



# 4 KING WEST

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# BUILDING HIGHLIGHTS

4 King Street is conveniently located in the Financial District with great access to public transit including a direct entrance to King Subway station, streetcars at your doorstep, and direct access to the PATH making this location easy for commute. Steps away from amenities, restaurants, shops, and more.



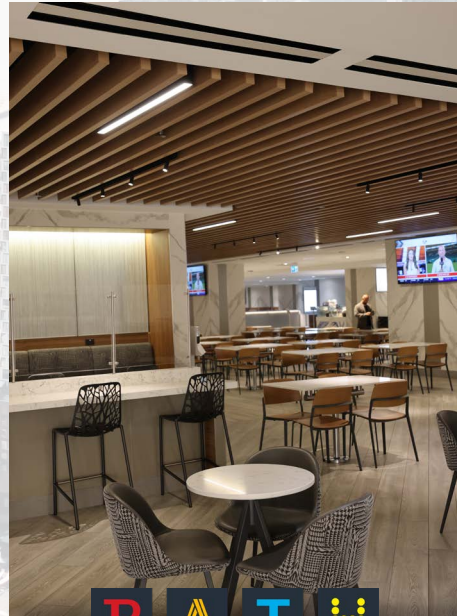
## SECURITY

24/7 SECURITY ACCESS AND ONSITE PROPERTY MANAGEMENT



## PUBLIC TRANSIT

DIRECT ACCESS TO PUBLIC TRANSIT



## PATH ACCESS

DIRECT ACCESS TO THE PATH



## WALKING DISTANCE

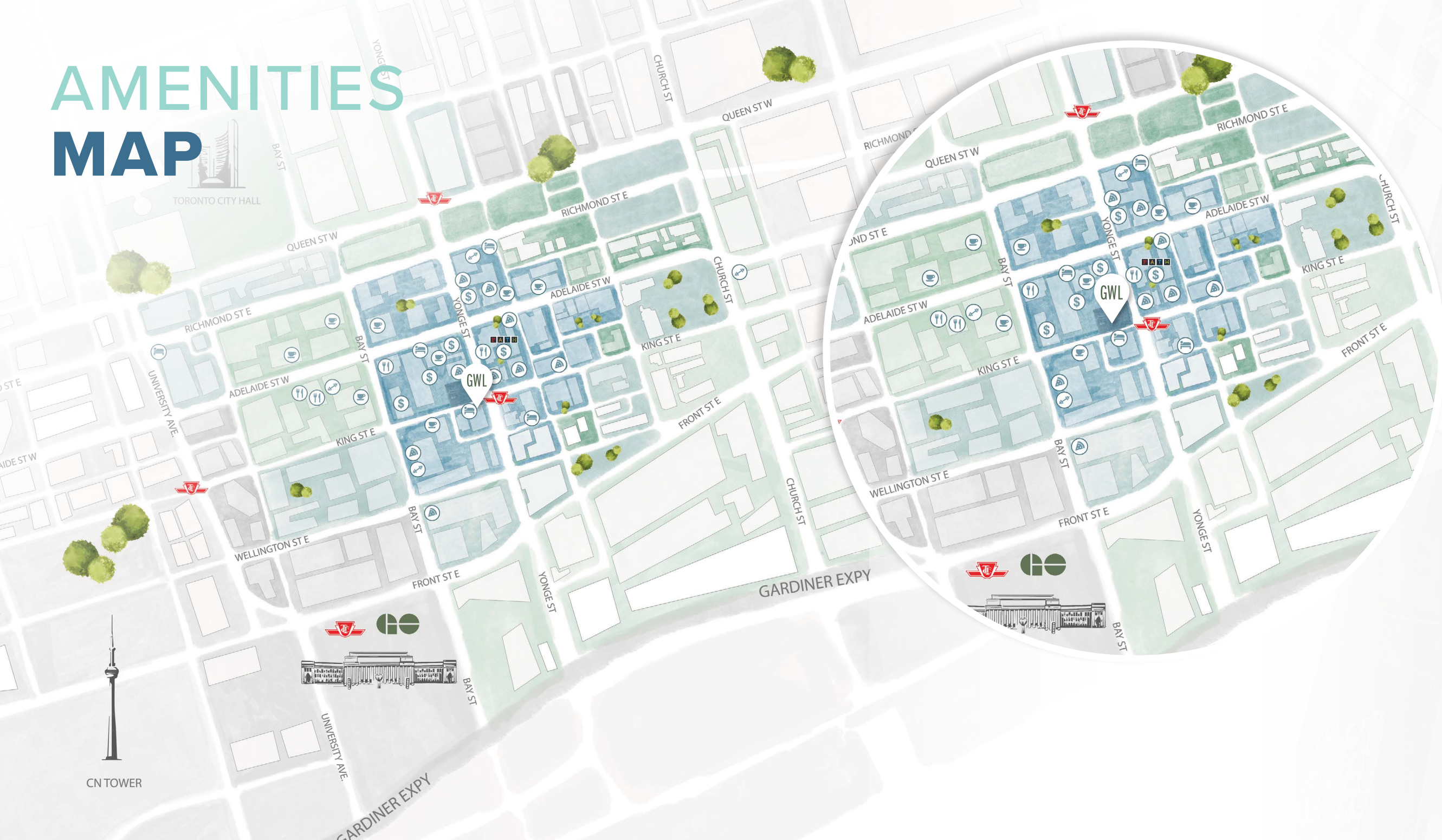
CHIPOTLE, MAD RADISH, STARBUCKS ARE ALL ON SITE



