



**GWL** REALTY  
ADVISORS

1

# TORONTO

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# 1

## TORONTO

Located at the northeast corner of King Street East and Toronto Street. The commercial property consists of a single office tower containing approximately 325,000 sq. ft. and 20,000 sq. ft. of street fronting retail with convenient access to public transit and the underground PATH system.

## BUILDING HIGHLIGHTS

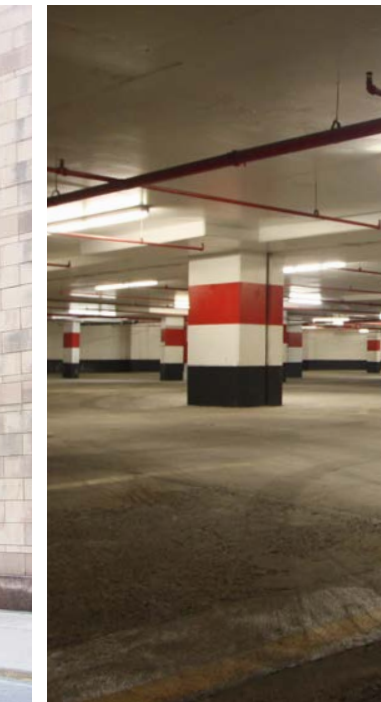
This stunning 15-storey office building offers large windows with plenty of access to natural light, beautifully renovated model units, and entrances from both Toronto and King Street. Easy access to transit and the Gardiner Expressway along with a host of desirable amenities within walking distance make 1 Toronto Street the perfect place to attract and retain top talent, foster innovation, and accelerate your business objectives.



CONCIERGE & SECURITY SYSTEM



WALKING DISTANCE TO RESTAURANTS & SHOPS



DIRECT UNDERGROUND PARKING & BICYCLE STORAGE



NEARBY ACCESS TO PUBLIC TRANSIT








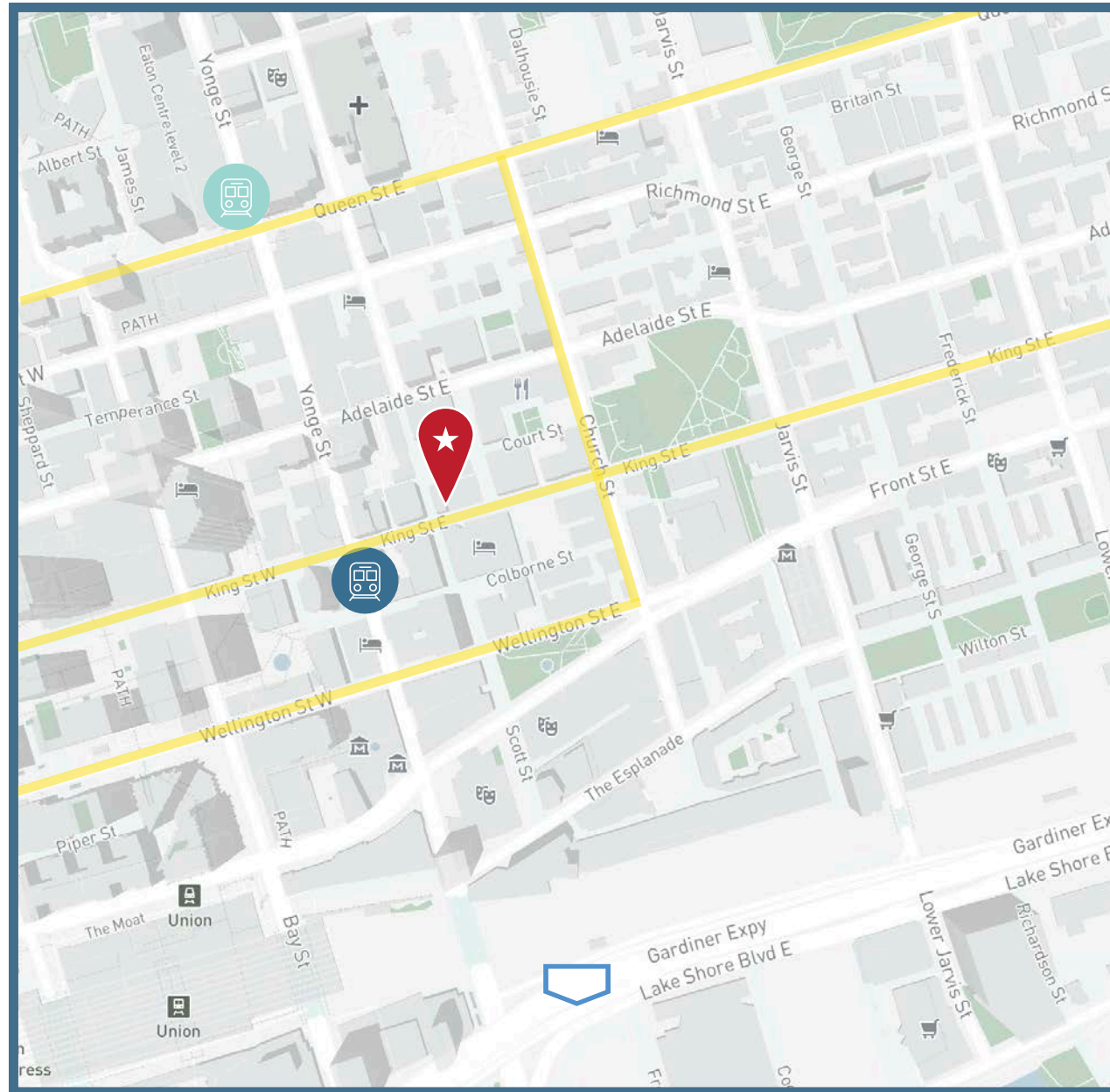
NEARBY ACCESS TO PATH SYSTEM

# HIGHWAY & SUBWAY ACCESS

1 Toronto Street is conveniently situated in the heart of the Financial District, just minutes from the Gardiner Expressway. This location also offers nearby access to King subway station and multiple TTC streetcar / bus lines, ensuring tenants can get where they need to go quickly and easily.







