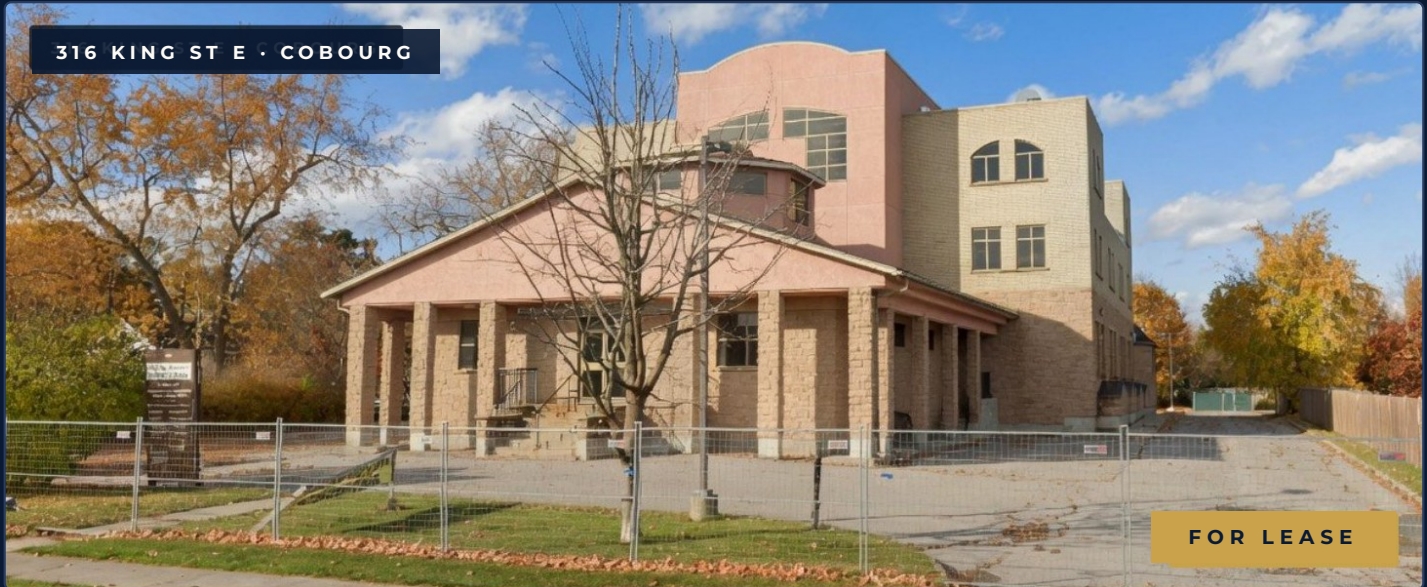




— ENTIRE BUILDING • 3 STOREYS + LOWER LEVEL • 40,157 SF RENTABLE —

316 King Street East

COBOURG • ONTARIO

ENTIRE BUILDING or divisible FOR LEASE

RENTABLE AREA

40,157 SF

BOMA • WHOLE ASSET

CONFIGURATION

3 Storeys + LL

DIVISIBLE BY FLOOR OR SUITE

NET RENT

Negotiable

PER TENANT USAGE

TMI (2026)

~\$14.00

PER SF • ANNUM

AVAILABLE

Immediate

VACANT POSSESSION

PARKING

On-Site

SURFACE LOT

— IDEAL USES —

Engineering • Law • Medical • Professional Services • Daycare • School • Government & More

"Strategic Moves. Pivotal Results."



SKYLIT ATRIUM



FLEXIBLE SUITES



LOFT & MEZZANINE

OVERVIEW

Property Highlights

316 KING STREET EAST
COBOURG, ONTARIO

RENTABLE AREA

40,157 SF

BOMA MEASURED

FLOOR PLATES

8,680–11,927

SF · PER FLOOR

STOREYS

3 + LL

ABOVE GRADE +
LOWER

CLASS

B · Office

BUILT 1999

A standalone **three-storey building plus a full lower level**, offering 40,157 SF of rentable space on King Street East in Cobourg, purpose-built in 1999 as the King Street Medical Centre and Cobourg Professional Centre. The building is anchored by a **central skylit atrium** with a two-storey lobby, open gallery, elevator and feature stair, and offers efficient 8,680 to 11,927 SF floor plates that divide cleanly by floor, wing or individual suite. Available as a **whole-building opportunity or in substantial portions**, with rents negotiable based on tenant usage. Existing clinical and professional fit-outs make it well suited to medical, dental, institutional, training and office users seeking scale and flexibility at small-market occupancy cost.

