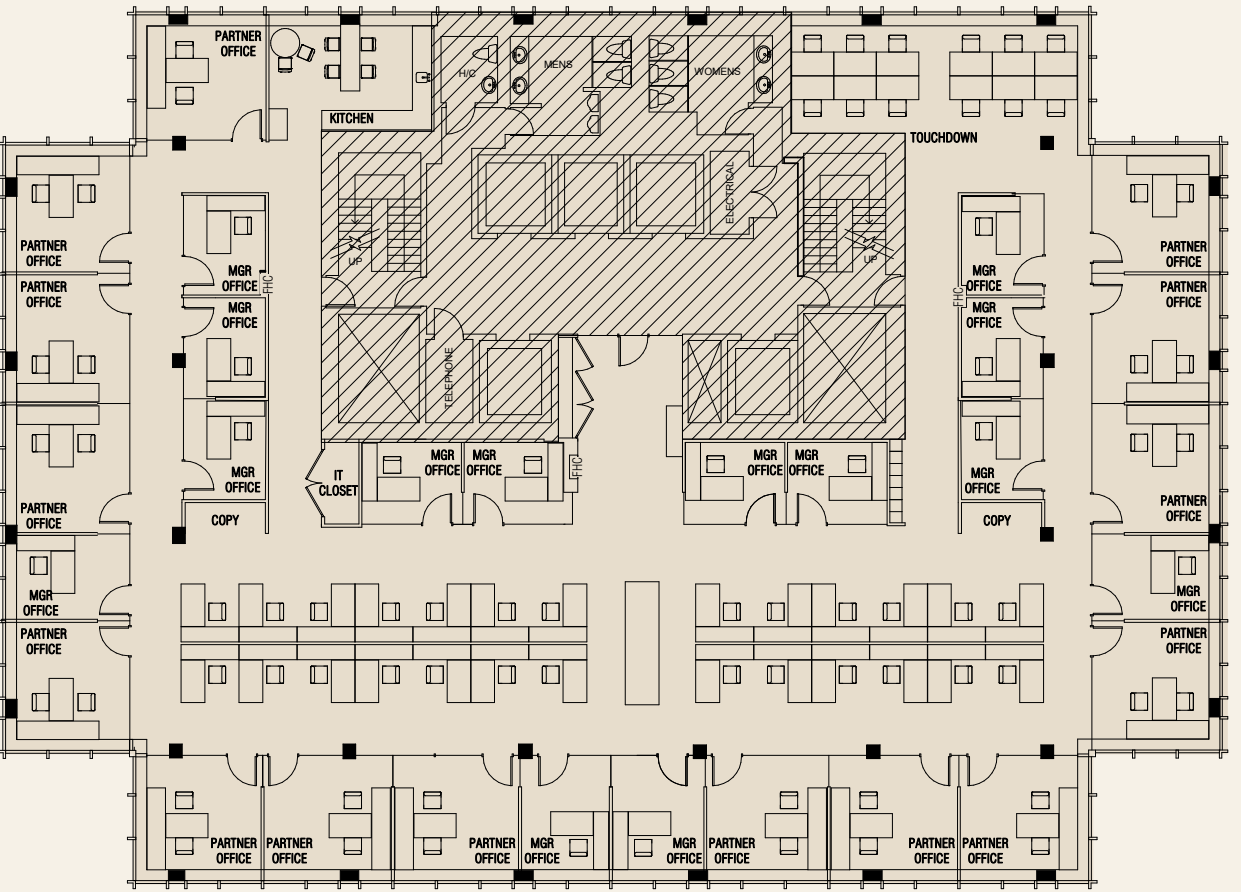
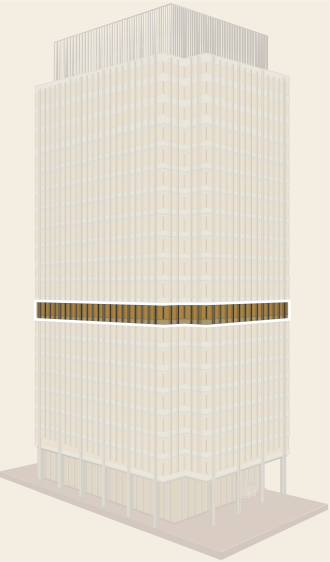
SUITE 800
9,625 SF



