

FOR LEASE

# 297 KING WEST



**CORY ROSEN\***  
SENIOR VICE PRESIDENT  
(416) 523-7749  
CROSEN@CUBECOM.CA

**COOPER BLUME\***  
(416) 566-8217  
CBLUME@CUBECOM.CA

**IR** | **CUBECOM**  
TEAM | FULL SERVICE REALTY

Cubecom Commercial Realty Inc. Brokerage. The contents of this package are based on the information furnished by principals and sources which we deem reliable, but for which we can assume no responsibility, which may change at any time. \* Sales Representative

# 297 KING STREET WEST IS THE PLACE TO BE

Surrounded by the city's most exciting retail concepts, restaurants, entertainment, theatre, and nightlife.

The area is known not only for having many top venues but also is home to the Ritz Carlton, Bisha Hotel, Shangri-La Hotel, Nobu Hotel (coming soon), as well as the Metro Toronto Convention Centre.

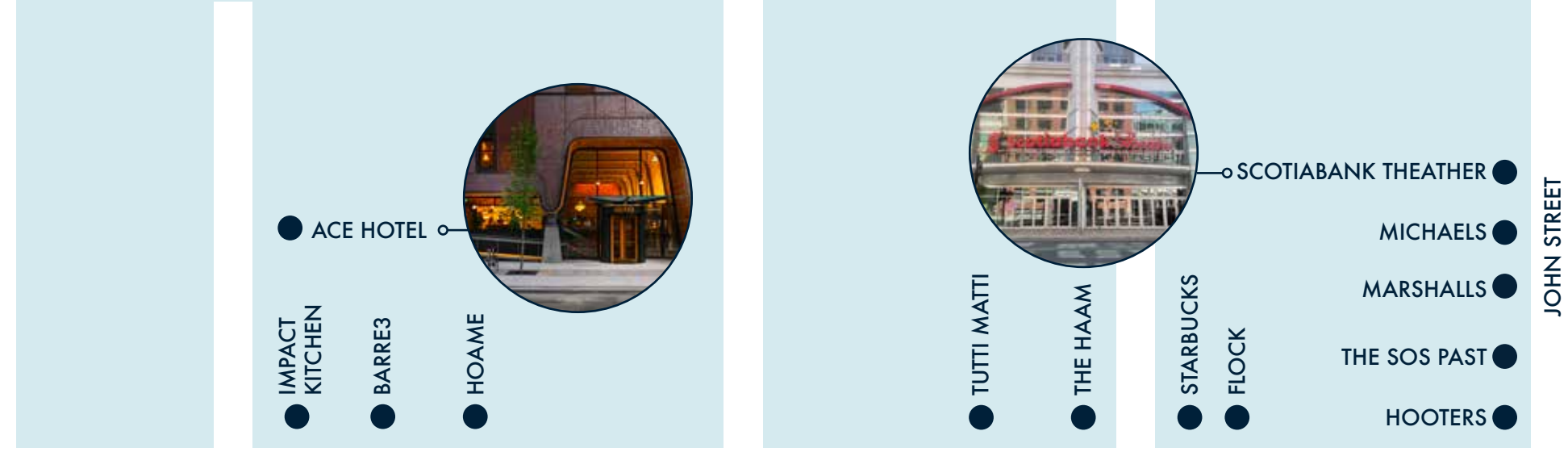
The downtown west toronto office market has some of lowest vacancy rates in North America and benefits from extremely high pedestrian foot traffic throughout the day and night!

## AREA DETAILS:

- Convenient location in the Heart of Toronto's Entertainment District surrounded by a dense residential area.
- Walking distance to shopping, sporting venues, and theatres.
- Immediately across the street from the TIFF Bell Lightbox, office towers and hotels including the new King Blue Condos, Cinema Tower, Bisha, Ritz Carlton, Shangri-La Hotel, Nobu Residence and Hotel (coming soon), the Maverick (Coming Soon), and many others.
- Walking distance to Toronto restaurants such as Figo, Luma, Fox and Fiddle, Gaby's, La Carnita and more!

