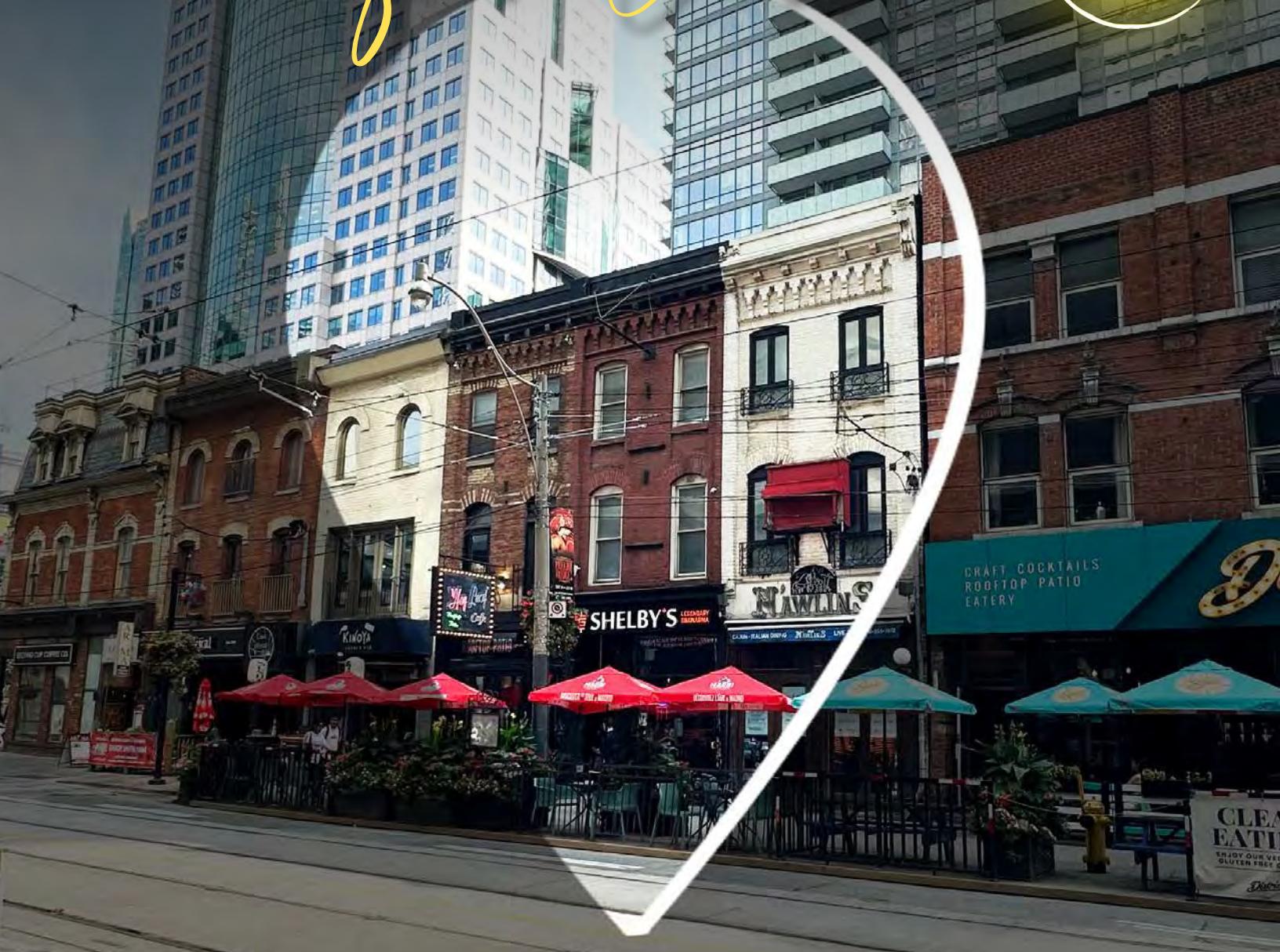
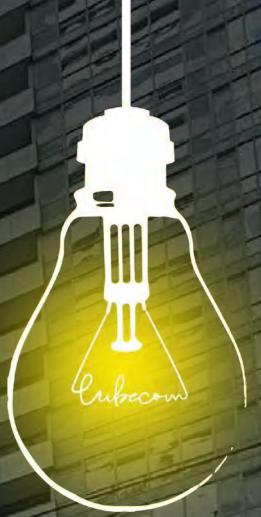


297 KING STREET WEST *for lease*



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297 KING ST 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.