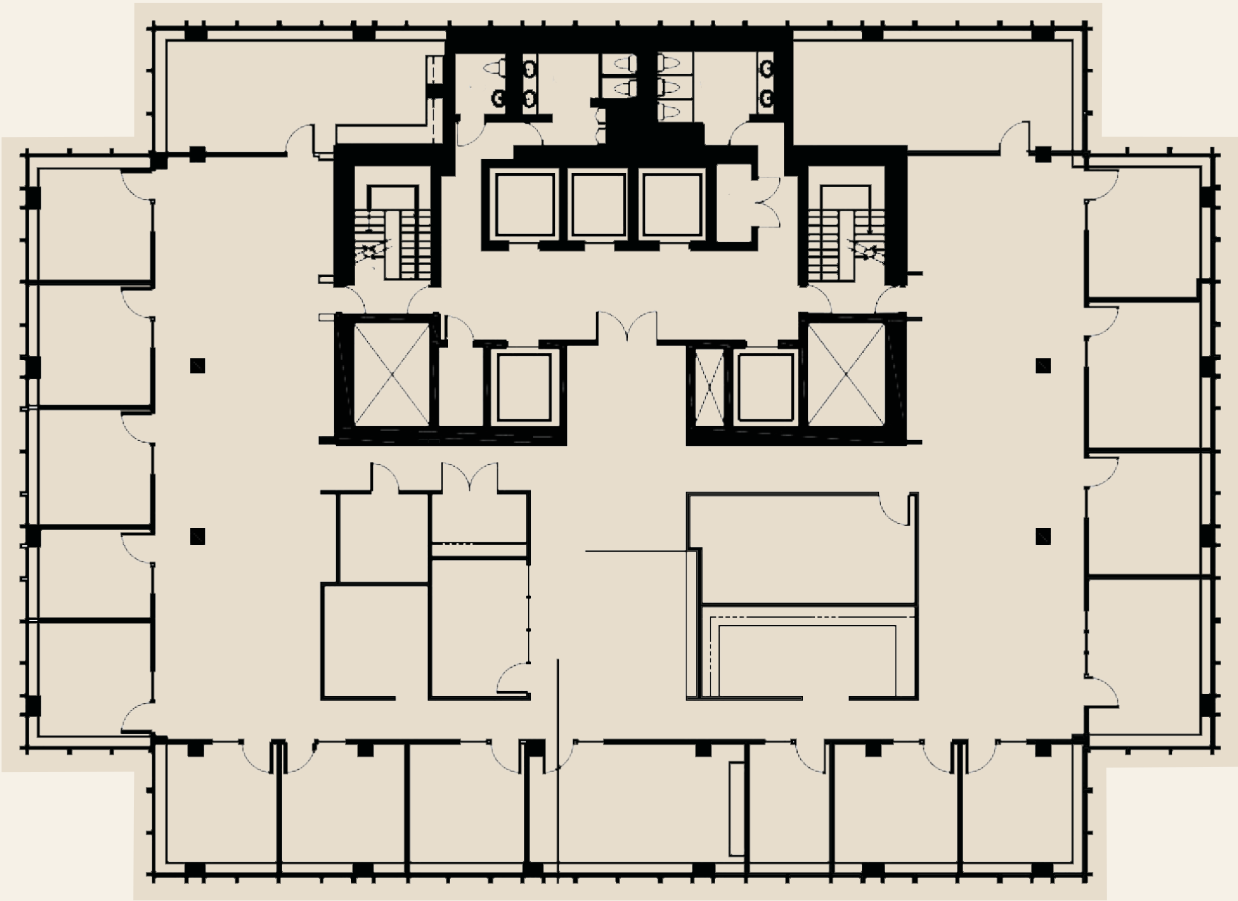
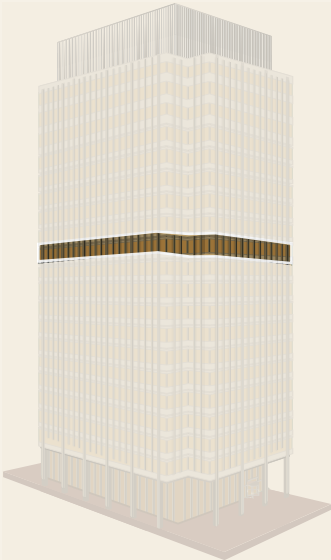
SUITE 900
9,625 SF