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# AMENITIES MAP



## • TRANSPORTATION:

- GO TRAIN STATION
- Union Station
- TTC
- PARKING

## • AMENITIES

### HOTELS

- The St. Regis Toronto
- Cambridge Suites Toronto
- One King West Hotel & Residence
- Executive Hotel Cosmopolitan Toronto
- Hilton Hotel Toronto

### COFFEE SHOPS

- Pilot Coffee Roasters
- Vereda Central Coffee Roasters
- Dineen Coffee Co.
- Timothy 's World Coffee
- Au Pain Doré Bakery
- Daily Ritual Cafe
- 11:59 Bar Café
- Starbucks
- Second Cup

## RESTAURANTS

- CRAFT Beer Market Toronto
- Astor Lounge
- Cactus Club Cafe First Canadian Place
- Edna + Vita
- John & Sons Oyster House
- The Chase
- Lucie
- Sansotei Ramen
- Carisma
- Terroni
- Nami Japanese Restaurant
- Hy's Steakhouse & Cocktail Bar
- Leña Restaurante
- Jump Restaurant
- Cantina Mercato

### FOOD COURT

- Touch
- The Poke Box
- Pizzaiolo
- McDonald's
- Hero Certified Burgers
- Fast Fresh Foods
- Mamma's Pizza
- Big Smoke Burger
- Sultan's Mediterranean Grill

- Wat Ah Jerk Caribbean Grill
- The Indian Canteen
- Market Street Catch

## GYMS

- GoodLife Fitness Toronto
- Adelaide Club
- 6S Fitness
- Equinox Bay Street

## • FINANCE:

### BANKS

- TD Bank
- RBC Royal Bank
- Scotiabank

## • WALKABILITY SCORE:



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MODEL SUITE 700

## AVAILABLE SUITES



SUITE

• 500

• 600

• 1010

Model Suite



SQ. FT.

13,641 sq. ft.

13,643 sq. ft.

7,254 sq. ft.



