

TLG CBRE

PREMIUM OFFICE LEASING OPPORTUNITIES

212 King Street West

Brendan Sullivan*

Senior Vice President
brendan.sullivan@cbre.com
+1 416 847 3262

Alexander Bowman

Sales Representative
alexander.bowman@cbre.com
+1 289 981 1768

William Dejonge Ward

Transaction Manager
william.dejongeward@cbre.com
+1 416 815 2388

*Sales Representative



212 KING STREET W

Leasing Opportunities

BUILDING SPECIFICATIONS

Size	73,277 SF
Year Built	1908
Number of Floors	6
Operating Costs	\$17.90 (PSF/YR)
Realty Tax	\$9.45 (PSF/YR)
Total Additional Rent	\$27.35 (PSF/YR)

CERTIFICATIONS



BOMA Best
Certified Silver



WELL Health
and Safety
Rated 2024

BUILDING FEATURES

- Public Transit Surface Route
- 9' Ceiling Height (slab to T-bar)
- Satellite Dish Capability
- Fibre Optic Capability
- Shipping / Receiving
- Fire Detection System
- Sprinkler System
- Security Systems: access cards, CCTV

ON-SITE AMENITIES

- Elephant & Castle
- Charlotte's Room

NEARBY AMENITIES

- Mascot Brewery
- Empire Supper Club
- Il Fornello
- Fune Japanese
- Second Cup
- Starbucks
- St. Andrew Subway Station
- Intercontinental Hotel
- Bell Lightbox

