



DREAM  
COLLECTION  
FINANCIAL DISTRICT



PREMIUM OFFICE LEASING OPPORTUNITIES

# 212 King Street West

\$40.00 PSF\* GROSS RENT OPPORTUNITY

*\*Modified Gross Lease. Only For New Deals.*

# 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

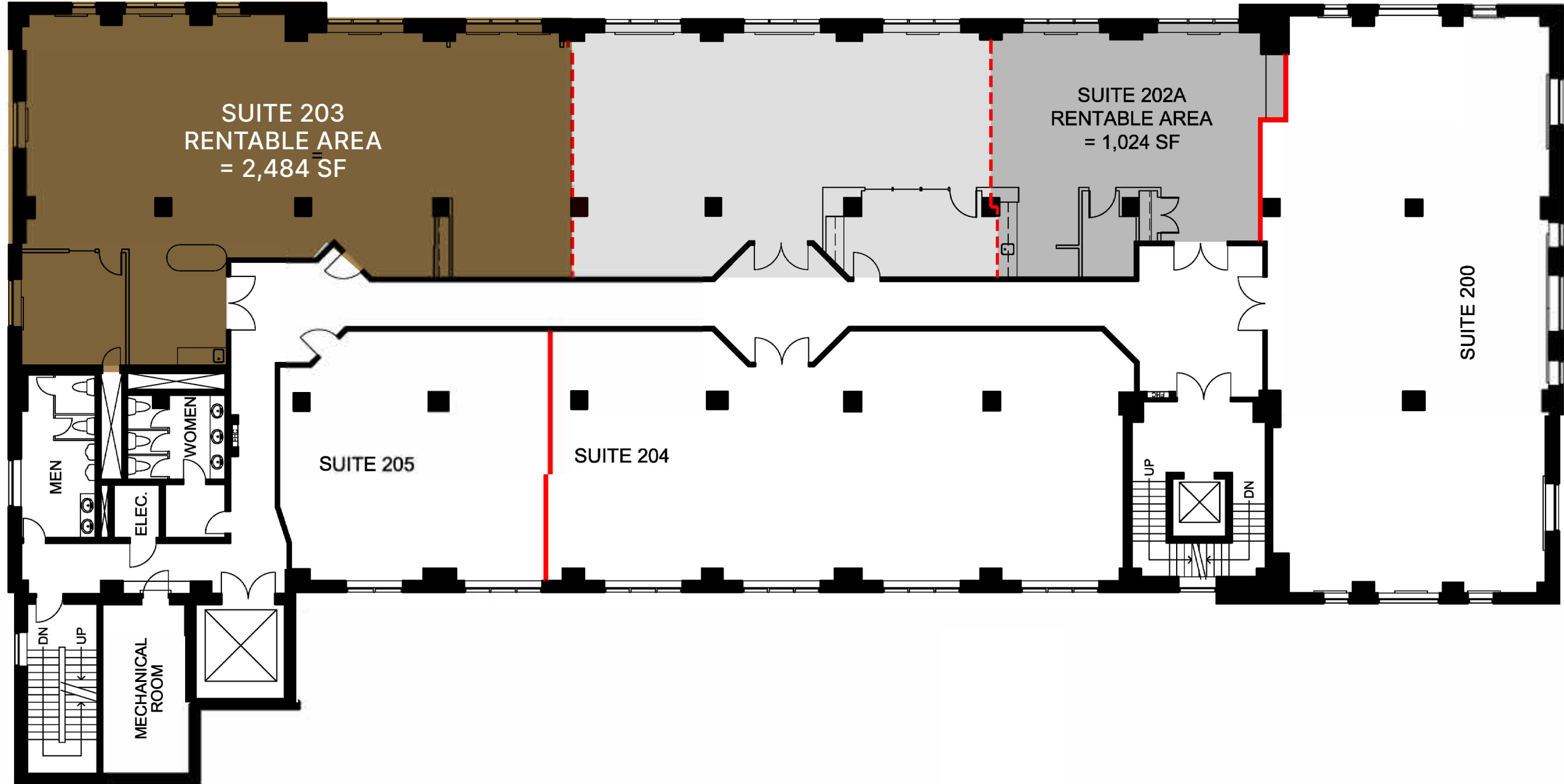
**3rd Floor - Full Floor Opportunity: 11,165 SF**  
Fully Furnished  
Available Immediately

