

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

72,091 SF
CONTIGUOUS BLOCK
AVAILABLE

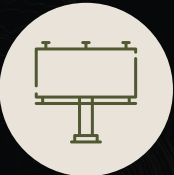
24,500 SF
TYPICAL FLOORPLATE

ONE
TORONTO



OUTDOOR SPACES

Four corner outdoor 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

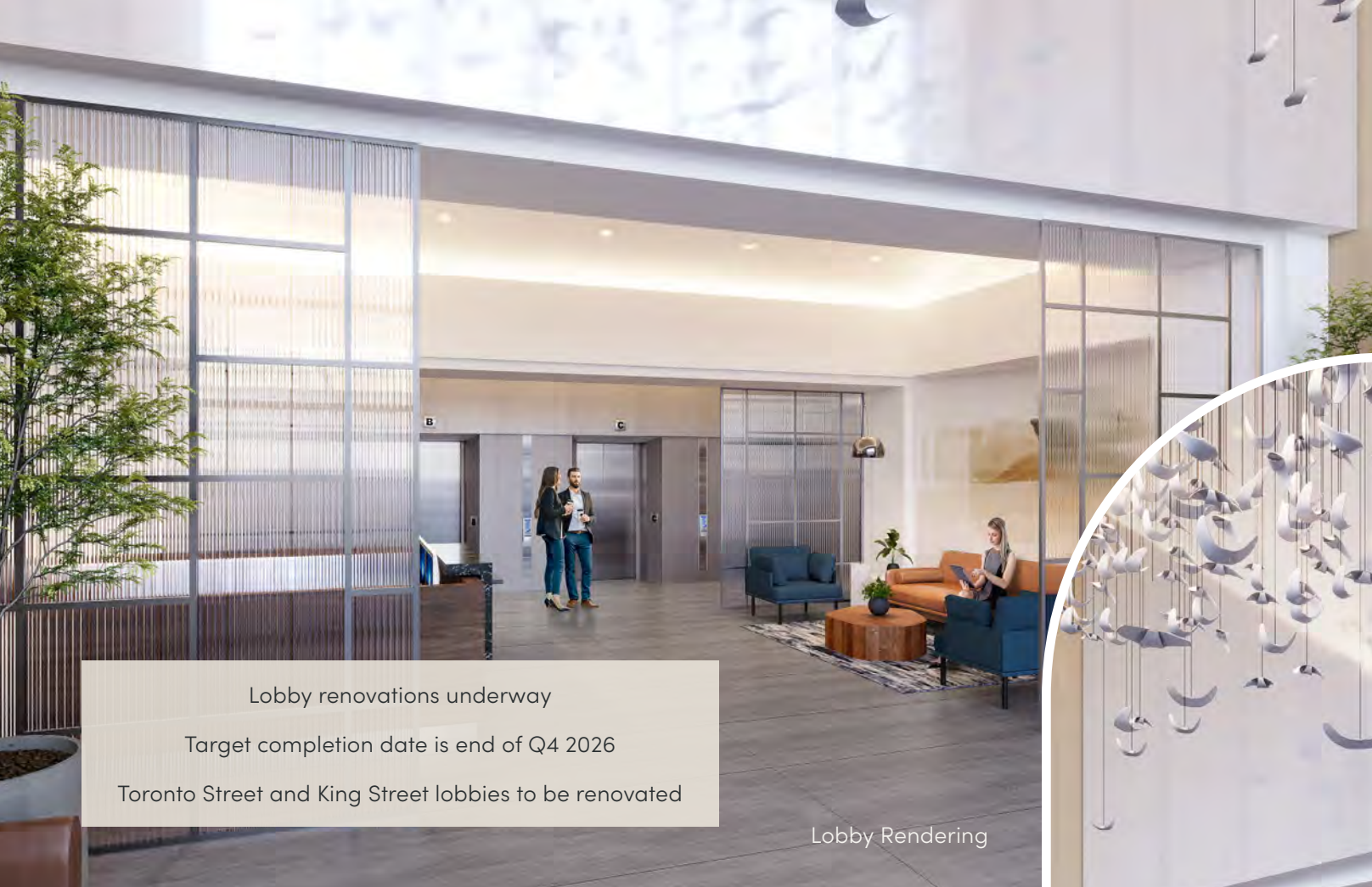
Walking access to downtown Toronto’s best dining, retail, hotels and more



