

FOR SALE

393 KING WEST



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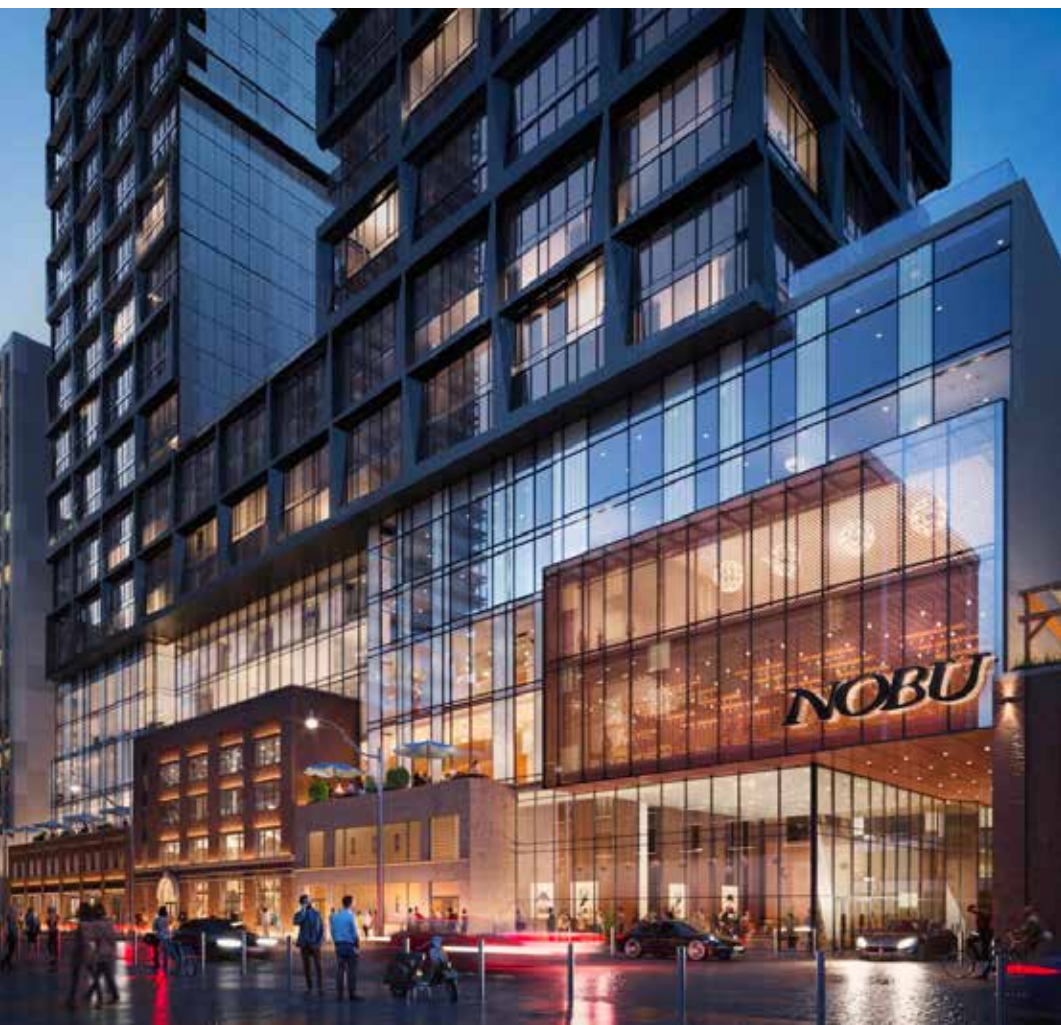
CUBECOM
FULL SERVICE REALTY

Cubecom Commercial Realty Inc. Brokerage. The contents of this package are based on the information furnished by principals and sources which we deem reliable, but for which we can assume no responsibility, which may change at any time.

