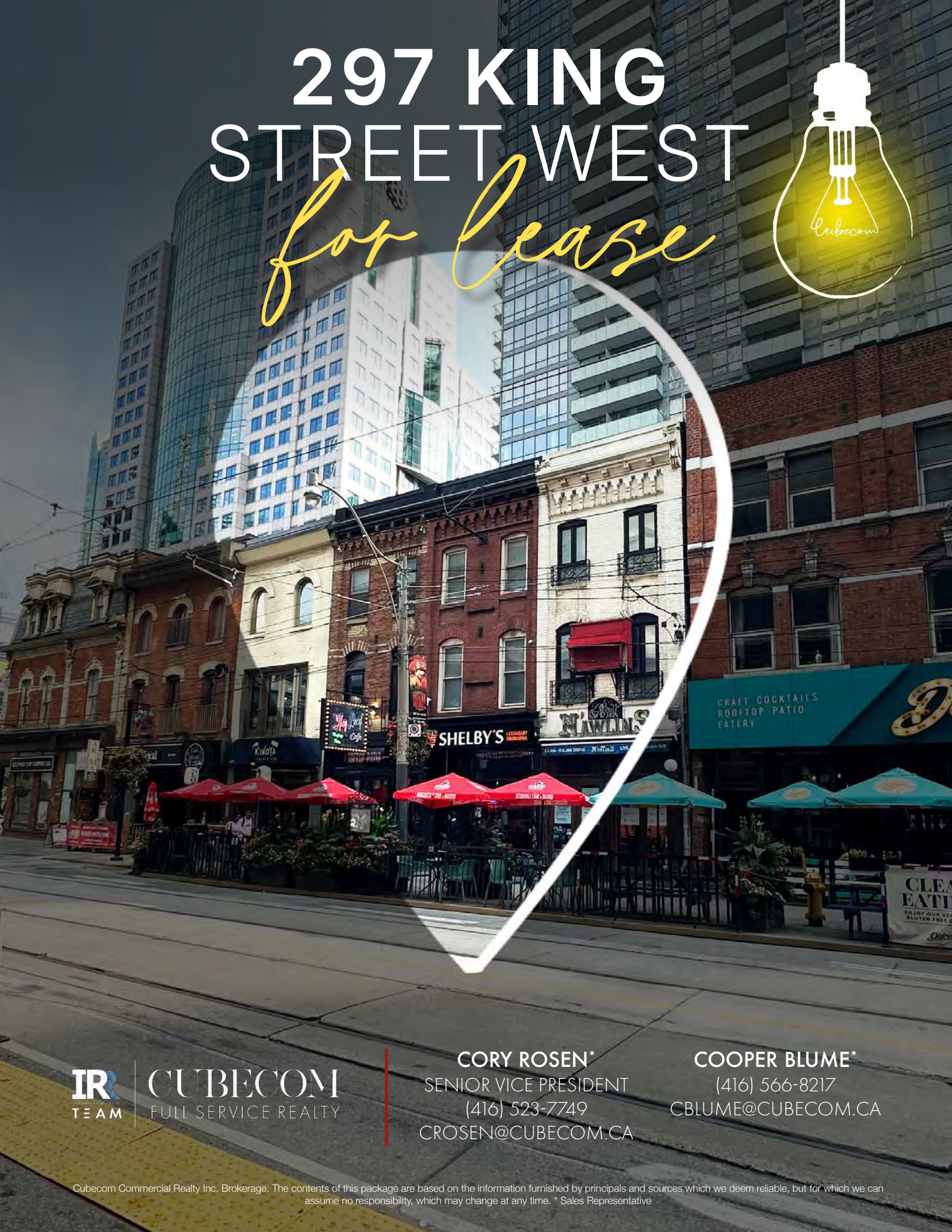


297 KING STREET WEST *for lease*



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297 KING
STREET
WEST



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.