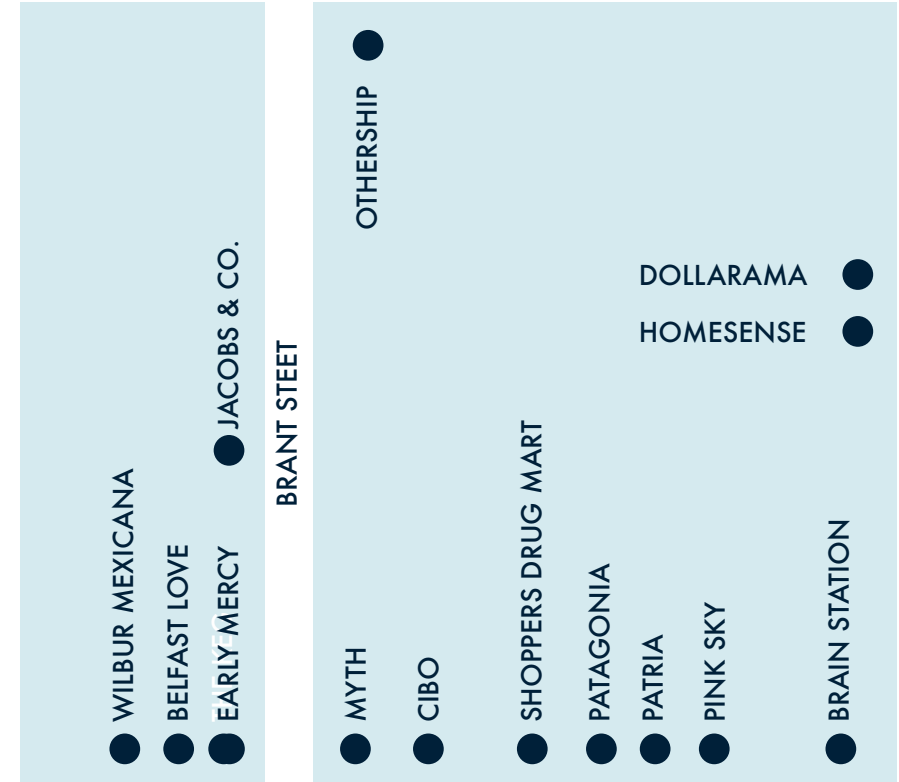
## PROPERTY DETAILS:

MAIN FLOOR	LEASED
BASEMENT	LEASED
SECOND/THIRD FLOOR	APPROX. 1,200 SQ. FT.
NET RENT	CONTACT LISTING AGENT
TMI (EST.)	APPROX. \$1,500 PER MONTH
AVAILABLE	IMMEDIATELY