PRIME LOCATION IN THE HEART OF THE ENTERTAINMENT DISTRICT WITH **OVER 650 SQFT** OF RETAIL SPACE

- Located in the heart of the entertainment district on the southwest corner of King Street West and Blue Jays Way, with a streetcar stop in front of the site.
- High traffic area surrounded by many of the cities top hotels, high density residential, leading restaurants and entertainment facilities. Close proximity to the Rogers Centre, Tiff Bell Lightbox, Metro Hall, Roy Thompson Hall, and the theater district.
- At the base of a 42 storeys of residential building having 340 condo units.
- Excellent corner exposure and signage opportunity with over 21 ft ceiling height and lots of glazing.





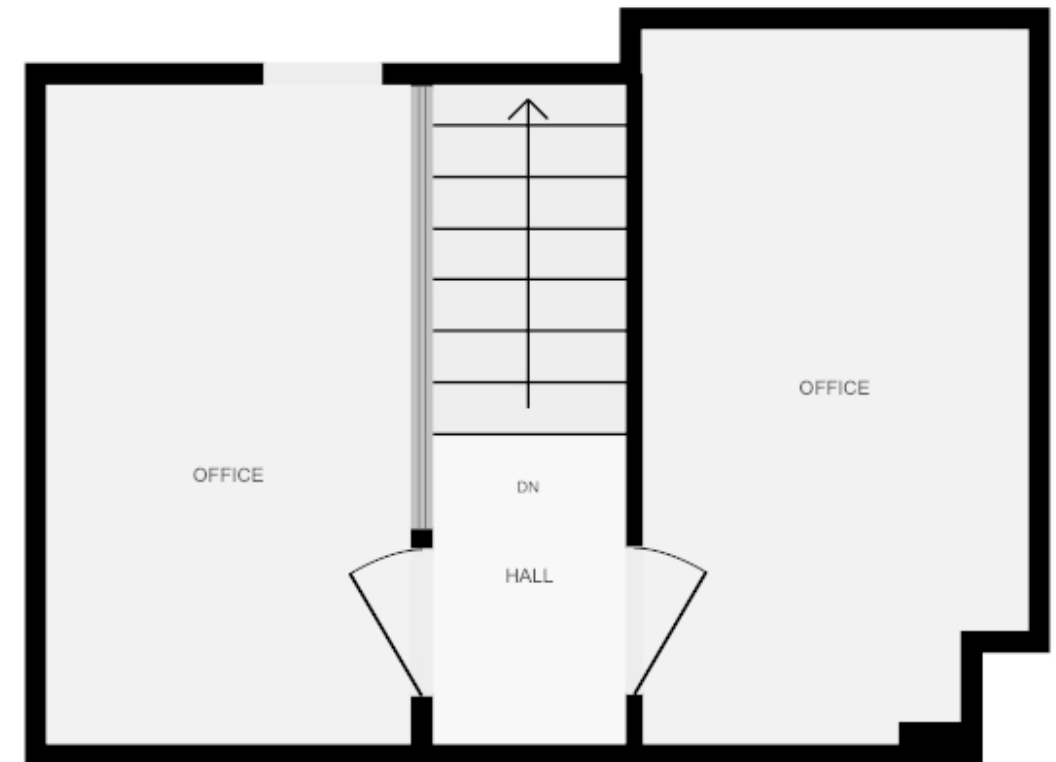
THE OFFERING

Cubecom Commercial Realty Inc. proudly presents a turnkey loft-style office space at 393 King Street West, situated in the heart of Toronto's Entertainment District. This meticulously designed unit caters to professional services, offering a seamless blend of functionality and style. With low monthly operating costs, this space is an excellent investment opportunity.

The Property features modern finishes on a prime corner block of King Street West in the heart of Toronto's Entertainment District. The opportunity is ideal for many end users or investors looking to own a prime office property. Included with the unit is a valuable parking spot, ensuring convenience for occupants.

Don't miss the chance to own this prime, turnkey office space in a coveted corner location on King Street West. Contact Cubecom Commercial Realty Inc. to seize this opportunity tailored for professionals and investors alike.

