

The Colliers logo is located in the top left corner of the dark blue overlay. It consists of the word "Colliers" in a white serif font, enclosed within a white-bordered rounded rectangle. Below the text is a horizontal bar with a color gradient from yellow to red.

Colliers

FOR SUBLEASE

Prestigious Office Opportunity in the **Financial Core**

Suite 3302 - 40 King Street West, Toronto





40 KING STREET WEST

A distinguished Office address in the heart of the Financial Core

Building Highlights

40 King Street West is prominently located in the heart of Toronto's Financial Core, offering a prestigious business address surrounded by Canada's leading financial institutions, law firms, and global organizations.

The building benefits from seamless transit connectivity with direct access to King Subway Station and nearby streetcar routes, ensuring effortless commuting and accessibility.

Tenants enjoy an amenity-rich setting just steps from premier dining, cafés, retail, hotels, and PATH access, enhancing both convenience and workday flexibility.

SixtyEight at Scotia Plaza

Located on the 68th floor of Scotia Plaza, SixtyEight is an elevated tenant amenity and event space offering breathtaking panoramic views of Toronto's skyline.

The space features a stylish lounge, café-bar, and six premium boardrooms equipped for meetings, presentations, and private dining managed by Oliver & Bonacini.

SixtyEight is also home to the stunning Cirrus Ballroom, a versatile venue accommodating up to 250 guests for corporate events, galas, and special celebrations.

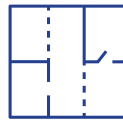
Property Features: Suite 3302

Fully Furnished Model Suite

Current Build Out Includes:

- Reception
- Open Workspace with 18 Workstations
- 2 Private Offices/ Meeting Rooms
- Large 8-Person Boardroom
- Kitchen

[View Property Website Here:](#) 