OCCUPANCY

Available Immediately

Available Immediately

September 1st, 2026



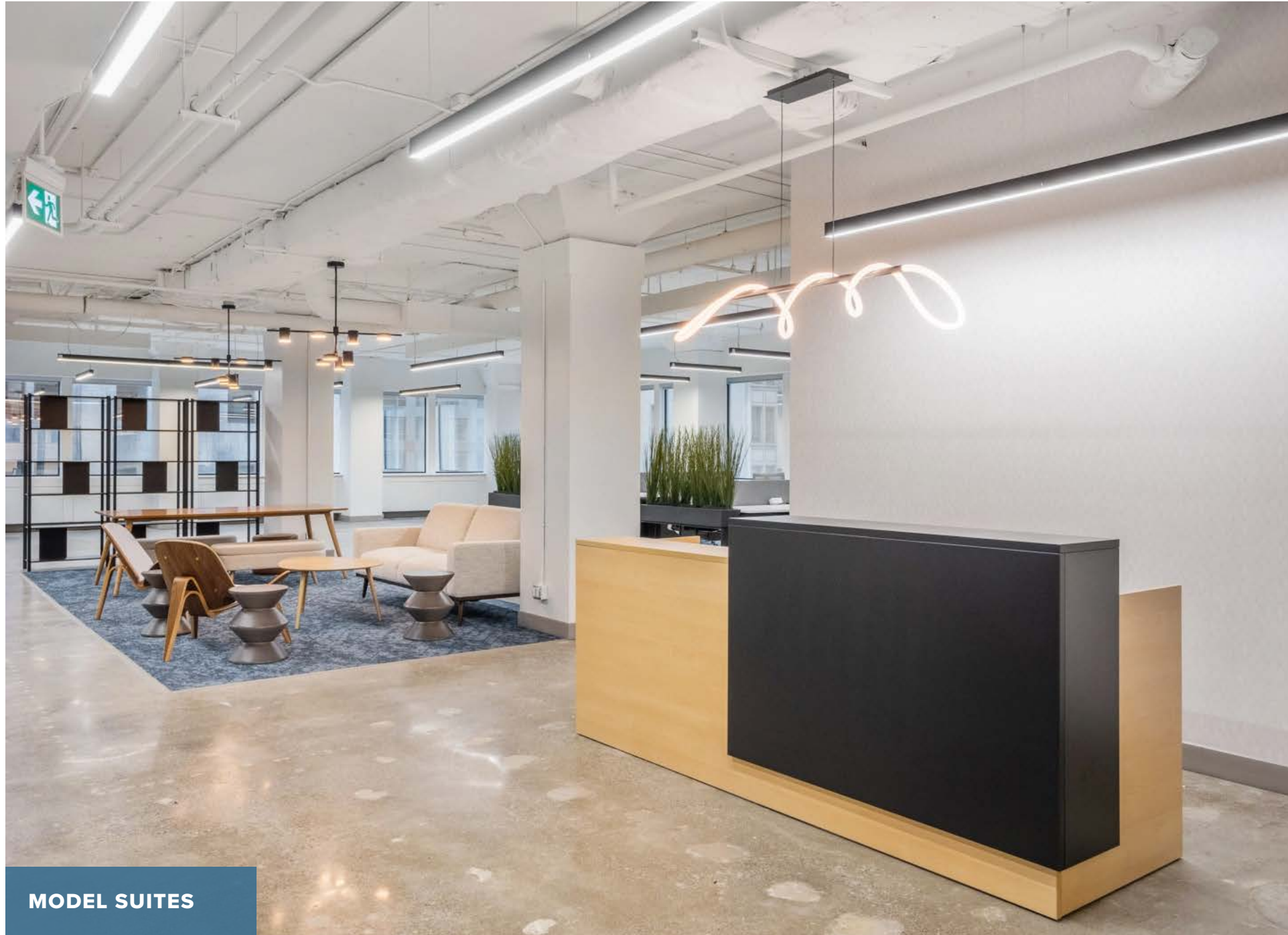
MAIN LOBBY



FRONT ENTRANCE



MODEL SUITE 700

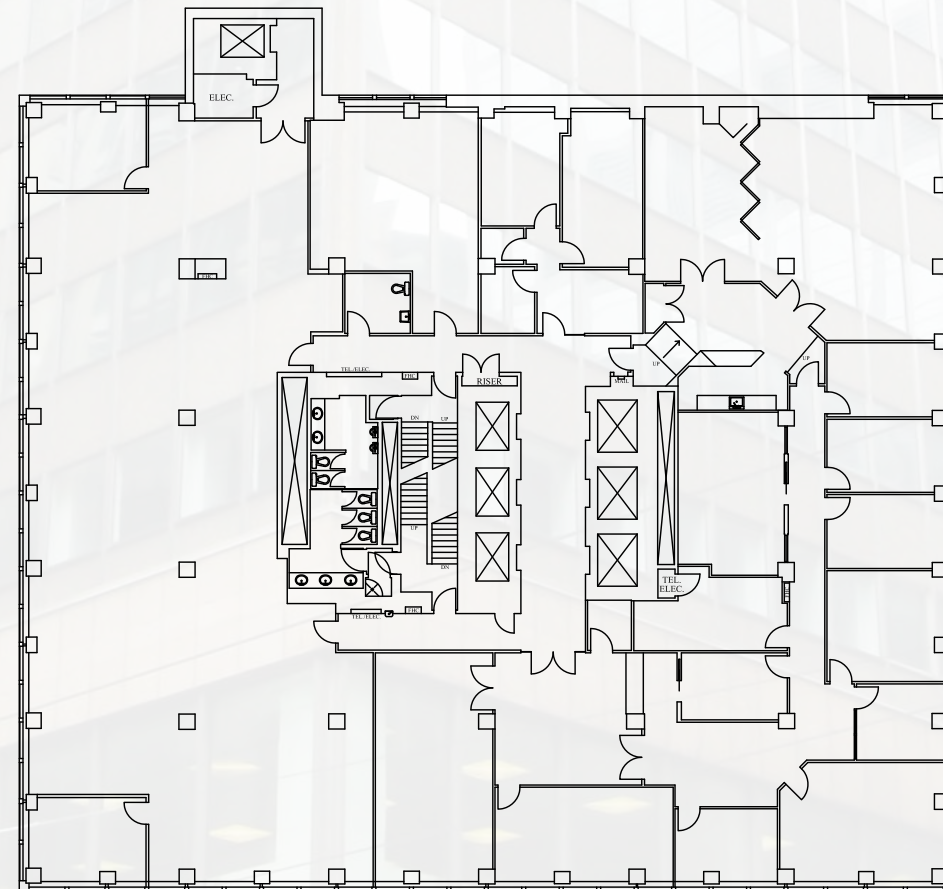


MODEL SUITES



