

1 Front Street West

Up to 400,000 sf of move-in ready office space directly adjacent to Union Station

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**AVISON
YOUNG**



Prominent office address in a legacy building.

1 Front Street West presents an incredible branding opportunity in Downtown Toronto and is strategically positioned for a variety of office and retail uses.

Total availability: 398,268 sf

Ground floor	48,462 rsf
1st floor	57,858 rsf
2nd floor	62,518 rsf
3rd floor	71,458 rsf
4th floor	71,347 rsf
5th floor	71,225 rsf
6th floor	15,400 rsf

Highlights

- » Located directly across the street from Toronto's Union Station
- » Prominent building signage available
- » 3 distinct entrances with separate elevator banks
- » High ceilings with ample natural light

Net Rent

Please contact listing agents

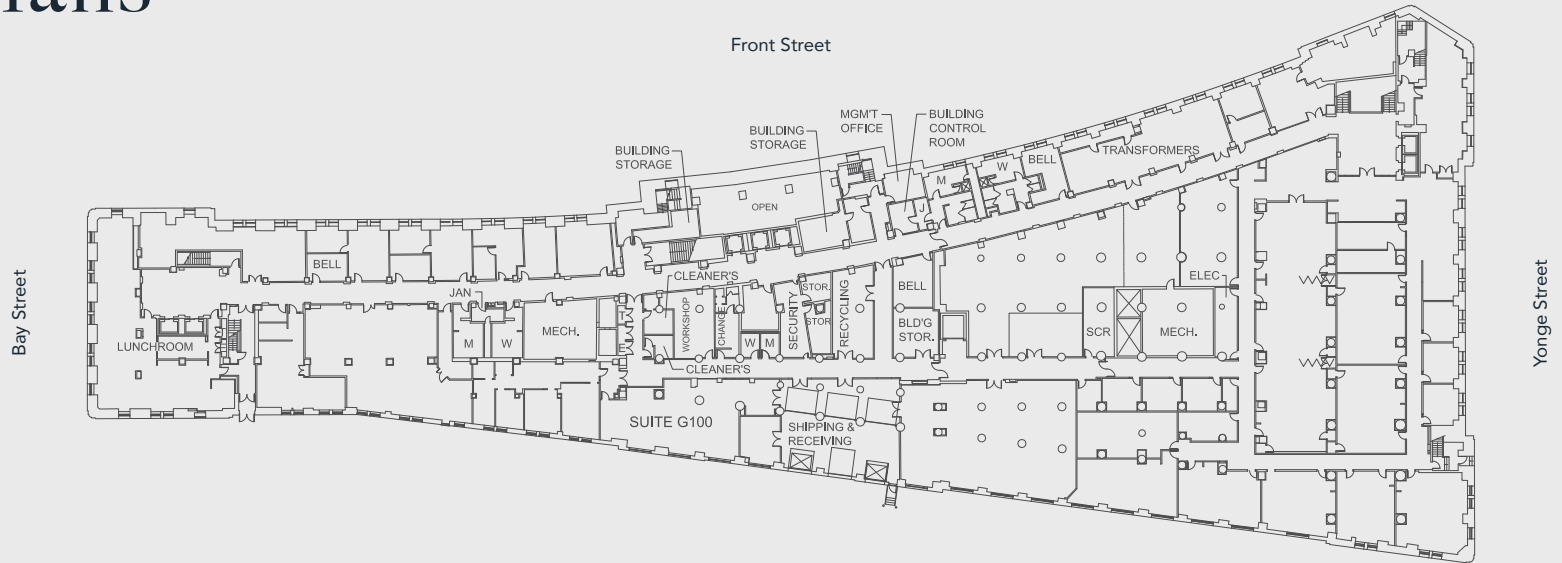
Additional Rent