## LEGEND

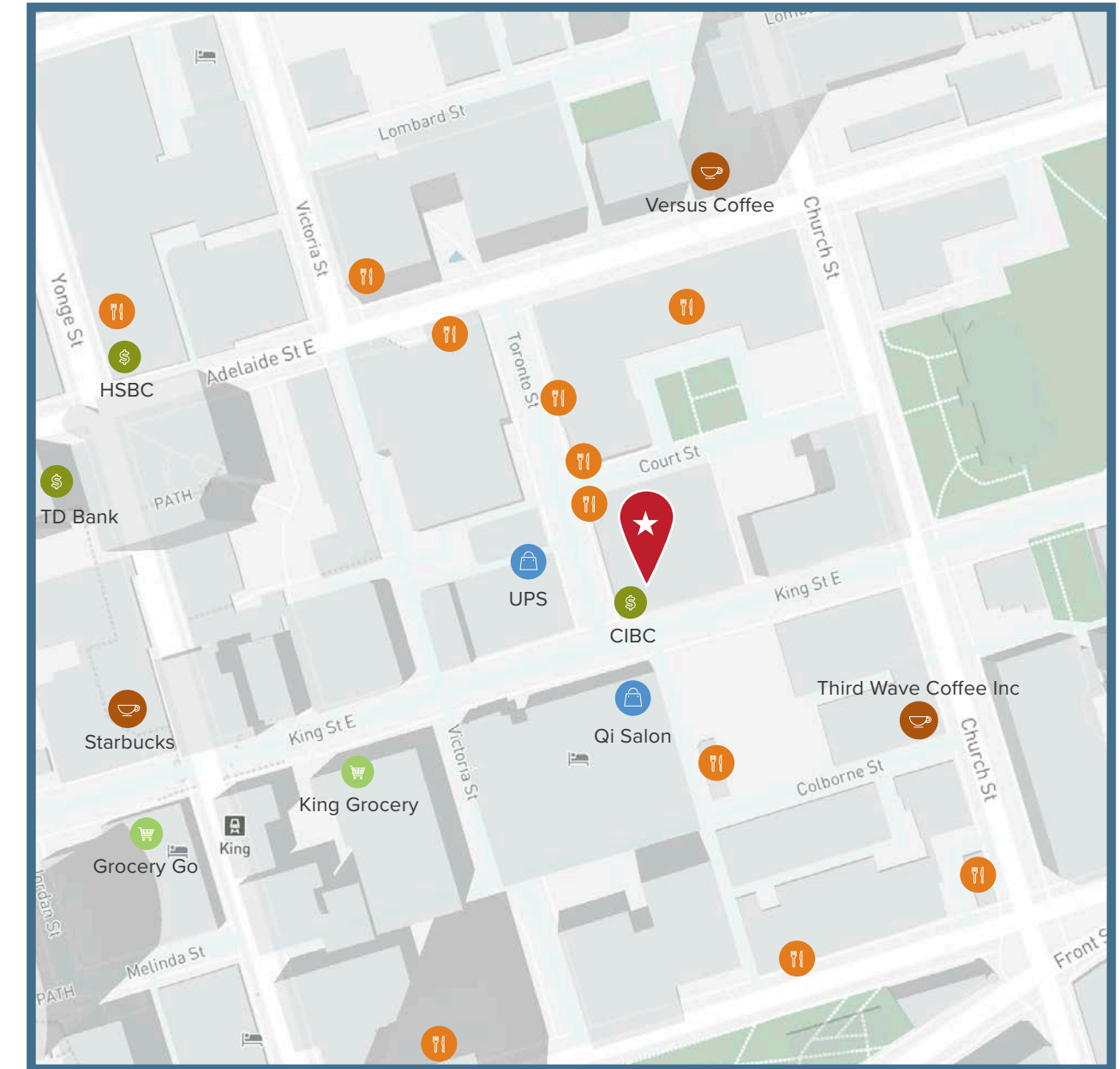
-  **1 TORONTO STREET**
-  Gardiner Expressway
-  King Subway station
-  Queen St. Subway Station
-  Streetcar line



# NEARBY AMENITIES

## LEGEND

-  **1 TORONTO STREET**
-  Restaurants
-  Shops
-  Café
-  Groceries
-  Banks





## AVAILABLE SUITES



### AVAILABLE SUITES

- 200

MODEL SUITE!

- 216

MODEL SUITE!

- 907

MODEL SUITE!

- 1001

- 1010

- 1100

- 1300

- 1400

- 1500



### SQ. FT.

4,863 sq. ft

4,099 sq. ft

2,853 sq. ft\*

10,367 sq. ft

9,345 sq. ft

24,500 sq. ft

24,496 sq. ft

24,491 sq. ft

23,104 sq. ft



### OCCUPANCY

Available 05/01/2025

Available Immediately

Available 03/01/2025

Available Immediately

Available Immediately

Available Immediately

Available 11/01/2024

Available 11/01/2024

Available 11/01/2024



MAIN LOBBY



COVERED PARKING

\* Please note this is an estimated value of the available square footage.