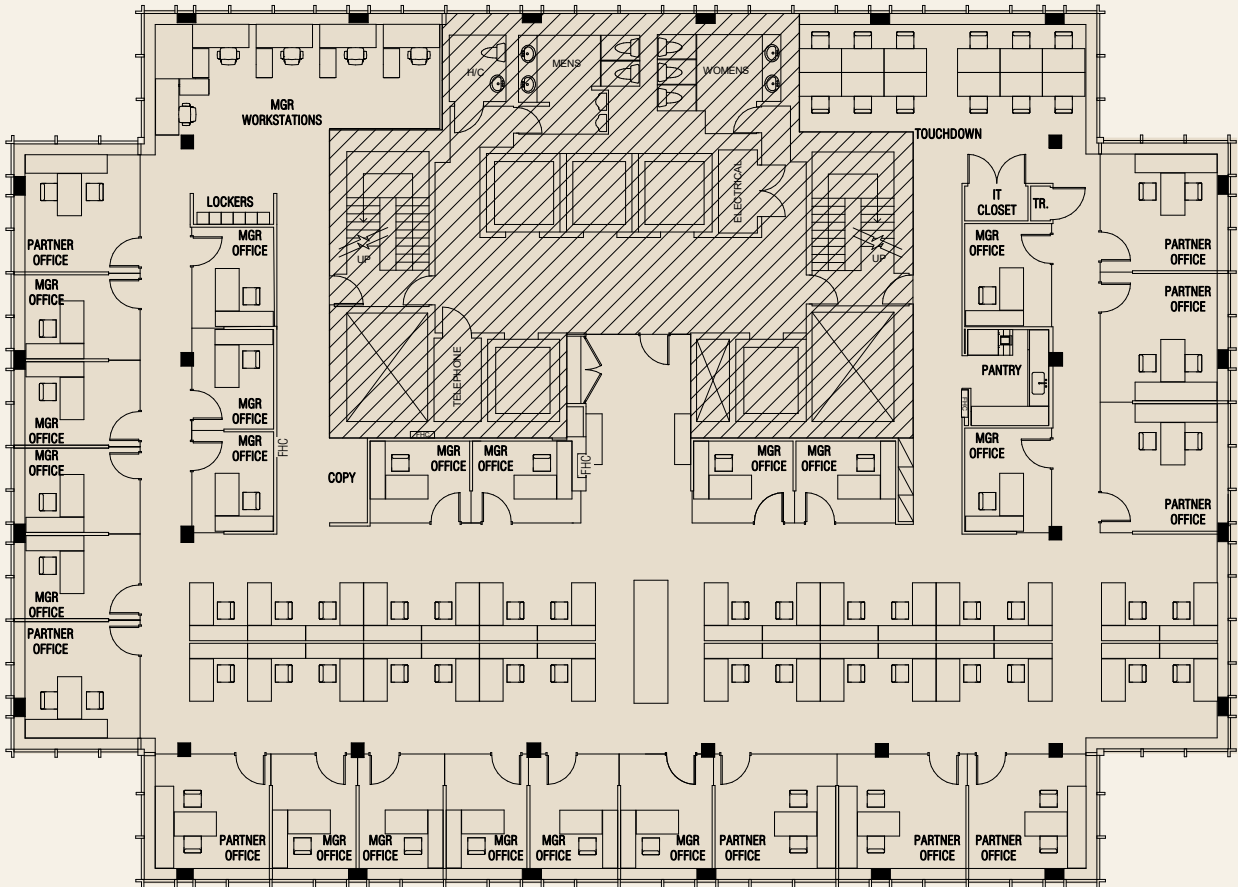
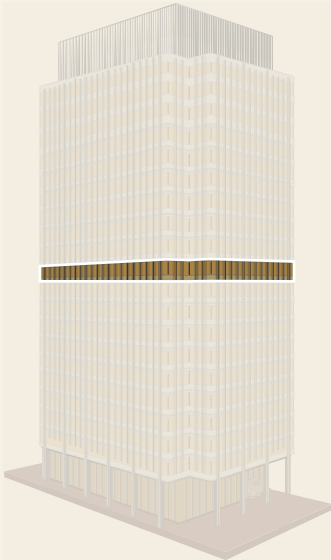
SUITE 1000
9,620 SF