# SUITE 500 - 13,641 SQ. FT.

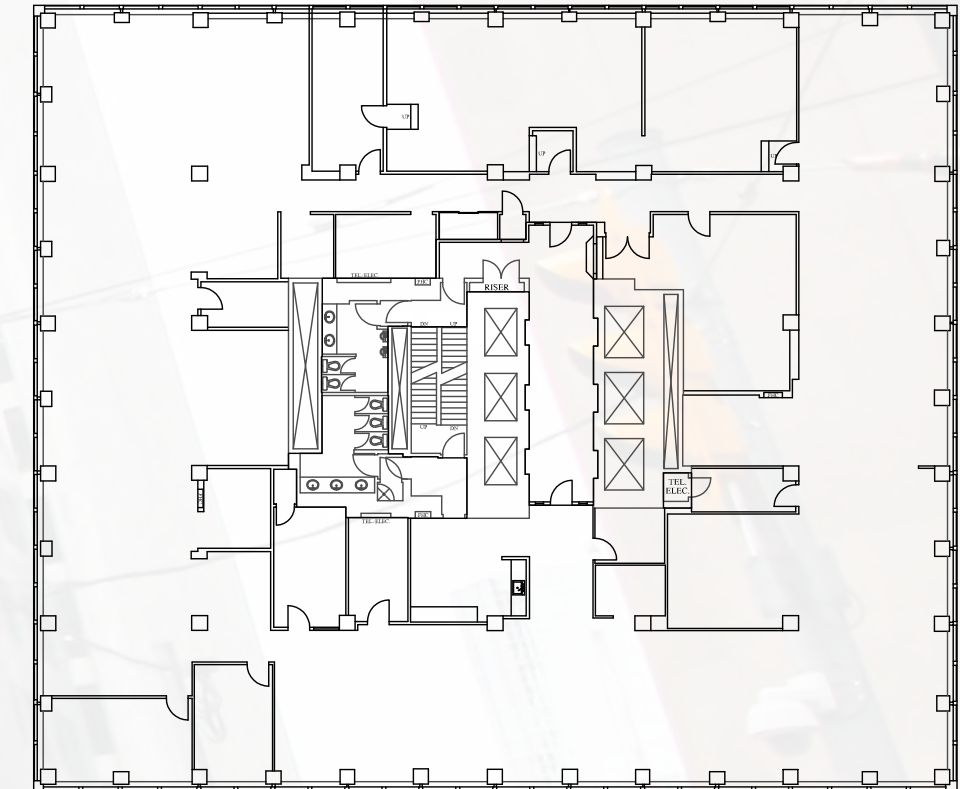
AVAILABLE IMMEDIATELY



- Full floor opportunity
- Build out includes reception, a mix of offices/ meeting rooms, kitchen, boardroom and open area