CONVENIENTLY LOCATED

3 min walk to King Street Station and the PATH, featuring underground access to 30 km of restaurants, shopping, services and entertainment





Lobby renovations underway
Target completion date is end of Q4 2026
Toronto Street and King Street lobbies to be renovated

Lobby Rendering

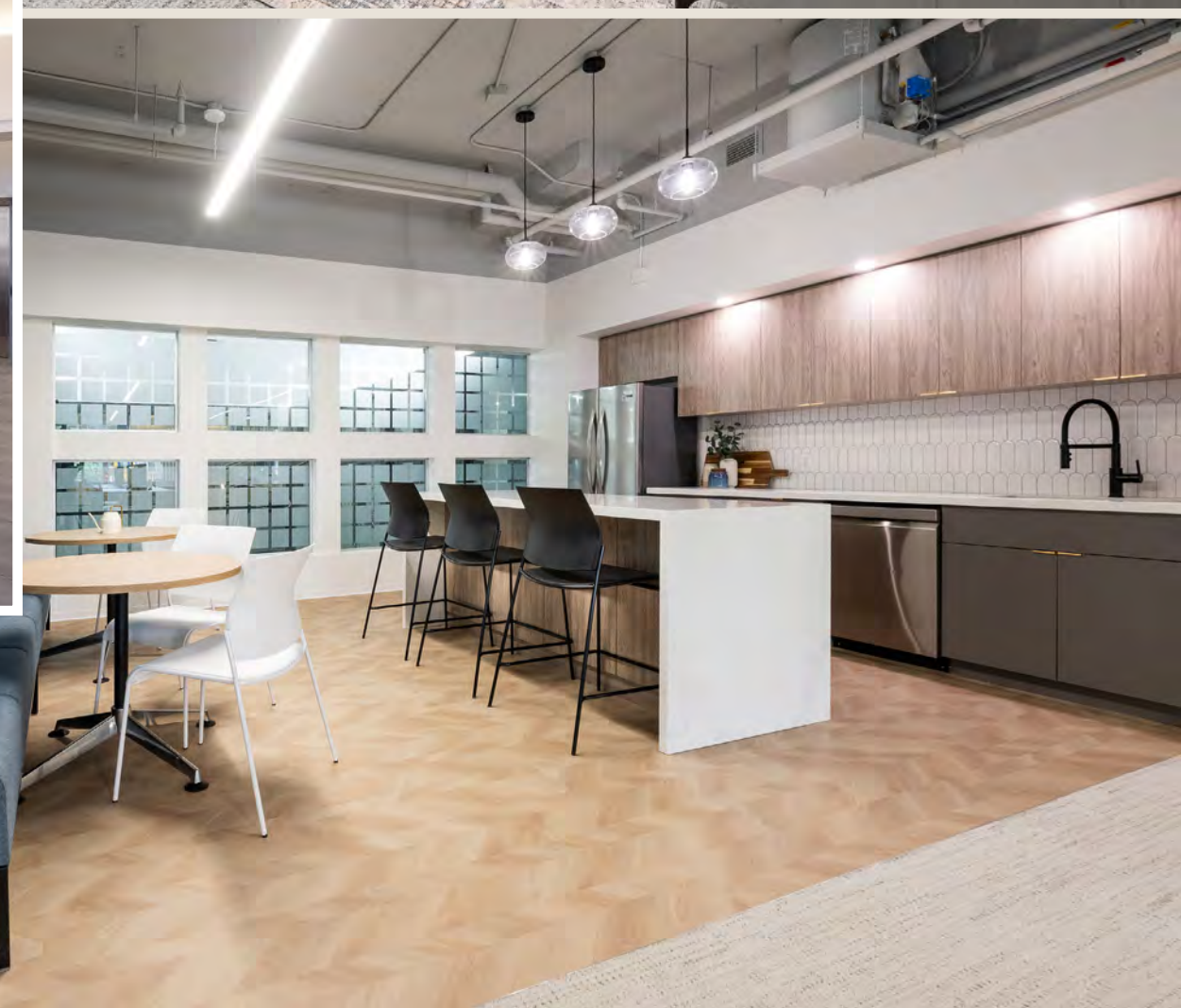


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Lobby Rendering



Lobby Rendering



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

ONE
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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 2,400 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 1500	23,104 SF	Available Immediately	Base building condition
SUITE 1400	24,491 SF	Available Immediately	Base building condition
SUITE 1300	24,496 SF	Available Immediately	Base building condition

