

19 Duncan Street

Toronto, ON



WELCOME TO 19 DUNCAN STREET

19 Duncan Street is Allied's newest mixed-use development completed in 2024, conveniently located on the edge of Toronto's financial core.

Designed by renowned Toronto architects Hariri Pontarini, this 10-storey, 155,000 SF, LEED Gold-certified, state-of-the-art office building seamlessly integrates residential, retail and hotel amenities.

19 Duncan Street is an exceptional opportunity for any organization to design their workplace of the future in a dynamic, mixed-used and amenity-rich location.

AVAILABLE OPPORTUNITY

16,659 SF
Floor 8
Model Suite
Ready August 2026

16,424 SF
Floor 9
Immediate


Contiguous - 33,083 sf

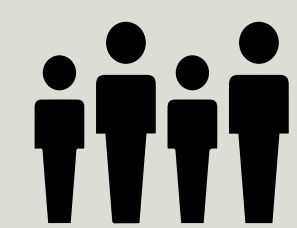


NEIGHBOURHOOD DEMOGRAPHICS

 **293,146**
Daytime population

 **46,253**
University educated

 **70,064**
Household population

 **33**
Median age

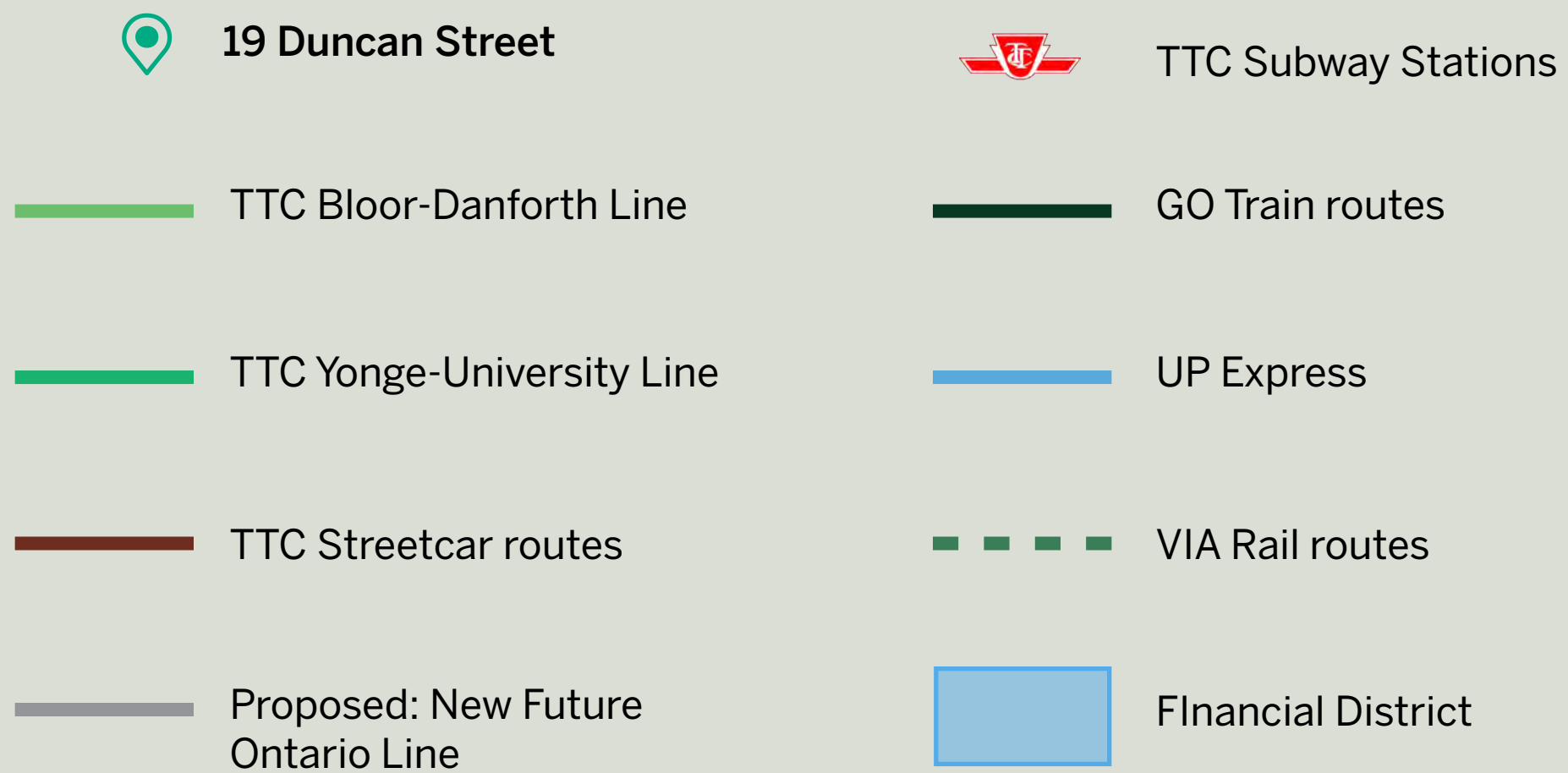
 **\$113,359**
Household income



TRANSIT CONNECTIVITY

19 Duncan Street offers incredible access to Toronto's transit network, making it an ideal location for commuters.

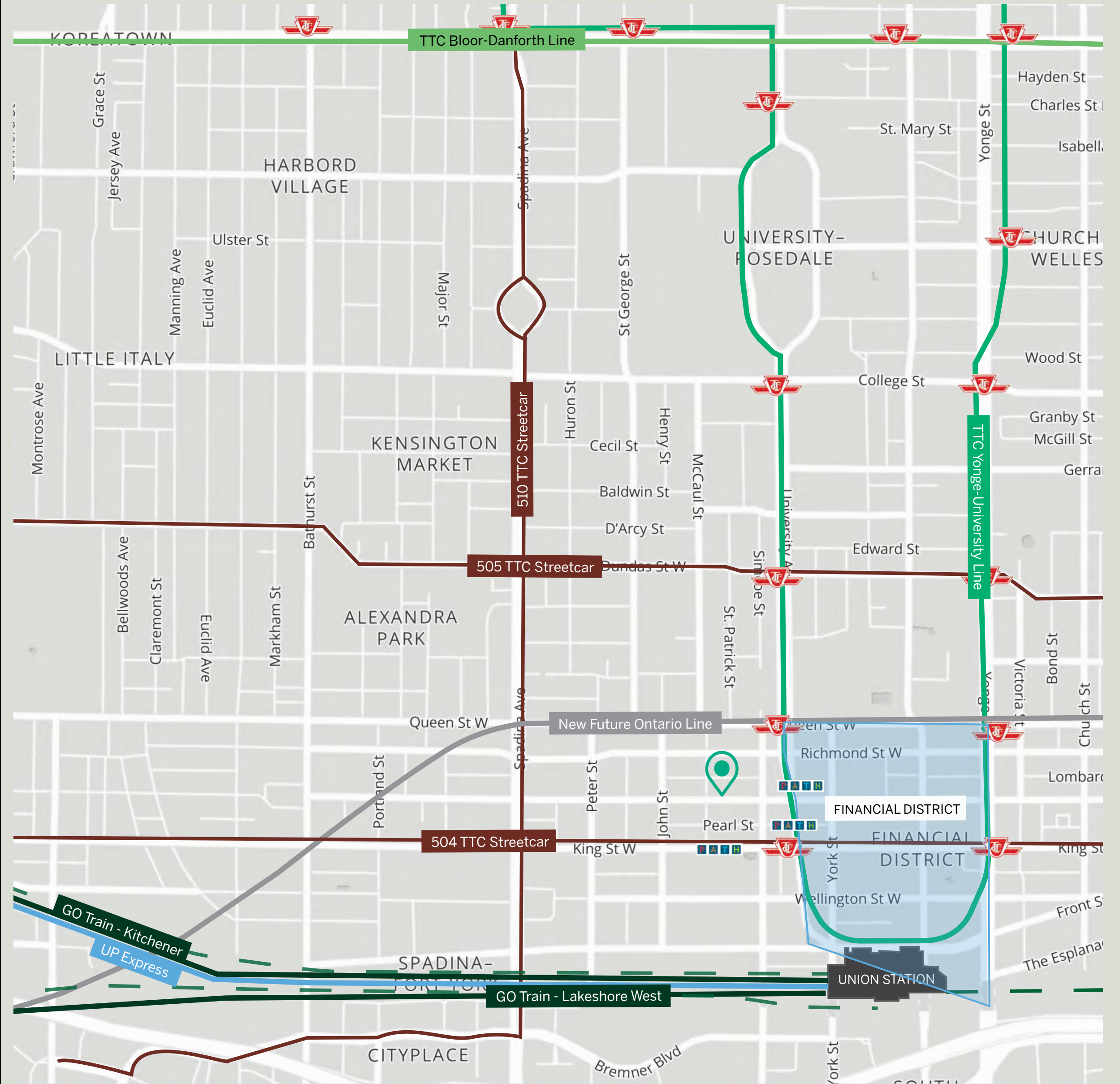
Steps from multiple streetcar and bus routes, the property is a short walk to St. Andrew Subway Station and Union Station, providing connections to the TTC Subway, GO Transit, UP Express and VIA Rail.



