



DREAM  
COLLECTION  
FINANCIAL DISTRICT



FULL FLOOR OFFICE OPPORTUNITIES

# 220 King Street West

\$40.00 PSF\* GROSS RENT OPPORTUNITY

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

# Leasing Opportunities

## Building Specifications

Size	22,807 SF
Number Of Floors	5
Operating Costs	\$16.54 (PSF/YR)
Realty Tax	\$10.52 (PSF/YR)
Total Additional Rent	\$27.06 (PSF/YR)

## 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

- Mascot Brewery
- Empire Supper Club

## Nearby Amenities

- Elephant & Castle
- Charlotte's Room
- Il Fornello
- Fune Japanese
- Second Cup
- Starbucks
- St. Andrew Subway Station
- Intercontinental Hotel
- Bell Lightbox

\*Starting Gross Rent in Year 1 on an 'as is' basis, triple net lease



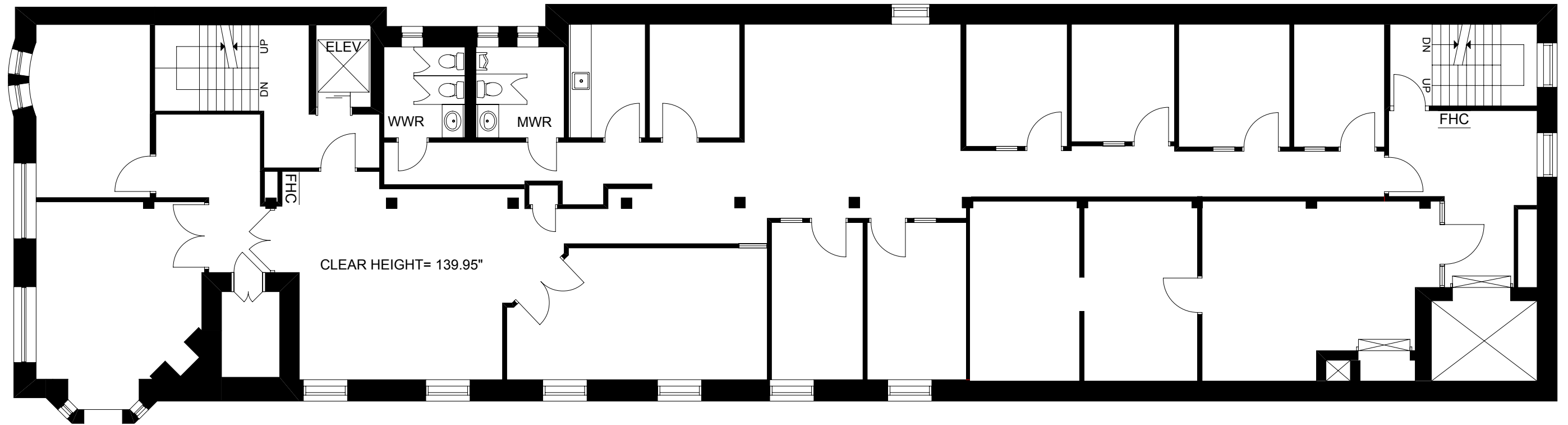
**3rd Floor**  
Suite 300: 3,806 SF  
Available Immediately