KEY HIGHLIGHTS

- ◆ **Entire building available** — lease all 40,157 SF rentable, a full floor, or a demised suite; rents negotiable based on tenant usage.
- ◆ **Central skylit atrium** — daylit two-storey lobby with open gallery, passenger elevator and feature stair connecting all levels.
- ◆ **Turnkey medical infrastructure** — former urgent-care clinic, pharmacy, physiotherapy, audiology and counselling fit-outs in place.
- ◆ **Ground-floor retail / clinic unit** — separate street-level entrance with storefront glazing and strong King Street visibility.
- ◆ **Efficient 8,680–11,927 SF floor plates** — flexible for clinical, training or assembly uses across three storeys plus lower level.
- ◆ **Ample on-site parking + excellent accessibility** — large surface lot, barrier-free circulation and full elevator access.
- ◆ **Two schools next door** — Cobourg Collegiate (1,110 students) across the street; C.R. Gummow P.S. ~800 m (<10-min walk).



ATRIUM · SKYLIT TWO-STOREY LOBBY



UPPER GALLERY · OPEN TO BELOW

SPACE

Space & Availability

ENTIRE BUILDING · DIVISIBLE
BY FLOOR OR SUITE

RENTABLE AREA

40,157 SF

ENTIRE BUILDING

NET RENT

Negotiable

PER TENANT USAGE

TMI (2026)

~\$14.00

PER SF · ANNUM

AVAILABLE

Immediate

VACANT POSSESSION

~19 Suites

LEASING FLEXIBILITY

Take the entire building, a full floor, or any of ~19 demisable suites. Suites combine to suit.

AVAILABLE SUITES · RENTABLE AREA

SUITE TYPE	RENTABLE SF
FIRST FLOOR	
101 Retail/Commercial	1,363
102 Retail/Commercial	580
103 Retail/Commercial	1,129
104 Retail/Commercial · Former Coffee Shop	472
105 Retail/Commercial	2,137
106 Retail/Commercial	1,193
107 Retail / Clinic (Pharmacy)	2,110
Total First Floor	11,927
SECOND FLOOR	
201 Office	2,451
202 Office	763
203 Office	3,515
204 Office	638
205 Office	1,086
Total Second Floor	9,370

SUITE	TYPE	RENTABLE SF
THIRD FLOOR		
301	Office	1,128
302	Office + Mezzanine	1,482
303	Office	1,934
304	Office	849
Total Third Floor		8,680
LOWER LEVEL		
C0-1	Office / Suite	2,917
C0-2	Office / Suite	4,030
C0-3	Office / Suite	1,740
Total Lower Level		10,180
BUILDING TOTAL · RENTABLE		40,157

LEASE TERMS

Net rent negotiable per use · TMI ~\$14.00 PSF (2026) ·
divisible by floor, wing or suite · available immediately.

Suite areas per BOMA 1996 Global Summary of Areas, 316 King Street E. (Mar 2003). Floor and building rentable totals include building common area and reflect the executed listing schedule. Areas approximate and subject to rounding and re-measurement on demising; verify independently. E.&O.E.

NEIGHBOURHOOD

Location & Demand Drivers

KING ST E • COBOURG
NORTHUMBERLAND
COUNTY

TORONTO

~1 hr

±100 KM WEST

HIGHWAY 401

~2.5 km

DIRECT ACCESS

VIA RAIL

~5 min

COBOURG STATION

316 King Street East sits on Cobourg's main east-west corridor (Highway 2), a short five-block walk from the town's historic downtown and waterfront. The site is directly across from Cobourg Collegiate Institute and surrounded by established residential neighbourhoods, parks, schools and retirement communities — a stable, service-oriented catchment. Cobourg offers Toronto-adjacent access at a fraction of GTA occupancy cost, with the 401, VIA Rail and a growing lakeside population supporting medical, professional, institutional and service uses.