100
WALK SCORE

95
BIKE SCORE

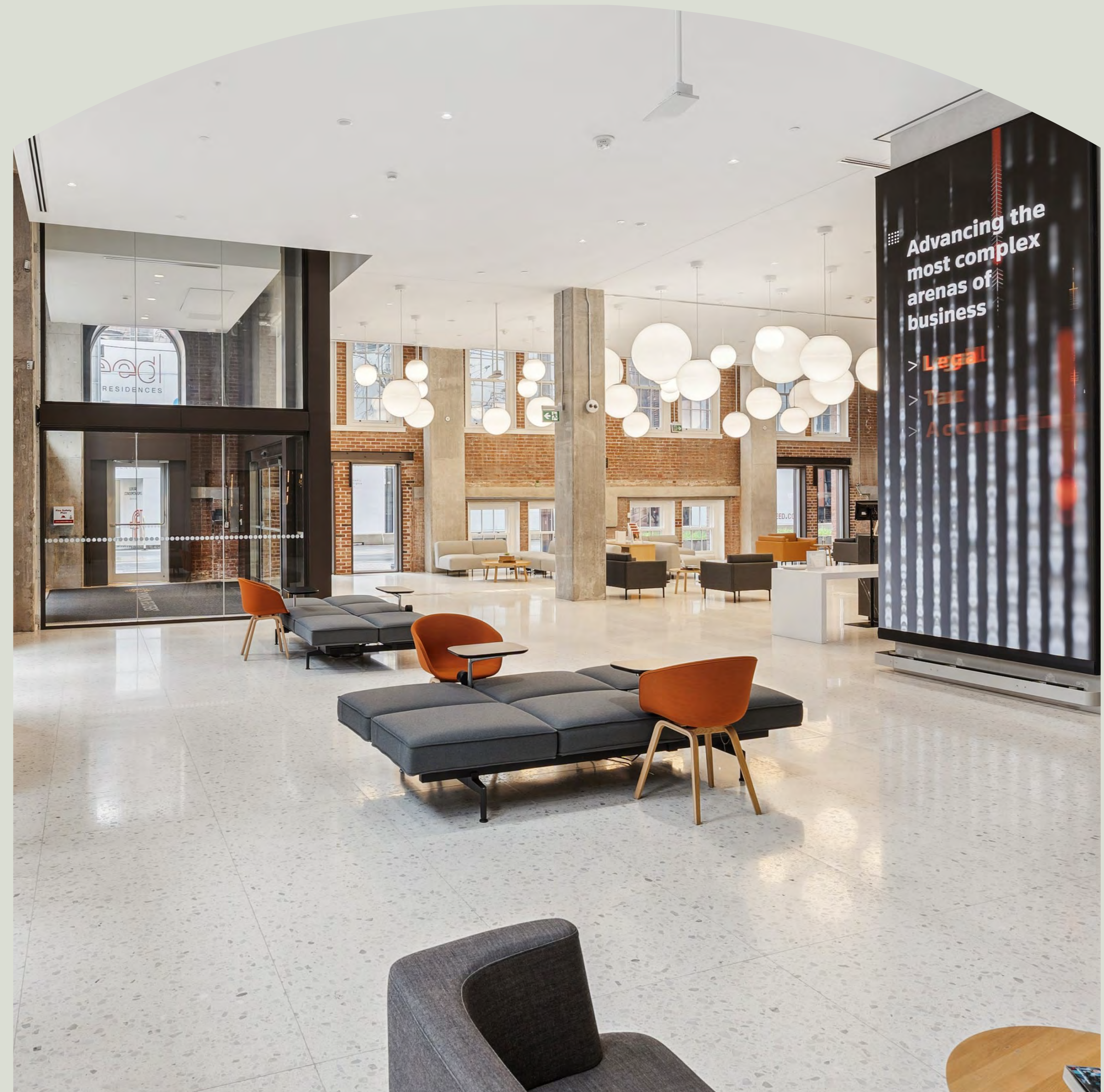
100
TRANSIT SCORE



PROPERTY HIGHLIGHTS

CLASSIFICATION	Allied Modern
OFFICE AVAILABILITY	Up to 33,083 sf, over two full floors
NET RENT	Contact Listing Broker
ADDITIONAL RENT	Estimated to be \$28.25 psf for 2025* (IMIT Grant reduction estimated at approximately \$4.55 psf for year 1 reducing the additional rent to \$23.70 psf)
FEATURES	<ul style="list-style-type: none">- LEED Gold-certified.- Enwave Green Heat System available.- Full back-up emergency power.- Floor-to-ceiling windows with 11 ft high ceilings.- Raised under floor HVAC/cabling & wire management distribution.- Nine minute walk to Union Station.- Two minute walk to PATH connection.