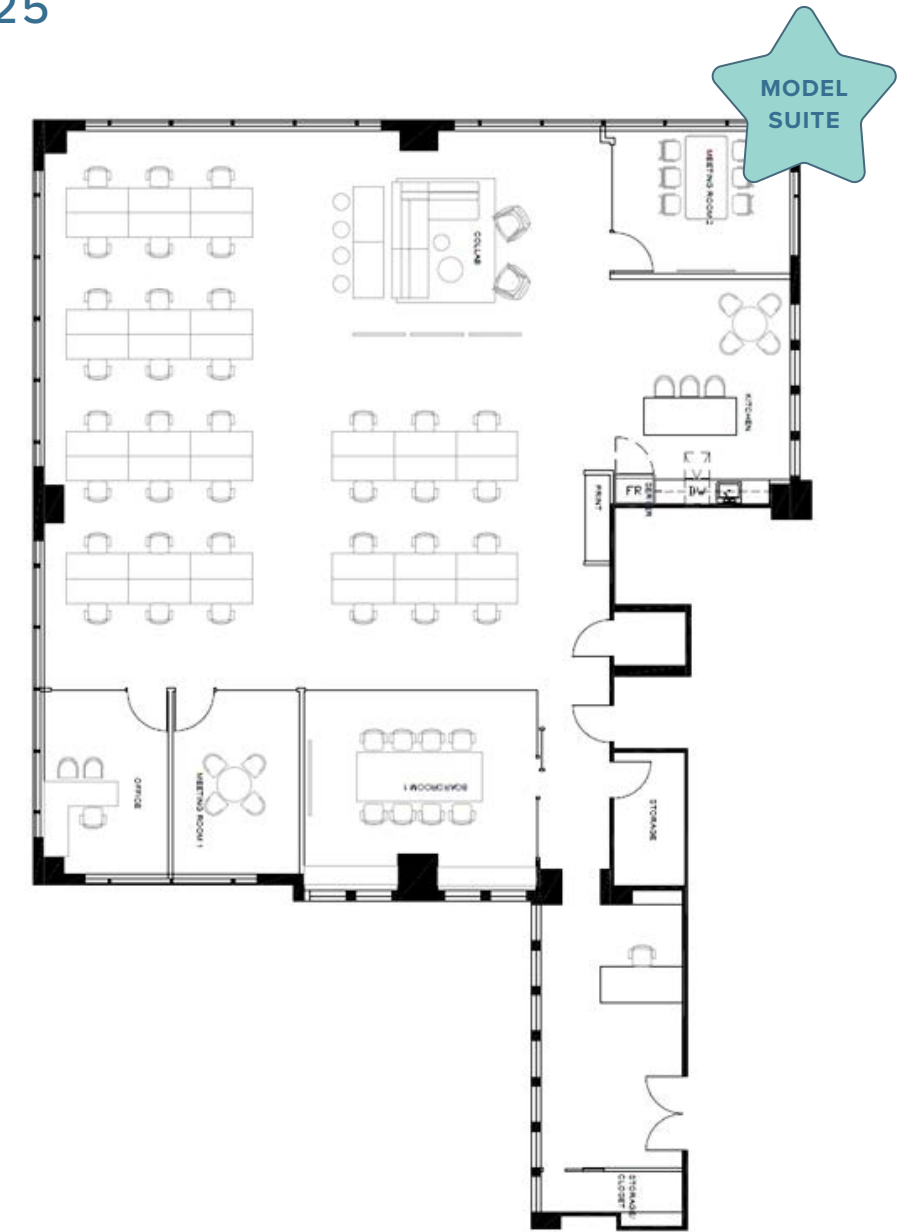


MAIN LOBBY

## SUITE 200 - 4,863 SQ.FT.\*

MODEL SUITE | AVAILABLE MAY 1ST, 2025

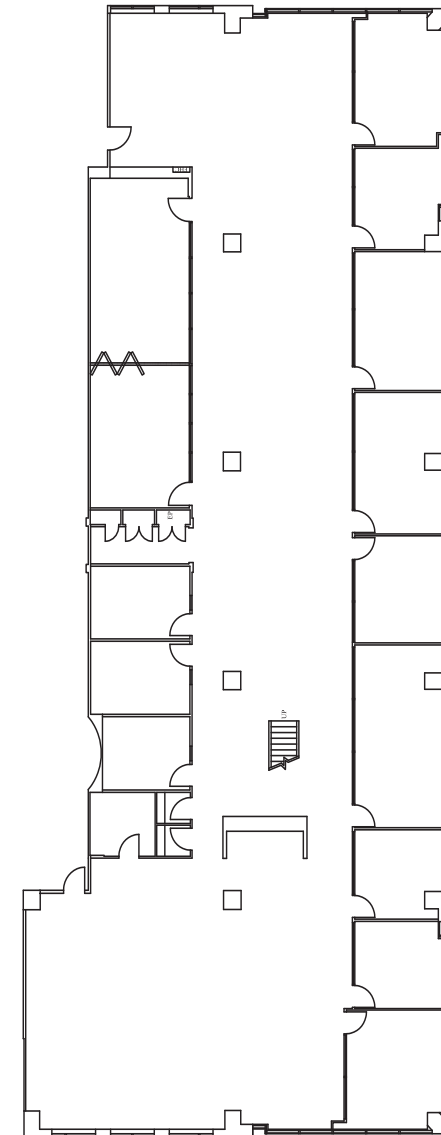
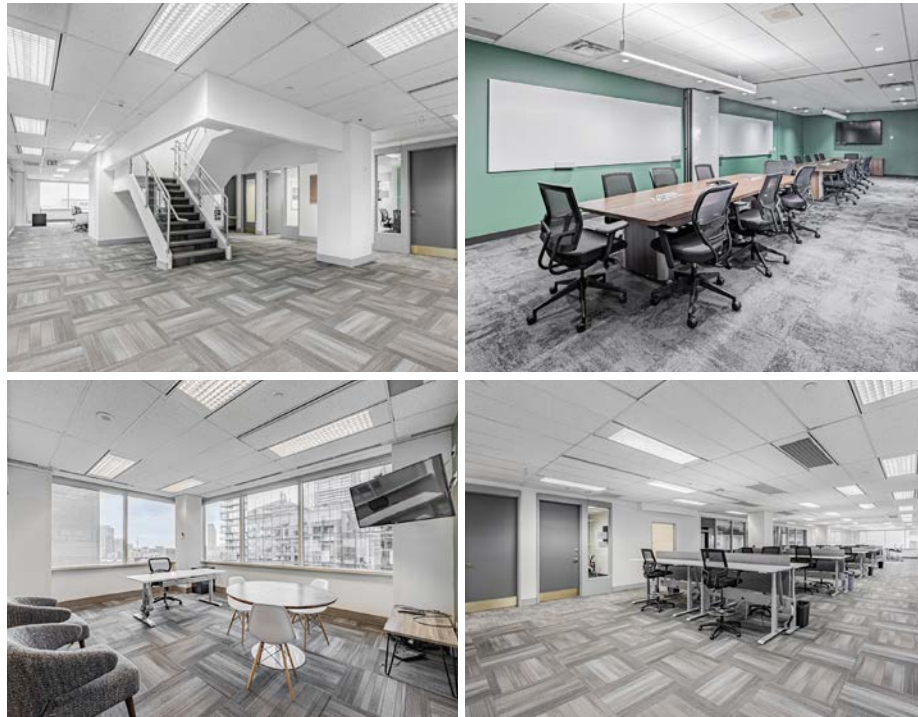
- Model Suite to come May 1st, 2025
- Build out includes a reception, a boardroom, 2 meeting rooms, 1 private office, kitchen and open area for workstations and collaboration
- Fully furnished