**2nd Floor**  
Suite 205: 1,035 SF  
Available Immediately  
Suite 203: 2,484 SF  
Available Immediately

Can be combined:  
**22,336 SF**

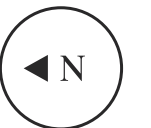
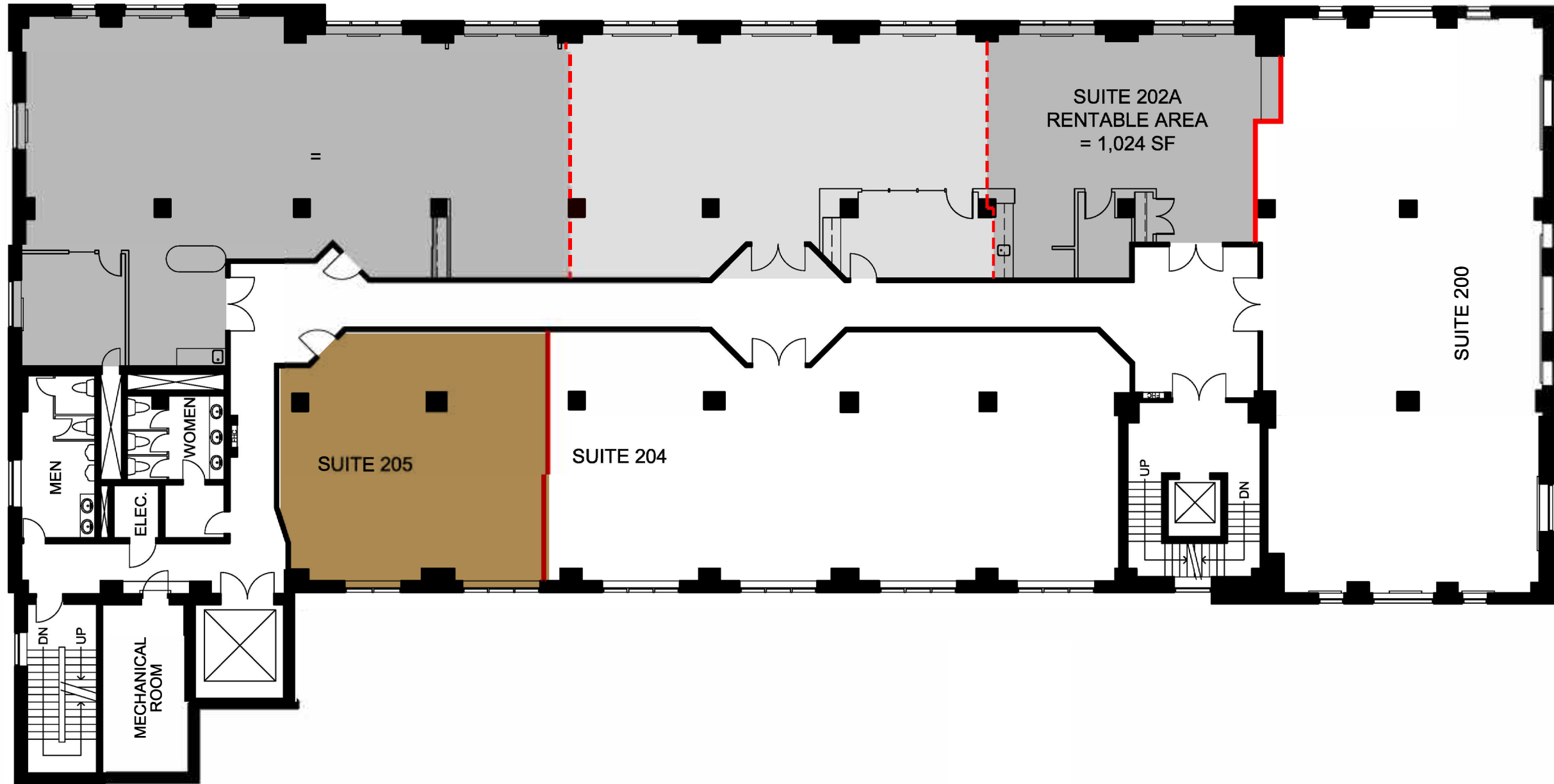
# Suite 203 Floor Plan