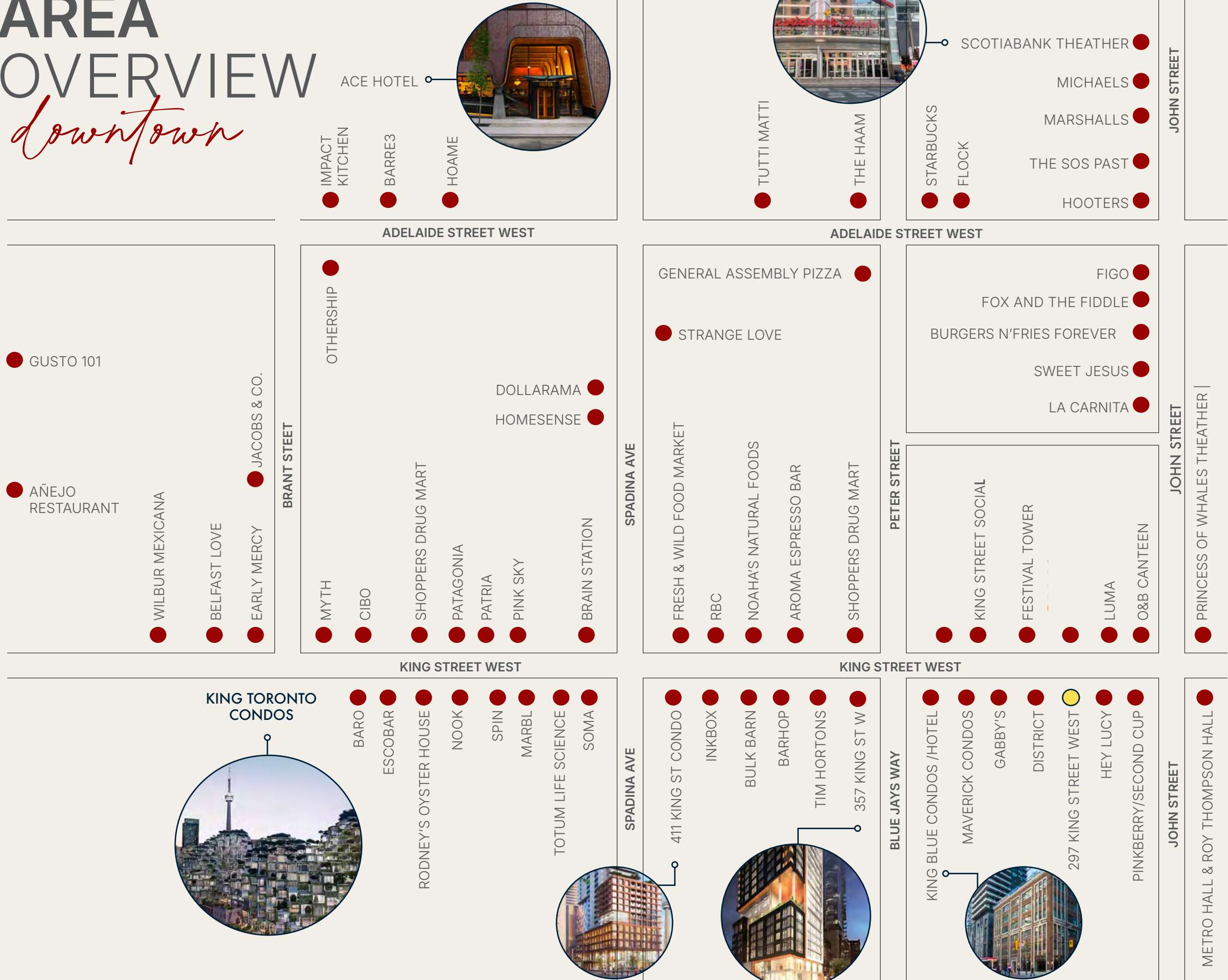


& MORE

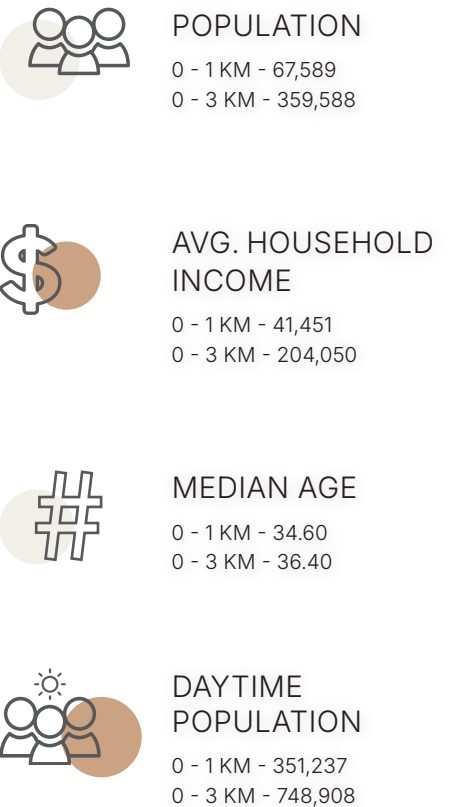
Immediately across the street from the TIFF Bell Lightbox, and office towers. Walking distance