## SUITE 1001 - 10,367 SQ.FT.

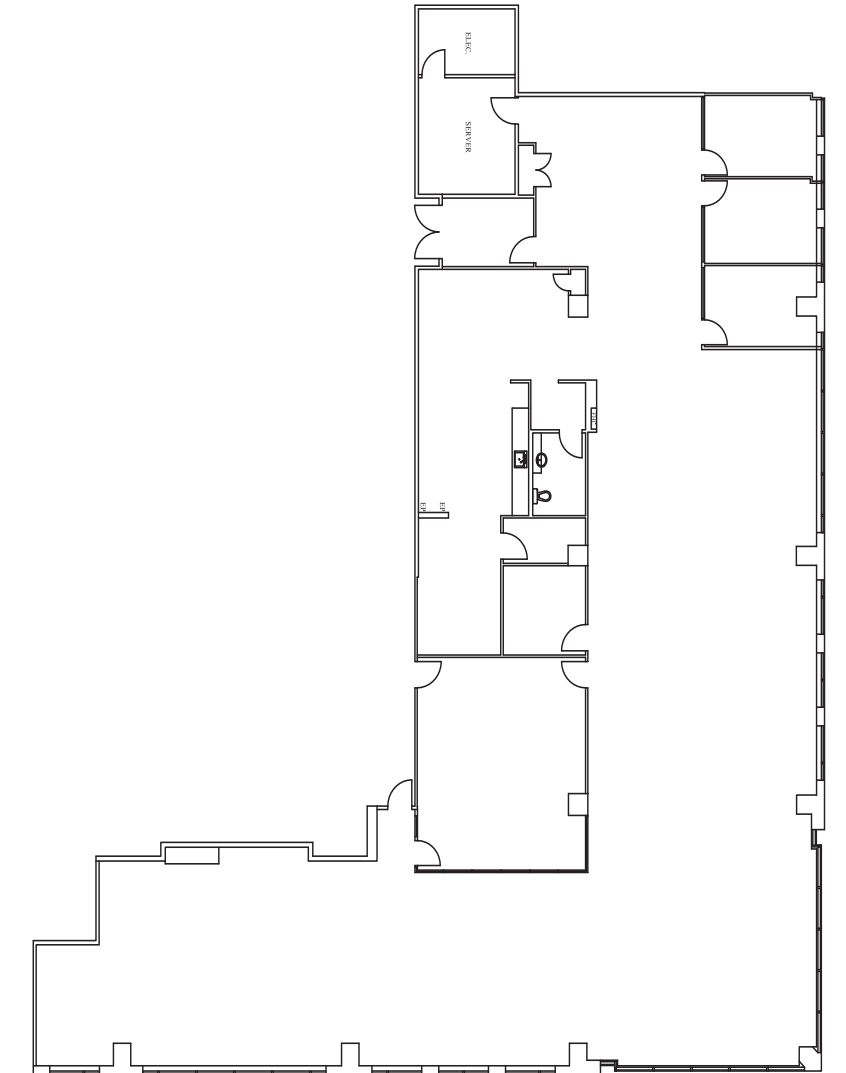
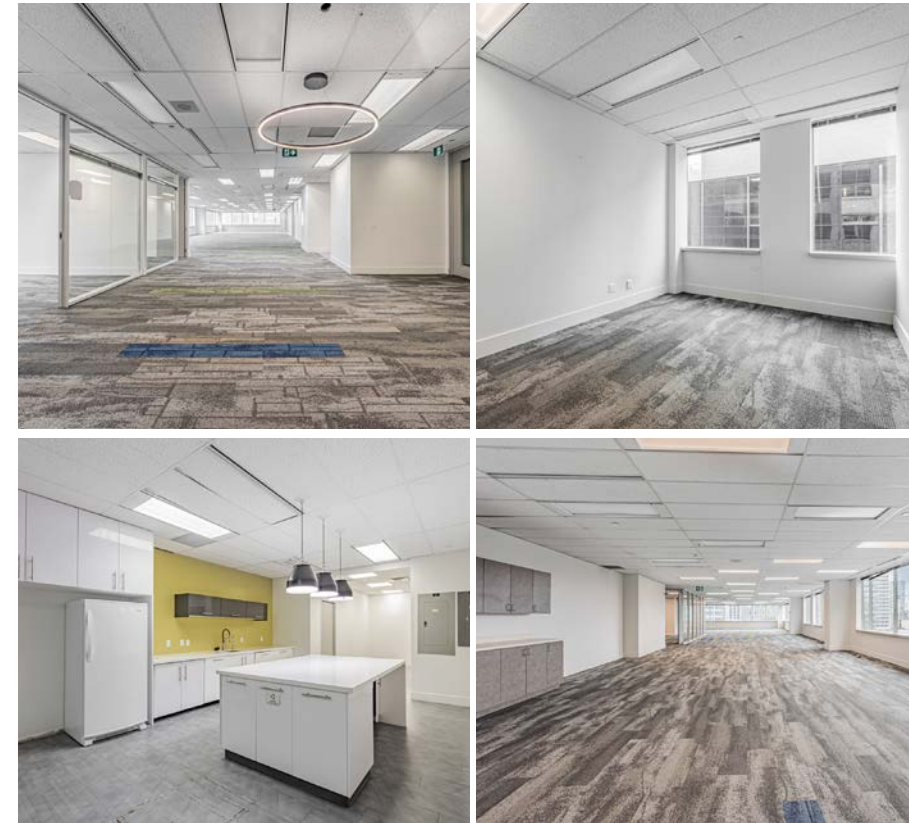
AVAILABLE IMMEDIATELY



