

New to Market

Colliers



Prime Suites at 334 King Street East: **For Lease**

334 King Street East | 6,000 to 30,000 SF available.

Located at the prominent northeast corner of Parliament and King Street East, 334–340 King Street East is a fully renovated building offering exceptional visibility and 6,000 to 30,000 SF of flexible leasing opportunities.

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Property Overview

334 King Street East, located at the intersection of Parliament and King Street East, offers a standout location with exceptional visibility. The building features an abundance of natural light and open concept layouts. The property includes a dedicated parking lot outside for convenience. Recently renovated, it combines modern comfort with aesthetic appeal, blending elegant brick with contemporary concrete.



FEATURES



Location:

334 King Street East, Toronto, ON



Parking

Surface Parking



Available Areas:

Lower Level: 6,000 SF – Available Immediately

3rd Floor: 15,000 SF (Divisible to 7,914 SF and 7,086 SF)

Second floor can be made contiguous for a total of 30,000 SF



Transit

King Street Streetcar at doorstep

NUMBERS AT A GLANCE

Net Rent

Contact Listing Agent(s)

Additional Rent

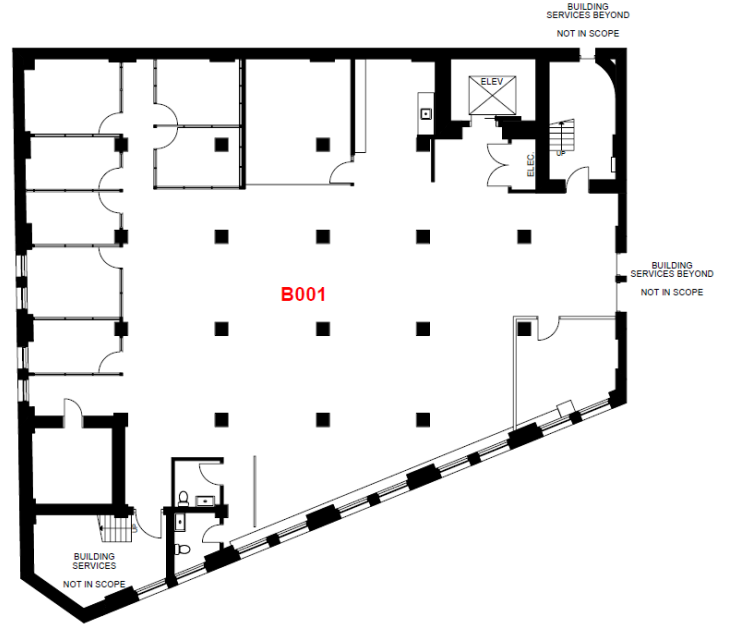
\$19.40 (2026) - Tenant pays own in-suite janitorial & hydro

Availability

Immediately

Property Photos

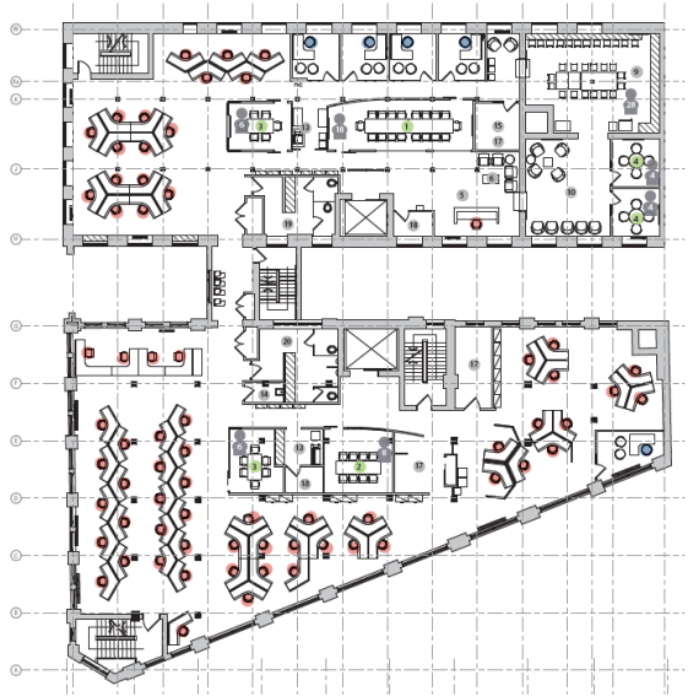
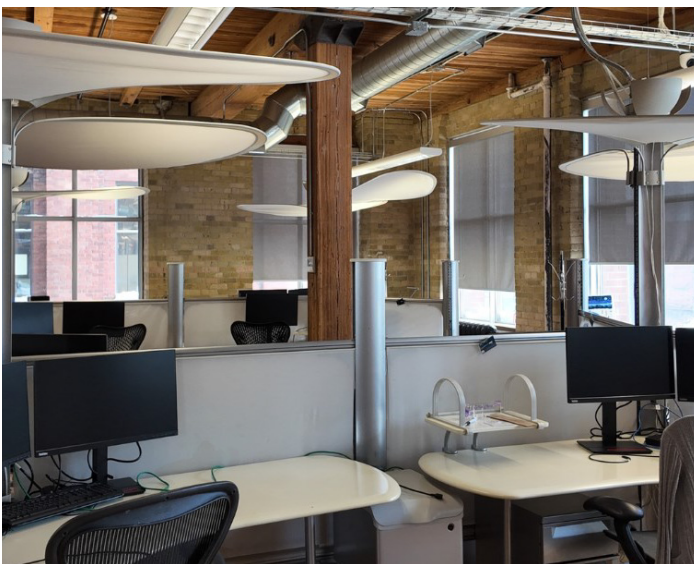
Lower Level