to shopping, sporting venues, and theatres.

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

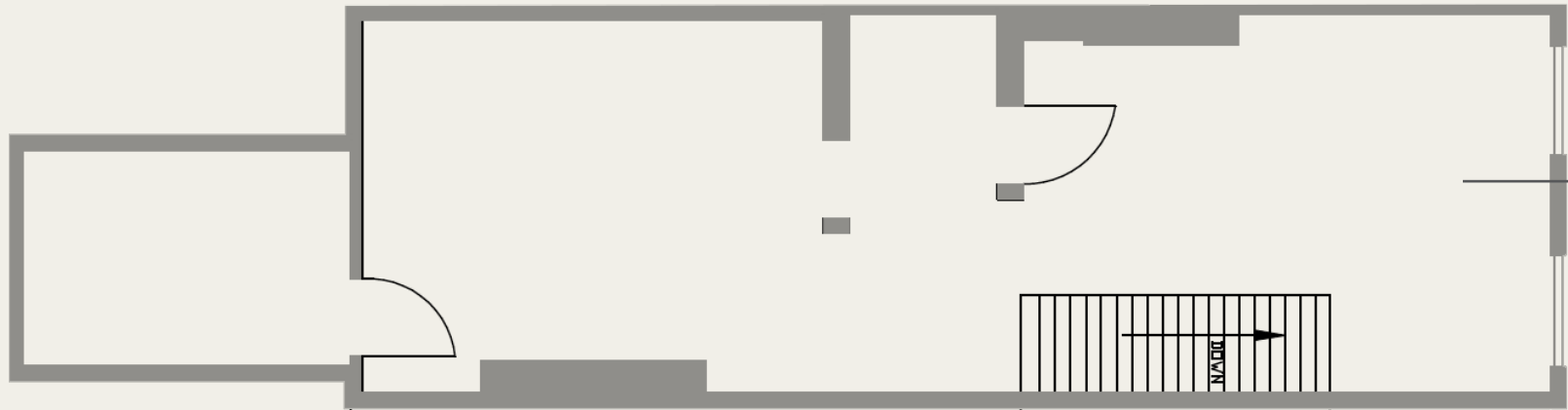
Mobility scores from WalkScore.com, 2025



