

FOR LEASE

299 KING WEST



CORY ROSEN*
SENIOR VICE PRESIDENT
(416) 523-7749
CROSEN@CUBECOM.CA

COOPER BLUME*
(416) 566-8217
CBLUME@CUBECOM.CA



CUBECOM
FULL SERVICE REALTY

KING STREET WEST IS THE PLACE TO BE

Surrounded by the city's most exciting retail concepts, restaurants, entertainment, theatre, and nightlife.

The area is known not only for having many top venues but also is home to the Ritz Carlton, Bisha Hotel, Shangri-La Hotel, Nobu Hotel (coming soon), as well as the Metro Toronto Convention Centre.

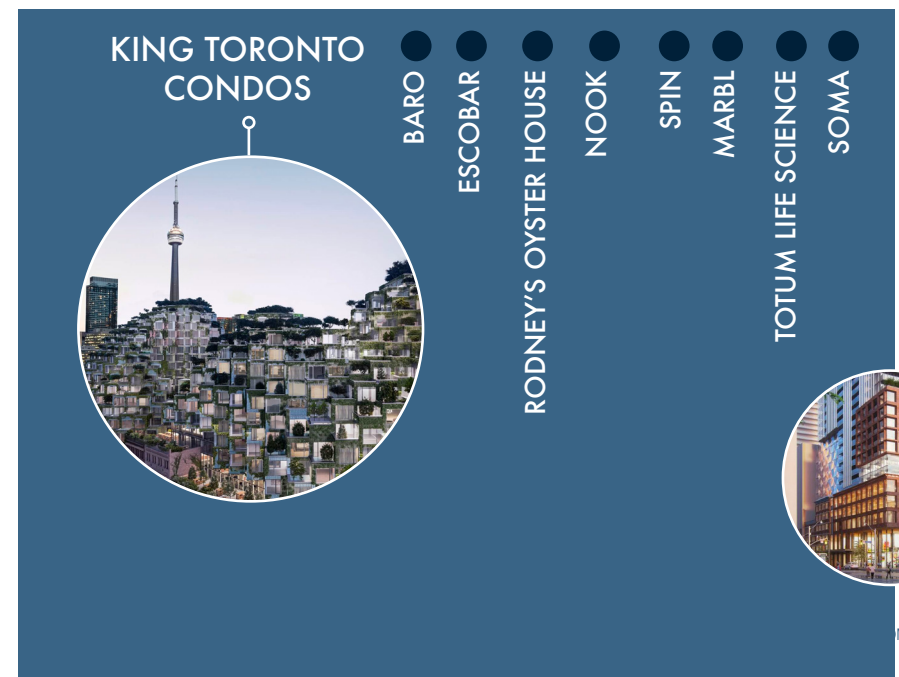
