

11 KING STREET WEST

 CUSHMAN &  
WAKEFIELD



DEFY<sub>THE</sub>  
STATUS  
QUO

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# SPACE THAT TRANSCENDS THE TRADITIONAL

A beautifully designed office building in the heart of Toronto. 11 King St W features airy, open floor plans and modern workspaces that offer tenants a retreat from the traditional office setting.

## BUILDING HIGHLIGHTS

### PRIME LOCATION

Situated in Toronto's bustling financial core, this boutique office tower offers a strategic position for businesses.

### CONNECTIVITY

Direct connection to the PATH system and TTC transit with close proximity to Billy Bishop City Airport, Union Station and the UP Express to Pearson International Airport.

### VIBRANT SURROUNDINGS

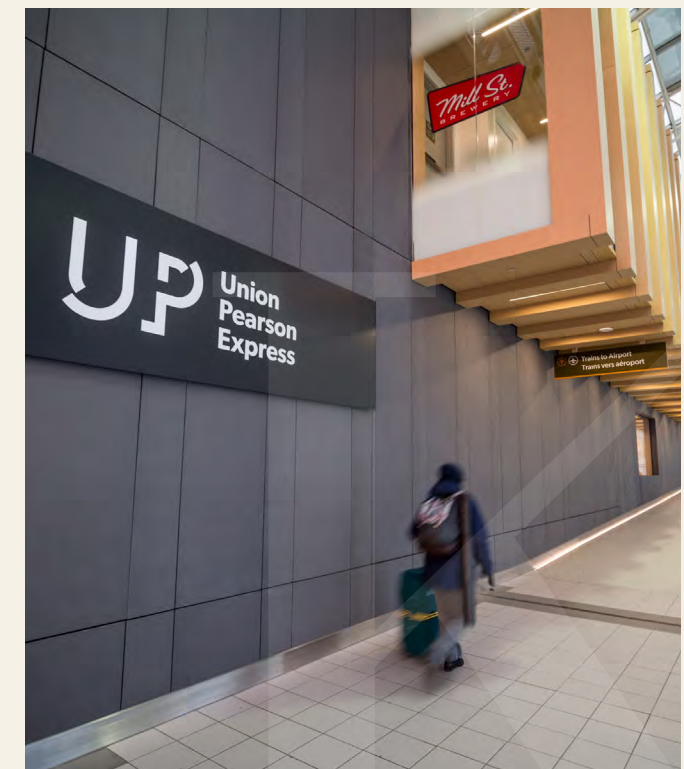
With a short walk, benefit from a multitude of amenities including cafes, dining options, top-tier retailers and luxury hotels.

### ENHANCED SECURITY

Secure card access at main entrances, parking, and elevators, complemented by CCTV monitoring and lobby security guard service.

### A COMFORTABLE ENVIRONMENT

11 King St W recently completed an HVAC modernization utilizing innovative technology to improve tenant comfort and energy performance. The building is moving towards Net Zero Ready and establishing a pathway towards carbon reduction.



# UNPARALLELED SOPHISTICATION



**SUITE 1950 | 4,472 SF**  
Fully furnished model suite/ Available 6-8 months

• **SUITE 1900 | 5,169 SF — LEASED**

• **SUITE 1800 | 9,631 SF**

**SUITE 1500 | 9,631 SF**  
Fully furnished model suite/Delivering Q1 2027

• **SUITE 1200 | 9,628 SF — LEASED**

• **SUITE 1100 | 9,631 SF — LEASED**

• **SUITE 1000 | 9,620 SF — LEASED**

• **SUITE 900 | 9,625 SF — LEASED**

• **SUITE 800 | 9,625 SF — LEASED**

• **SUITE 700 | 9,624 SF**

• **SUITE 600 | 9,625 SF** } Contiguous up to 19,249 SF

**SUITE 401 | 4,018 SF**  
Fully furnished model suite, available now

• **SUITE 250 | 3,213 SF — LEASED**

# THE ULTIMATE TENANT AMENITY PACKAGE

## PRESTIGIOUS OUTDOOR SPACES FULL OF POTENTIAL

### A GRAND FIRST IMPRESSION

The newly reimagined lobby delivers a stunning arrival experience with refined finishes, upgraded lighting, and a modern aesthetic that blends sophistication and comfort

### OPEN-AIR MEETING SPACES

A unique outdoor environment designed to foster creativity, teamwork, and well-being.