SUITE 1100
9,631 SF



SUITE 1200
9,628 SF

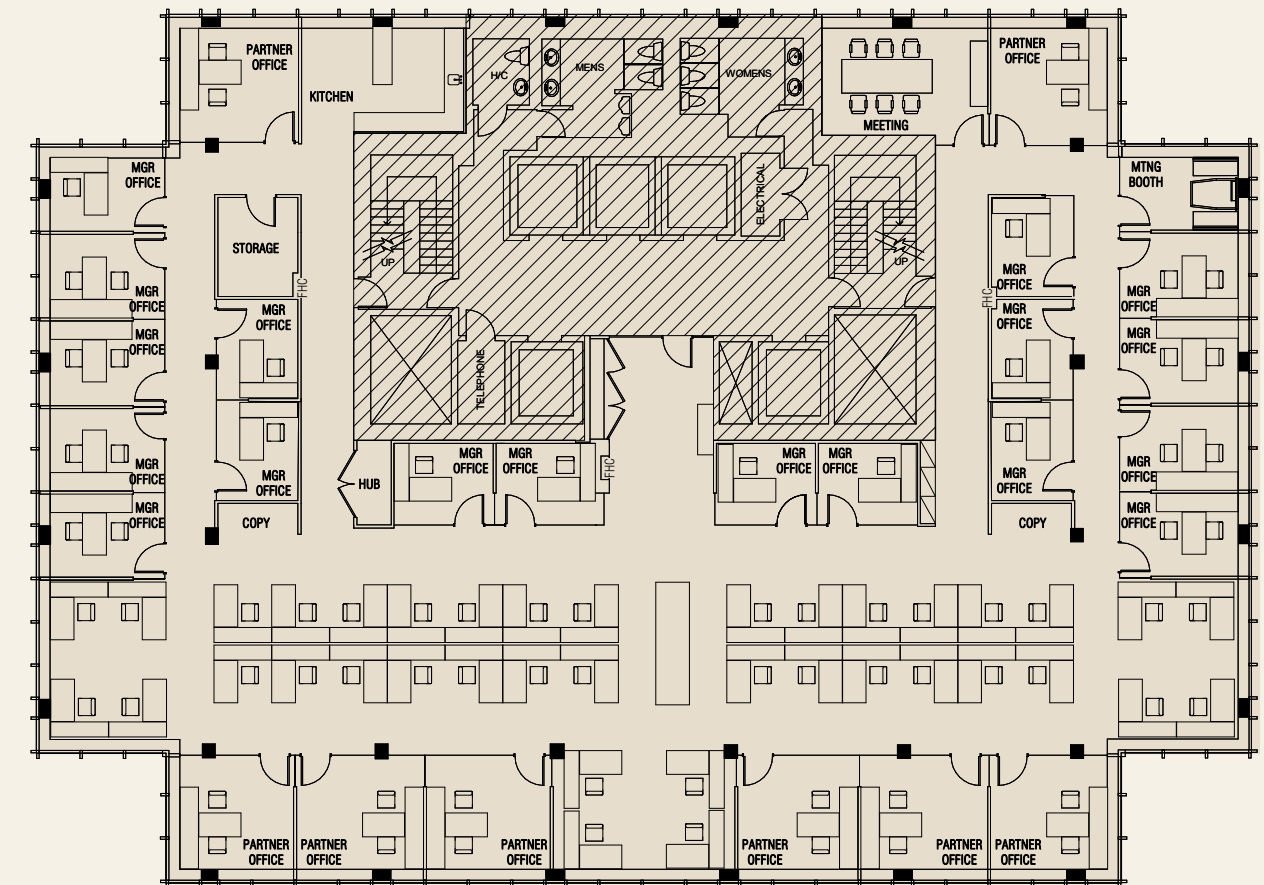


A 3D architectural rendering of a modern skyscraper. The building features a glass curtain wall with a grid pattern of windows. A prominent horizontal band of dark, possibly tinted or reflective windows runs across the middle of the facade. The building is shown from a low-angle perspective, emphasizing its height. The base of the building is supported by several columns, and the ground level is indicated by a light-colored surface.

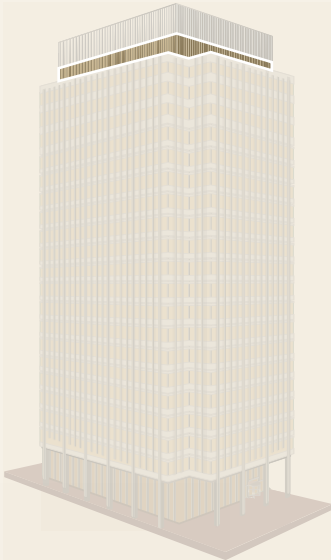


