



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



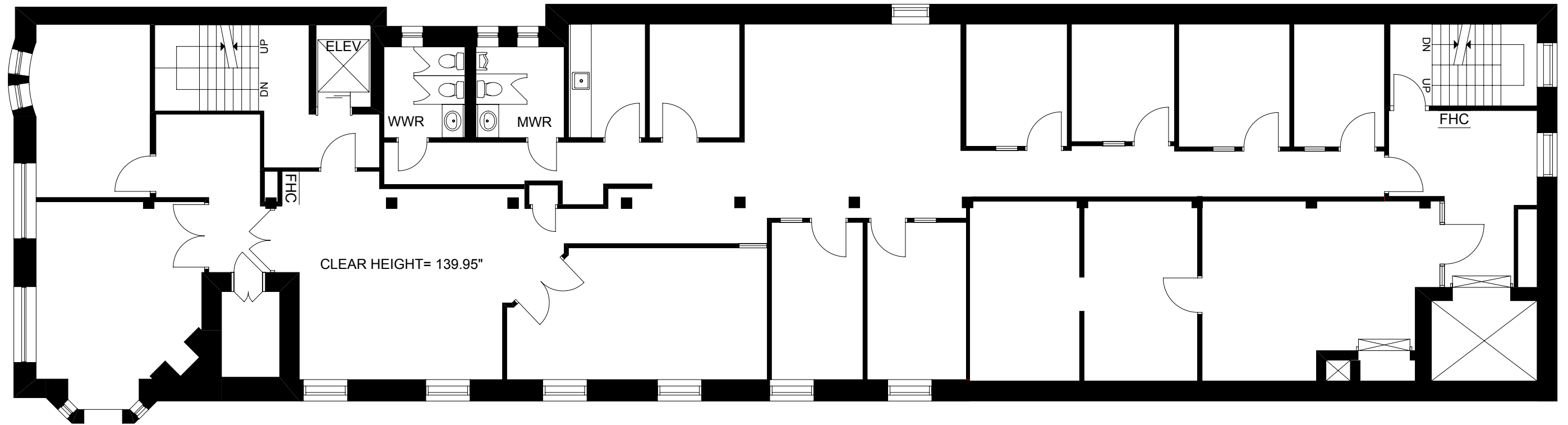
3rd Floor
Suite 300: 3,806 SF
Available Immediately