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



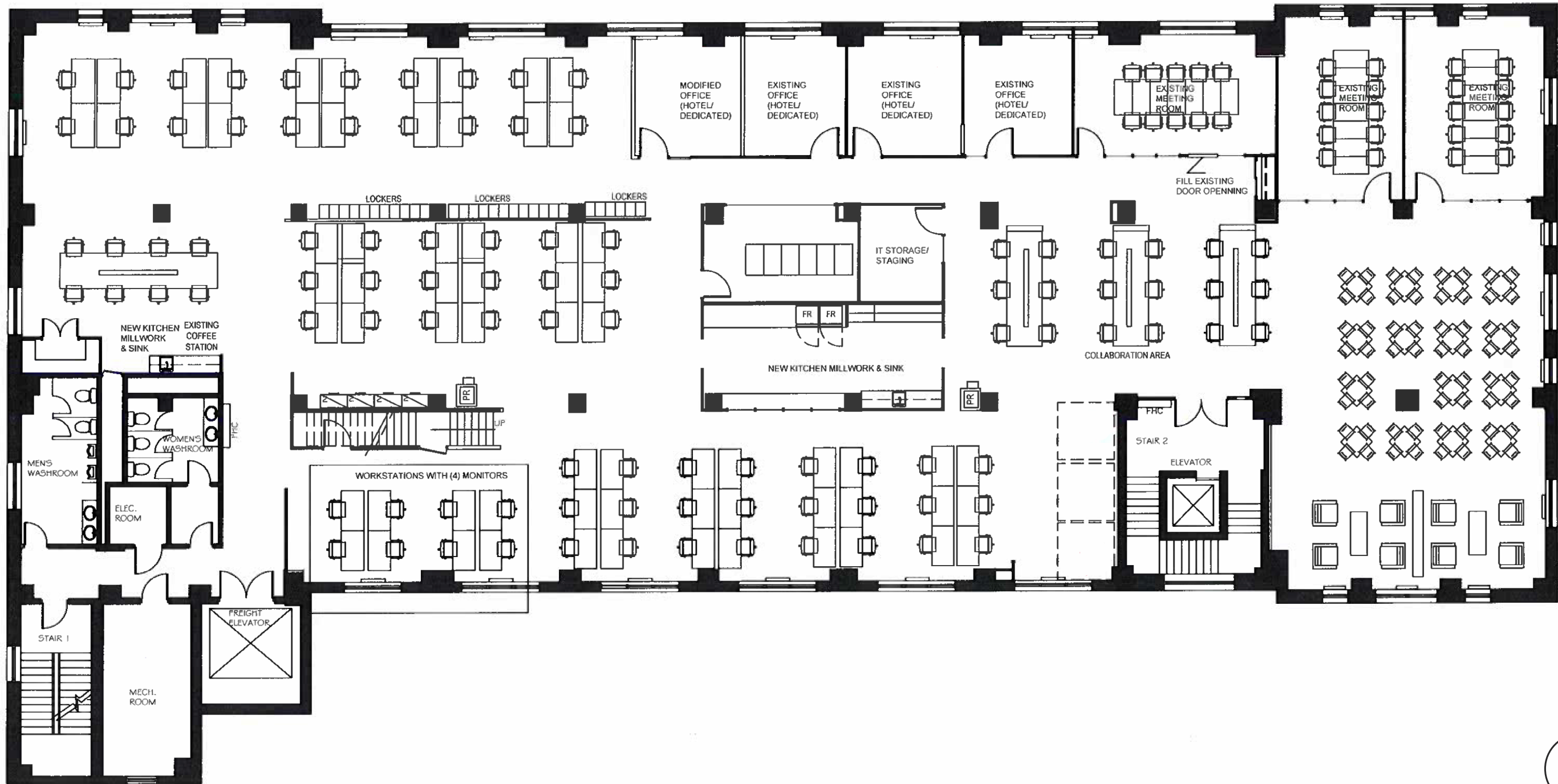
# Suite 205 Floor Plan

1,035 SF | 9' Ceiling Height | Open concept space



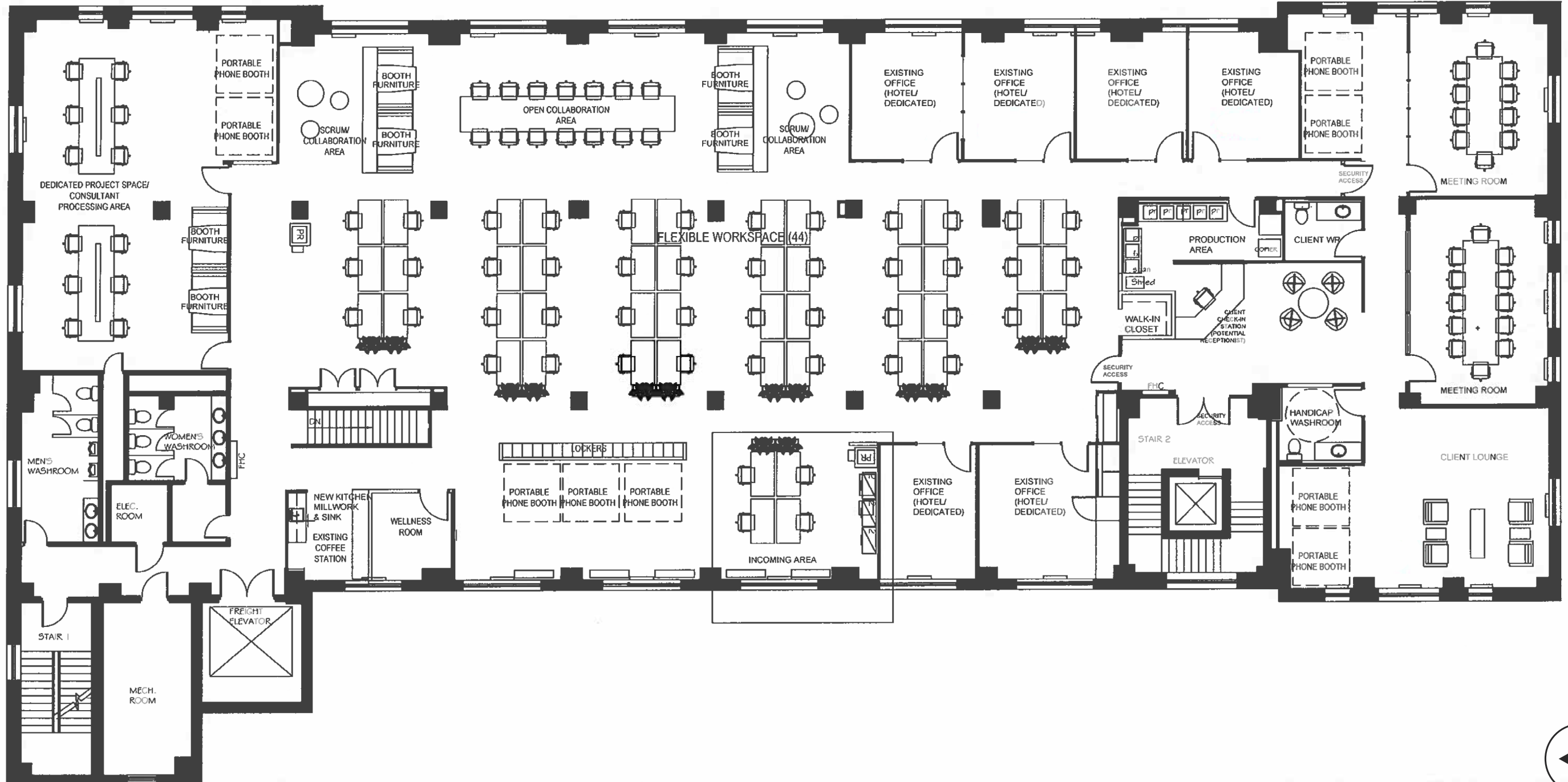
# Suite 300 Floor Plan

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

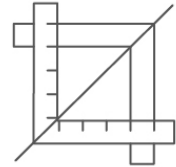


DREAM OFFICE-

# Stress-Free Turnkey



Expertly designed,  