Property Size

2,605 SF



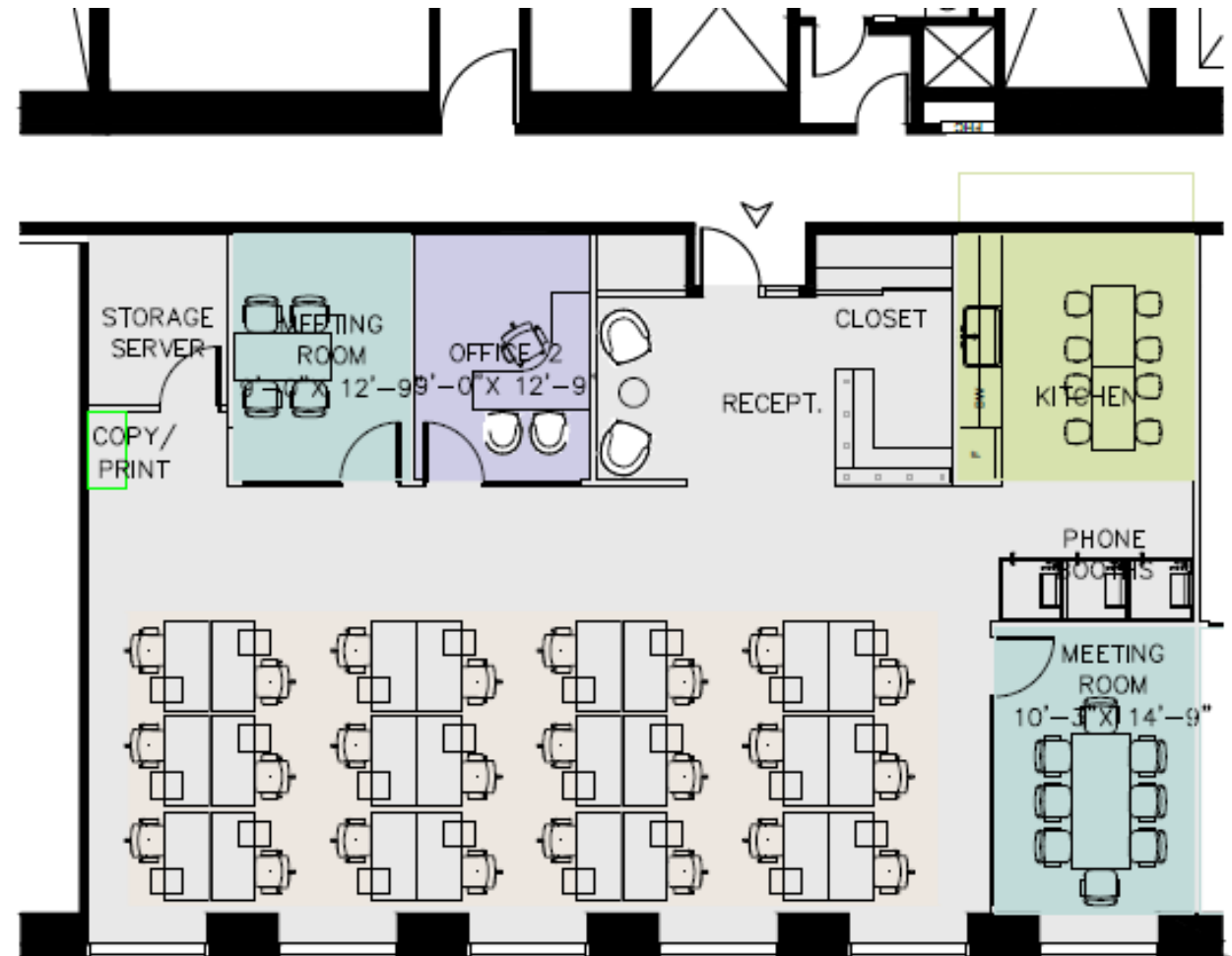
Term Expiry

September 2030



Asking Price

Contact Sublisting Agent(s)



**The floor plan is for illustrative purposes only and may not reflect the space exactly as built.*

Photo Gallery



Reception



Elevator Lobby



Meeting Rooms



Meeting Room



Open Workspace



Boardroom



Open Workspace



Kitchen

Nearby Amenities

Restaurants

- Mio Risto Bar
- Ninki Japanese Cuisine
- Jump
- Far Niente
- Cactus Club Café
- Ki
- Turf Lounge
- Katana on Bay
- Mercatto Restaurant
- Marche Restaurant
- Noodles
- Marche Movenpick
- Sud Forno
- Canoe Restaurant & Bar
- Sweet Lulu

Cafés & Bakeries

- Petite Thuet
- Furama
- Forno Cultura
- Second Cup
- Café Plenty
- Mos Mos
- Starbucks
- Tim Hortons
- Pilot Coffee Roasters

Hotels

- One King West
- Hotel Victoria

Grocery & Convenience


- Nutrition House
- Longo's
- INS Market
- Shoppers Drug Mart
- Rexall
- Canada Post
- Purolator
- FedEx
- LCBO


Fast Food


- Mc Donald's
- Subway
- Chipotle
- Thai Express
- Manchu Wok
- Edo Japan
- South Street Burger
- Hero Certified Burgers
- Villa Madina
- Pizzaiolo
- Kupfert & Kim
- Pumpernickel's