2nd Floor
Suite 200: 3,806 SF
Available Immediately

THE BUILDING -

Suite 200 Floor Plan

3,806 SF | Full floor opportunity

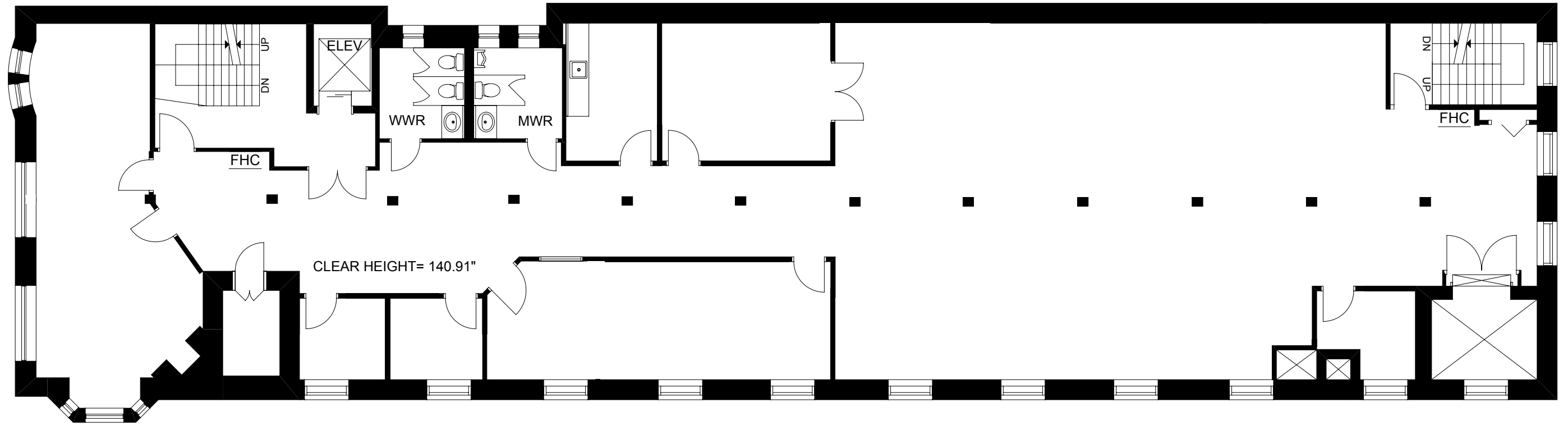


THE BUILDING -

Suite 300 Floor Plan

3,806 SF | Full floor opportunity

220 KING STREET W
7

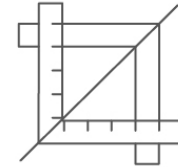


DREAM OFFICE-

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



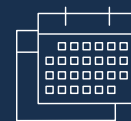