furnished and  
move-in ready



Experienced in-house  
Project Management  
and Construction Team



Simplified process  
committed to making  
design and move in  
easy for tenants



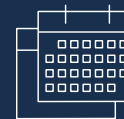
## Short-Form Lease



Straight  
to Lease



Seven Page  
Document



For Short-Term  
Deals Only

Three years and under

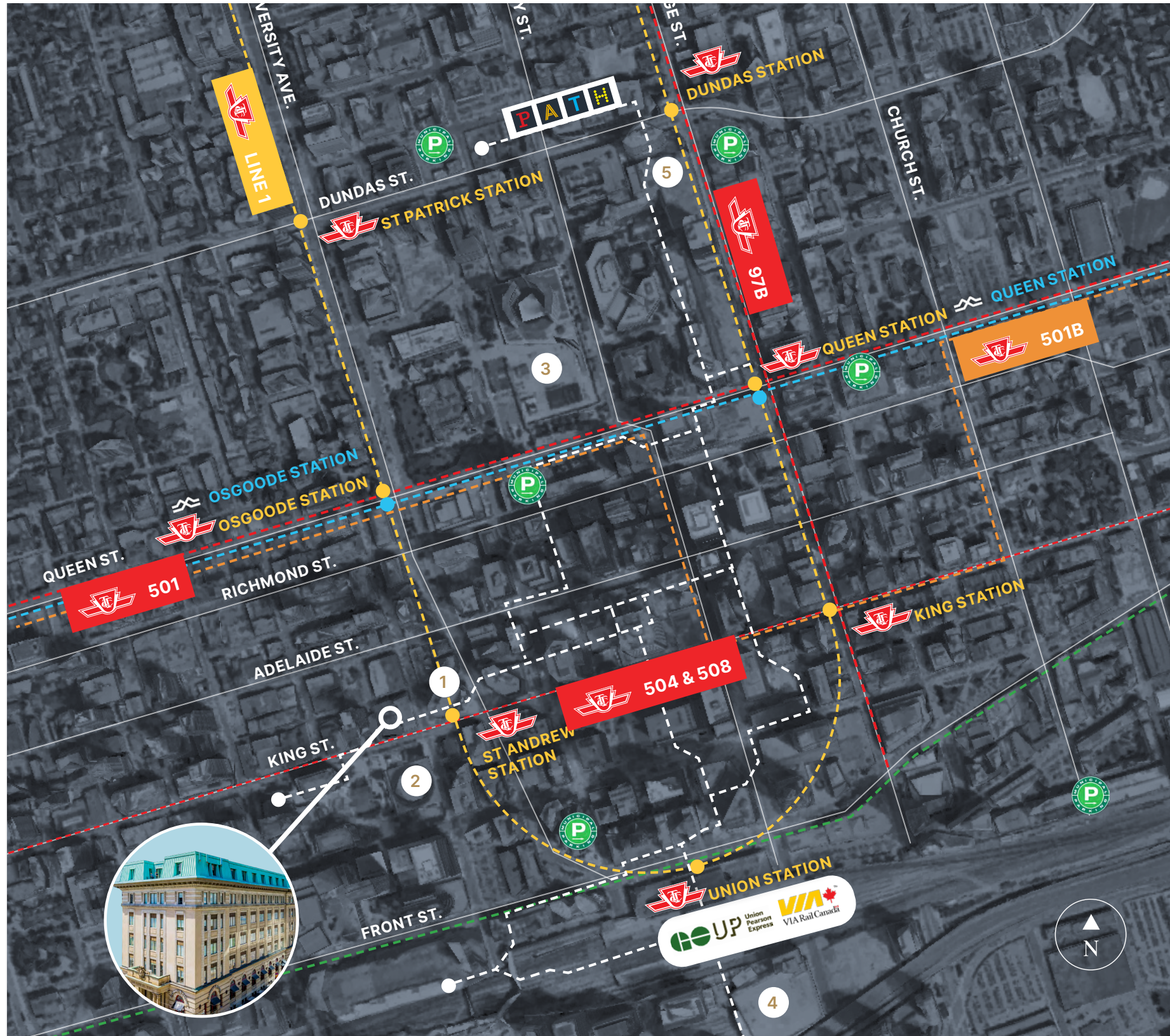
DREAM OFFICE-  
Suite 300







DREAM OFFICE-  
Suite 400







# Best in Class Accessibility



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

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

-  **37 min.**  
Pearson International via UP Express
-  **8 min.**  
Drive to Billy Bishop Airport
-  **2 min.**  
Walk to Queen Station or King Station
-  **10 min.**  
Walk to Union Station