Banks

- RBC
- BMO
- TD Bank
- CIBC
- Scotiabank
- Desjardins


Walk Score
100


Bike Score
89


Transit Score
100

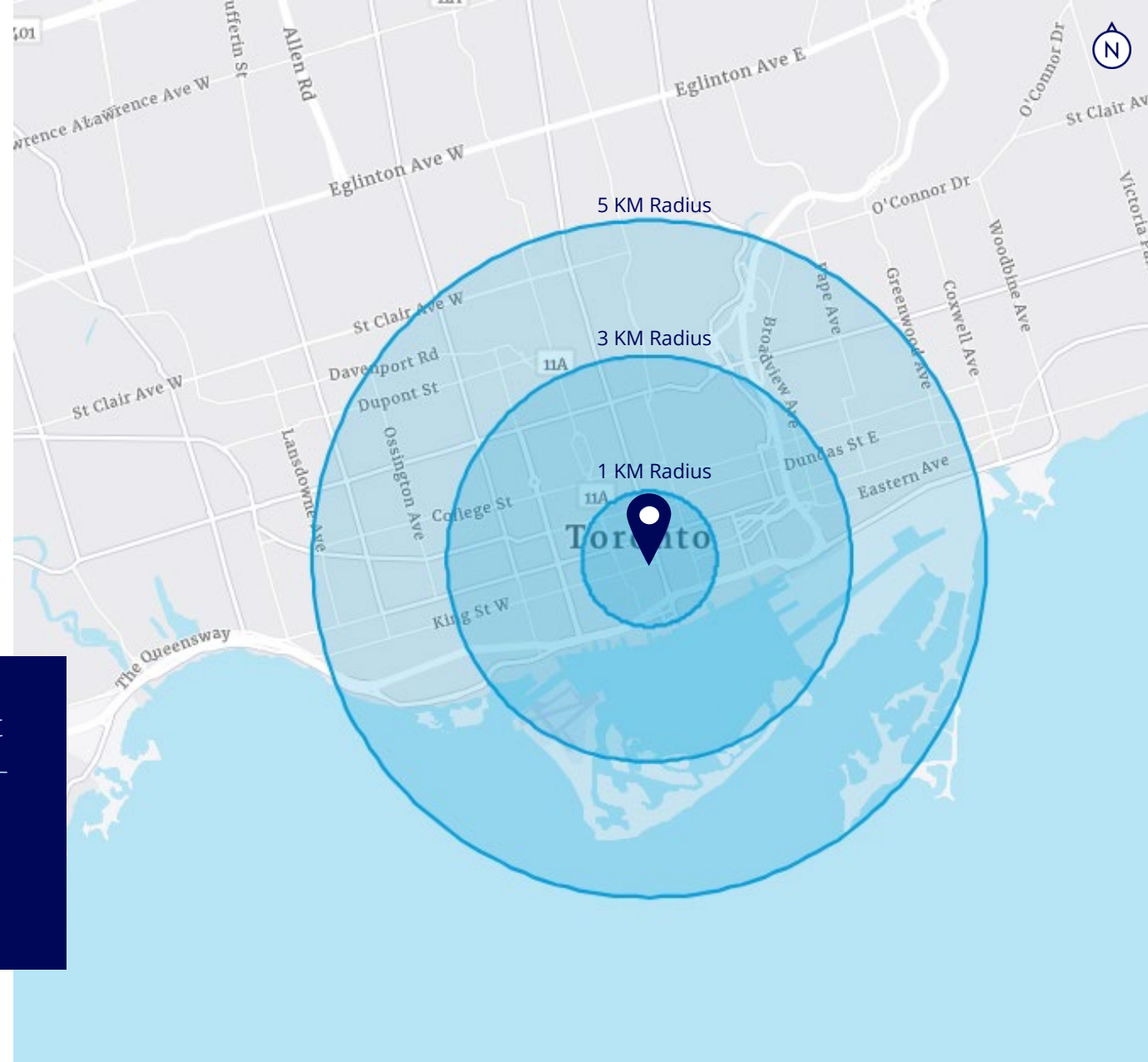


Demographics

	1 KM	3 KM	5 KM
Population (2025)	85,722	403,640	647,511
Population Forecast (2035)	108,664	471,797	729,618
Average Household Income	\$143,078	\$138,323	\$159,981
Median Age	33	34	35
Labour Employment Rate	93.5%	92.4%	92.4%

**Source: Environics*

Positioned within Toronto's Financial District, 40 King Street West benefits from a dense, professionally driven demographic base—delivering strong foot traffic and exceptional talent proximity while supporting strong demand from finance, legal, advisory, and corporate users.





Contact Us

Scott Conly*
Senior Vice President
+1 416 643 3778
scott.conly@colliers.com

Megan Schmitt
Sales Representative
+1 416 620 2875
megan.schmitt@colliers.com



Colliers Canada
1400, 181 Bay Street
Toronto, ON M5J 2V1
+1 416 777 2200

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage. *Sales Representative

ColliersCanada.com