# SUITE 600 - 13,643 SQ. FT.

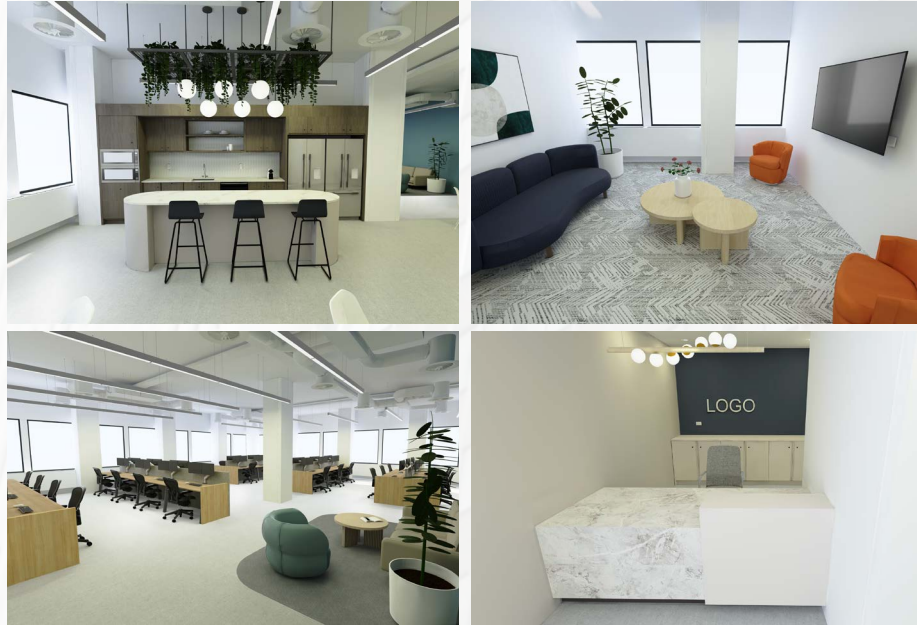
AVAILABLE IMMEDIATELY



- Full floor opportunity
- Build out includes reception, a mix of offices/ meeting rooms, kitchen, boardroom and open area for workstations and collaboration