# A Hub of Convenience & Culture



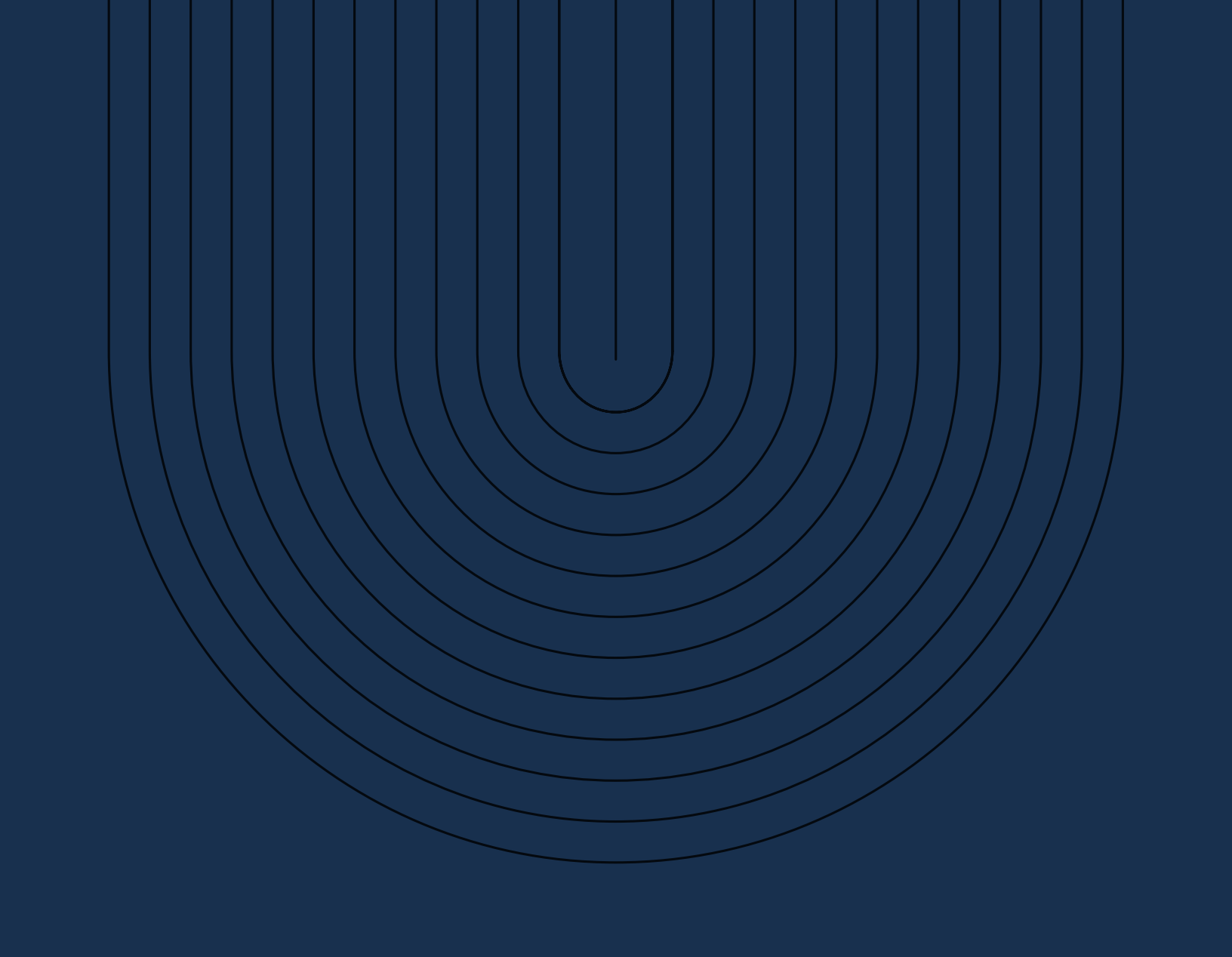
## Hotels

- 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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