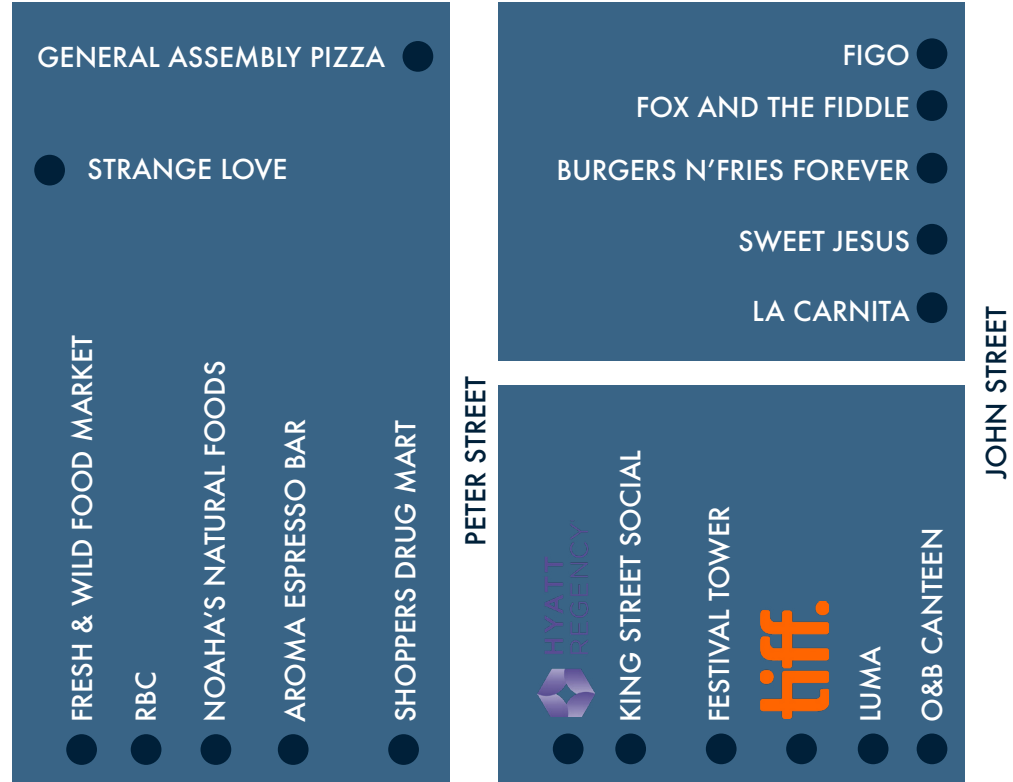
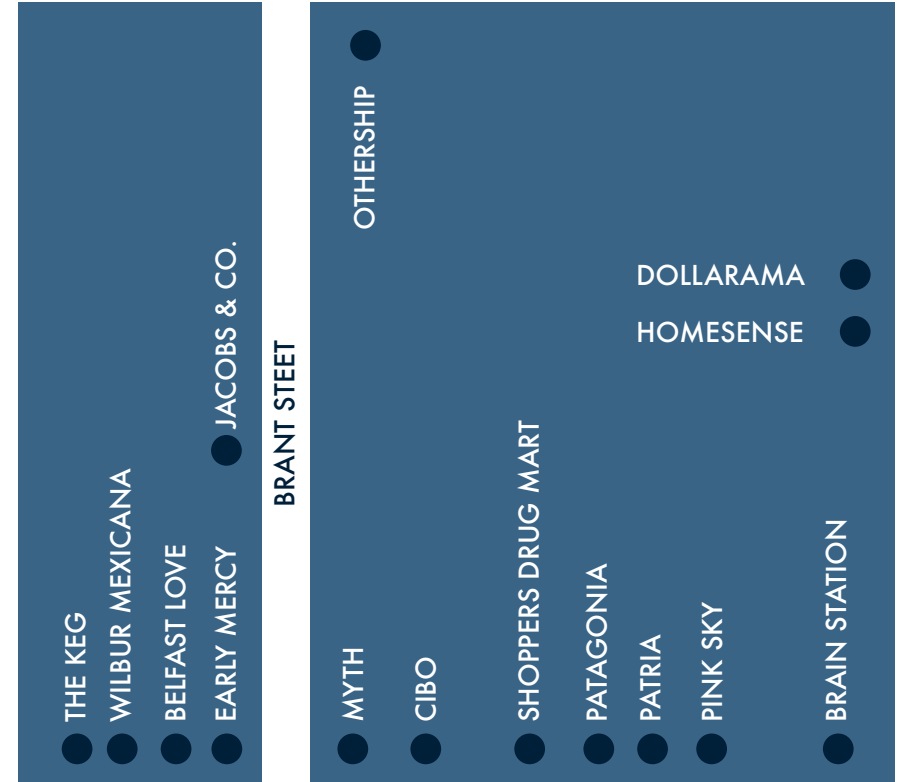
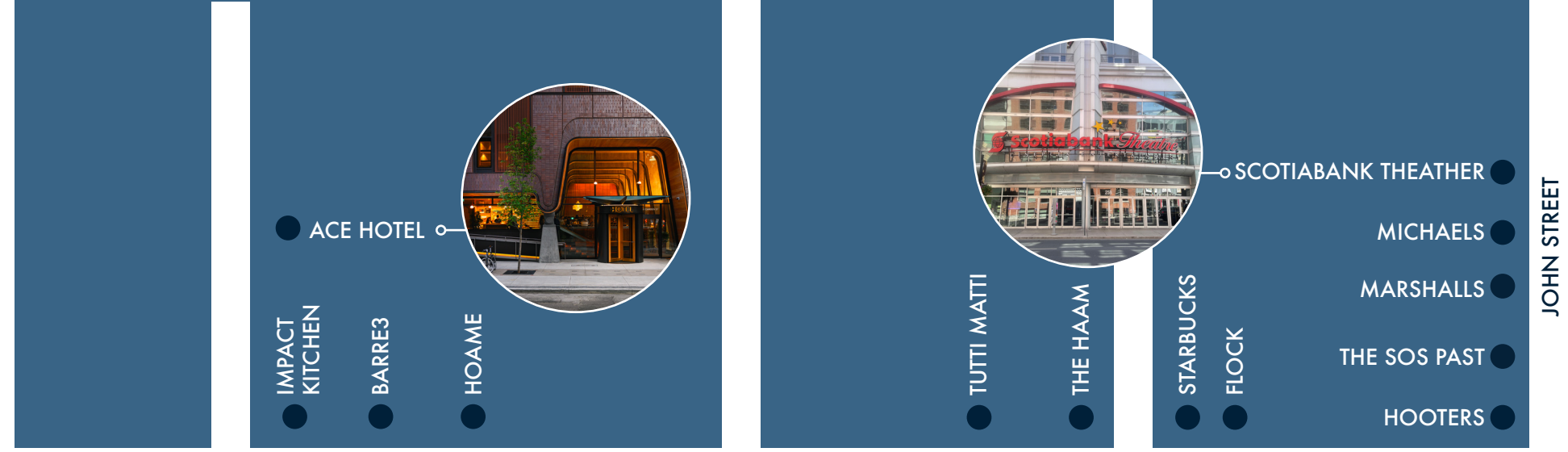
The downtown west toronto office market has some of lowest vacancy rates in north america and benefits from extremely high pedestrian foot traffic throughout the day and night!