*Includes in-suite janitorial and excludes in-suite utilities



SUITE HIGHLIGHTS

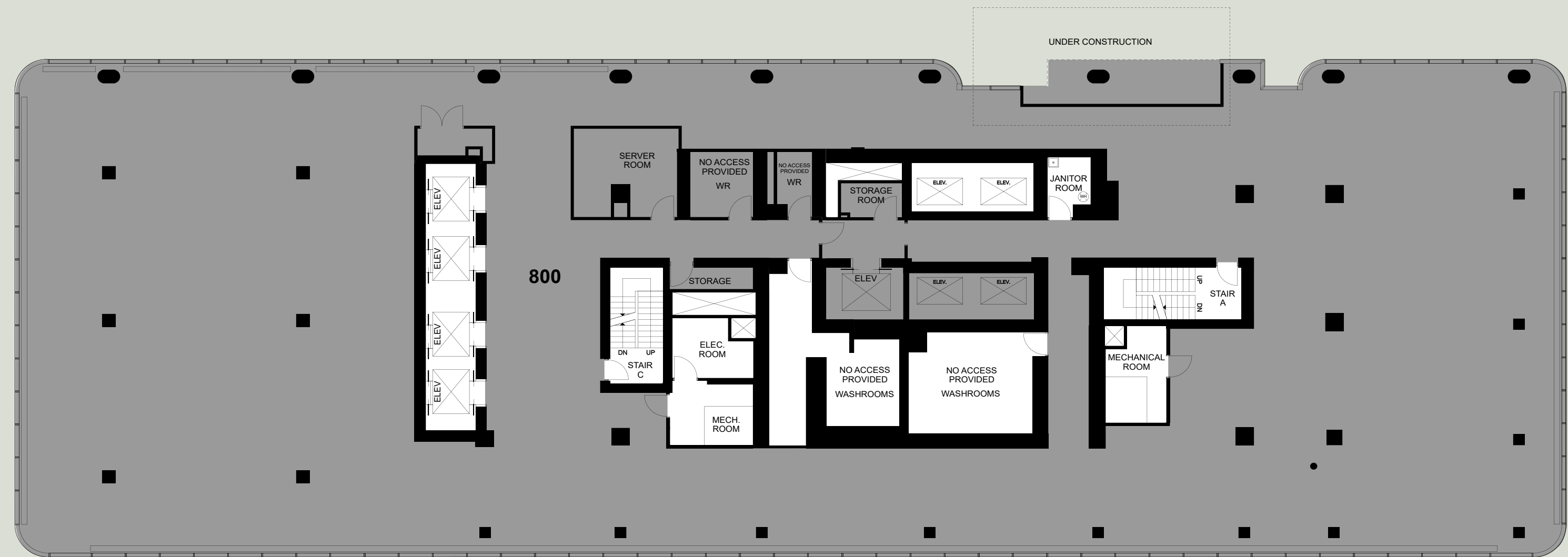
FLOOR 8
 SQUARE FOOTAGE 16,659

FLOOR 9
 SQUARE FOOTAGE 16,424

TYPE Office

AVAILABILITY Immediate

- HIGHLIGHTS
- Full floor opportunity.
 - Floor-to-ceiling windows allowing tremendous natural light.
 - Base building condition ready for tenant fixturing.
 - Raised underfloor HVAC system.
 - Incredible views of Downtown Toronto.