AREA DETAILS:



RESIDENTIAL AREA

Convenient location in the Heart of Toronto's Entertainment District surrounded by a dense residential area.



RESTAURANTS

Walking distance to Toronto restaurants such as Figo, Luma, Fox and Fiddle, Gaby's, La Carnita and more!



HOTELS

Hotels in the area 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.

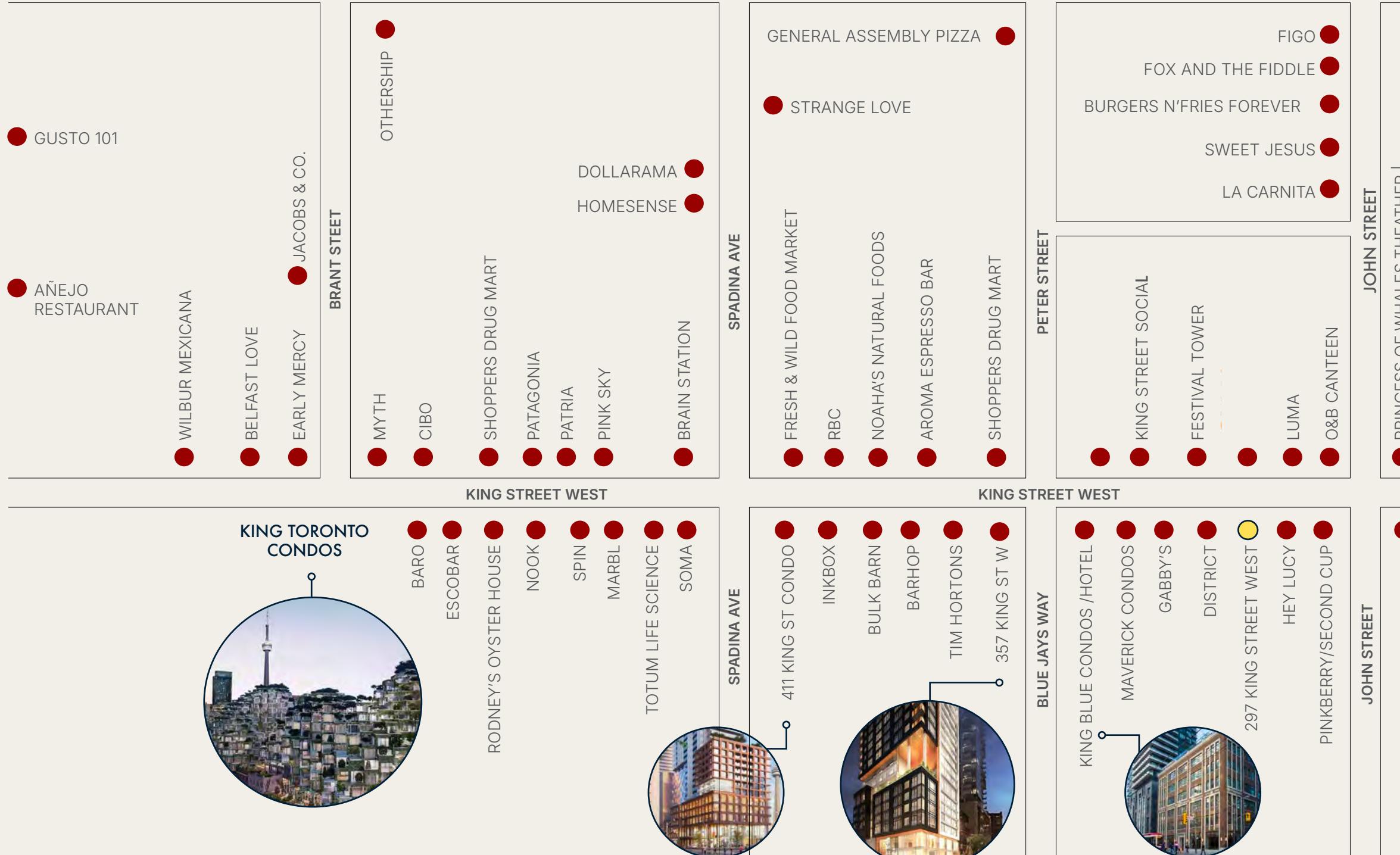


& MORE

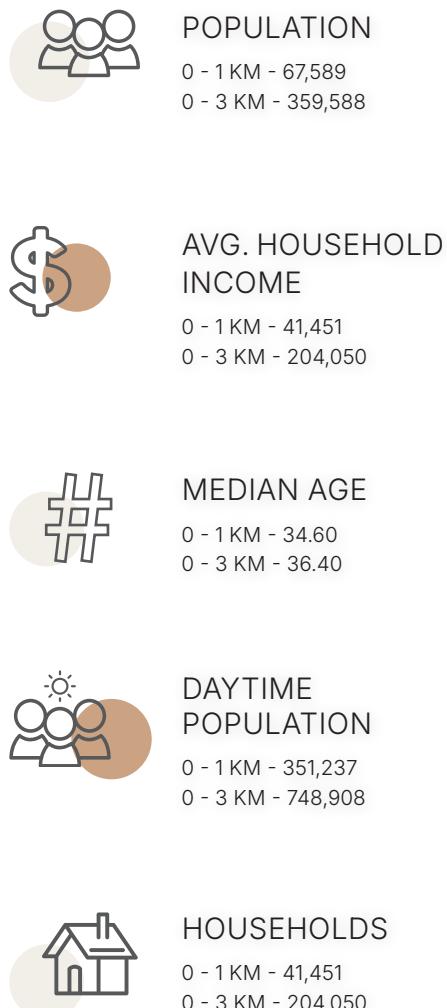
Immediately across the street from the TIFF Bell Lightbox, and office towers. Walking distance to shopping, sporting venues, and theatres.

AREA OVERVIEW

downtown



DEMOGRAPHIC



FLOORPLANS

second & third

PROPERTY DETAILS:

MAIN FLOOR	LEASED
BASEMENT	LEASED
SECOND/THIRD FLOOR	APPROX. 1,200 SQ. FT.
NET RENT	CONTACT LISTING AGENT
TMI (EST.)	APPROX. \$1,500 PER MONTH
AVAILABLE	IMMEDIATELY

TRANSIT

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!