NEARBY DEMAND DRIVERS

Cobourg Collegiate
ACROSS THE STREET

Downtown Cobourg
5-BLOCK WALK

Victoria Hall
CIVIC • EVENTS

Cobourg Beach & Marina
WATERFRONT

Northumberland Hills Hosp.
REGIONAL CARE

VIA Rail Station
~5 MIN

Highway 401
~2.5 KM

Northumberland Mall
RETAIL NODE

Community Rec Centre
RECREATION

Port Hope
<15 MIN

Grafton / Colborne
<20 MIN

Kingston
135 KM EAST



316 KING STREET EAST • FULL STREET ELEVATION & FRONTAGE

LEASING INSIGHT

An established medical and professional address with rare whole-building scale in a market with limited modern institutional supply. Existing clinical fit-outs, flexible plates and on-site parking suit a single owner-user, regional HQ, or a multi-tenant medical / professional reposition.

SITE AREA

Aerial & Context

316 KING STREET EAST
COBOURG · HIGHWAY 2 CORRIDOR

Positioned on the King Street East (Highway 2) corridor, the site (marked) is flanked by Cobourg Collegiate Institute, C.R. Gummow School, residential neighbourhoods and civic green space, with Highway 401 roughly 2.5 km north and Cobourg's downtown and Lake Ontario waterfront a short distance south. The location balances arterial visibility with an established, walkable community setting.



AERIAL · 316 KING STREET EAST (MARKED) · KING ST E / HIGHWAY 2 CORRIDOR



AMPLE ON-SITE PARKING · SURFACE LOT



SIDE ELEVATION · SERVICE ACCESS

Imagery: Google. Marker denotes approximate location of 316 King Street East and is for general context only. E.&O.E.

MARKET

Connectivity & Trade Area

COBOURG ·
NORTHUMBERLAND
EASTERN GTA REACH

ACCESS & CONNECTIVITY

HIGHWAY 401

~3 min

~2.5 KM NORTH

VIA RAIL → UNION

~1 hr

STATION ~5 MIN AWAY

TORONTO

~100 km

~1 HR DRIVE WEST

The building fronts Highway 2 at the door, with the 401 interchange minutes north and VIA Rail roughly an hour into Union Station — putting the eastern GTA, Durham Region and the Kingston corridor within practical reach, with on-site parking at the door.

GETTING AROUND

Highway 2 (King St) Frontage

AT THE DOOR

Downtown & Waterfront

~5-BLOCK WALK

VIA Rail Station

~5 MIN

Port Hope

<15 MIN

Kingston

~135 KM

TRADE AREA

COBOURG POP.

~20,500

COUNTY POP.

~90,000

COUNTY SEAT

Northumberland

An established Lake Ontario town drawing a regional base well beyond its residents via the 401 and VIA Rail — stable demand at well-below-GTA occupancy cost.

WHO THRIVES HERE

MEDICAL & CLINICAL

turnkey clinic fit-outs ·
pharmacy

LAW

private atrium office suites

ENGINEERING

efficient open floor plates

GOVERNMENT

county-seat address

316 KING ST E
40,157 SF

PROFESSIONAL SERVICES

~19 suites combine to suit

DAYCARE

grade access · rear patio

SCHOOL & TRAINING

assembly space · schools
adjacent

OWNER-USER / HQ

whole-building identity

Population figures: Statistics Canada 2021 Census (Cobourg ~20,500; Northumberland County ~90,000). Drive and transit times approximate. For general context only; verify independently. E.&O.E.

DEMOGRAPHICS

Community Profile

COBOURG · ONTARIO
2021 CENSUS PROFILE

Cobourg is an established, affluent Lake Ontario town and the county seat of Northumberland — an older, owner-heavy and stable catchment whose senior share runs well above the national average. As the county's largest centre it draws demand from across Northumberland for medical, clinical, professional and service uses.