# SUITE 1010 - 7,254 SQ. FT.

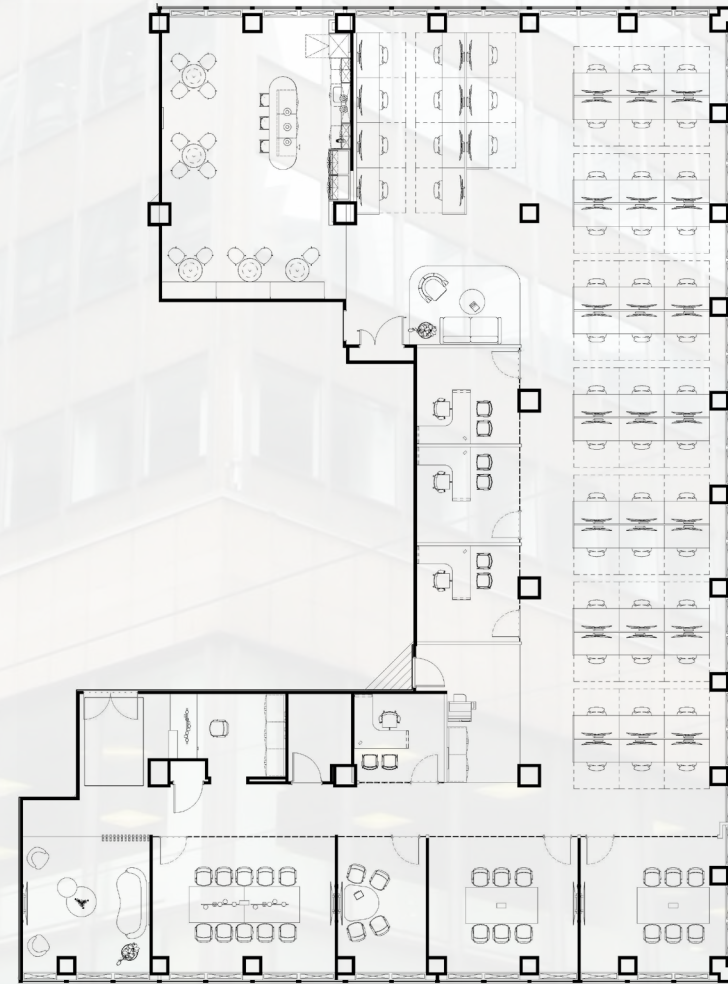
AVAILABLE SEPTEMBER 1ST, 2026



Renderings are for illustrative purposes only and may vary from the final delivery.

- Model Suite to Come!
- A modern reception area that makes a strong first impression.
- 53 high-performance workstations designed for productivity.
- 3 fully equipped meeting room for presentations and video calls.
- A 10-person boardroom for strategic discussions.
- 4 private offices for leadership and focused work.
- A stylish open-style kitchen that encourages social interaction

## ENVISION TOUR SUITE 1010



## SUITE 1010

Renderings are for illustrative purposes only and may vary from the final delivery.



**MAIN LOBBY**

## BUILDING OVERVIEW



**TOTAL RENTABLE AREA:**  
291,982 sq. ft.



**NUMBER OF STORIES:**  
20



**YEAR BUILT:**  
1964

### PROPERTY DESCRIPTION

- Posted Net Rate: Negotiable
- Typ. High-Rise Floor Plate: 12,950 sq ft
- PSF Realty Tax: \$8.59
- PSF Utilities: Separately Metered
- PSF Operating Costs: \$21.77
- PSF Additional Rent Total: \$30.36 (2026 est.)

### ELEVATORS

- High rise: 6
- Freight: 1

### SAFETY AND SECURITY

- Fire detection system: YES
- Sprinkler system: YES
- Manned security: YES
- Security system: 1

### POWER

- Typical power watts sq. ft.:
  - Tenant: 200 Amps per Floor
  - Lighting: 1.5 watts/sq. ft.
  - Other: 2 electrical transformer

### HVAC

- HVAC dist system: Mixed with both VAV & Constant Air Volume
- HVAC hours: 8:00am - 6:00pm Mon to Fri
- After hours HVAC: \$40/hr (+ Admin Fee & HST)

### BUILDING SPECIFICATION

- Ceiling Height: 8.6 ft
- Wall Type: Primed painted drywall
- Washrooms per floor: 2
- Fibre optic capability: YES (Beanfield, Bell, CenturyLink, Cogent, Rogers, Telus and Zayo)
- Shipping receiving: YES
- Emergency generator: YES

### AWARDS & DESIGNATIONS

- BOMA BEST Gold
- BOMA - Certificate of Excellence: Office Building
- Rick Hansen Foundation Accessibility Certification

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