- Existing staircase connecting to suite 1100 for a total of 34,867 sq. ft.
- Heavily built out includes a good mix of offices/meeting rooms, sit/stand desks, universal washroom, and open area
- Fully furnished

## SUITE 1010 - 9,345 SQ.FT.\*

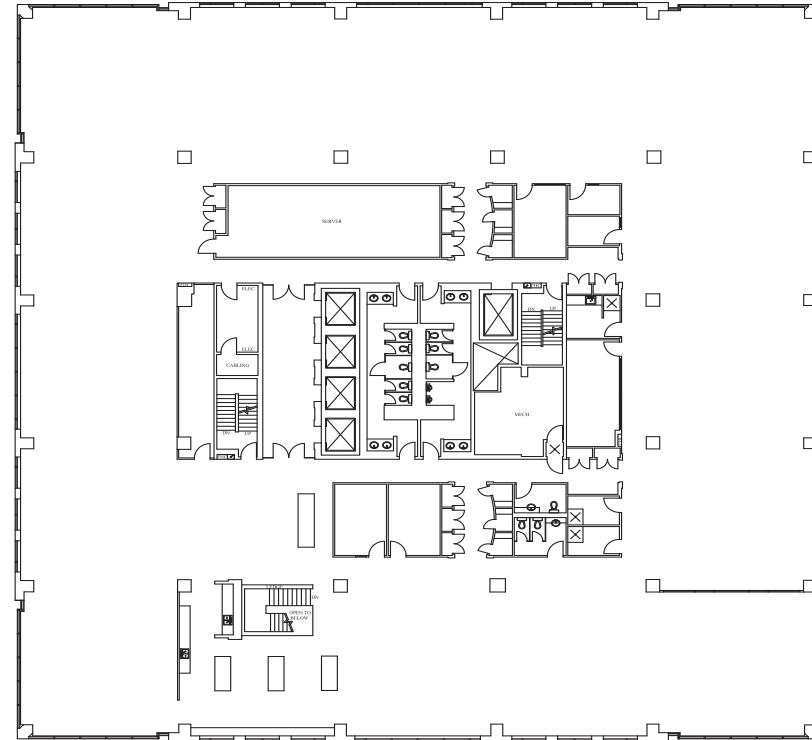
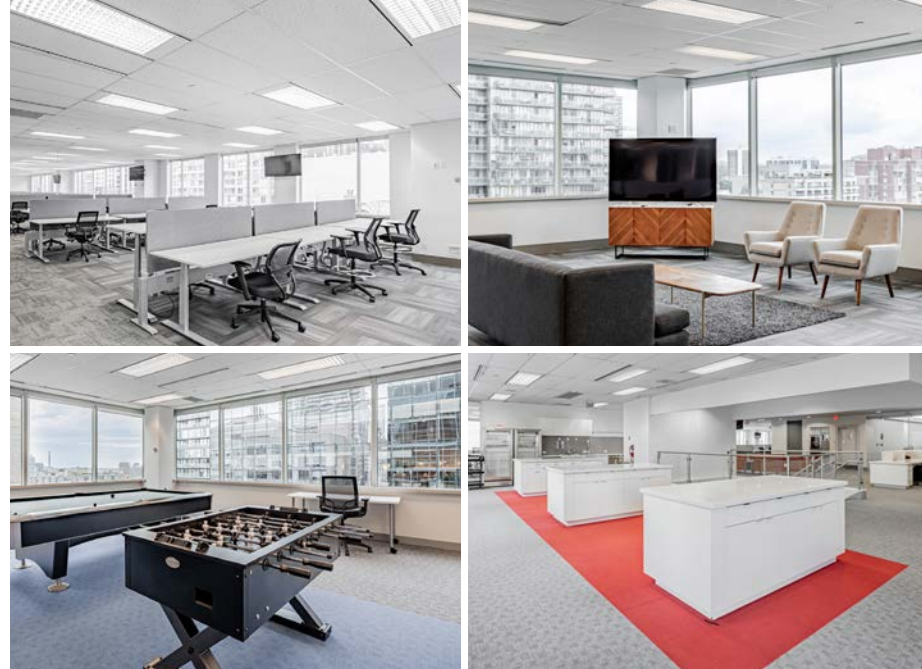
AVAILABLE IMMEDIATELY