### READY TO GO SPACES

With turnkey model suites available and a large block opportunity coming in August 2026, 11 King offers flexible spaces for tenants of all sizes and visions.



# EVEN MORE TO LOVE AT 11 KING ST W

PATH CONNECTIVITY



UNDERGROUND PARKING



SECURE BIKE STORAGE



END OF TRIP FACILITIES



PREFERRED MEMBERSHIP RATES

No initiation fee + discounted membership price  
(\$245/month)



EXCLUSIVE HOTEL PERKS  
AT ONE KING WEST INCLUDING:

Luxury meeting spaces available (at a fee) 20%  
discount on catering orders for your next meeting  
15% off food & beverage on location



**11** ONE KING WEST  
HOTEL • RESIDENCE

11 KING STREET WEST

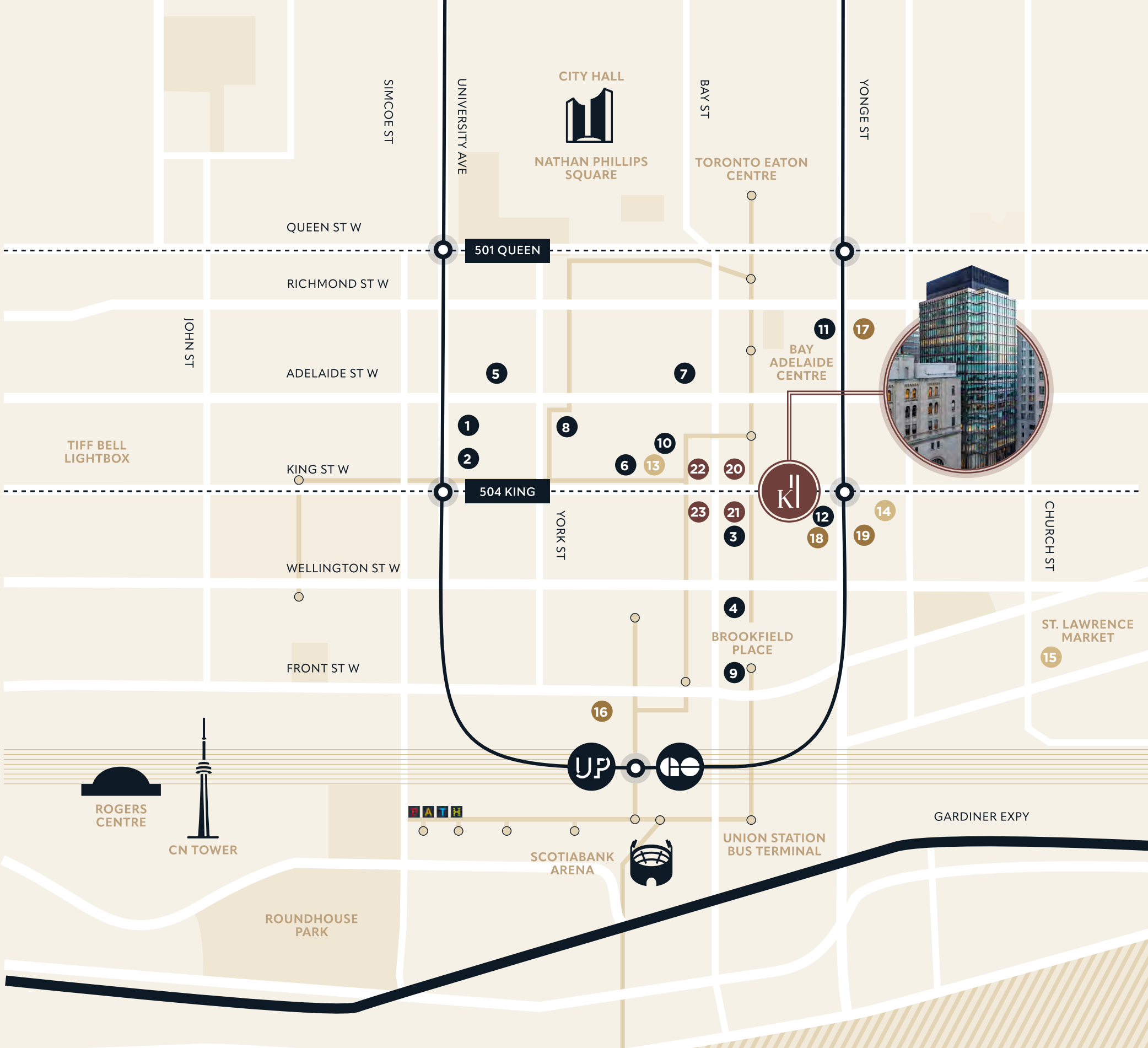
# TORONTO'S PREMIER DOWNTOWN DISTRICT

EMBRACE THE SOCIAL LIFESTYLE

## LEGEND

- Dining & Cafe
- Shopping
- Hotels
- Banks
- Streetcar
- Toronto Path Network
- TTC Subway

- |                       |                         |
|-----------------------|-------------------------|
| 1 Pizzeria Libretto   | 13 LCBO                 |
| 2 Earls Kitchen & Bar | 14 Shoppers Drug Mart   |
| 3 Dineen              | 15 St. Lawrence Market  |