4TH FLOOR – FULL FLOOR

OPPORTUNITY: 11,171 SF

Fully Furnished – Available Immediately

3RD FLOOR – FULL FLOOR

OPPORTUNITY: 11,165 SF

Fully Furnished – Available Immediately

2ND FLOOR

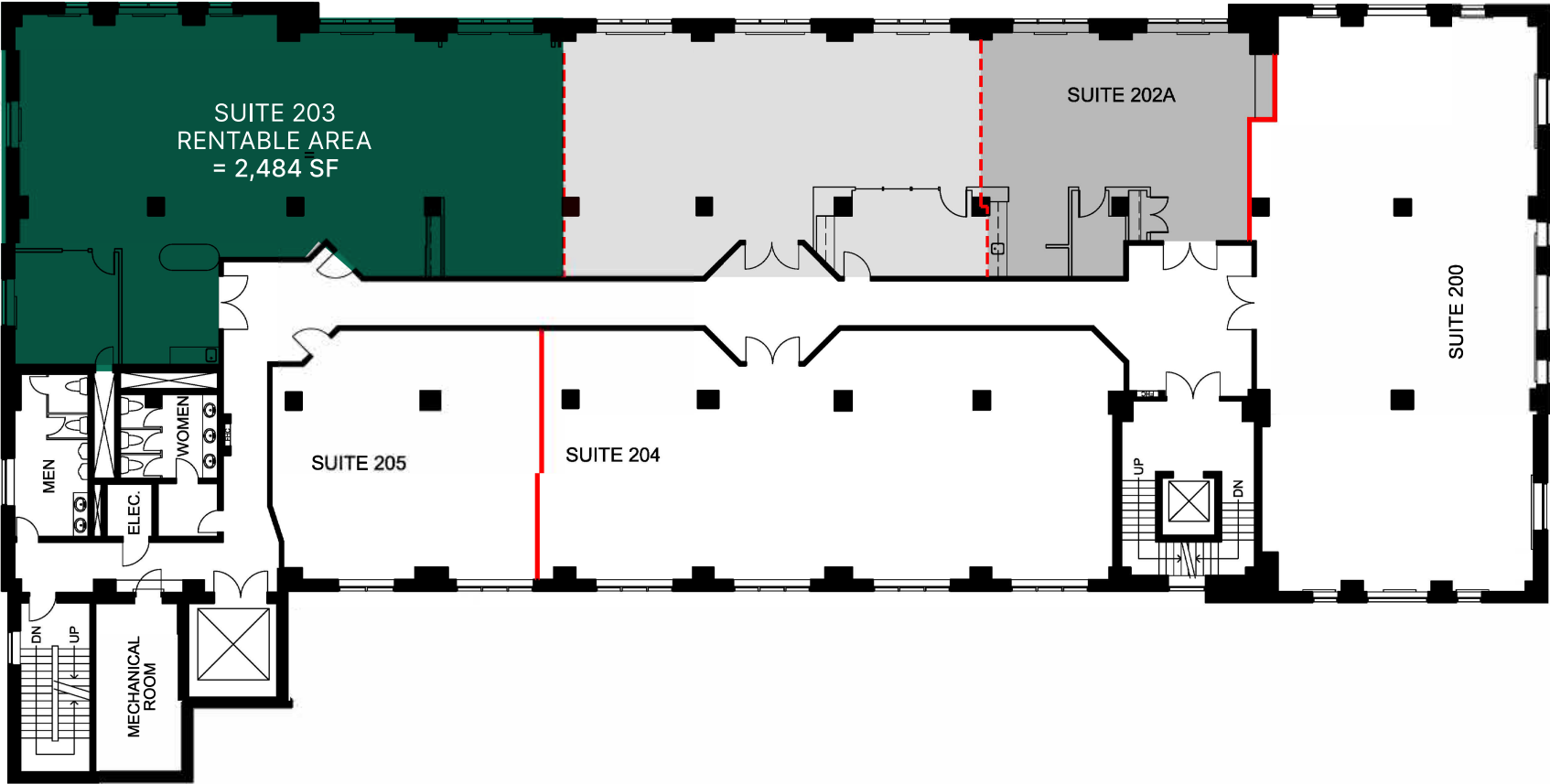