ADELAIDE STREET WEST

ADELAIDE STREET WEST



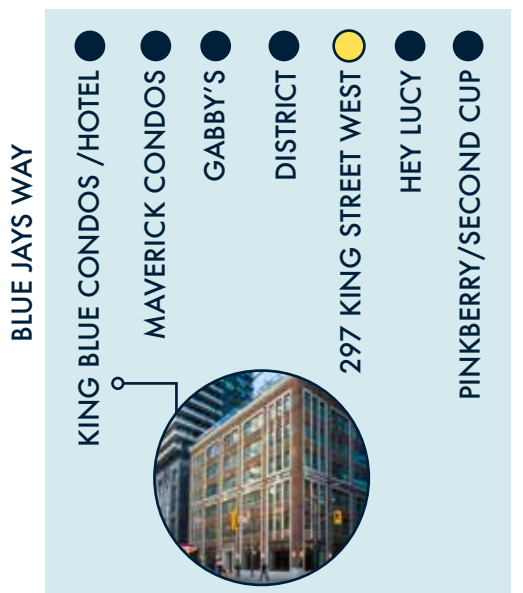
KING STREET WEST



KING STREET WEST



JOHN STREET



JOHN STREET

METRO HALL & ROY THOMPSON HALL

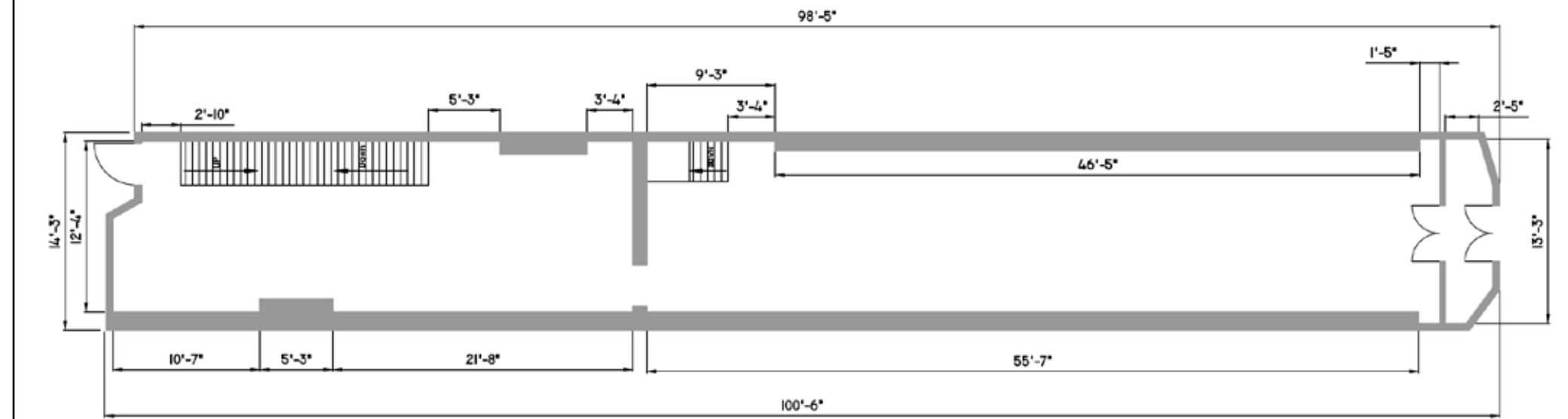
PRINCESS OF WHALES THEATHER | Girvish



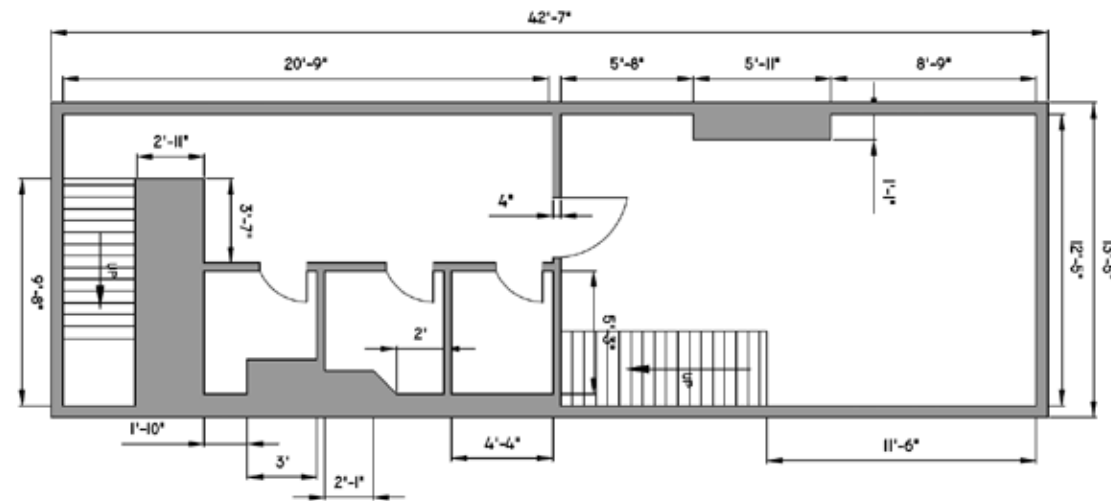
# FLOOR PLANS



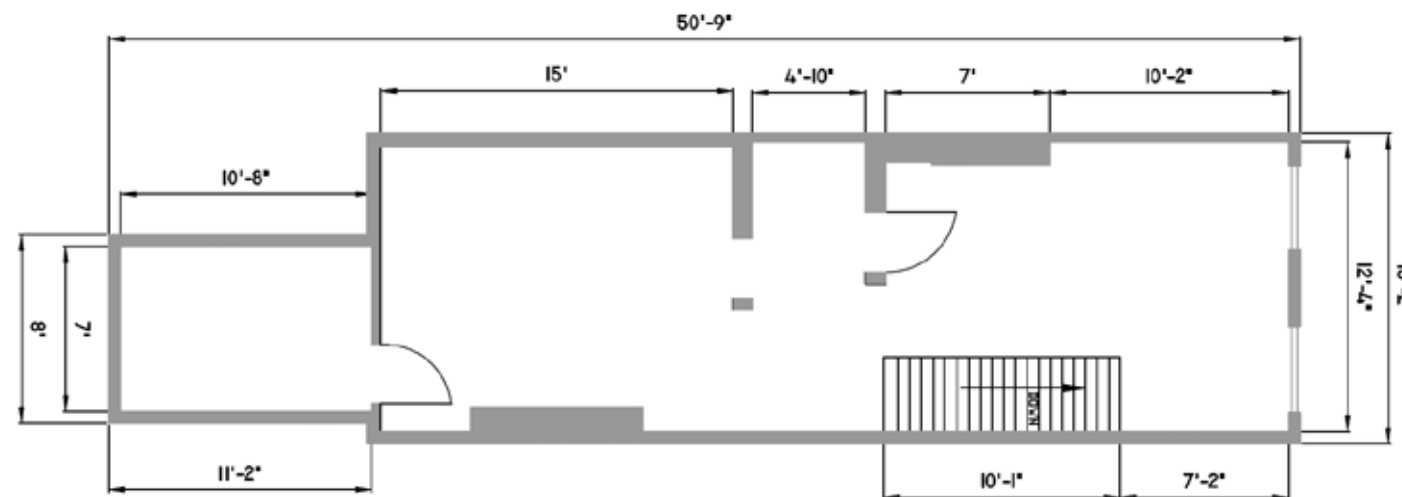
## MAIN FLOOR



## BASEMENT



## SECOND FLOOR



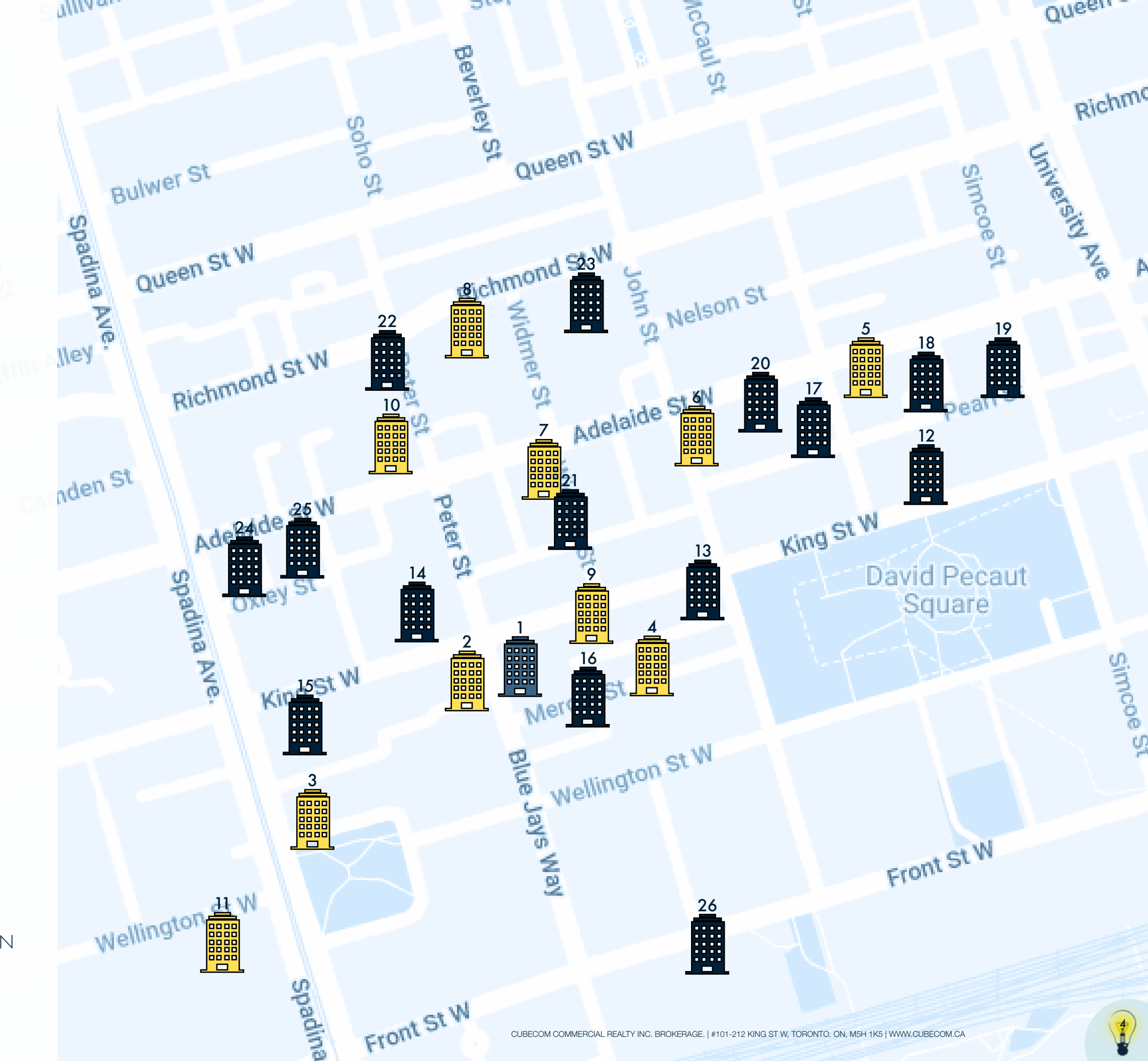
### ACTIVE DEVELOPMENTS - 500M

#	DEVELOPMENT	UNITS
1	KING BLUE	807
2	357 KING ST W	324
3	THE TAYLOR	286
4	NOBU	696
5	19 DUNCAN ST	462
6	PJ CONDO	366
7	THEATRE DISTRICT CONDOS	131
8	330 RICHMOND ST W	344
9	MAVERICK	328
10	PETER & ADELAIDE	696
11	THE WELL	1,700