| 4 Ki Modern           | 16 Fairmont Royal York  |
| 5 Cactus Club Cafe    | 17 Cambridge Suites     |
| 6 King Taps           | 18 One King West        |
| 7 Terroni             | 19 The Omni King Edward |
| 8 Mos Mos             | 20 Scotiabank           |
| 9 Chotto Matte        | 21 CIBC                 |
| 10 Starbucks          | 22 BMO                  |
| 11 Lucie              | 23 TD Canada Trust      |
| 12 Daily Ritual       |                         |





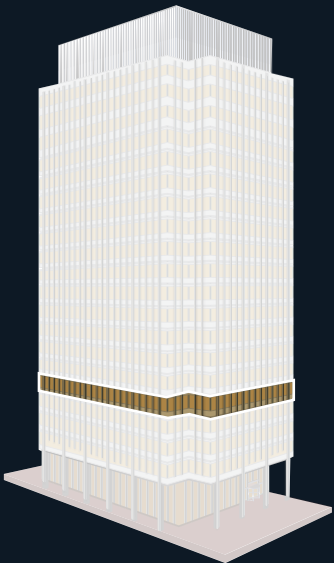
## THE EPICENTER OF ACTIVITY

The atmosphere surrounding 11 King St W is electric. Drawing inspiration from the nearby iconic CN Tower, the artistic allure of the AGO (Art Gallery of Ontario), and the culinary delights of renowned restaurants like Canoe and Jacobs & Co Steakhouse. This dynamic locale seamlessly blends the pulse of urban life with the cultural richness and gourmet delights, creating a workspace surrounded by the very best that Toronto has to offer.

SUITE 401 4,018 SF

Half floor model suite built out with reception, boardroom, 2 meeting rooms, kitchenette, and 30 workstations

ADDITIONAL RENT \$32.37 PSF  
(+ IN-SUITE UTILITIES)

