



For Lease: 1207 King St W, Ground Floor, Toronto

# Ground Floor Retail or Office with Direct Loading

Move-in ready space with direct street access, private entrances and high-end finishes throughout

**Mary Mowbray**  
*Senior Vice President, Sales Representative*  
Retail Group  
+1 416 643 3740  
[Mary.Mowbray@colliers.com](mailto:Mary.Mowbray@colliers.com)

**Daniella Fortino**  
*Sales Representative*  
Retail Group  
+1 416 643 3482  
[Daniella.Fortino@colliers.com](mailto:Daniella.Fortino@colliers.com)



# Property Overview



1195 - 1209 King St W - a classic brick and beam office/retail complex at the intersection of King St W & Dufferin St, easily accessible via 504 King Streetcar, Route 29 Dufferin Bus, and Exhibition GO. Well positioned at the NW corner of Liberty Village, in the heart of trendy King West, offering a high quality, prime location for office or retail.

This ground floor, fully built out space has direct transit and street access, private entrances, parking, private washrooms, high-end finishes and is move-in ready.



# Details



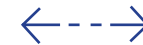
**Direct Loading  
to Premises**



**Signage  
Available**



**Fully Built Out,  
Move-In Ready**



**Street Access &  
Private Entrances**



**High-End Finishes:**  
Polished Concrete Floors,  
Modern Glass Partitions,  
Exposed Ceilings & Ducting



**Private  
Washrooms**



**4 Parking Spaces  
Available**



**In-Suite  
Bike Storage**

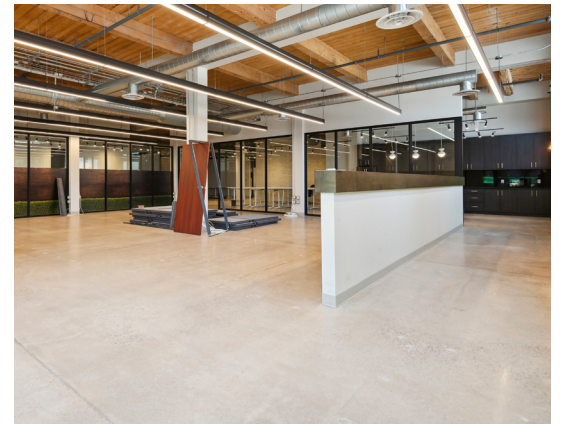
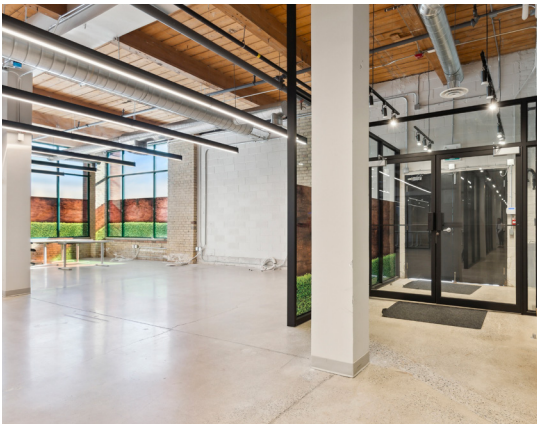


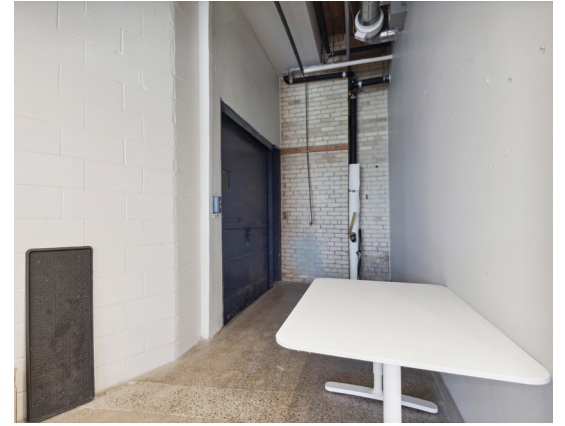
**Easy Transit  
Options**



**Amenities  
Available**

|                                  |                                                              |
|----------------------------------|--------------------------------------------------------------|
| <b>Address</b>                   | 1207 King Street West, Ground Floor                          |
| <b>Location</b>                  | King Street West & Dufferin Street                           |
| <b>Available</b>                 | Immediately                                                  |
| <b>Rentable Area</b>             | 6,740 Square Feet<br>No Gross Up Included                    |
| <b>Net Rent</b>                  | Contact Listing Agents                                       |
| <b>Estimated Additional Rent</b> | \$11.56 PSF (2023)<br>Excludes in-suite hydro and janitorial |