### DEVELOPMENT APPLICATIONS - 500M

#	DEVELOPMENT	UNITS
12	MIRVISH + GEHRY	1,917
13	305-319 KING ST W	402
14	400 KING ST W	530
15	401-415 KING ST W	N/A
16	BUNGALOW ON MERCER	12
17	14 DUNCAN ST	369
18	150 PEARL ST	610
19	100 SIMCOE ST	524
20	263 ADELAIDE ST W	353
21	8-20 WIDMER	N/A
22	CARLYLE CONDOS	348
23	RIOCAN HALL	613
24	101 SPADINA AVE	N/A
25	46 CHARLOTTE	216
26	UNION PARK	800

NEARING COMPLETION
  UNDER CONSTRUCTION
  PRE-CONSTRUCTION





## NEIGHBOURHOOD DEMOGRAPHICS



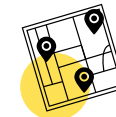
18,756 PEDESTRIANS PER DAY\*  
AVERAGE DAILY PEDESTRIAN CROSSINGS AT  
INTERSECTION DURING PEAK DAYTIME HOURS



24,199 VEHICLES PER DAY\*\*  
AVERAGE DAILY TRAFFIC COUNT (ALONG KING STREET WEST)



TRADE AREA POPULATION\*\*\*  
WITHIN 1 KM - 69,791 | WITHIN 3 KM - 348,094



5 YEAR PROJECTED POP. GROWTH\*\*\*\*  
2015-2020 - 37.1% | 2020-2025 - 16.1%



AVERAGE HOUSEHOLD INCOME\*\*\*  
WITHIN 1 KM - \$121,198 | WITHIN 3 KM - \$116,448



TRADE AREA HOUSEHOLDS\*\*\*  
WITHIN 1 KM - 42,249 | WITHIN 3 KM - 197,273

\*CITY OF TORONTO TRAFFIC SAFETY UNIT 2017 \*\*CITY OF TORONTO TRAFFIC SAFETY UNIT 2015 \*\*\*COSTAR 2022\*\*\*\*SITEWISE 2020

## MOBILITY SCORES



WALK SCORE | 100



BIKE SCORE | 75



TRANSIT SCORE | 100

Mobility scores from WalkScore.com, 2019





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**CUBECOM**  
FULL SERVICE REALTY

**CUBECOM COMMERCIAL REALTY INC. BROKERAGE.**  
#101-212 KING ST W, TORONTO. ON, M5H 1K5 | CUBECOM.CA

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