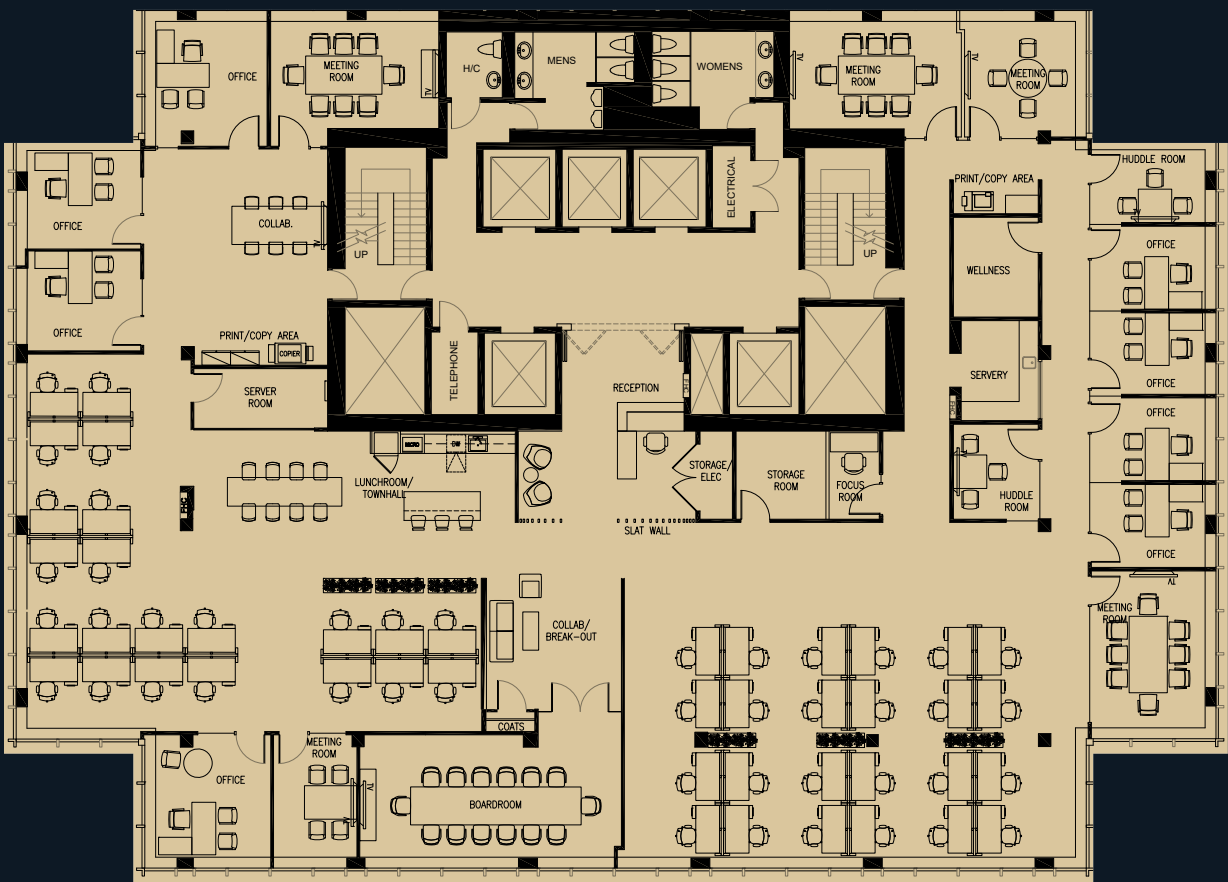
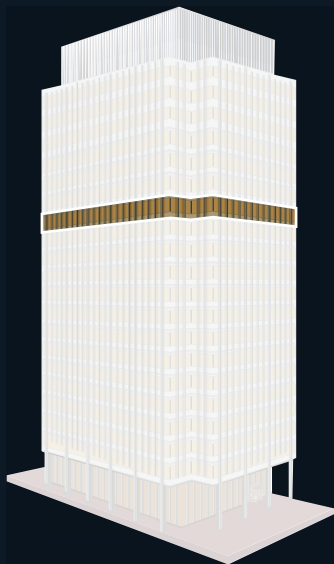