**2nd Floor**  
Suite 200: 3,806 SF  
Available April 1, 2026

THE BUILDING -

# Suite 200 Floor Plan

3,806 SF | Full floor opportunity

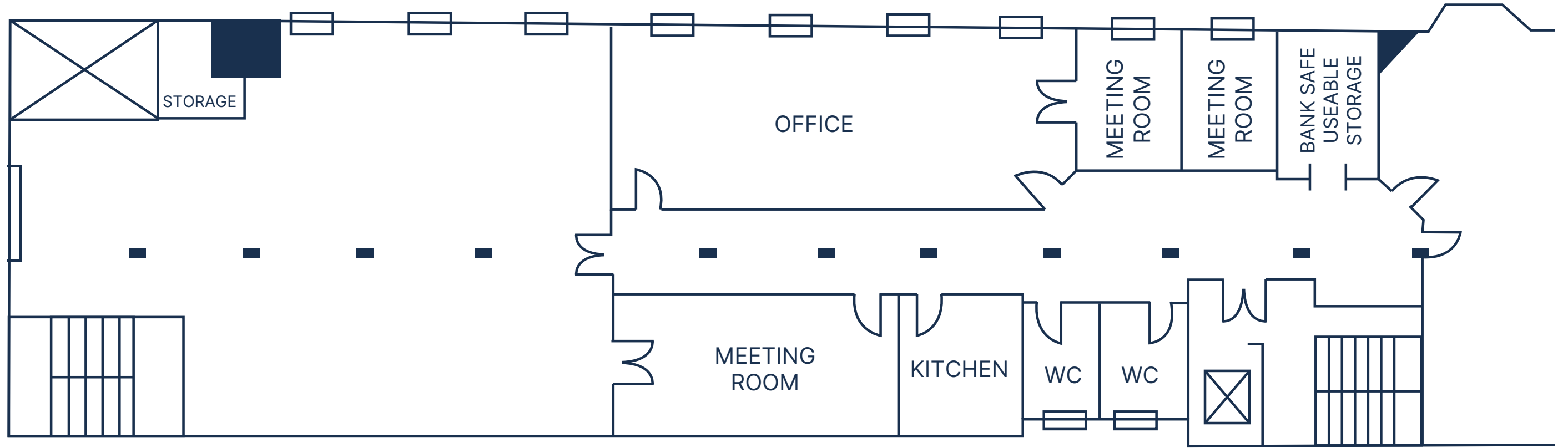


THE BUILDING -

# Suite 300 Floor Plan

3,806 SF | Full floor opportunity

220 KING STREET W  
7

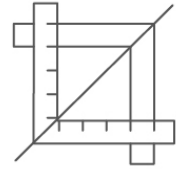


DREAM OFFICE-

# 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



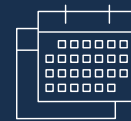
## Short-Form Lease



Straight  
to Lease



Seven Page  
Document

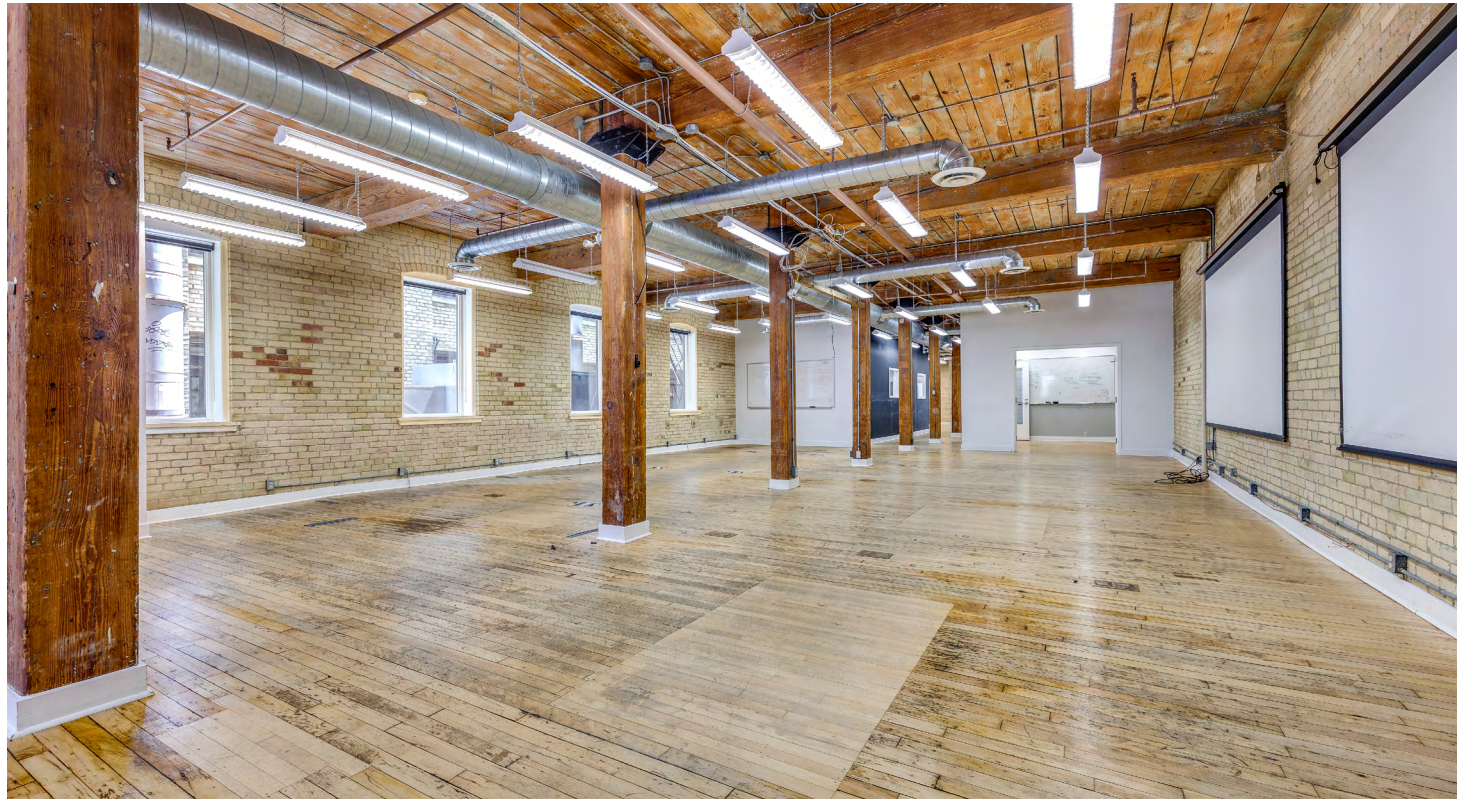


For Short-Term  
Deals Only

Three years and under

DREAM OFFICE-

# Suite 300



# 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.**  
 Toronto Pearson  
 Pearson International via UP Express
- 8 min.**  
 BILLY BISHOP TORONTO CITY AIRPORT  
 Drive to Billy Bishop Airport
- 2 min.**  
**PATH**  
 Walk to Queen Station or King Station
- 10 min.**  
 UNION STATION  
 UP Union Pearson Express  
 VIA Rail Canada  
 Walk to Union Station