 - Allied's fully integrated project management team can seamlessly construct the premises on behalf of the tenant.

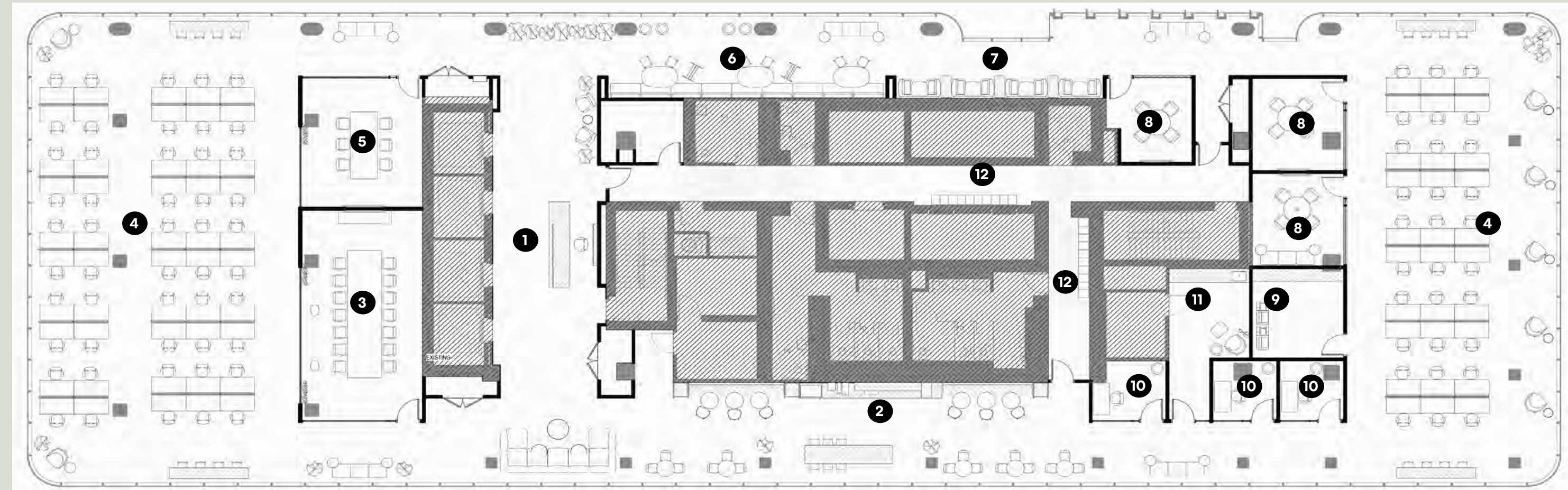


 Available Suite

FUTURE PREMIUM SPACE MOVE-IN-READY

FLOOR 8
SQUARE FOOTAGE 16,659
TYPE Office
AVAILABILITY Estimated completion August 1, 2026

- HIGHLIGHTS**
- Premium, high-end finishes throughout.
 - Fully furnished with modern, functional workstations.
 - Designed by world-renowned firm Perkins & Will.
 - Construction now underway.
 - Rare opportunity to lease a full-floor model suite.