Short-Form Lease



Straight
to Lease



Seven Page
Document

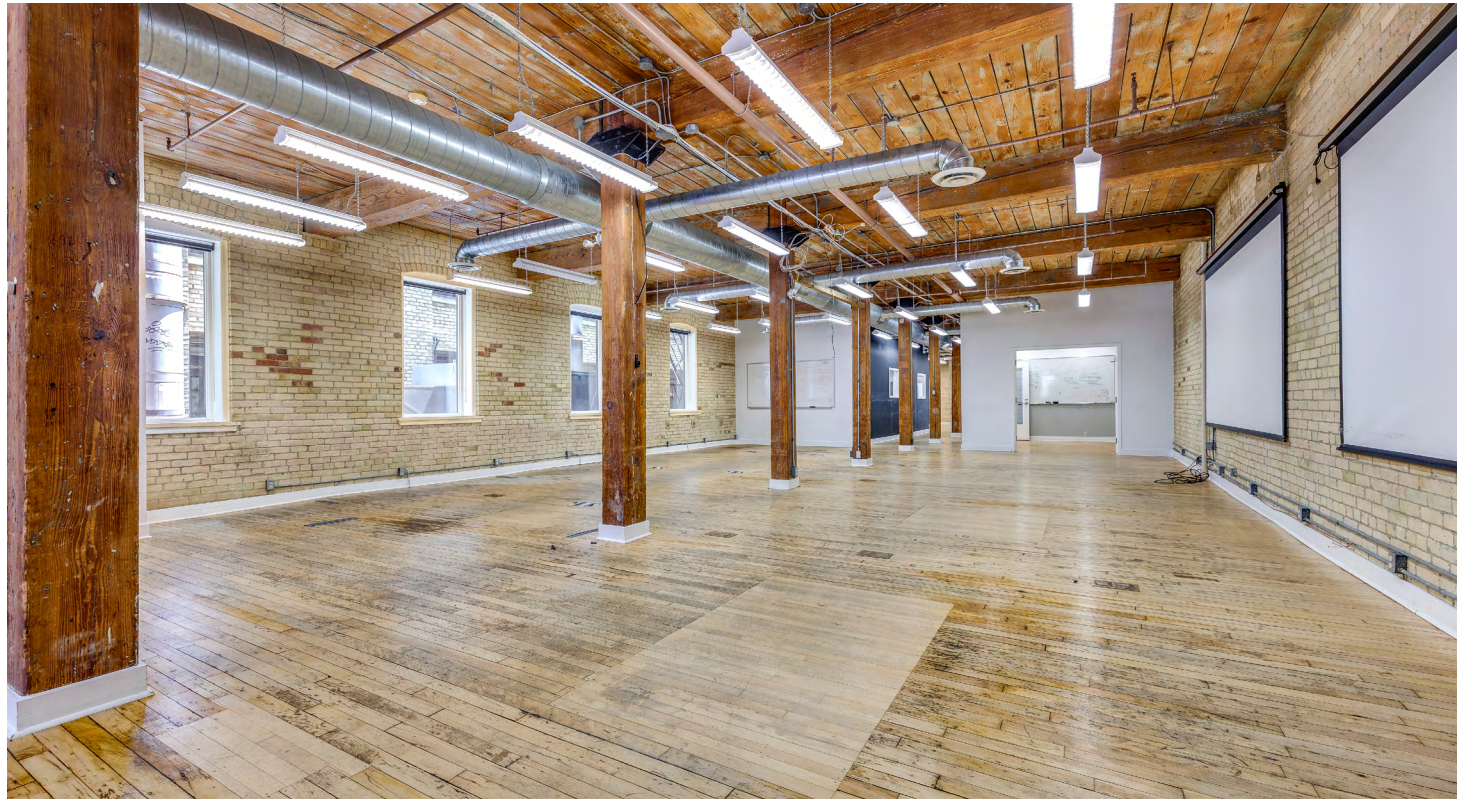


For Short-Term
Deals Only

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



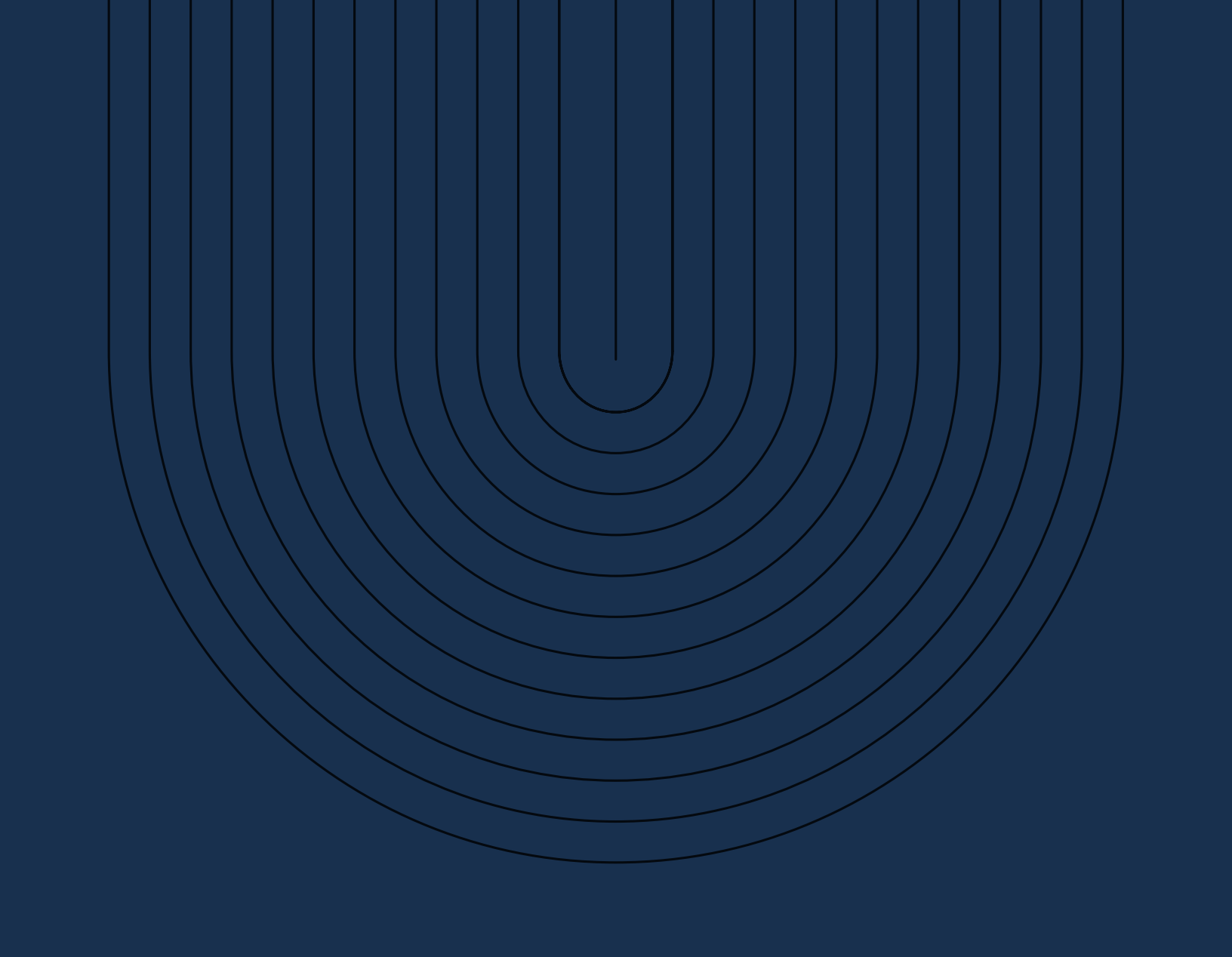
Hotels

- 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



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

*Broker **Sales Representative