SUITE 1500
4,783 SF

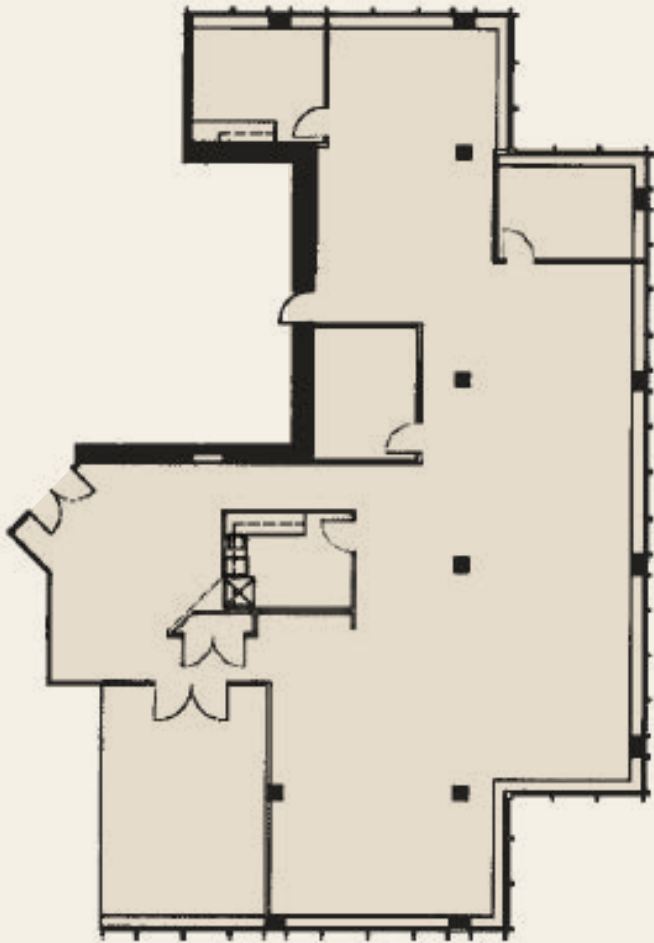
A 3D architectural rendering of a modern skyscraper. The building features a glass curtain wall with a grid pattern. The top section is a dark, rectangular volume with a series of vertical fins or louvers. The building is shown from a low-angle perspective, emphasizing its height. The base of the building is supported by a series of columns. The overall design is minimalist and contemporary.



SUITE 1950
4,472 SF



NOTES



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