WALK SCORE

100



BIKE SCORE

95



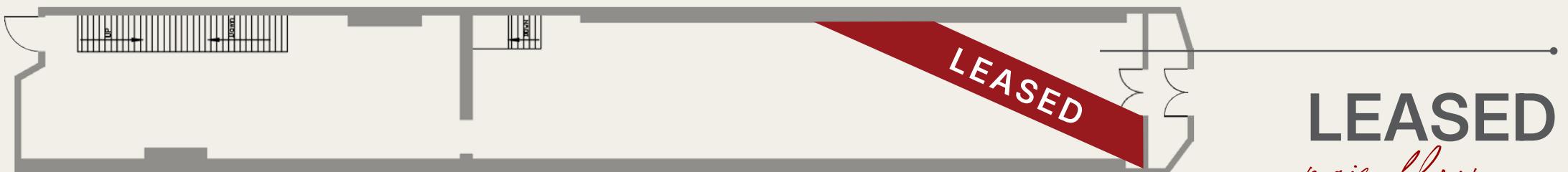
TRANSIT SCORE

100

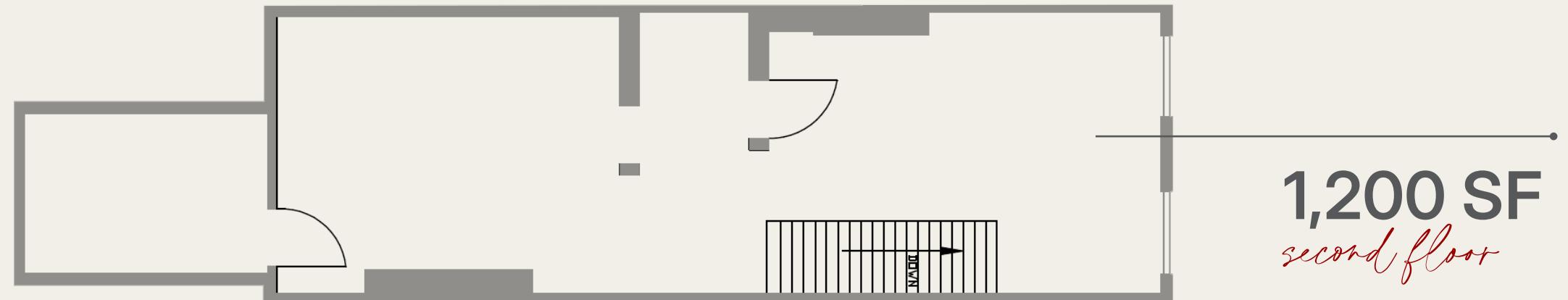
Mobility scores from WalkScore.com, 2025