SUITE 907	2,853 SF	Available Immediately	Improved unit with new paint, carpet and kitchenette
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SUITE 700	14,826 SF	Available 07/01/2026	Quality existing leasehold improvements, partially furnished
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SUITE 630	9,122 SF	Available 1/01/2027	Future model suite to be completed by Q1 2027
SUITE 620	10,001 SF	Available 1/01/2027	Suite being brought back to base building condition by end of year

SUITE 401	5,182 SF	Available 11/01/2026	Nicely improved with combination of offices on glass, meeting rooms and open area
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SUITE 210	2,433 SF	Available Q2 2026	Furnished model suite under construction
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CAM	\$18.21 PSF
Tax	\$9.80 PSF
Hydro	\$1.90 PSF
Additional Rent	\$29.91 (2026 Est.)

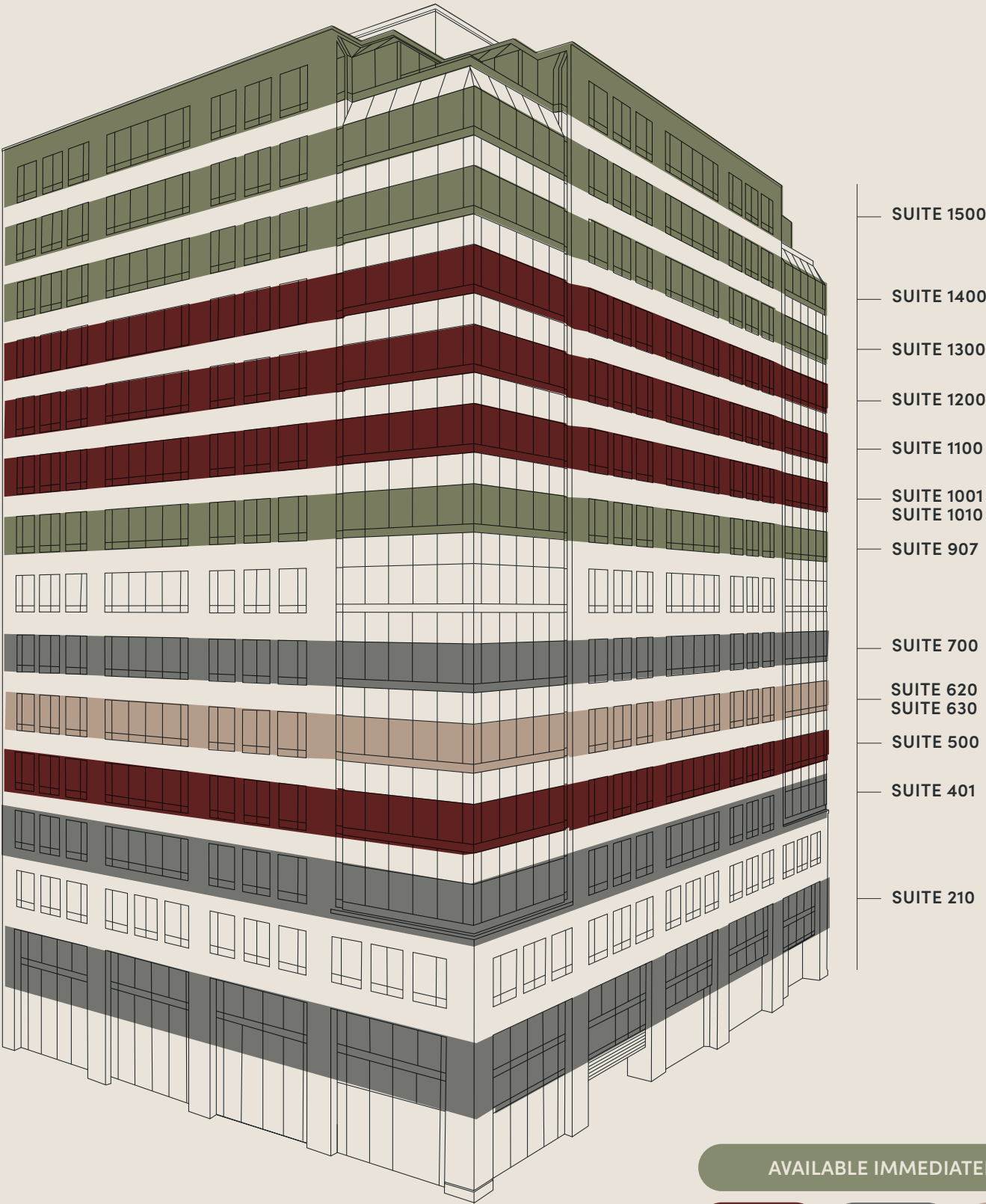
WATCH SUITE 700 VIDEO

CLICK TO VIEW FLOORPLANS

*Square footage may be approximate

CONTIGUOUS BLOCK

SUITES 1300-1500
72,091 SF



AVAILABLE IMMEDIATELY

LEASED

2026

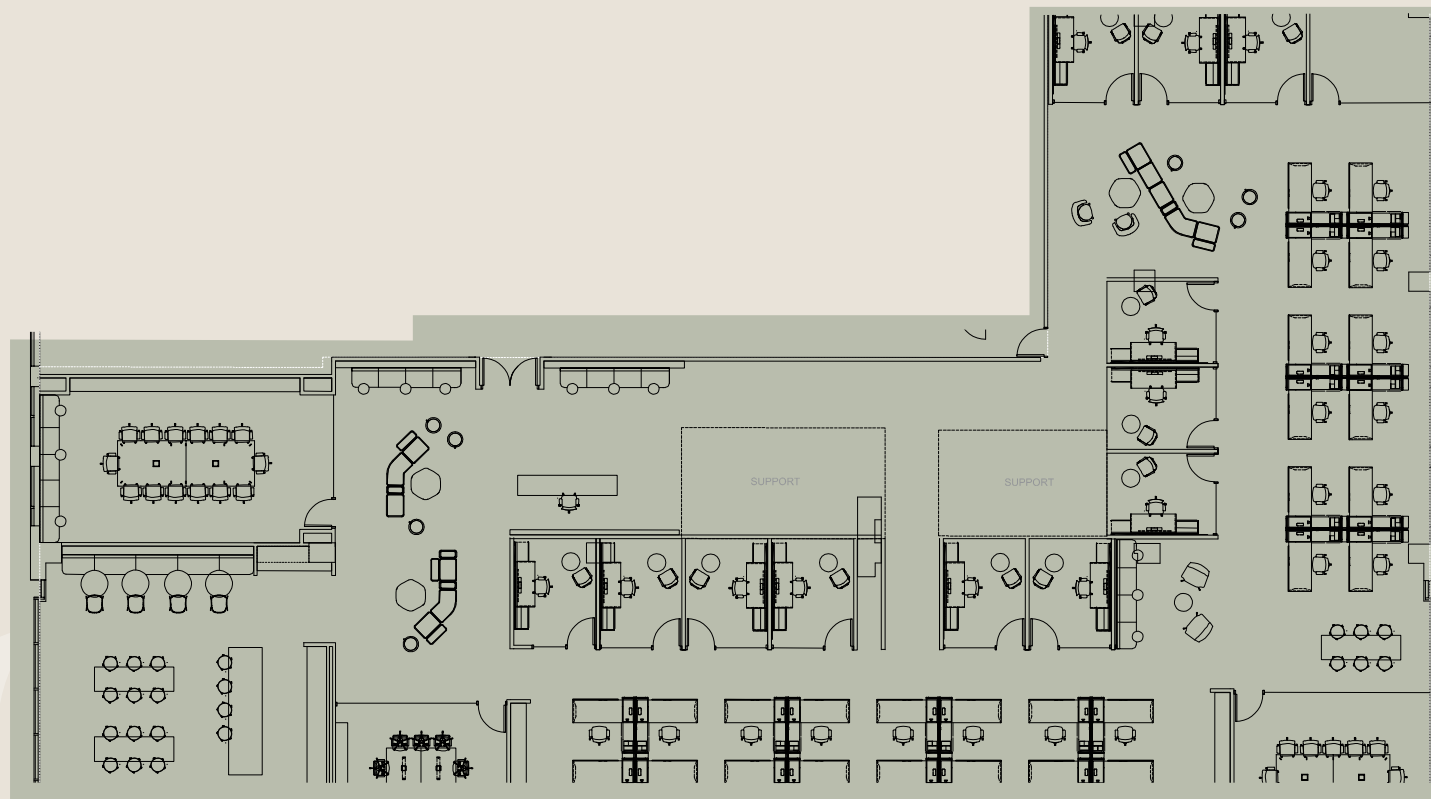
2027

GORGEIOUS SKYLINE VIEWS



SAMPLE HALF

FLOOR SPACE PLAN

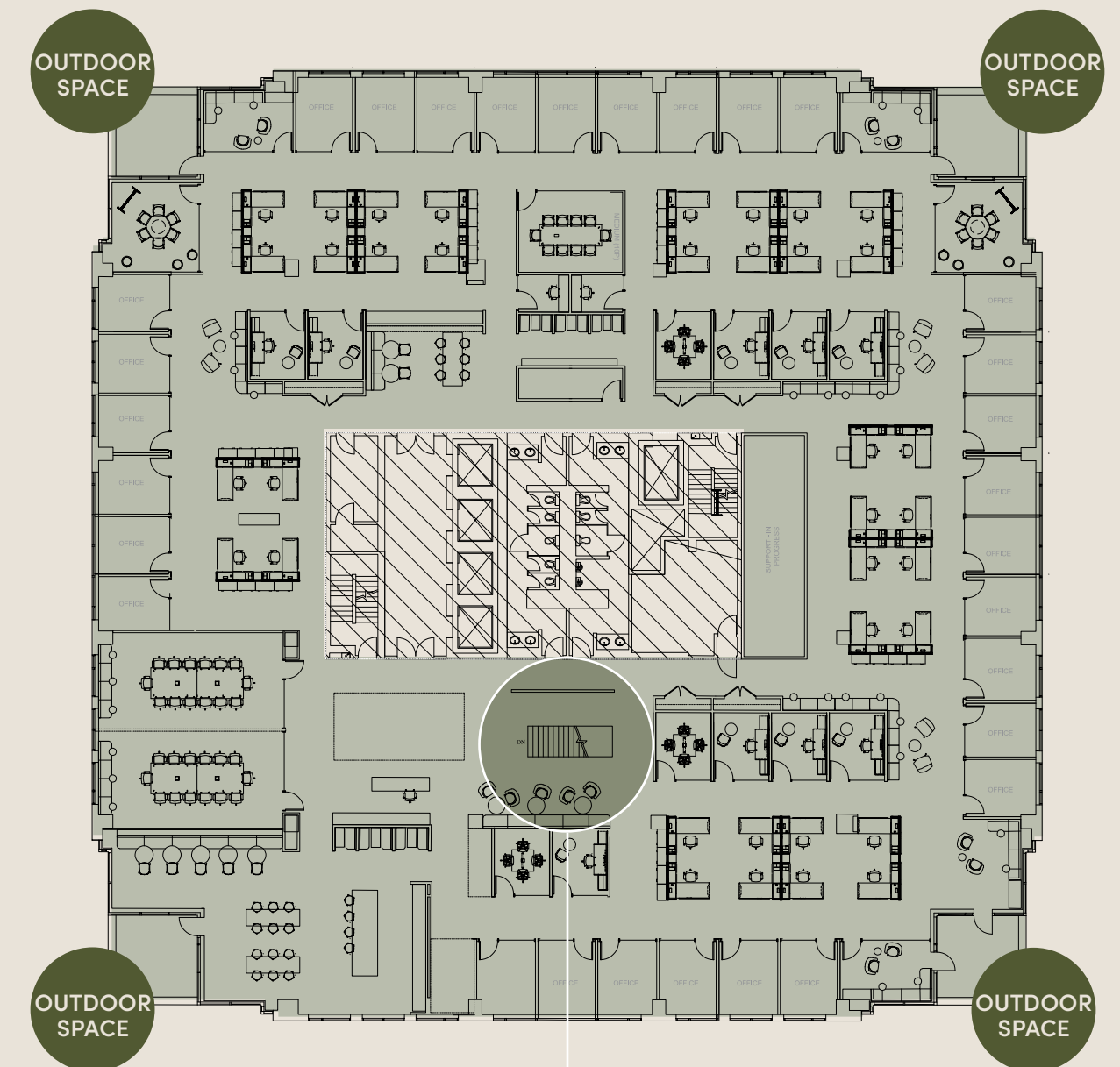