- 6,000 SF Available
- Open-concept layout
- Built-out perimeter offices with glass fronts
- Abundant natural light throughout
- Modern lighting
- Dedicated kitchenette and collaboration area
- Character-rich brick & beam aesthetic throughout

Property Photos

3rd Floor



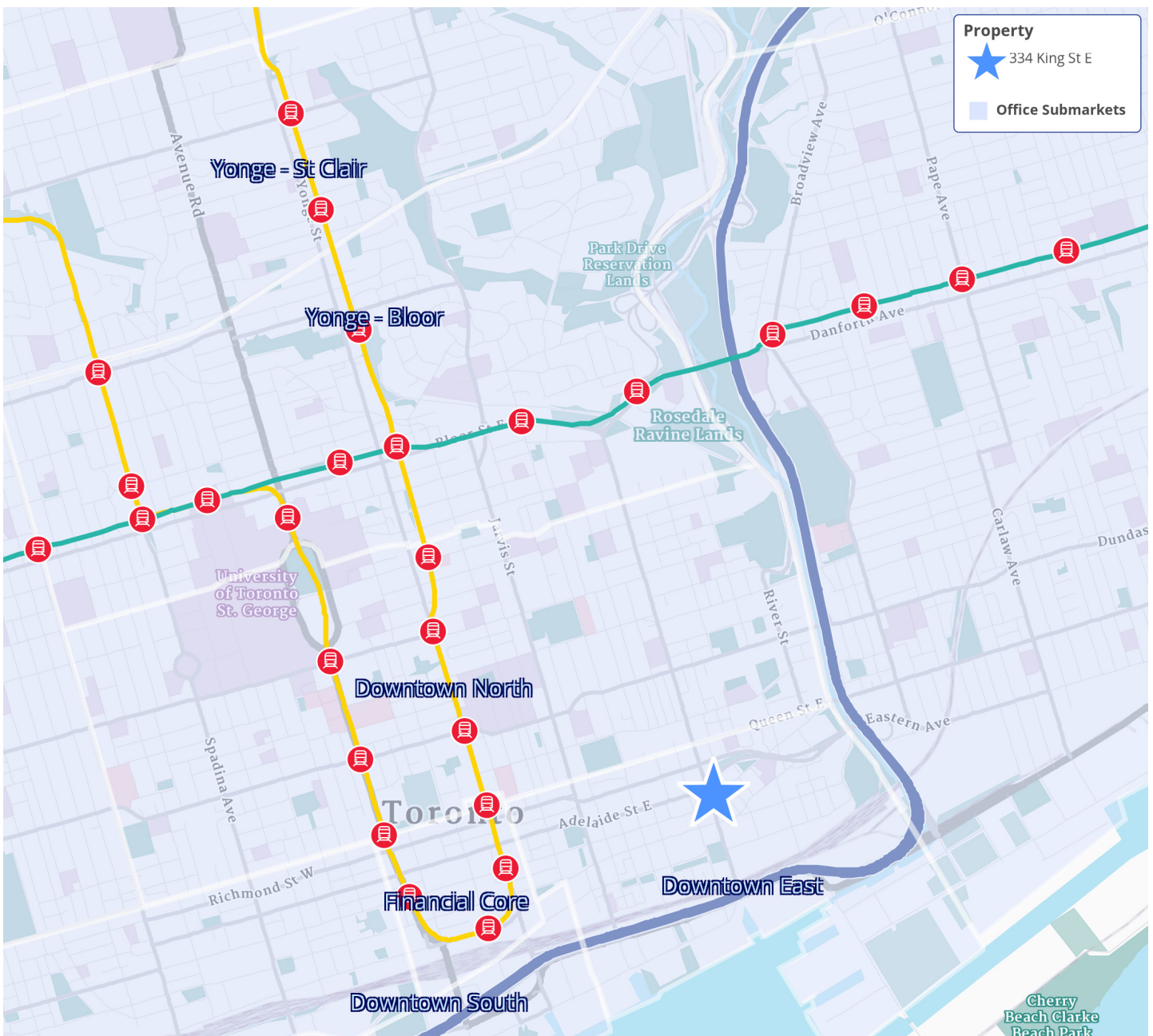
- 15,000 SF Available
- Divisible to 7,914 SF and 7,086 SF
- Loft-style brick & beam space with high ceilings and abundant natural light
- Efficient layout featuring 68 workstations
- 5 private offices
- 1 large conference room and 5 meeting rooms
- Large kitchen plus secondary kitchenette
- Dedicated data centre room
- Plug-and-play opportunity - furniture available (as per plan)
- Expansion potential: second floor can be made contiguous for a total of 30,000 SF

Property Location

The area surrounding 334 King Street East features a mix of historic and modern architecture, with a variety of trendy restaurants, cafes, and boutique shops nearby. Its central location offers easy access to major business districts and public transportation, making it a highly sought-after area for both work and leisure

Travel Distances

Gardiner Expressway, Toronto	600 m 3 Mins
Toronto Downtown	2.0 km 8 Mins
North York, ON	13.3 km 38 Mins
Highway 401	13.4 km 35 Mins
Billy Bishop Toronto Airport	3.5 km 18 Mins
Pearson Airport	27 km 45 Mins





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