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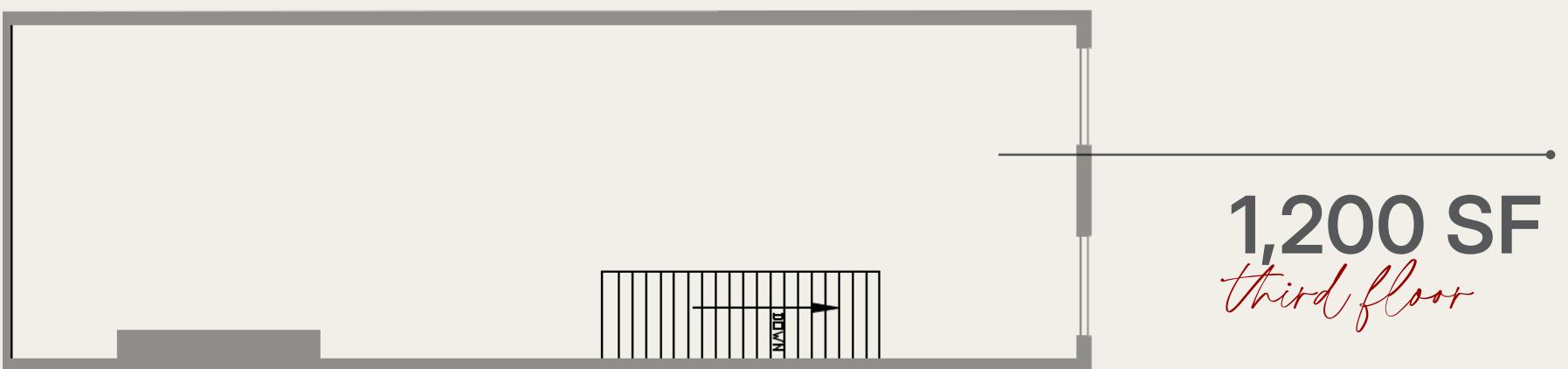
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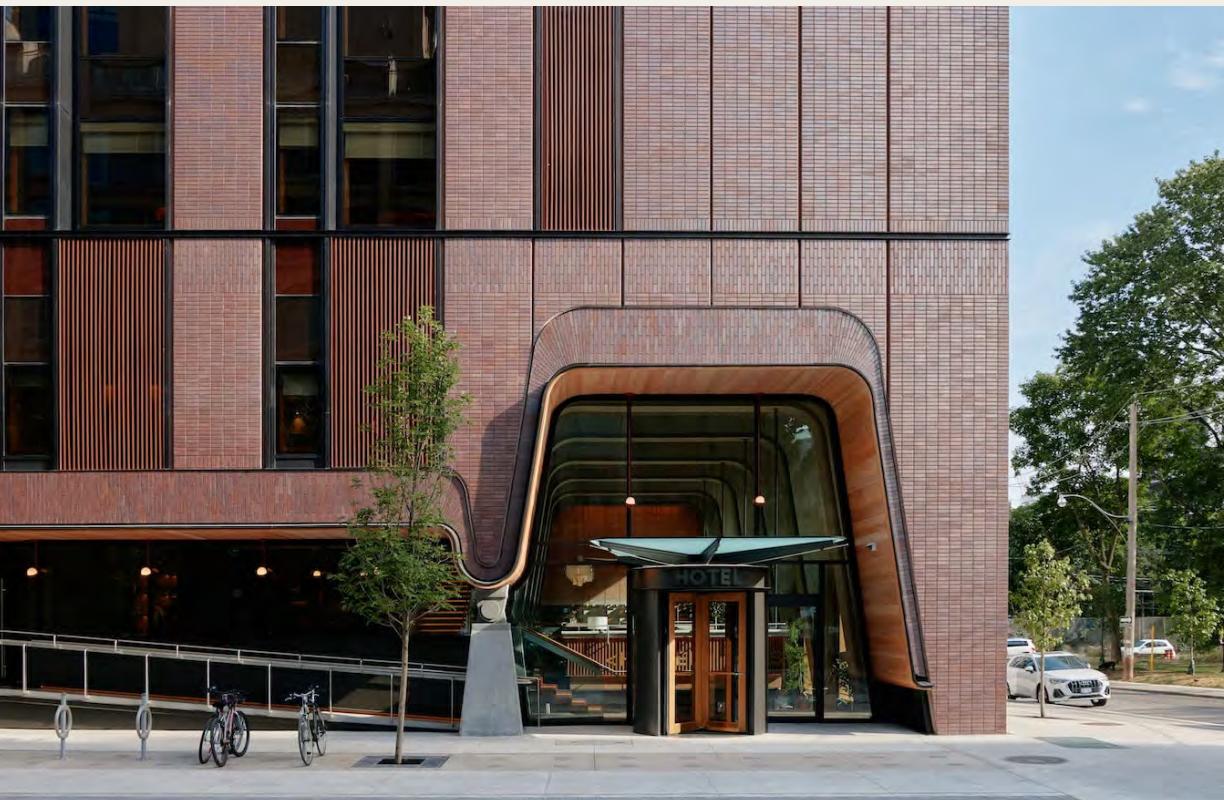
LEASED
main floor



1,200 SF
second floor



1,200 SF
third floor



NEIGHBOURHOOD *demographics*



29,000
PEDESTRIANS PER DAY

Average Daily
Pedestrian Crossings at
intersection during peak
daytime hours.*



29,199
VEHICLES PER DAY

Average Daily traffic count
(along King Street West).*



75,000
RESIDENTS 1KM RADIUS

Average Daily Pedestrian
Crossings at intersection
during peak daytime
hours.*



8%
POPULATION INCREASE

Over the next 5 years,
this growth signals strong
residential demand and
a steadily expanding
customer base.*