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SUITE 1500

23,104 SF

SAMPLE SPACE PLAN | TRADITIONAL



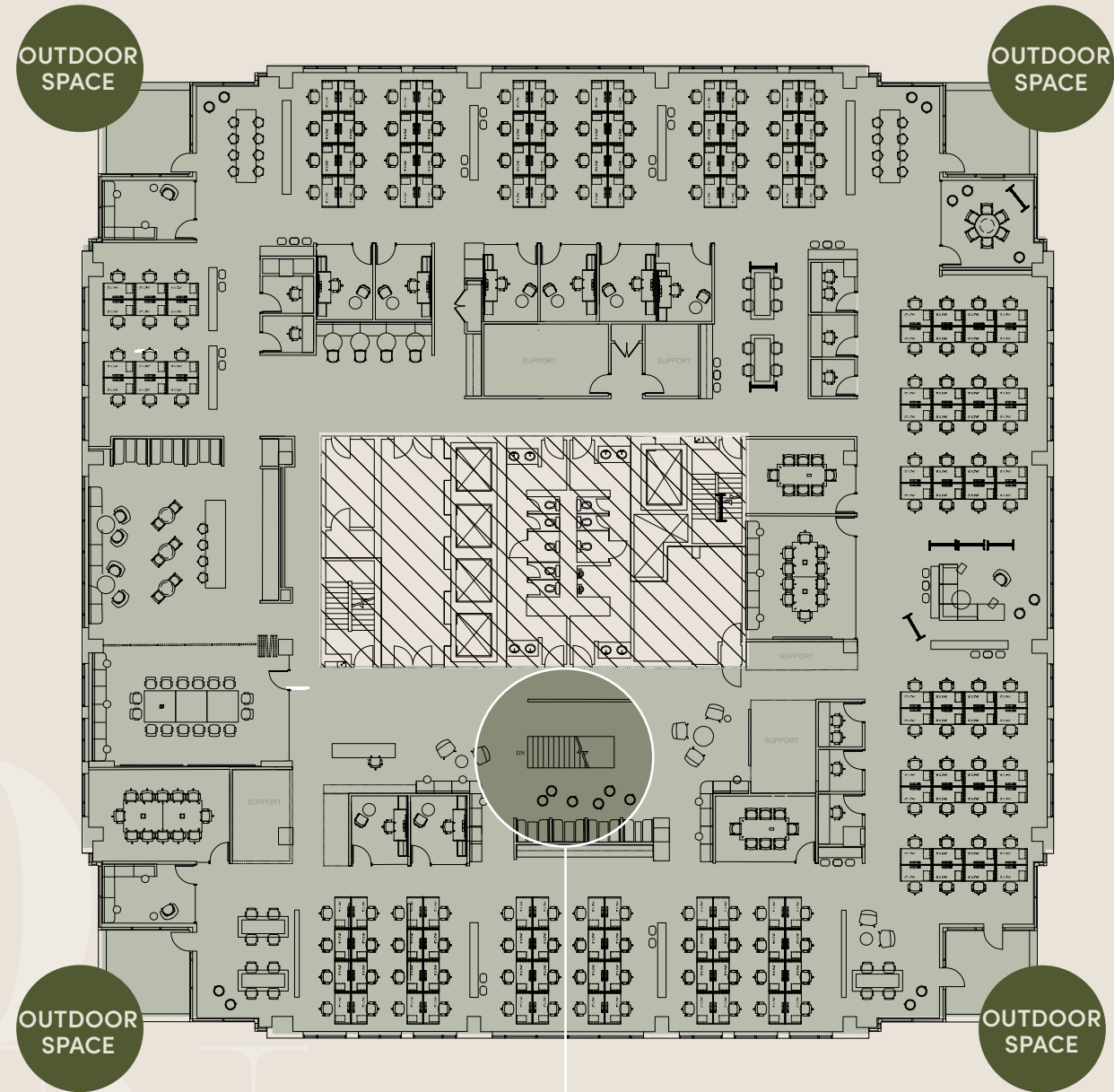
STAIRCASE
CONNECTED
TO 1300 & 1400

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

SUITE 1500

23,104 SF

SAMPLE SPACE PLAN | CREATIVE



STAIRCASE
CONNECTED
TO 1300 & 1400

*Use of outdoor space needs to be approved
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