Suite 203: 2,484 SF

Available Immediately



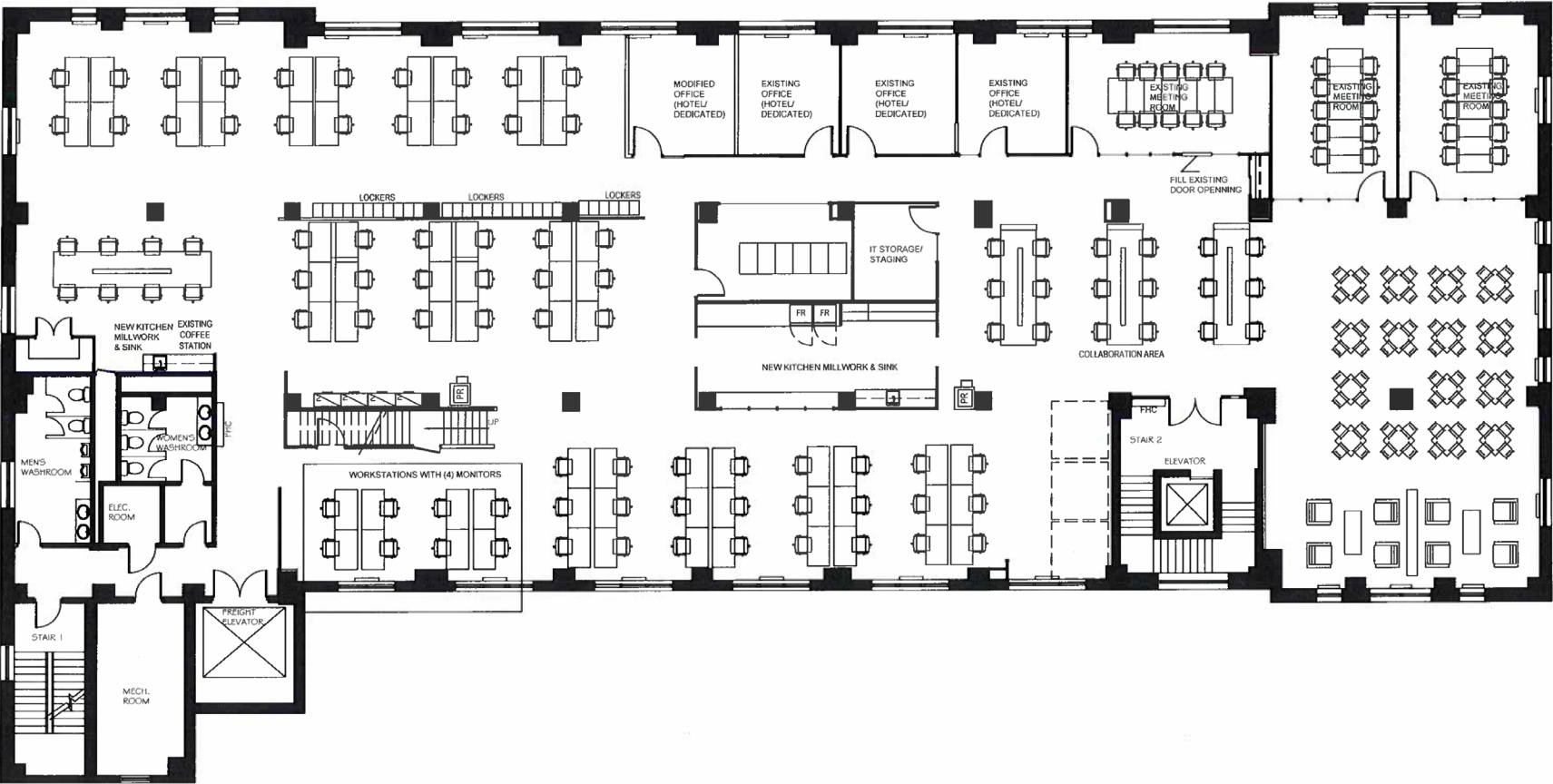
Suite 203 Floor Plan

2,484 SF | 9' Ceiling Height | Built out with one meeting room, kitchenette and large open area