POPULATION & GROWTH

POPULATION 20,519 2021 CENSUS	5-YR GROWTH +5.6% SINCE 2016	MEDIAN AGE 54.8 YEARS	AGED 65+ 34.0% VS 19.0% CANADA
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HOUSEHOLDS & PROSPERITY

HOUSEHOLDS 9,130 PRIVATE · AVG 2.2	MEDIAN HH INCOME \$77,000 2020 · BEFORE-TAX	HOME OWNERSHIP 68.7% OWNER-OCCUPIED	POST-SECONDARY 53% CERT · DIPLOMA · DEGREE
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POPULATION BY AGE

	
■ Children 0-14	12.4%
■ Working age 15-64	53.6%
■ Seniors 65+	34.0%

An aging, service-oriented base — one in three residents is 65+, nearly double the Canadian average — underpinning steady demand for medical, clinical and seniors' services.

REGIONAL CATCHMENT

COUNTY POPULATION	~90,000
COUNTY SEAT	Cobourg
TO TORONTO	~1 hr · 100 km
HWY 401 / VIA RAIL	2.5 km · 5 min
Cobourg draws a regional base far beyond its 20,500 residents via the 401 and VIA Rail — stable, Toronto-adjacent demand at well-below-GTA occupancy cost.	

WHY IT MATTERS

An older, owner-heavy, county-serving market — well suited to medical, professional, institutional and seniors' service users seeking scale and modern space at small-market occupancy cost.

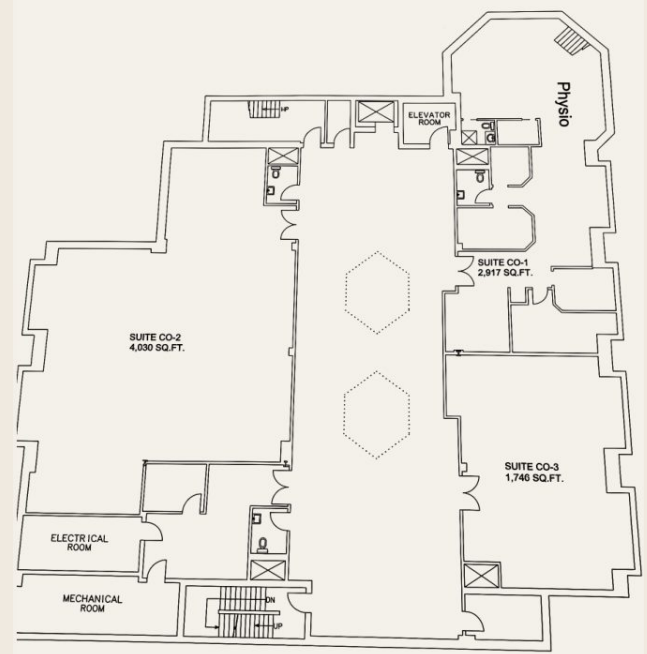
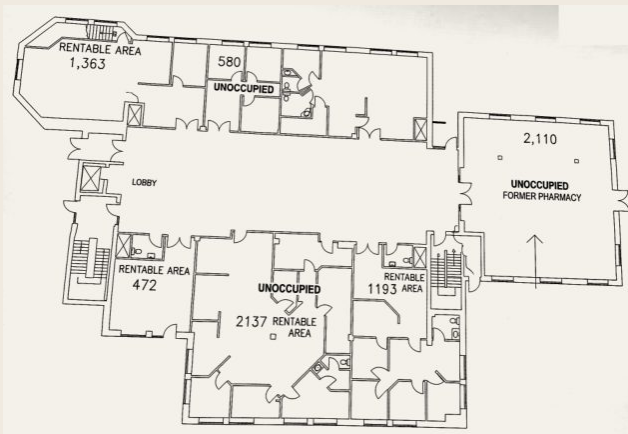
Source: Statistics Canada, 2021 Census of Population — Cobourg, Town (CSD) & Northumberland County. Household income reflects 2020. Figures approximate / rounded; verify independently. E.&O.E.