VIRTUAL TOUR



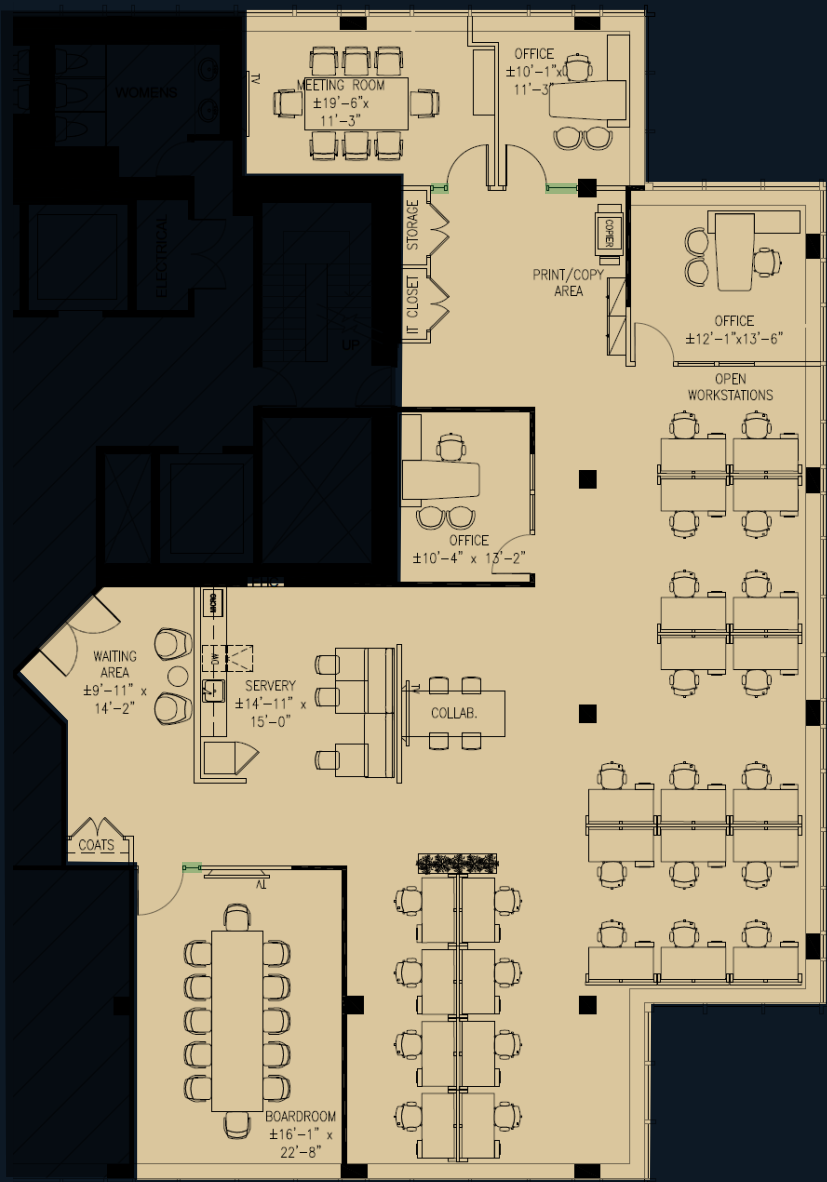
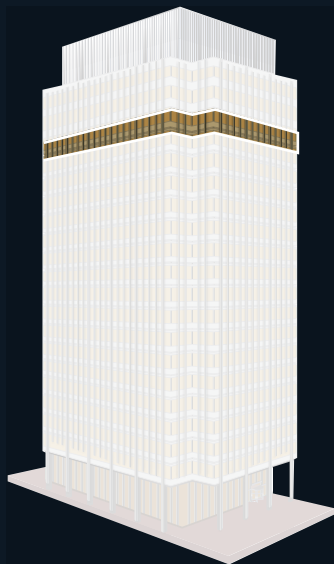
SUITE 1500 9,631 SF

Brand new fully furnished model suite built out with reception, large townhall lunchroom, 8 offices, 14-person boardroom, 7 meeting rooms, 46 workstations  
Delivering Q1 2027