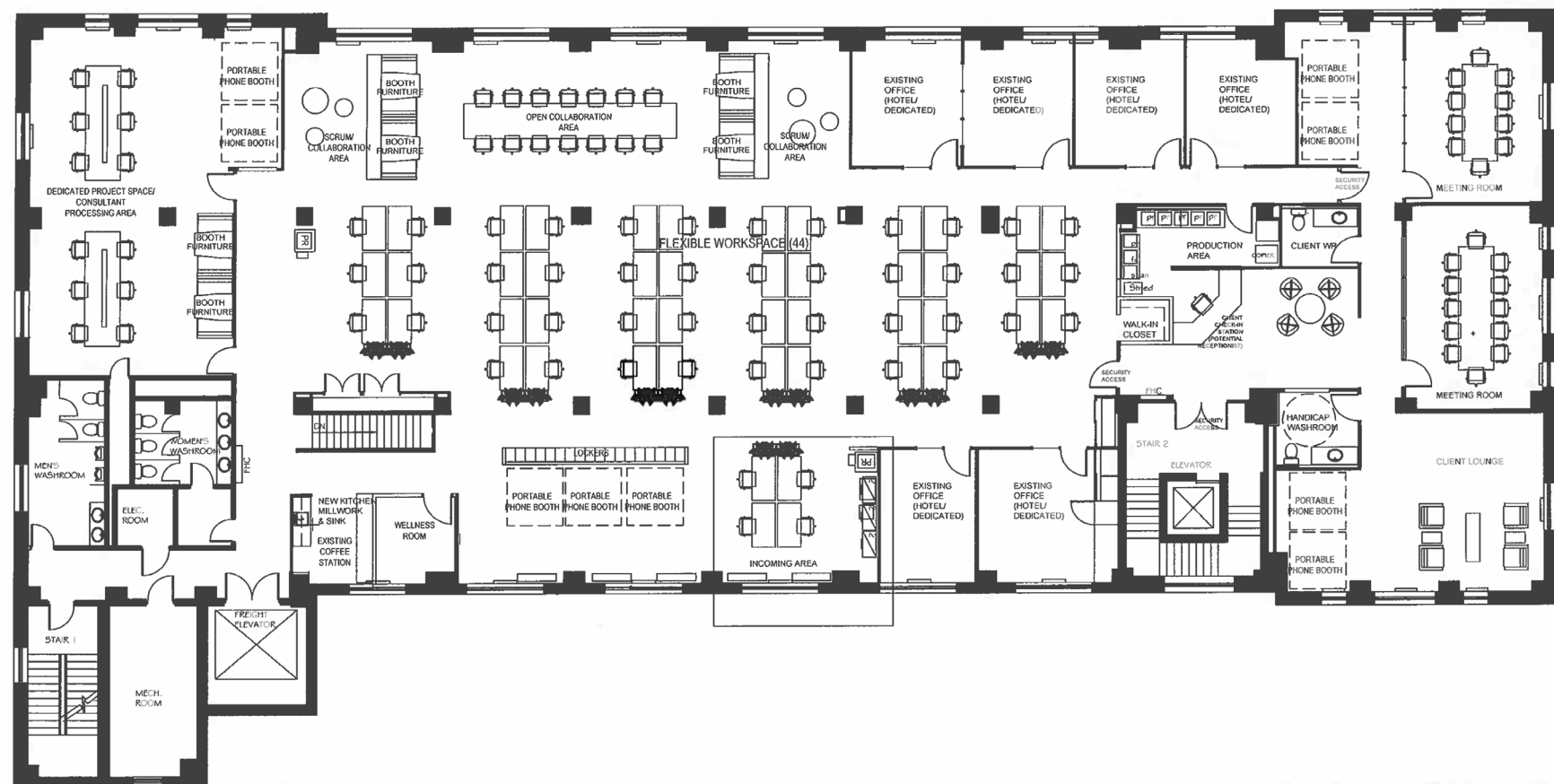
Suite 300 Floor Plan

11,165 SF | 9' Ceiling Height | Full floor opportunity in as built condition | Fully furnished



Suite 400 Floor Plan

11,171 SF | 9' Ceiling Height | Full floor opportunity in as built condition | Fully furnished



Suite 300



Suite 400



Best in Class Accessibility



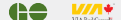
- 1 St. Andrew Station: 90m
- 2 Closest PATH entrance
200 King St.): 90m **PATH**
- 3 Roy Thompson Hall: 110m
- 4 Nathan Philips Square: 700m
- 5 Scotiabank Arena: 850m
- 6 CF Toronto Eaton Centre: 1000m

- Yonge-University Subway Line
- Bloor Subway Line
- TTC Bus Route
- P Green P Parking

37 min.
 Pearson International
 via UP Express

8 min.
 Drive to Billy Bishop Airport

2 min.
PATH Walk to Queen Station or King Station

10 min.
UNION STATION Walk to Union Station
 

A Hub of Convenience & Culture



Hotels

- 1 Shangri-La Toronto: 300m
- 2 Hilton Toronto: 350m
- 3 Fairmont Royal York: 500m
- 4 Sheraton Centre Toronto: 650m
- 5 The St. Regis Toronto: 700m
- 6 One King West Hotel & Residence: 700m

Food & Beverage

- 7 Elephant & Castle: On-site
- 8 Charlotte's Room: On-site
- 9 Mascot Brewery: 48m
- 10 Empire Supper Club: 48m
- 11 Alobar: 450m
- 12 Sushi Yugen: 450m
- 13 Chop Steakhouse & Bar: 450m
- 14 Estiatorio Milos: 650m
- 15 John & Sons Oyster House: 700m
- 16 CKTL & Co.: 700m
- 17 Daphne Restaurant: 750m
- 18 Wine Academy: 750m
- 19 Florin' on Richmond: 750m

- Yonge-University Subway Line
- TTC Bus Route
- Future Ontario Line
- GO Transit Line

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