\$22.00 psf (2023 est.) – includes janitorial and hydro

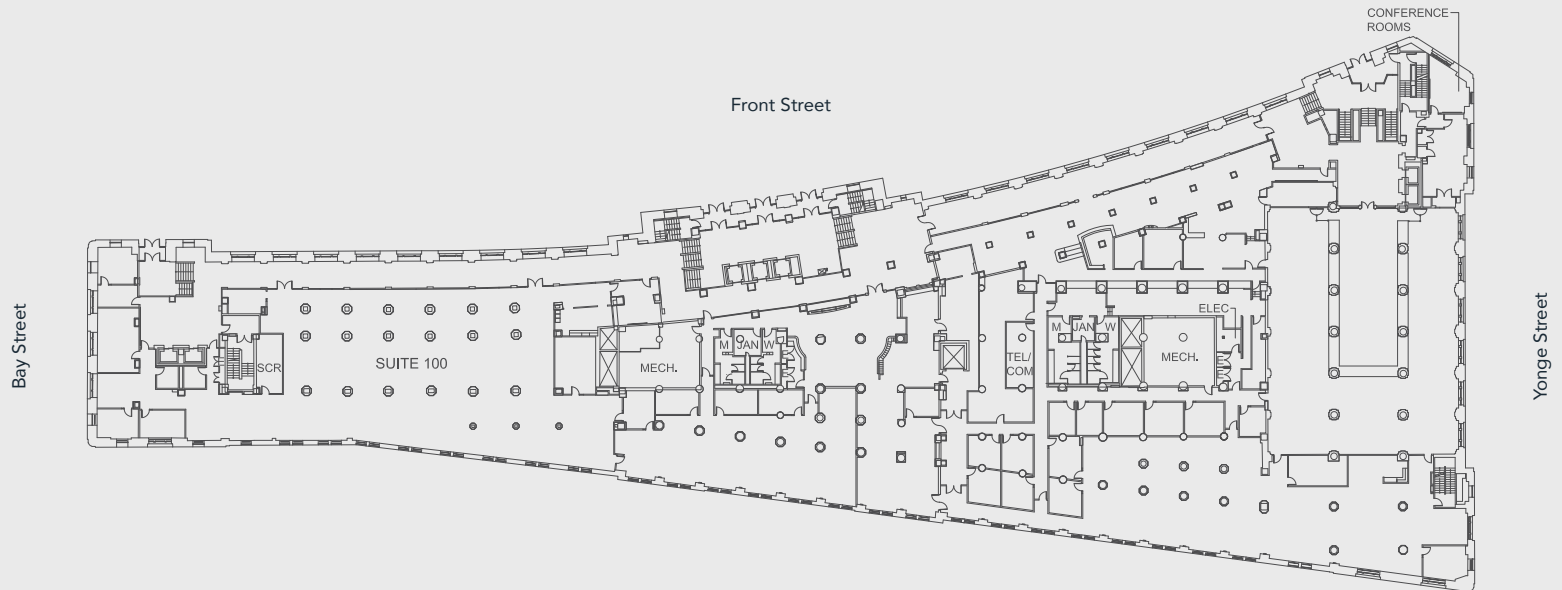
Floor plans



Ground floor
48,462 rsf



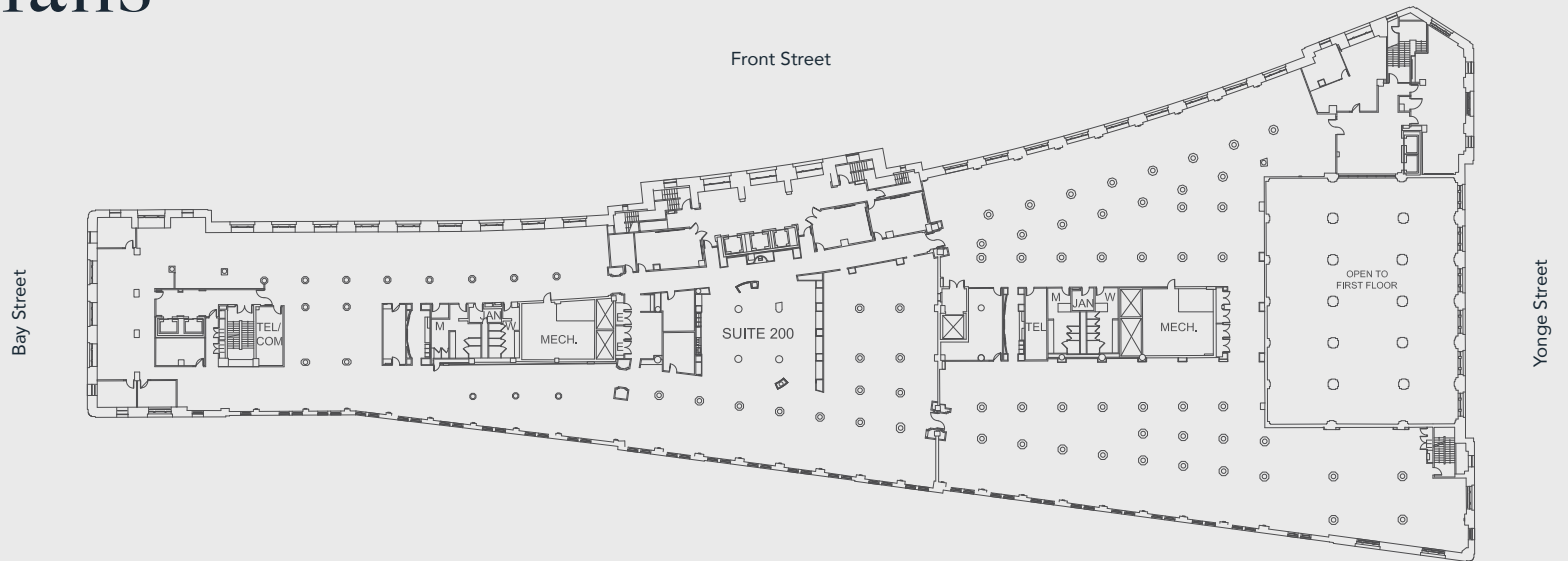
First floor
57,858 rsf



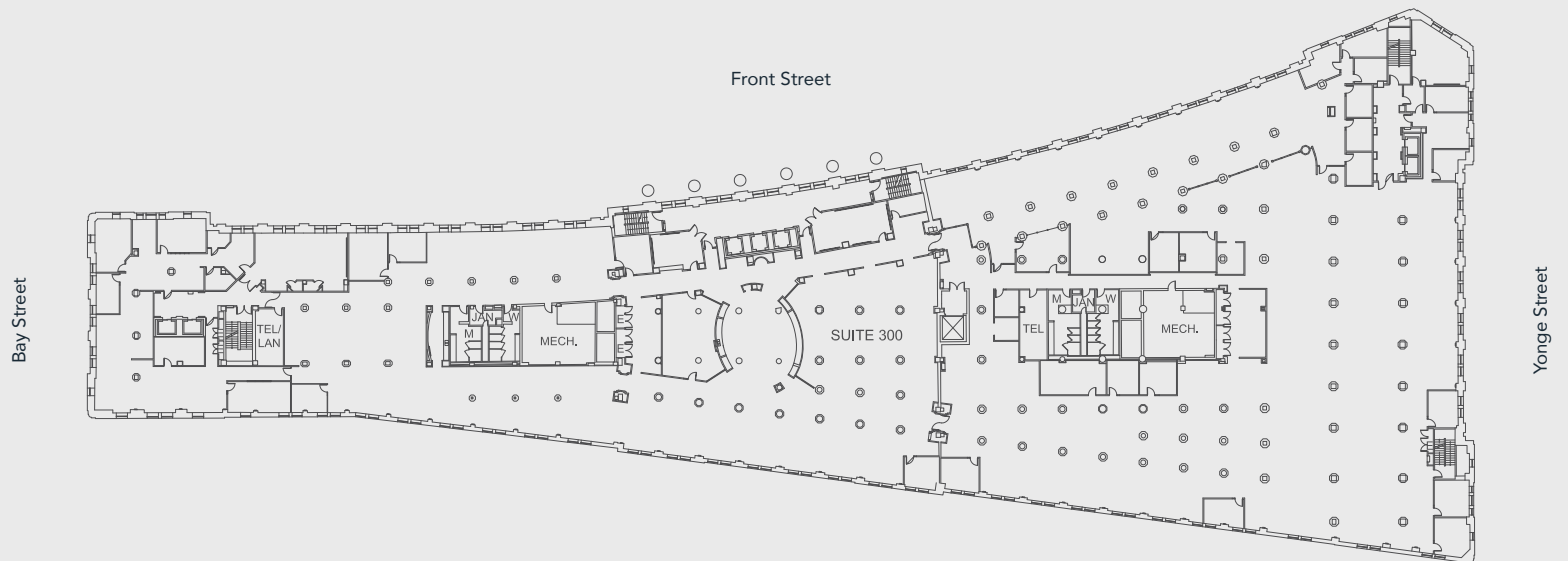
Floor plans



Second floor
62,518 rsf



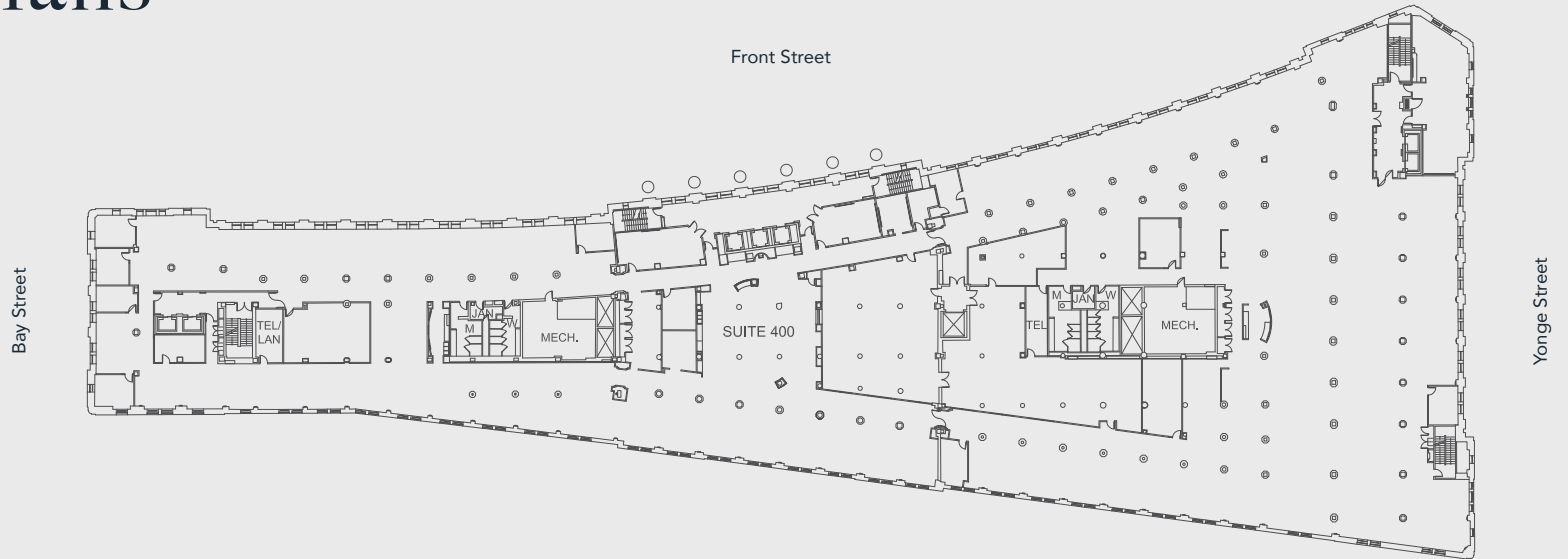
Third floor
71,458 rsf



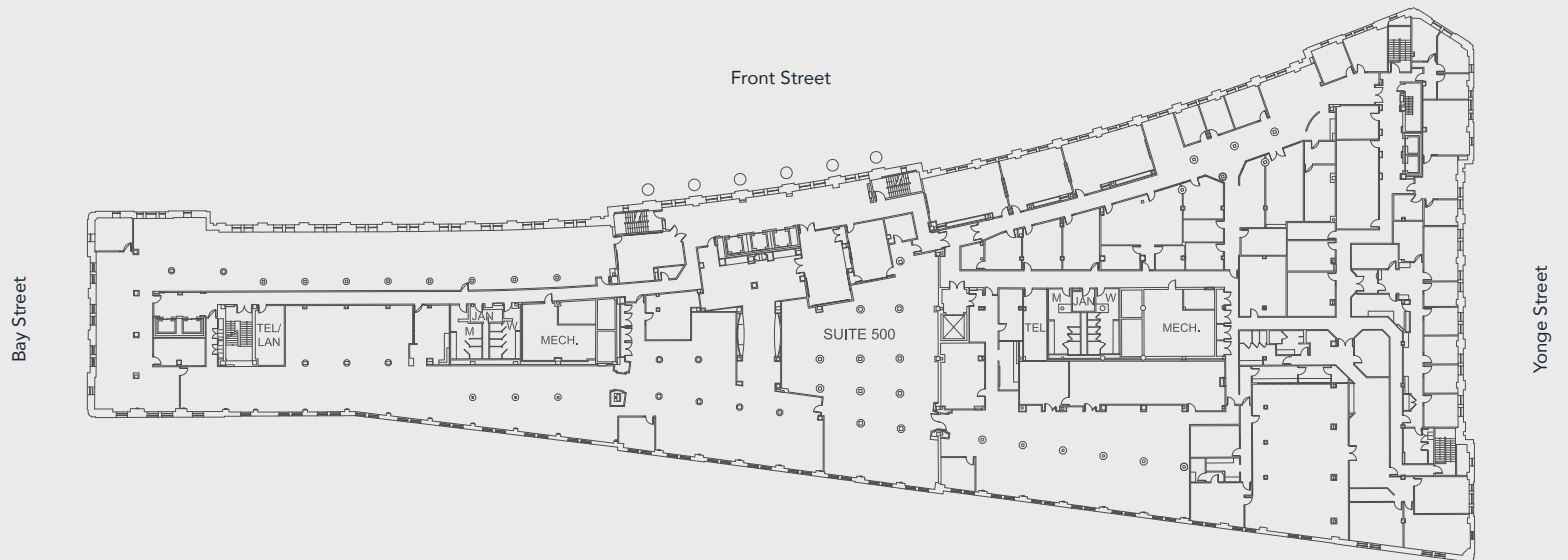
Floor plans



Fourth floor
71,347 rsf



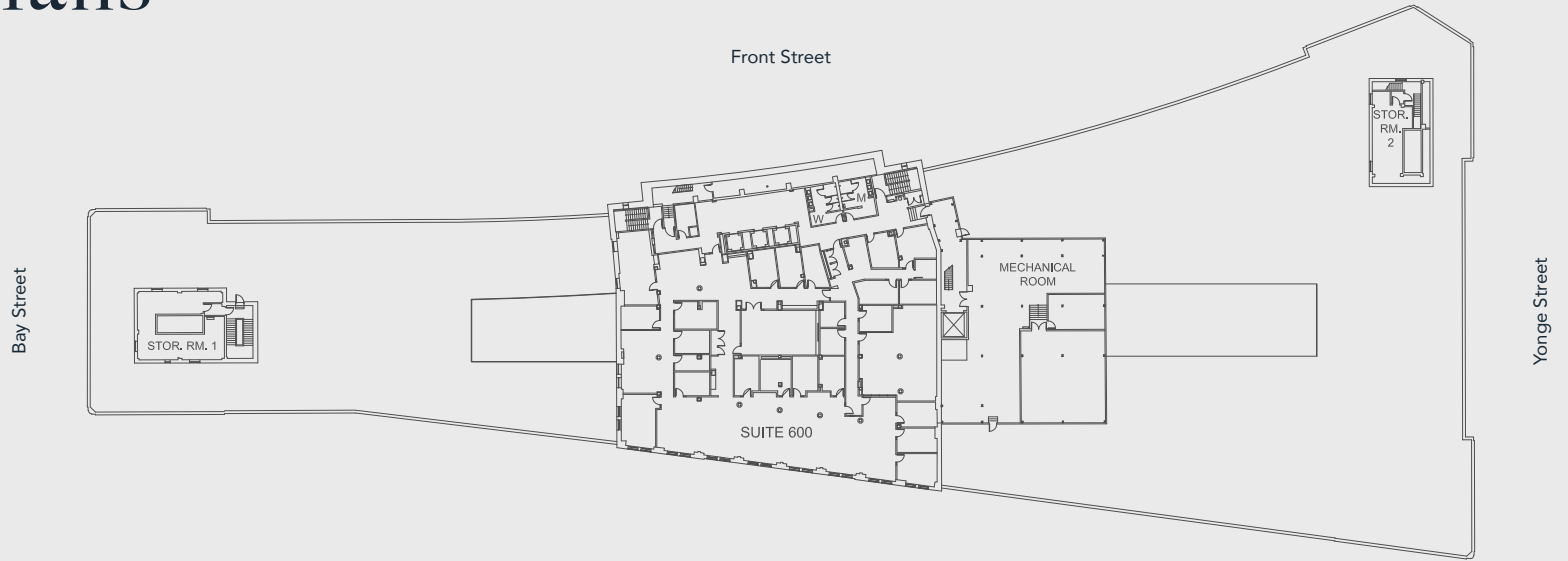