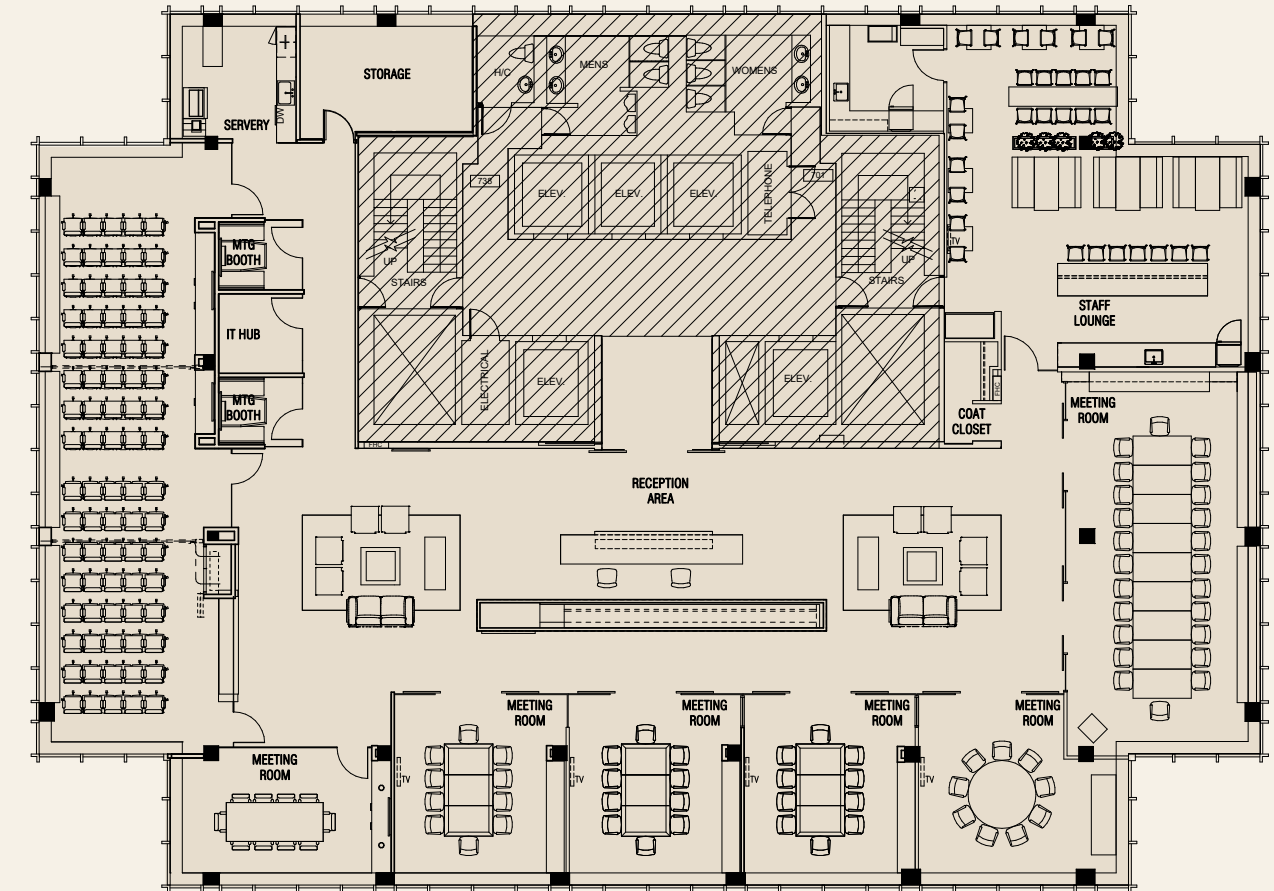