AREA DETAILS:

- Former restaurant opportunity with patio in the heart of the Entertainment District.
- Three Floors plus a basement with an opportunity to add a rooftop patio above the ground floor at the rear (roughly 700 sq.ft.).
- Immediately across the street from the TIFF Bell Lightbox and surrounded by dense residential, office towers and hotels including the new King Blue Condos, Cinema Tower, Bisha, Ritz Carlton, Shangri-La Hotel, Nobu Residence and Hotel (coming soon), the Maverick (Coming Soon), and many others.

PROPERTY DETAILS:

GROUND FLOOR	1,350 SQ. FT.
LOWER LEVEL	740 SQ. FT.
SECOND FLOOR	560 SQ. FT.
THIRD FLOOR	560 SQ. FT.
NET RENT	CONTACT LISTING AGENT
TMI	\$21.00 PER SQ. FT. (2023)
AVAILABLE	IMMEDIATELY



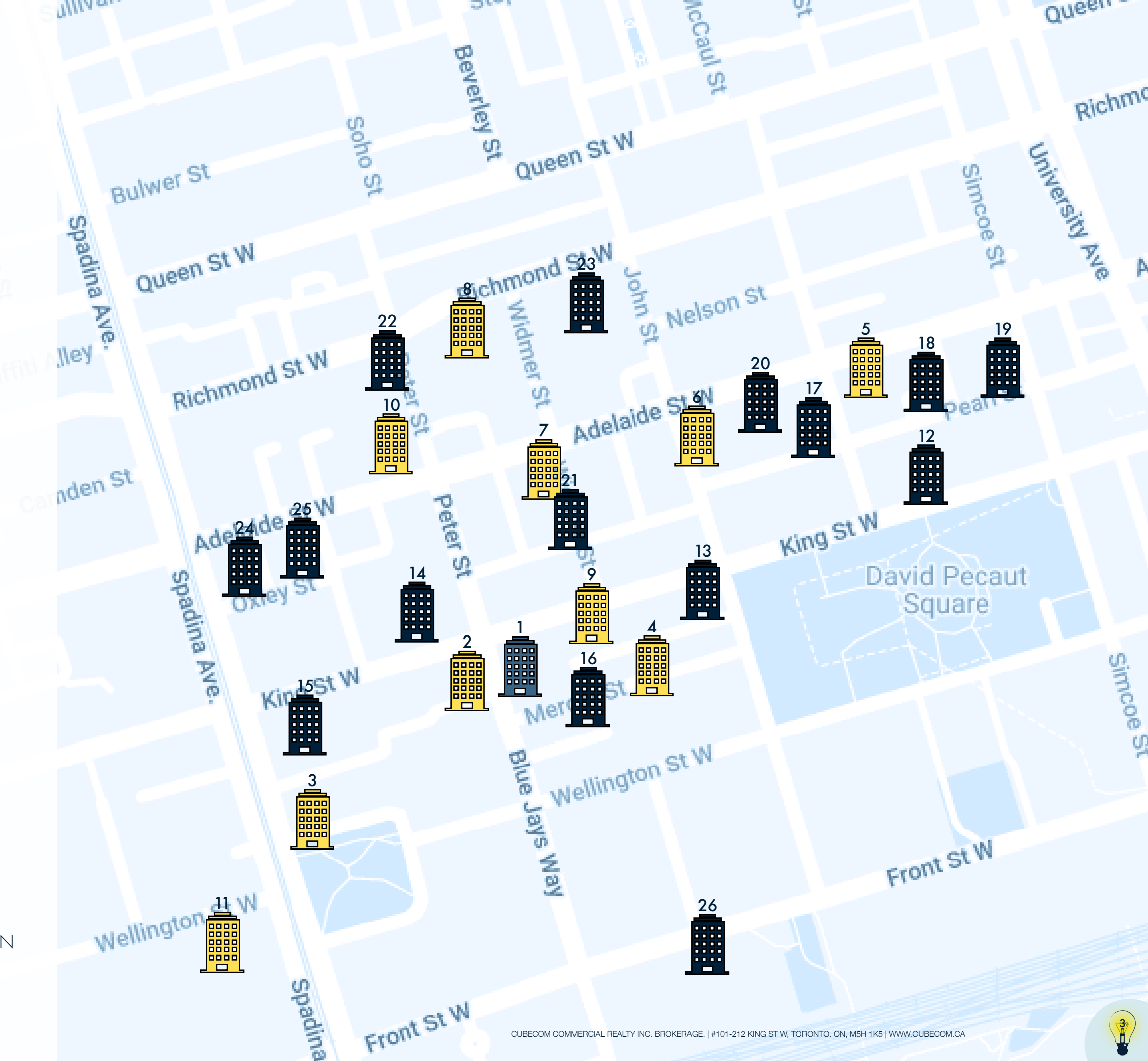
ACTIVE DEVELOPMENTS - 500M

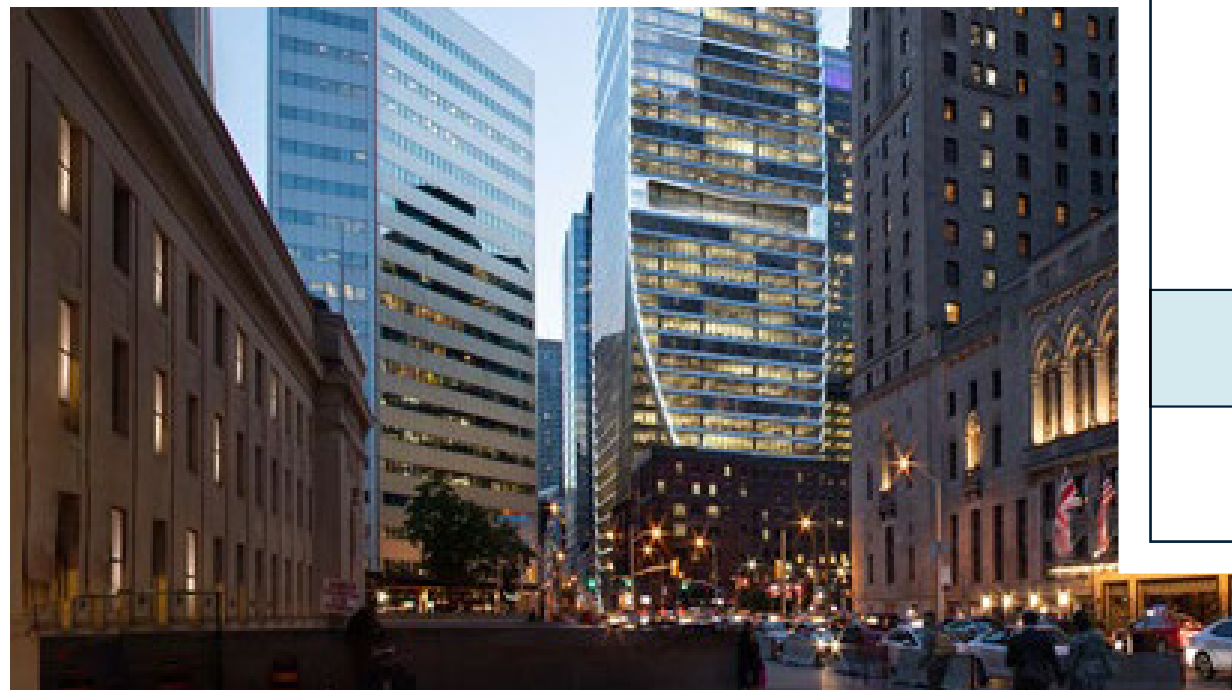
#	DEVELOPMENT	UNITS
1	KING BLUE	807
2	357 KING ST W	324
3	THE TAYLOR	286
4	NOBU	696
5	19 DUNCAN ST	462
6	PJ CONDO	366
7	THEATRE DISTRICT CONDOS	131
8	330 RICHMOND ST W	344
9	MAVERICK	328