FLOOR PLANS

Ground Floor & Lower Level

MEASURED PLANS ·
2004
DIVISIBLE BY SUITE

Measured floor plans show a fully demised, multi-suite building that leases whole or floor-by-floor. The ground floor carries the main lobby, skylit atrium and the street-level pharmacy / retail unit; the lower level adds suites, common and back-of-house area.



First Floor

11,927 SF RENTABLE

Suites 101-107 incl. Pharmacy · building common 2,565 SF

Lower Level

10,180 SF RENTABLE

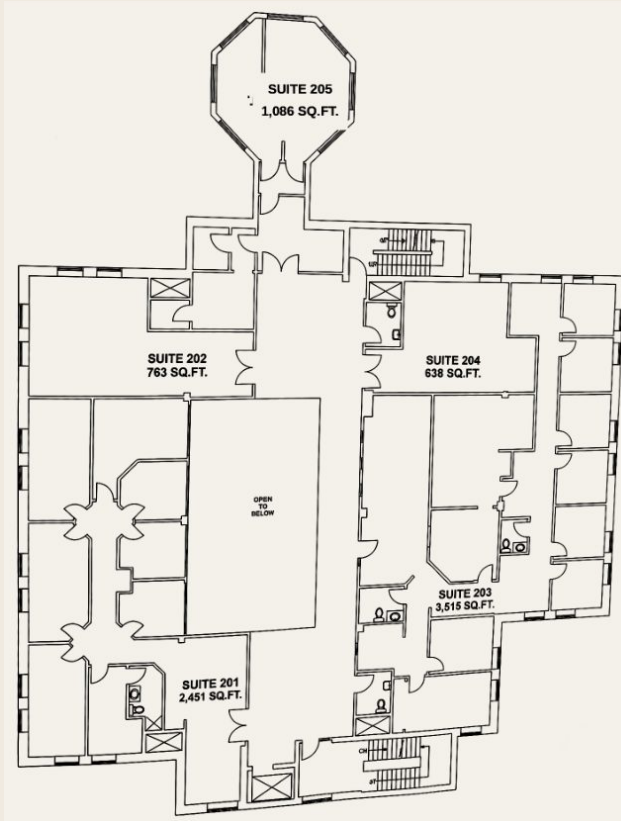
Suites C0-1 / C0-2 / C0-3 · common, mechanical & electrical

Plans reproduced from Measure Masters measured drawings, 316 King Street E., March 2004. Not to scale as reproduced; areas approximate and to be independently verified. E.&O.E.

Second & Third Floors

MEASURED PLANS • 2004
 ATRIUM-FACING SUITES

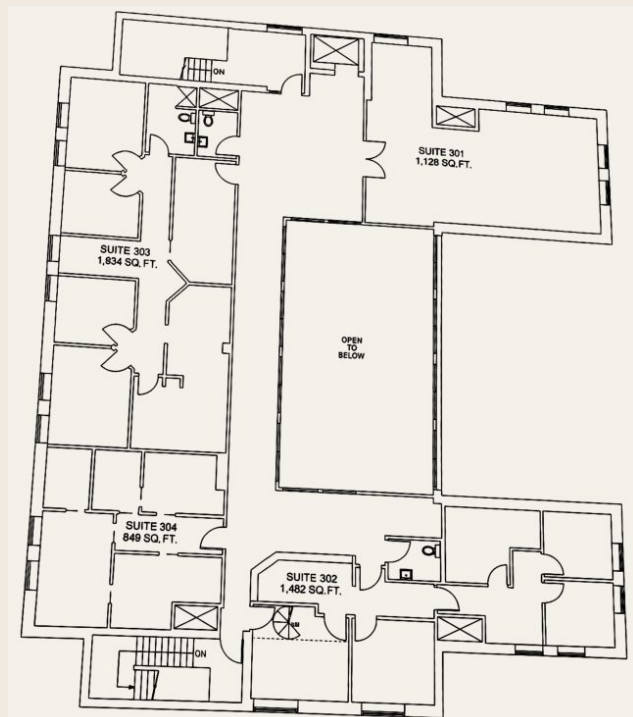
The upper floors wrap the open atrium with individual office and clinical suites, served by elevator and two stairs. The third floor includes a mezzanine and the building's signature curved feature glazing.