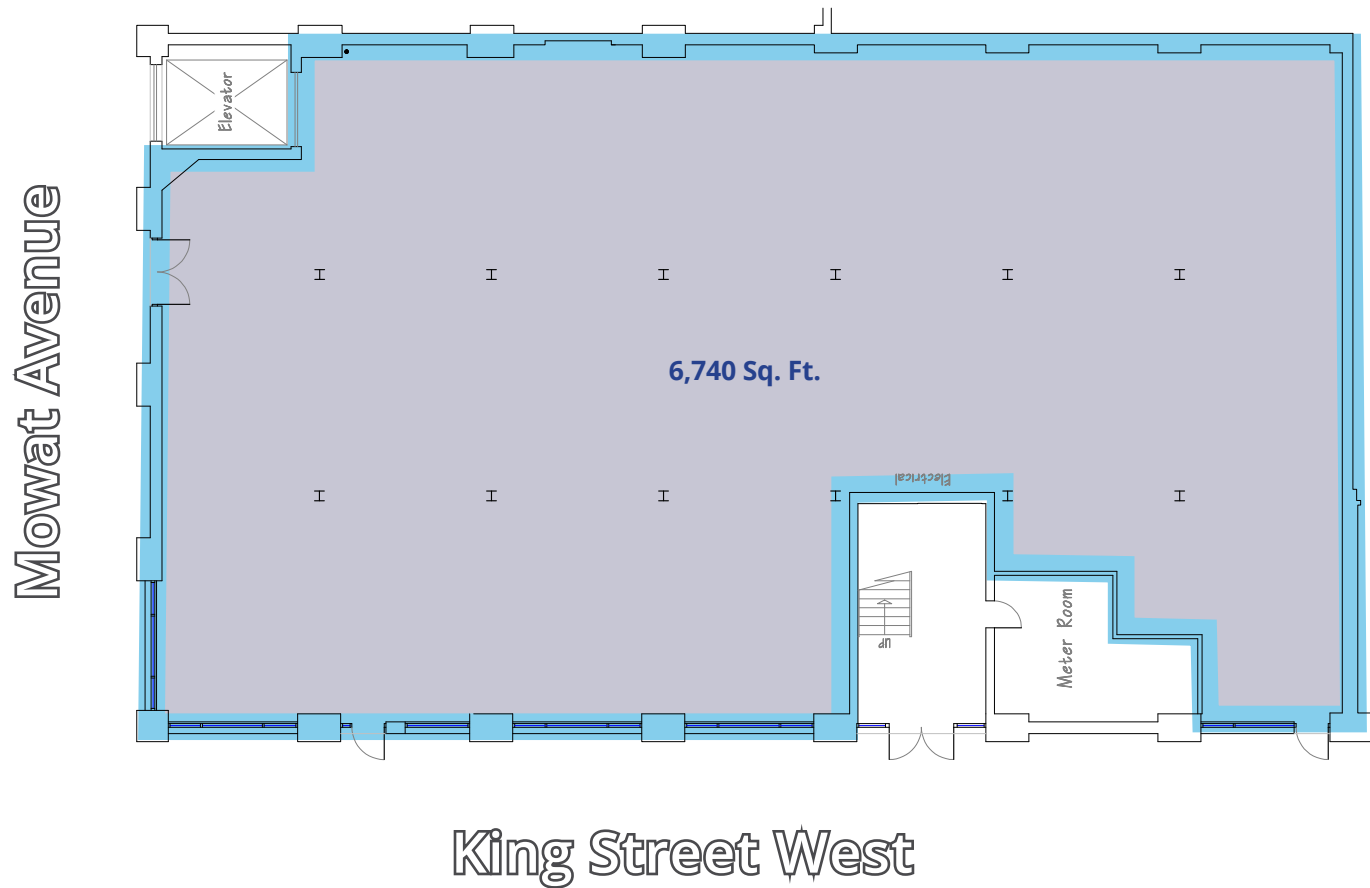






# 1207 King St W, Ground Floor: Floorplan

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# The Area

Average Household Income