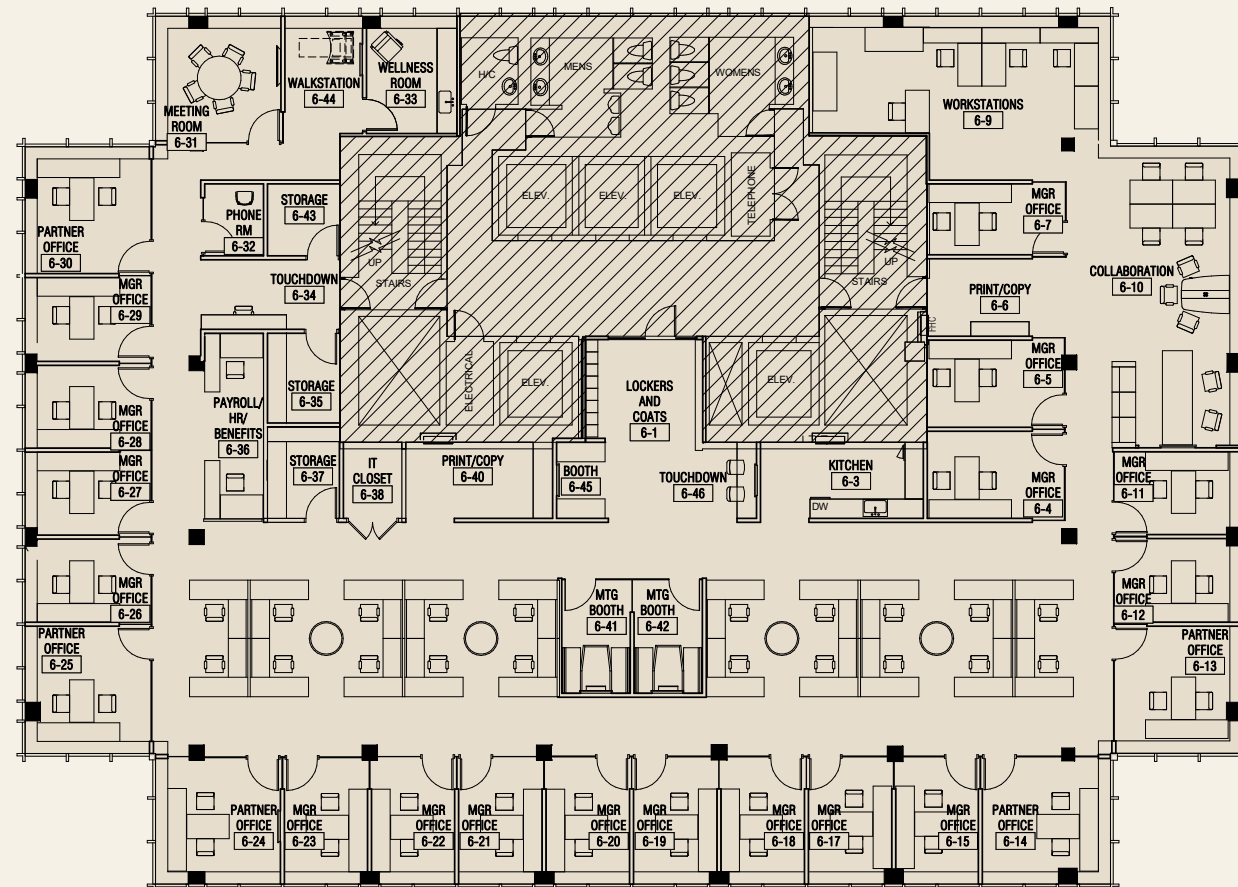