Second Floor

9,370 SF RENTABLE

Suites 201–205 • common area 1,210 SF • open to below



Third Floor

8,680 SF RENTABLE

Suites 301–304 • Suite 302 with 988 SF mezzanine

Plans reproduced from Measure Masters measured drawings, 316 King Street E., March 2004. Not to scale as reproduced; areas approximate and to be independently verified. E.&O.E.

THE SPACE

Interior Gallery

316 KING STREET EAST
AS-IS CONDITION

Flexible, light-filled space offered with existing fit-outs in place and ready for repositioning. From the skylit atrium and street-level retail / clinic unit to open floor plates and assembly space, the building suits medical, professional, institutional and whole-building users.



GROUND FLOOR · STREET-LEVEL RETAIL / CLINIC UNIT



CLINICAL FIT-OUT IN PLACE · CASEWORK & SERVICES



LOBBY · STOREFRONT ENTRANCE TO SUITE



OPEN ASSEMBLY / SUITE · LOWER LEVEL

Photography depicts the space in as-is condition. Contents shown are not included. E.&O.E.

THE SPACE

Atrium & Common Areas

316 KING STREET EAST
SKYLIT CONCOURSE ·
GALLERY

A skylit central atrium anchors a bright, two-storey common area at grade, with an open upper gallery overlooking the concourse. Individual suites open off both levels, including a distinctive loft office with its own spiral stair and mezzanine — character space rarely found in small-market buildings.



GROUND-FLOOR ATRIUM · SKYLIT CONCOURSE & CENTRAL RECEPTION



LOFT SUITE · SPIRAL STAIR & MEZZANINE



UPPER GALLERY · ATRIUM OVERLOOK

THE SPACE

Suites & Fit-Outs

316 KING STREET EAST
MOVE-IN INFRASTRUCTURE

Flexible suites across the upper floors and street level come with clinical casework, private offices, reception millwork and a former café / retail servery already in place — a head start for medical, professional or owner-user fit-outs.



PRIVATE OFFICE SUITE · MULTIPLE ROOMS



CLINICAL SUITE · CASEWORK & SERVICES



PRIVATE REAR PATIO



FORMER CAFÉ · SERVERY & COOLER

Photography depicts the space in as-is condition. Contents shown are not included. E.&O.E.

SITE

Building & Site Context

316 KING STREET EAST
COBOURG, ONTARIO

USE

Office

MEDICAL /
PROFESSIONAL

STOREYS

3 + LL

STANDALONE

BUILT

1999

PURPOSE-BUILT

CLASS

B

OFFICE



STONE-BASE ELEVATION · KING STREET FRONTAGE



REAR / CORNER · PARKING & SERVICE ACCESS

STREET PRESENCE

Distinctive standalone form with a stone-clad base and arched upper glazing on the King Street East arterial.

ACCESS & PARKING

On-site surface parking, barrier-free entry and a secondary service / rear access drive.

SYSTEMS

Passenger elevator, central atrium daylighting, washrooms and clinical / office mechanical in place.

OPPORTUNITY

A value-add reposition: refresh interiors to a single-user HQ or multi-tenant medical / professional centre.

Building and site context illustrative. Facts compiled from property records and believed reliable but not warranted. Areas, dimensions and configurations are approximate and should be independently verified. E.&O.E.

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— LISTING BROKERAGE —



Pivotal Commercial Realty Inc., Brokerage

"Strategic Moves. Pivotal Results."

FOR LEASE

316 King Street East

COBOURG, ON • ENTIRE BUILDING • DIVISIBLE

40,157

RENTABLE SF

~\$14

TMI PSF (2026)

3 + LL

STOREYS

Now

AVAILABLE

All information contained herein is obtained from sources deemed reliable. Pivotal Commercial Realty Inc., Brokerage makes no representations as to its accuracy. Areas, floor plates and figures are approximate and subject to verification and change without notice. E.&O.E.

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