10	PETER & ADELAIDE	696
11	THE WELL	1,700

DEVELOPMENT APPLICATIONS - 500M

#	DEVELOPMENT	UNITS
12	MIRVISH + GEHRY	1,917
13	305-319 KING ST W	402
14	400 KING ST W	530
15	401-415 KING ST W	N/A
16	BUNGALOW ON MERCER	12
17	14 DUNCAN ST	369
18	150 PEARL ST	610
19	100 SIMCOE ST	524
20	263 ADELAIDE ST W	353
21	8-20 WIDMER	N/A
22	CARLYLE CONDOS	348
23	RIOCAN HALL	613
24	101 SPADINA AVE	N/A
25	46 CHARLOTTE	216
26	UNION PARK	800

NEARING COMPLETION
 UNDER CONSTRUCTION
 PRE-CONSTRUCTION





NEIGHBOURHOOD DEMOGRAPHICS



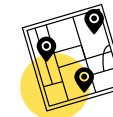
18,756 PEDESTRIANS PER DAY*
AVERAGE DAILY PEDESTRIAN CROSSINGS AT
INTERSECTION DURING PEAK DAYTIME HOURS



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





CORY ROSEN*
SENIOR VICE PRESIDENT
(416) 523-7749
CROSEN@CUBECOM.CA

COOPER BLUME*
(416) 566-8217
CBLUME@CUBECOM.CA



CUBECOM
FULL SERVICE REALTY

CUBECOM COMMERCIAL REALTY INC. BROKERAGE.
#101-212 KING ST W, TORONTO. ON, M5H 1K5 | CUBECOM.CA

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. *Sales Representative