- Opportunity to be contiguous with Suite 1001 for a total of 19,712 sq. ft.
- Build out includes 4 offices/meeting rooms, universal washroom, kitchen (including dishwasher & fridge), boardroom, server room, open area for workstations and collaboration

## SUITE 1100 - 24,500 SQ.FT.\*

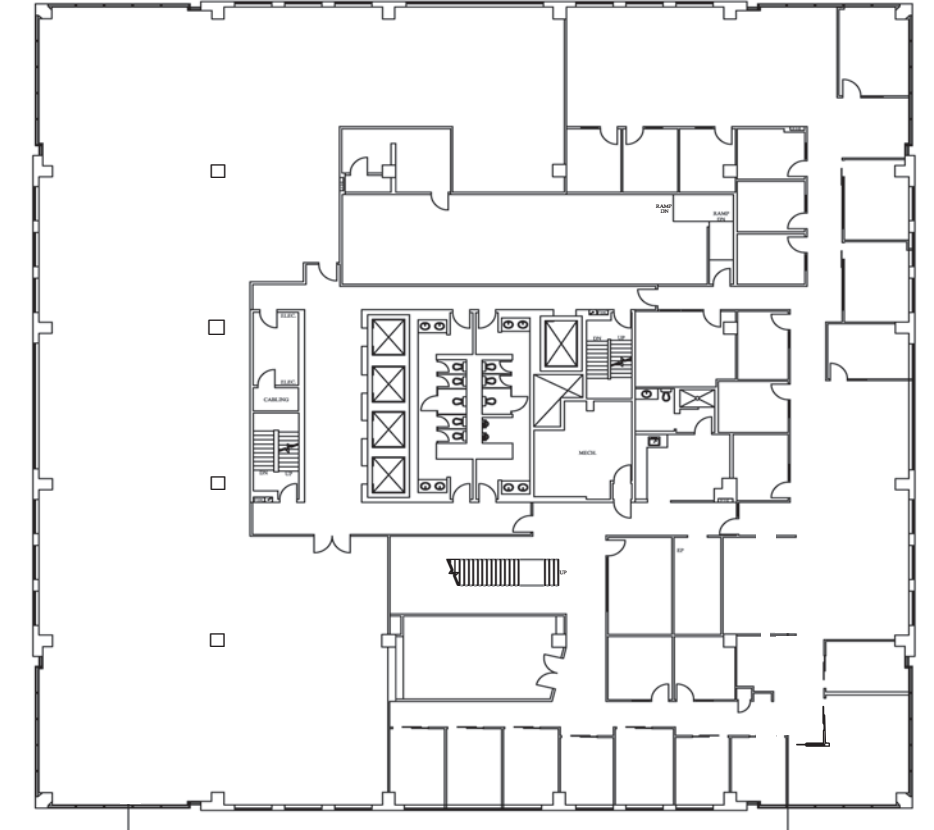
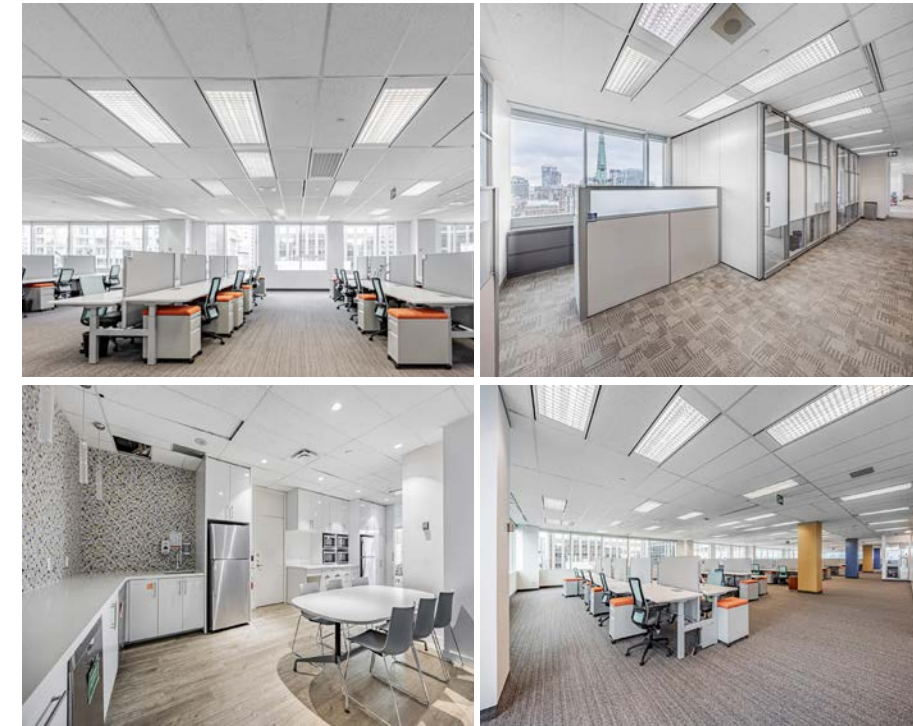
AVAILABLE IMMEDIATELY



- Full floor opportunity
- Existing staircase connecting to suite 1001 for a total of 34,867 sq. ft.
- Build out includes boardrooms, kitchen, lunchroom cafeteria, additional washrooms, universal washroom, male/female showers, and open area
- Fully furnished