- | | | | |
|---|------------------------------|----|------------------------------|
| 1 | The reception | 7 | Booth Seating |
| 2 | Lounge & Café | 8 | 4-6 Person meeting room (x3) |
| 3 | Boardroom (x1) | 9 | Print & copy room |
| 4 | Open workstations (x80) | 10 | Focus rooms (x3) |
| 5 | 6-8 Person meeting room (x1) | 11 | Wellness room |
| 6 | Open collaboration | 12 | Locker area (x80), 4 high |



*Model suite layout



The Café



Open Workspace

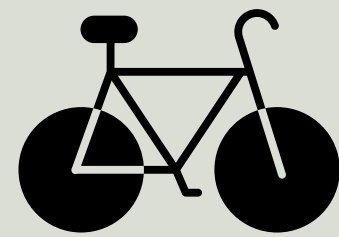


Collaboration area



The Reception

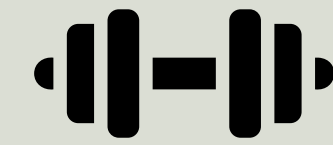
BUILDING
AMENITIES



Secure bike parking &
end-of-trip facilities



Underground
parking



High-end
fitness facility



Mixed-use development

BLOCK
BY ALLIED

Access to café, bookable meeting rooms and premium
indoor and outdoor event spaces



24/7 security and turnstile
access gates



Lobby & common area seating



24/7 security and turnstile access gates



High-end fitness facility on-site



Lobby & common area seating



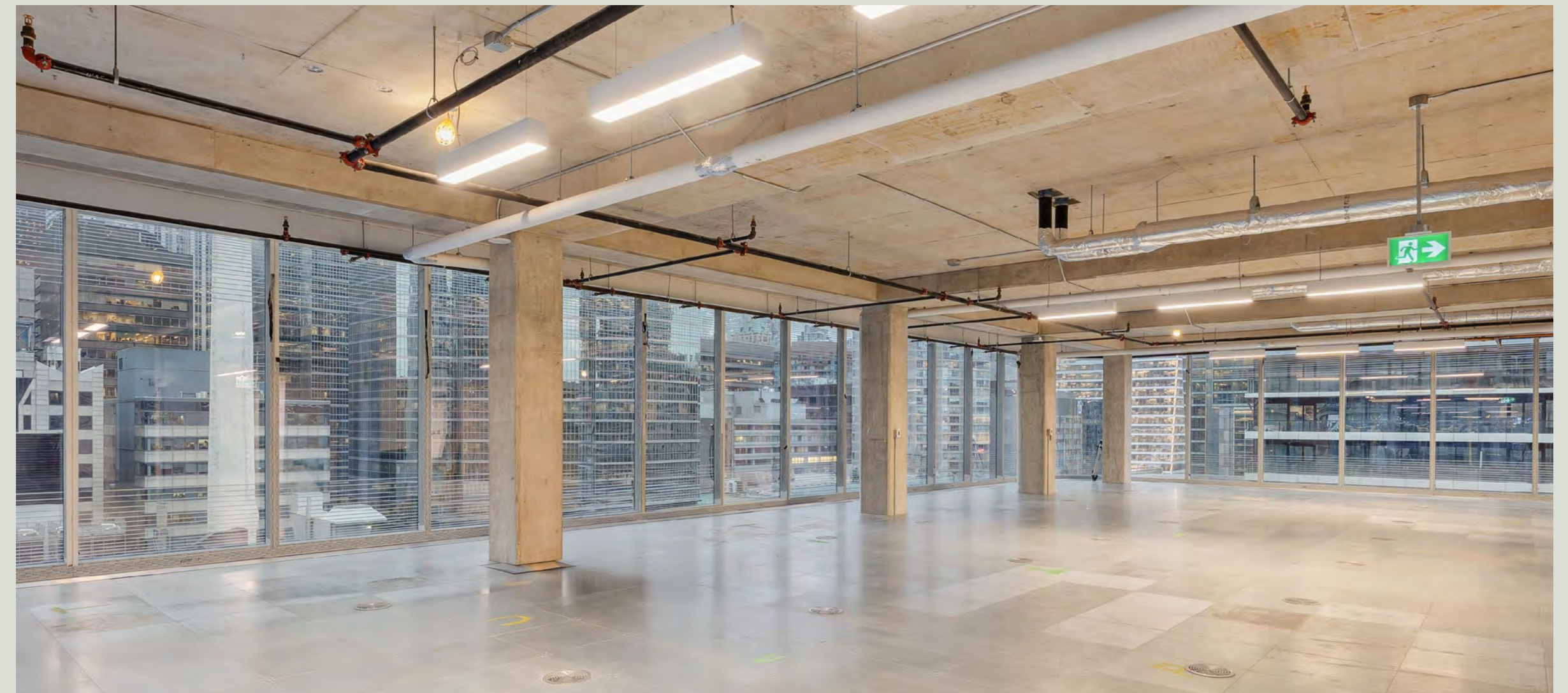
9th floor with views to the north and west