2ND FLOOR | FLOOR PLAN



GROUND LEVEL | FLOOR PLAN



PROPERTY DETAILS

AREA 680 SQ. FT. | AVAILABLE IMMEDIATELY

FOR SALE

SUITE 108

SQFT: 680

PRICE: CONTACT LISTING AGENT





TRANSPORTATION

Experience the convenience of traveling to 357 King St W, Toronto with the ease of transit. Located in close proximity to St. Andrew Subway Station, or accessible via the 504 King, 514 Cherry, or 510 Spadina streetcar, reaching your destination has never been simpler. With multiple transit options available, traveling to 393 King St W has never been easier!



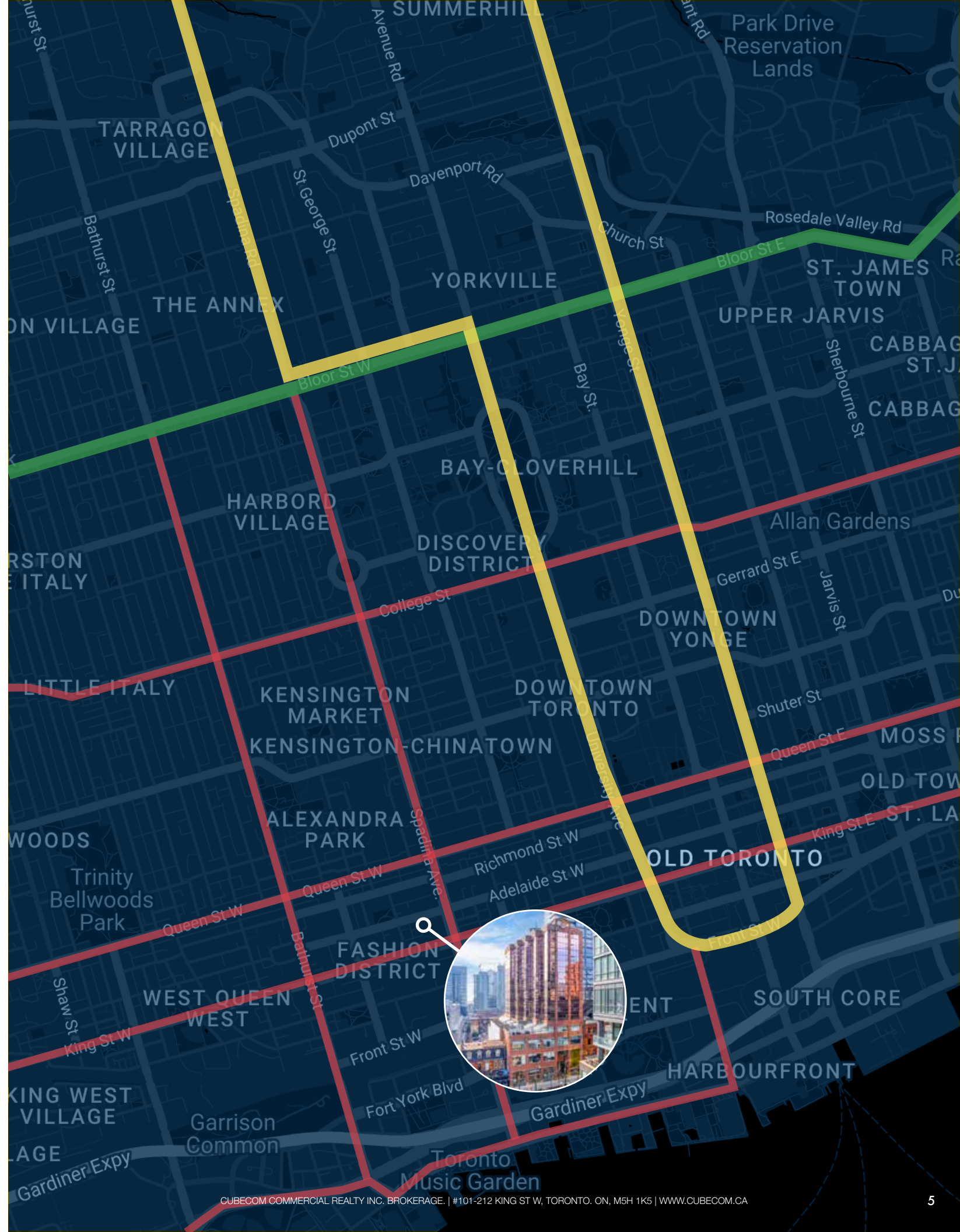
LINE 2 BLOOR-DANFORTH



LINE 1 YONGE-UNIVERSITY



STREETCAR LINES



COMPLETED DEVELOPMENTS - 500M

| # | DEVELOPMENT | UNITS |
|---|---------------|-------|
| 1 | KING BLUE | 807 |
| 2 | PJ CONDOS | 366 |
| 3 | THE TAYLOR | 286 |
| 4 | 357 KING ST W | 340 |