# A Hub of Convenience & Culture



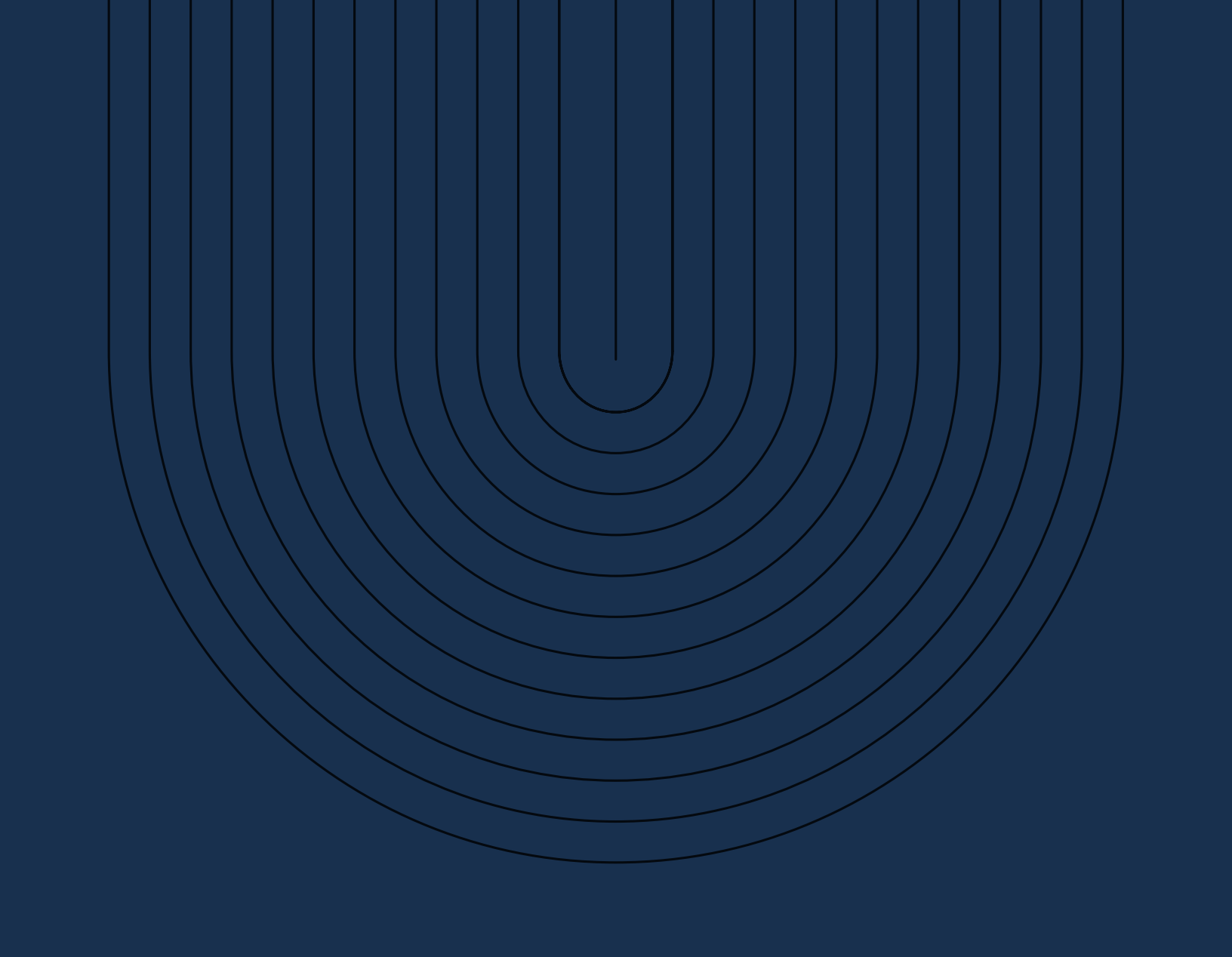
## Hotels

- 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 Mascot Brewery: On-site
- 8 Empire Supper Club: On-site
- 9 Elephant & Castle: 110m
- 10 Charlotte's Room: 110m
- 11 Alobar: 350m
- 12 Sushi Yugen: 350m
- 13 Chop Steakhouse & Bar: 350m
- 14 Estiatorio Milos: 750m
- 15 John & Sons Oyster House: 750m
- 16 CKTL & Co.: 750m
- 17 Daphne Restaurant: 800m
- 18 Wine Academy: 800m
- 19 Florin' on Richmond: 800m

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



**Chris Valela\***  
Associate Vice President  
chris.valela@cbre.com  
416 662 2477

**Conor Bethell\***  
Sales Associate  
conor.bethell2@cbre.com  
647 943 4174

**CBRE Limited**  
Real Estate Brokerage  
145 King St W  
Toronto, ON. M5H 1J8



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\*Broker \*\*Sales Representative