## SUITE 1300 - 24,496 SQ.FT.\*

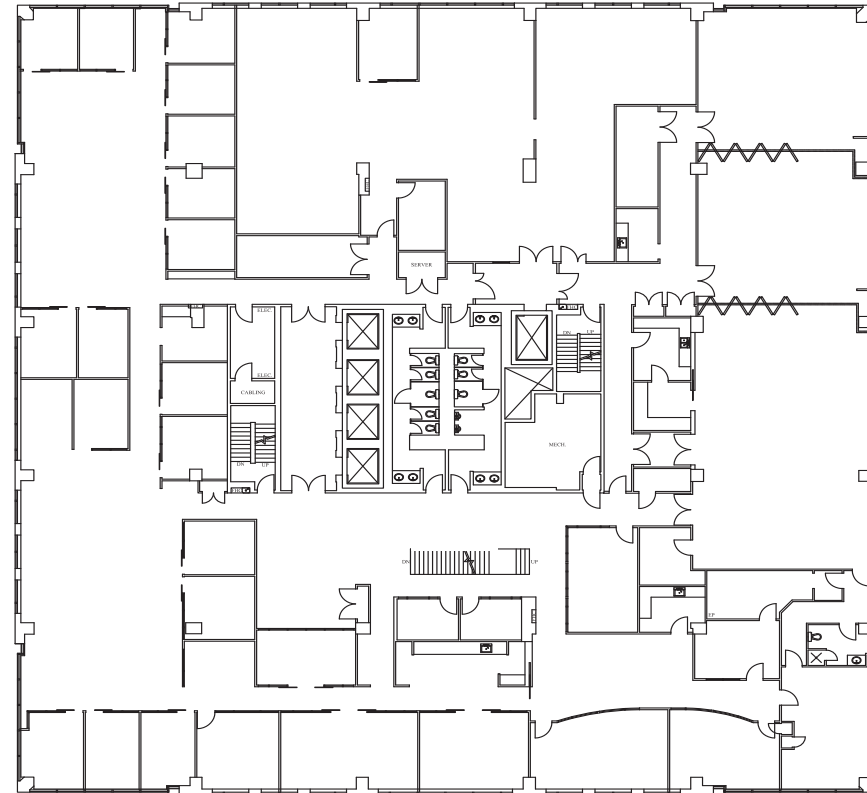
AVAILABLE NOVEMBER 1ST, 2024



- Full floor opportunity, contiguous up to 72,091 sq. ft.
- Interconnecting staircases between the 13th, 14th and 15th floor
- Build out includes reception, a good mix of offices/meeting rooms, boardroom, kitchen and open area for workstations and collaboration