150+
RESTAURANTS

Bars, and entertainment
venues, this district draws
locals and tourists alike.*



10+
NEW DEVELOPMENT

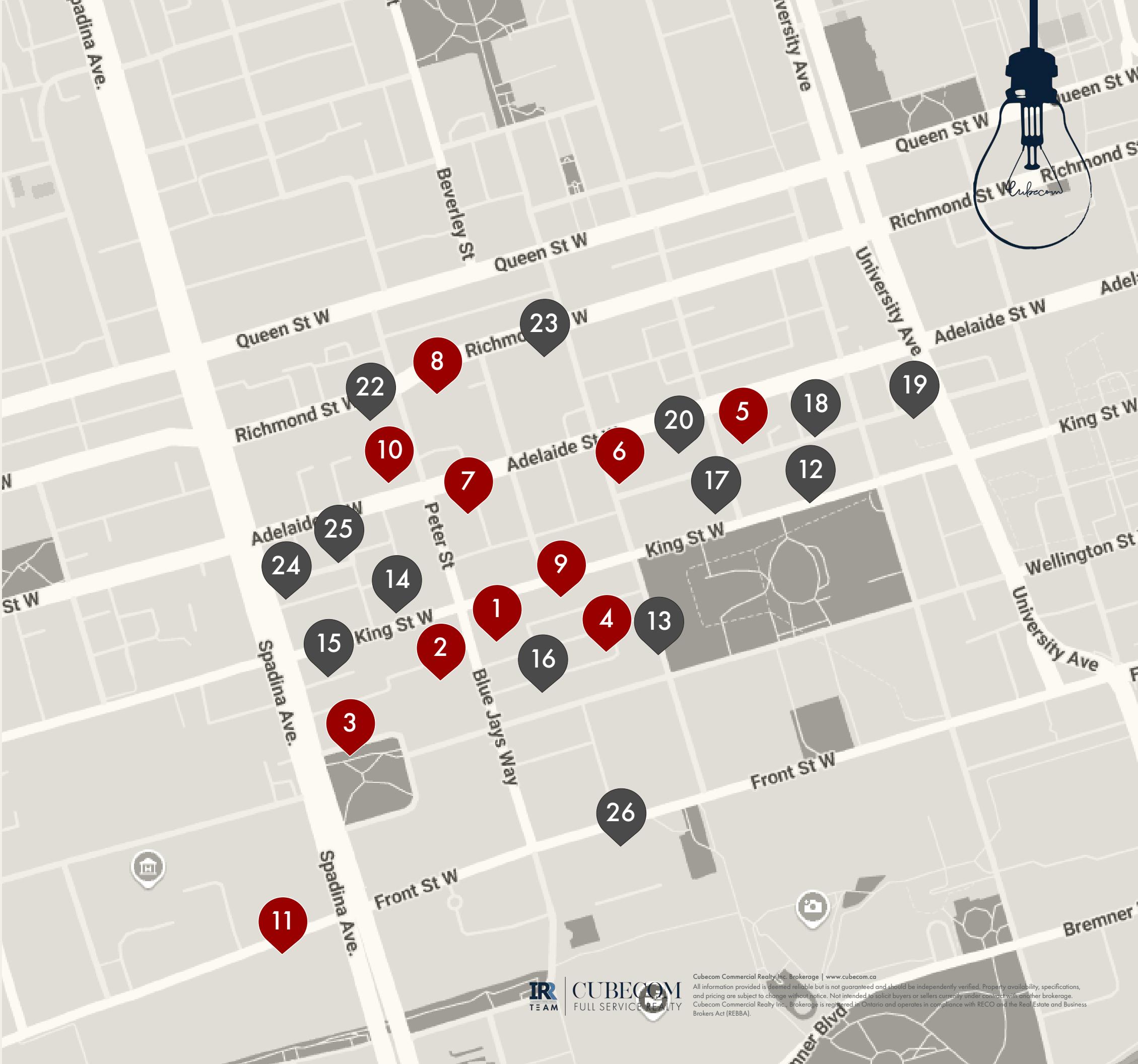
Over 10 new condo and
mixed-use towers either
under construction, or
recently completed within
a 500 m radius.*

DEVELOPMENT AREA

Active & pre-construction

#	ACTIVE 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

#	PRE-CONSTRUCTION	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



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