**CA\$124,797**

Population\*

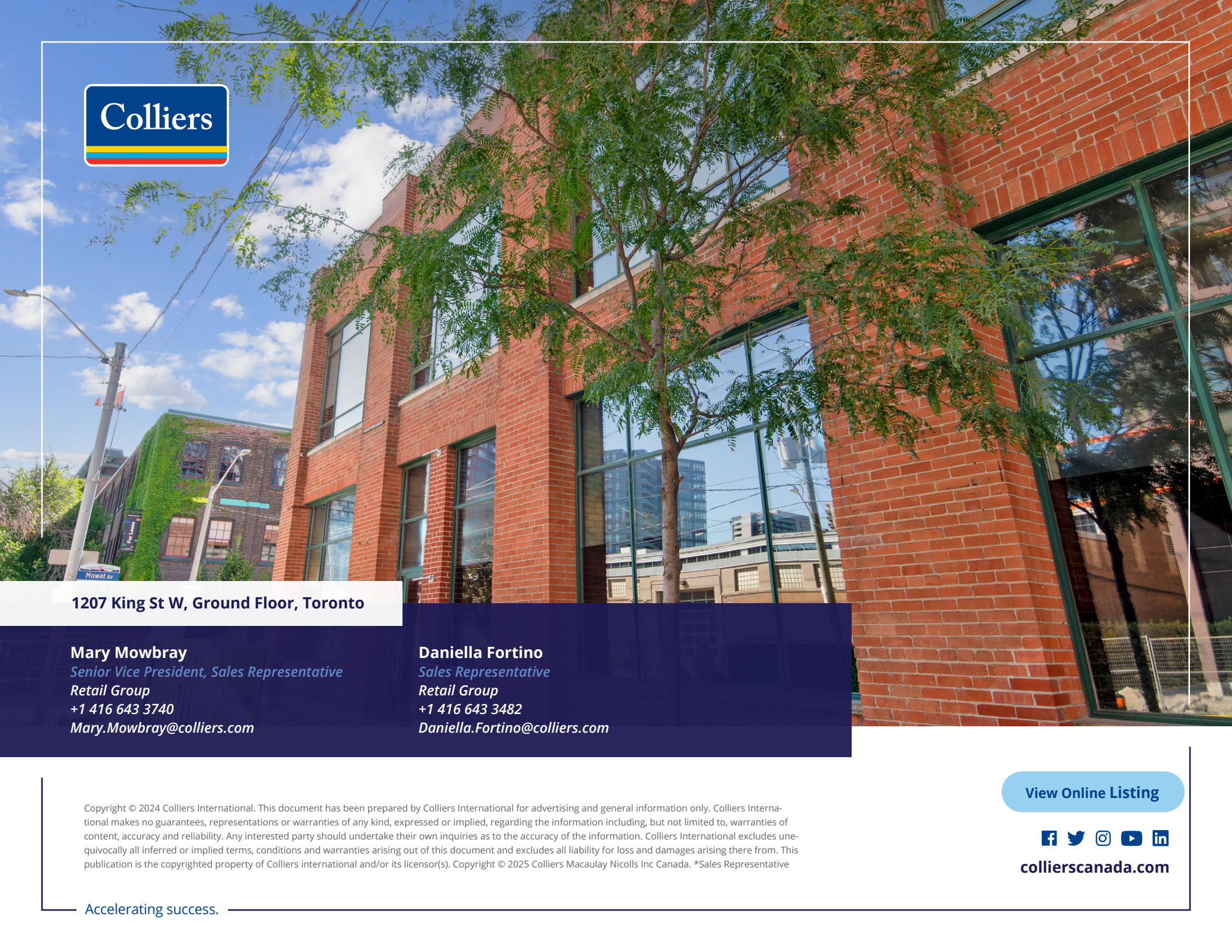
**218,684**

Average Age\*

**39.2**



\* 3 KM radius



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