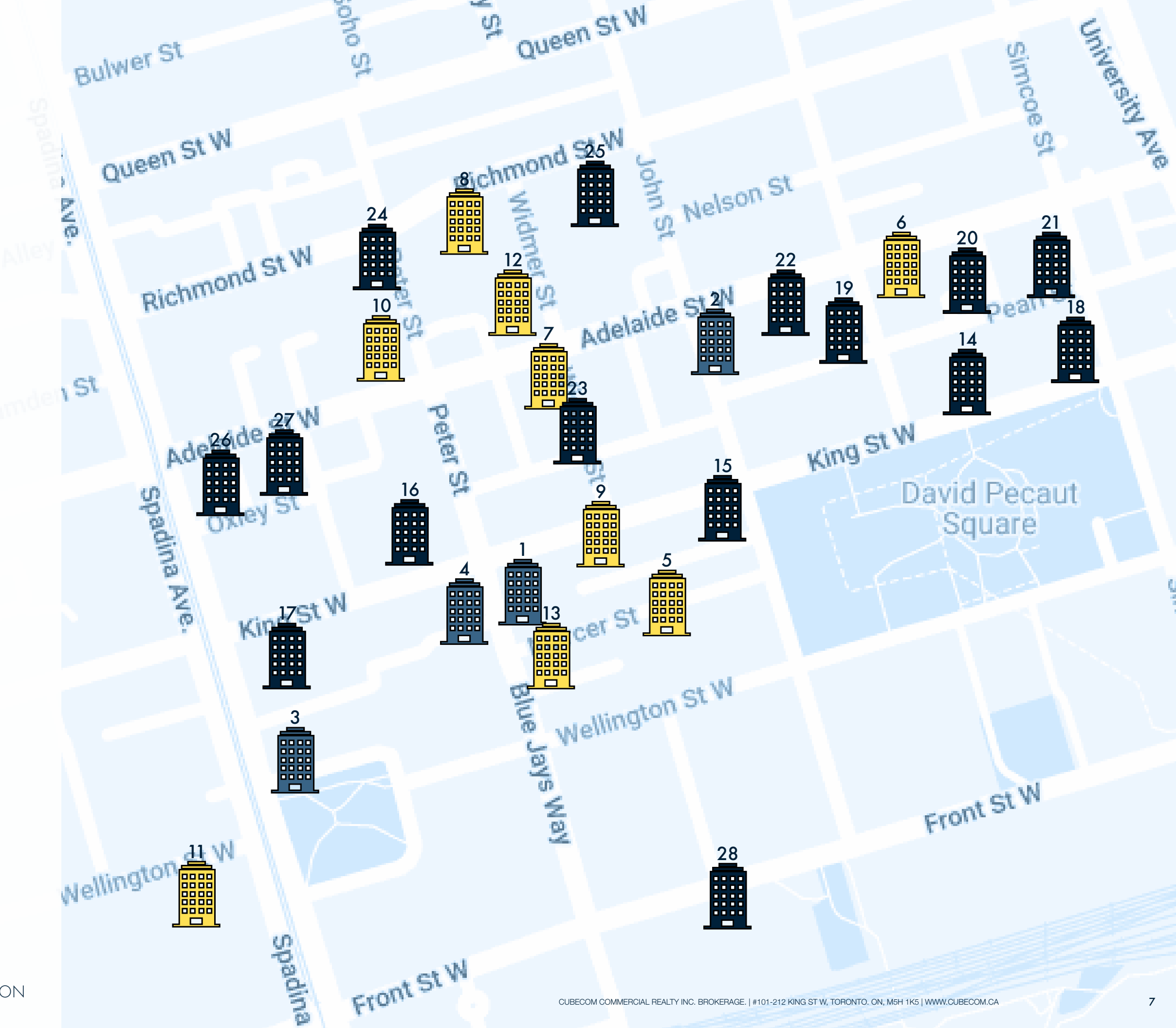
ACTIVE DEVELOPMENTS - 500M

| # | DEVELOPMENT | UNITS |
|----|-------------------------|-------|
| 5 | NOBU RESIDENCE | 658 |
| 6 | 19 DUNCAN ST | 462 |
| 7 | THEATRE DISTRICT CONDOS | 646 |
| 8 | 330 RICHMOND ST W | 131 |
| 9 | MAVERICK | 344 |
| 10 | PETER & ADELAIDE | 696 |
| 11 | THE WELL | 1700 |
| 12 | 38 WIDMER ST | 426 |
| 13 | 55 MERCER ST | 543 |

DEVELOPMENT APPLICATIONS - 500M

| # | DEVELOPMENT | UNITS |
|----|-------------------|-------|
| 14 | MIRVISH + GEHRY | 2,034 |
| 15 | 305-319 KING ST W | 402 |
| 16 | 400 KING ST W | 612 |
| 17 | 411 KING ST W | 435 |
| 18 | 212 KING ST W | 569 |
| 19 | 14 DUNCAN ST | 369 |
| 20 | 150 PEARL ST | 682 |
| 21 | 100 SIMCOE ST | 524 |
| 22 | 263 ADELAIDE ST W | 432 |
| 23 | 8-20 WIDMER | N/A |
| 24 | CARLYLE CONDOS | 348 |
| 25 | RIOCAN HALL | 613 |
| 26 | 101 SPADINA AVE | 375 |
| 27 | 46 CHARLOTTE | 503 |
| 28 | UNION PARK | 800 |