Bicycle storage & end-of-trip facilities



Underground parking



9th floor with views to the south and west

IT ALL HAPPENS HERE

Block by Allied at 460 King offers Allied's Toronto users a gathering space designed for social connection and unique programming to complement the workday experience.

Block features a café, bookable meeting rooms and premium indoor and outdoor event spaces, as well as an elevated boardroom for bringing your team together. King West Village tenants also receive access to unique events and programs, including:

- King West Block Party, a pop-up festival with music, food and games
- Allied Music Centre Community Membership, which offers discount tickets for Massey Hall, Roy Thompson Hall and TD Music Hall
- Events to acknowledge the National Day of Truth and Reconciliation, International Women's Day, Black History Month and Pride
- Opportunities to profile your business in BLOCK magazine, Allied's digital and print publication



Block by Allied | 460 King St W



AMENITIES WITHIN 1KM

27

Restaurants

12

Hotels

7

Retail Stores

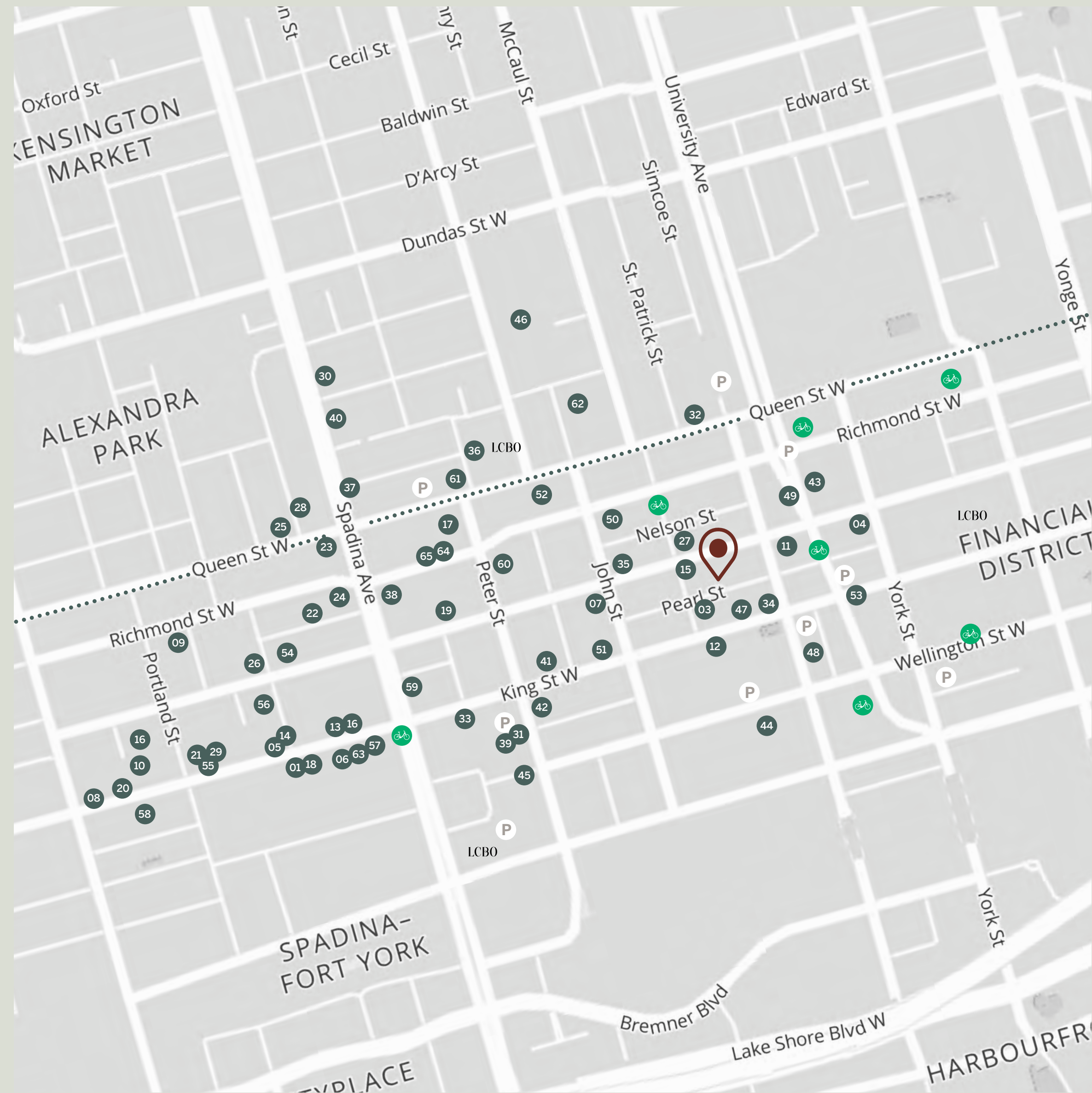
5

Bars &
Entertainment

3

Grocery Stores

Amenities are within a 1km radius, source: 2024 Esri



NEIGHBOURHOOD AMENITY MAP

EXCEPTIONAL EATERIES

1. Baro
2. Buca
3. Byblos Downtown
4. Café Landwer
5. Cibo Wine Bar
6. Dasha
7. Figo
8. Lapinou
9. La Carnita
10. Marbl
11. Michael's On Simcoe
12. Minami
13. Myth