Fifth floor
71,225 rsf



Floor plans



Sixth floor
15,400 rsf



Interior



Incredibly
connected
location at
the center of
the Financial
Core.



99



Walk score

100

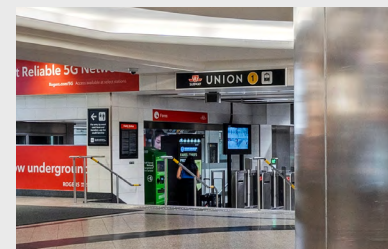
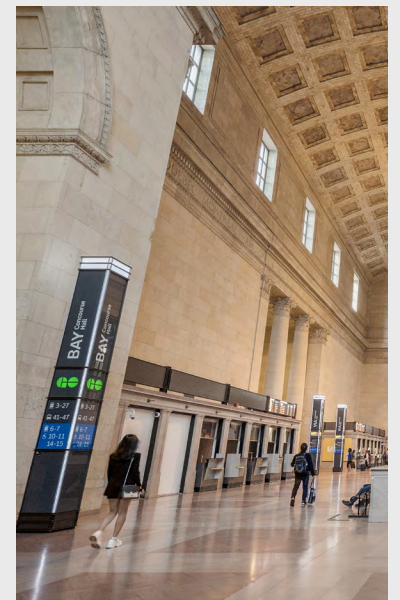
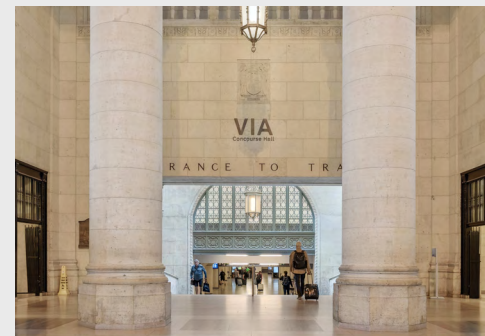


Transit score

90



Bike score



Directly beside Union Station

● Restaurants & Bars

1. Chotto Matte
2. The Keg Steakhouse + Bar
3. Cantina Mercatto
4. LIBRARY BAR
5. Jump Restaurant
6. Ki Modern Japanese + Bar
7. Oliver & Bonacini Café Grill
8. Real Sports
9. Scotland Yard Pub
10. The Bottom Line
11. iQ
12. Playa Cabana
13. CLOCKWORK Champagne & Cocktails
14. Kellys Landing
15. Taverna Mercatto
16. The Butcher Chef
17. King Taps
18. Canoe
19. Piano Piano Restaurant

● Gyms

1. Equinox Fitness Clubs
2. Orangetheory Fitness
3. F45 Training
4. Cardio-Go
5. Pure Fitness Canada

● Entertainment

1. Meridian Hall
2. Hockey Hall of Fame
3. Scotiabank Arena
4. CN Tower

● Banks

1. TD
2. Scotiabank
3. BMO
4. CIBC

● Coffee

1. %Arabica
2. Dineen Coffee Co.
3. Tim Hortons
4. Starbucks
5. The Alley
6. Aroma Espresso Bar

Transit

- TTC Subway Line 1
- GO Train
- UP Express
- PATH
- P Parking



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For more information

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