NEARING/COMPLETED COMPLETION
 PRE-CONSTRUCTION UNDER CONSTRUCTION





NEIGHBOURHOOD DEMOGRAPHICS



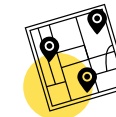
18,756 PEDESTRIANS PER DAY*
AVERAGE DAILY PEDESTRIAN CROSSINGS AT
INTERSECTION DURING PEAK DAYTIME HOURS



24,199 VEHICLES PER DAY**
AVERAGE DAILY TRAFFIC COUNT (ALONG KING STREET WEST)



TRADE AREA POPULATION***
WITHIN 1 KM - 69,791 | WITHIN 3 KM - 348,094



5 YEAR PROJECTED POP. GROWTH****
2015-2020 - 37.1% | 2020-2025 - 16.1%



AVERAGE HOUSEHOLD INCOME***
WITHIN 1 KM - \$121,198 | WITHIN 3 KM - \$116,448



TRADE AREA HOUSEHOLDS***
WITHIN 1 KM - 42,249 | WITHIN 3 KM - 197,273

*CITY OF TORONTO TRAFFIC SAFETY UNIT 2017 **CITY OF TORONTO TRAFFIC SAFETY UNIT 2015 ***COSTAR 2022****SITEWISE 2020

MOBILITY SCORES



WALK SCORE | 100



BIKE SCORE | 75



TRANSIT SCORE | 100

Mobility scores from WalkScore.com, 2019



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