14. Patria
15. Pai Northern Thai Kitchen
16. Pink Sky
17. Ricarda's
18. Rodney's Oyster House
19. Tutti Matti
20. The Parlour
21. The Keg

THE BREAKFAST CLUB

22. Avenue Open Kitchen
23. Le Gourmand
24. What A Bagel

FOOD ON THE RUN

25. Banh Mi Boys
26. Impact Kitchen
27. Piccolo Caffè E Vino
28. The Burger's Priest
29. Wilbur Mexicana

BEAUTIFUL BREWS

30. Dark Horse Espresso Bar
31. French Made
32. Hotblack Coffee

SPECTACULAR SPIRITS

33. Bar Hop
34. Coffee Oysters Champagne
35. Melrose On Adelaide

DIVE RIGHT IN

36. Black Bull Tavern
37. Horseshoe Tavern
38. Wide Open Bar

CHECKING IN

39. Bisha Hotel
40. Hotel Ocho
41. Hyatt Regency
42. King Blue Hotel
43. Shangri-LA Hotel
44. The Ritz-Carlton
45. The Soho Hotel

THE GOOD LIFE

46. Art Gallery Of Ontario
47. Royal Alexandra Theatre
48. Roy Thomson Hall
49. Soho House
50. The Ballroom
51. Tiff Bell Lightbox

TO YOUR HEALTH

52. Barry's

53. F45
54. Hoame Meditation
55. Majesty's Pleasure
56. Othership
57. Ride Cycle Club

GAME-CHANGING GROCERS

58. Forno Cultura
59. Fresh & Wild Food Market
60. Independent City Market
61. Peter Pantry

RETAIL THERAPY

62. Umbra
63. Soma Chocolatemaker
64. Spacing Store
65. Swipe Design


EVERYDAY ESSENTIALS

66. Scotiabank Theatre

..... Queen W Shopping Strip

 Bike Lanes

 Parking Lots

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CONTACT OUR TEAM TO SCHEDULE A TOUR

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