# SUITE 1400 - 24,491 SQ.FT.\*

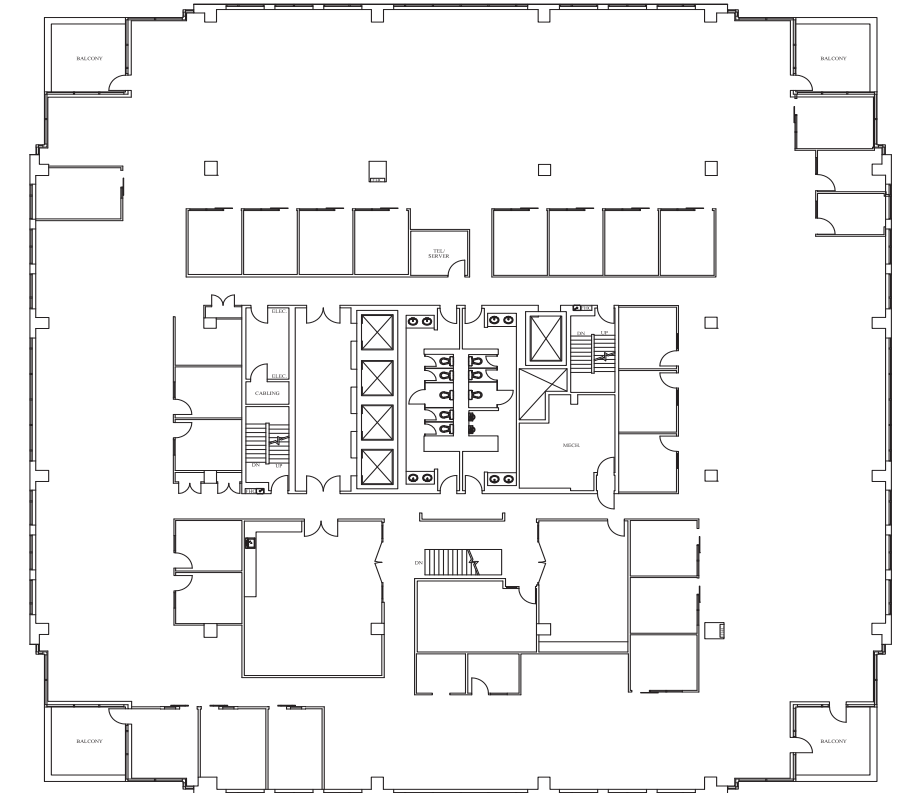
AVAILABLE NOVEMBER 1ST, 2024



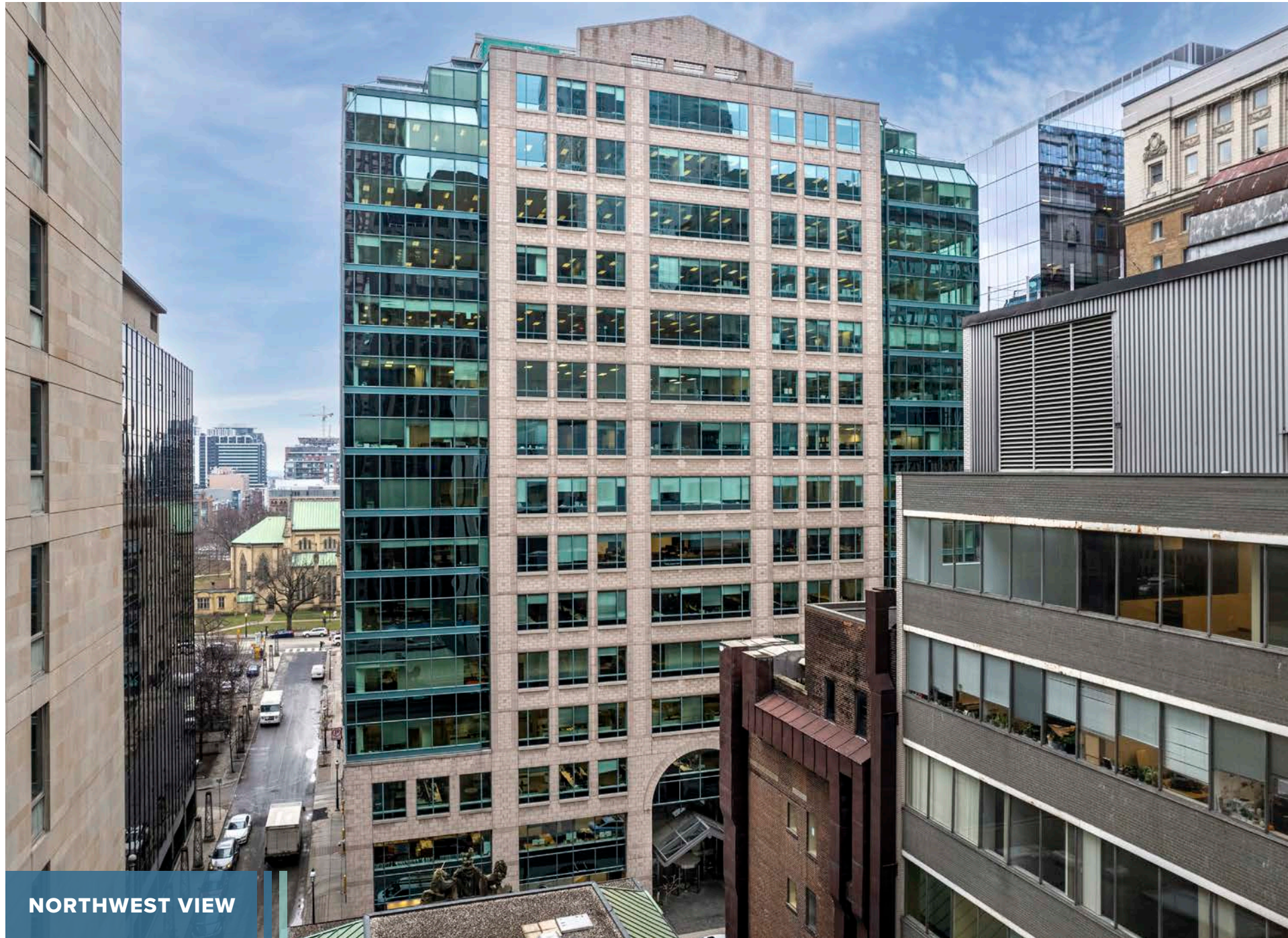
- Full floor opportunity, contiguous up to 72,091 sq. ft.
- Interconnecting staircases between the 13th, 14th and 15th floor
- Build out includes reception, a good mix of offices/meeting rooms, boardroom, kitchen and open area for workstations and collaboration

# SUITE 1500 - 23,104 SQ.FT.\*

AVAILABLE NOVEMBER 1ST, 2024



- Full floor opportunity, contiguous up to 72,091 sq. ft.
- Interconnecting staircases between the 13th, 14th and 15th floor
- Build out includes reception, a good mix of offices/meeting rooms, boardroom, kitchen and open area for workstations and collaboration



**NORTHWEST VIEW**

# BUILDING OVERVIEW



**TOTAL RENTABLE AREA:**  
351,647 sq. ft.



**NUMBER OF STORIES:**  
15



**YEAR BUILT:**  
1990

## PROPERTY DESCRIPTION

- Posted Net Rate: Negotiable
- Typ. Floor Plate: 24,500 sq ft
- PSF Realty Tax: \$10.61
- PSF Utilities: \$1.90
- PSF Operating Costs: \$15.72
- PSF Additional Rent Total: \$28.23

## ELEVATORS

- High rise: 4
- Low rise: 4
- Freight: 1
- Parking: 1

## PARKING

- Two levels of conditioned parking
- EV Stations: 4
- Below ground # stalls: 198
- Monthly parking cost: Tenant - \$300.00/mth plus HST  
Non-Tenant - \$355.00/mth plus HST
- Bicycle storage: P1 & Ground Racks

## SAFETY AND SECURITY

- Fire detection system: Yes
- Sprinkler system: Yes
- Manned security: Yes
- Security system: Yes

## POWER

- Typical power watts /sq. ft.:
  - Tenant: 2 watts/sq. ft.
  - Lighting: 2 watts/sq. ft.

## HVAC

- HVAC dist system: Variable air volume
- HVAC hours: 8:00am - 6:00pm Mon to Fri
- After hours HVAC: \$50/hr plus HST and Admin Fees

## BUILDING SPECIFICATION

- Ceiling Height: 12' 6" floor to slab  
9' floor to drop ceiling  
3' above drop ceiling
- Wall Type: Primed painted drywall
- Washrooms per floor: 2 (1 Male & 1 Female)
- Satellite dish capability: NO
- Fibre optic capability: YES (Beanfield, Bell, Cogent, Rogers and Zayo)
- Shipping receiving: YES
- Emergency generator: YES

## AWARDS & DESIGNATIONS

- BOMA BEST Silver
- BOMA Certificate of Excellence
- LEED Gold

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