SUITE 1950 4,472 SF

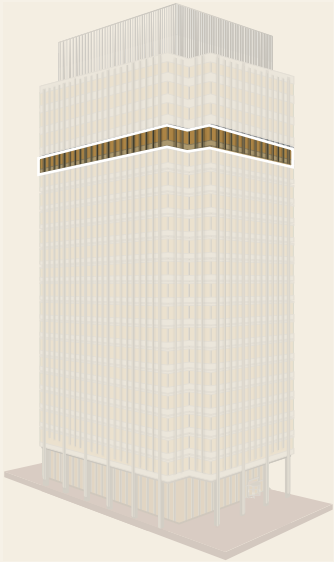
Brand new fully furnished model suite which can be built to suit tenant requirements.  
Conceptual plan shows build out with reception, 12-person boardroom, 3 offices, 8-person meeting room and 25 workstations  
6-8 months delivery



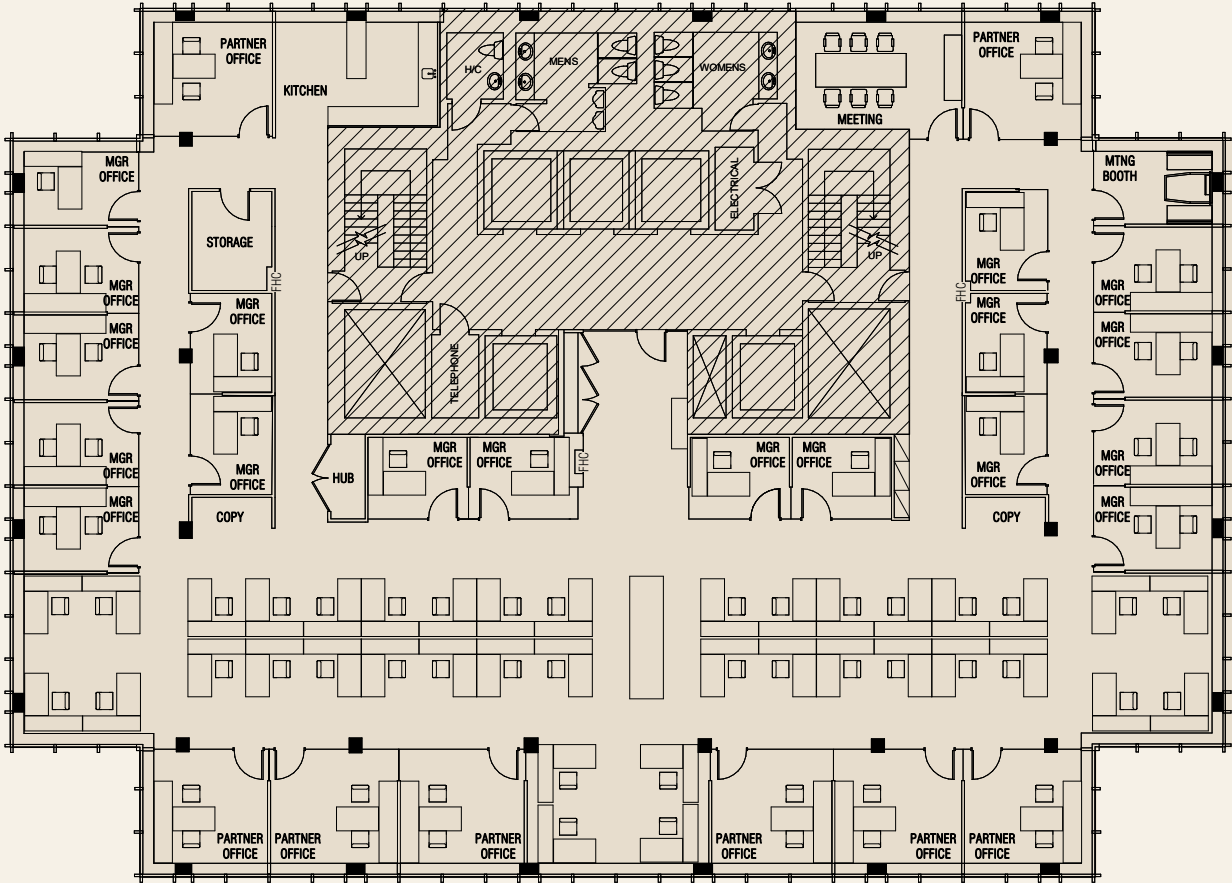
## A 3D architectural rendering of a modern skyscraper. The building features a glass curtain wall with a grid pattern. The top section is a dark, rectangular volume with vertical slats. The base of the building is a lighter, solid-colored section with large windows. The building is set on a light-colored, flat ground plane.



SUITE 1800  
9,631 SF



NOTES



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