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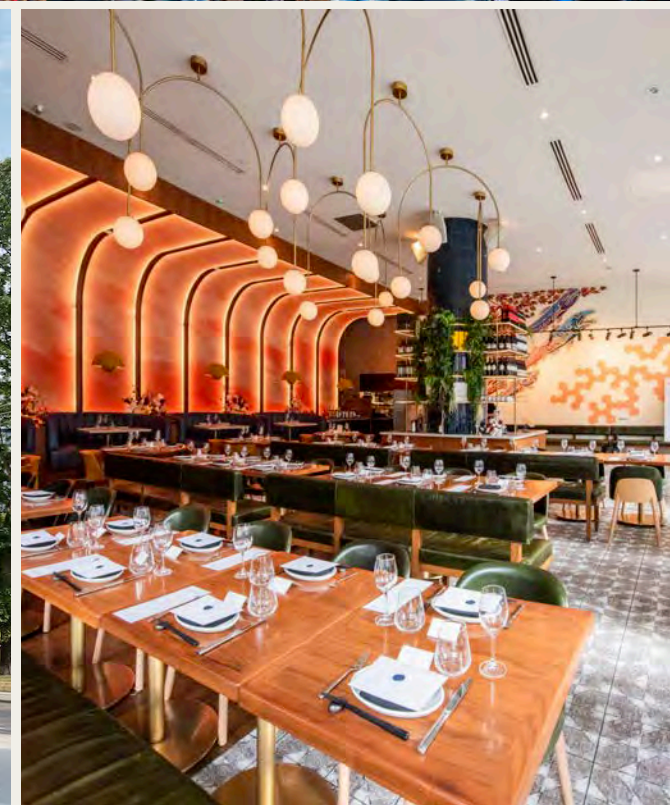
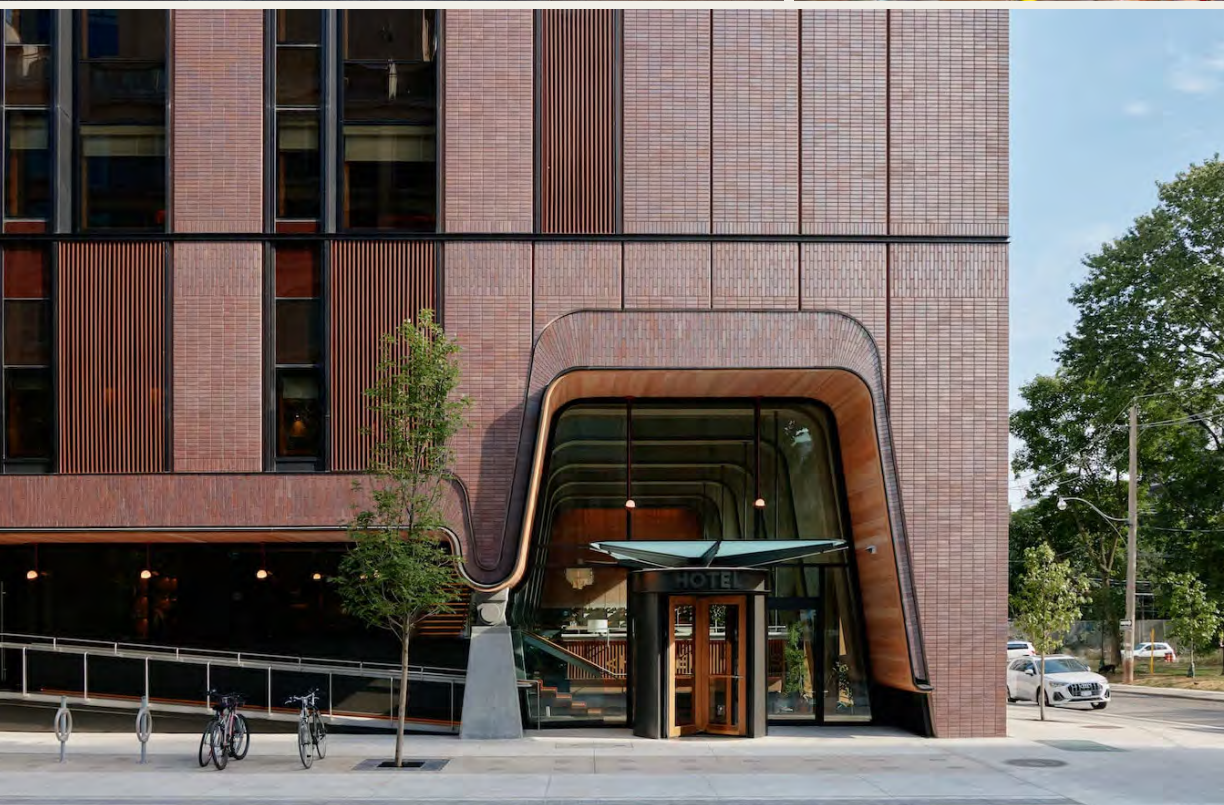
LEASED
main floor



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

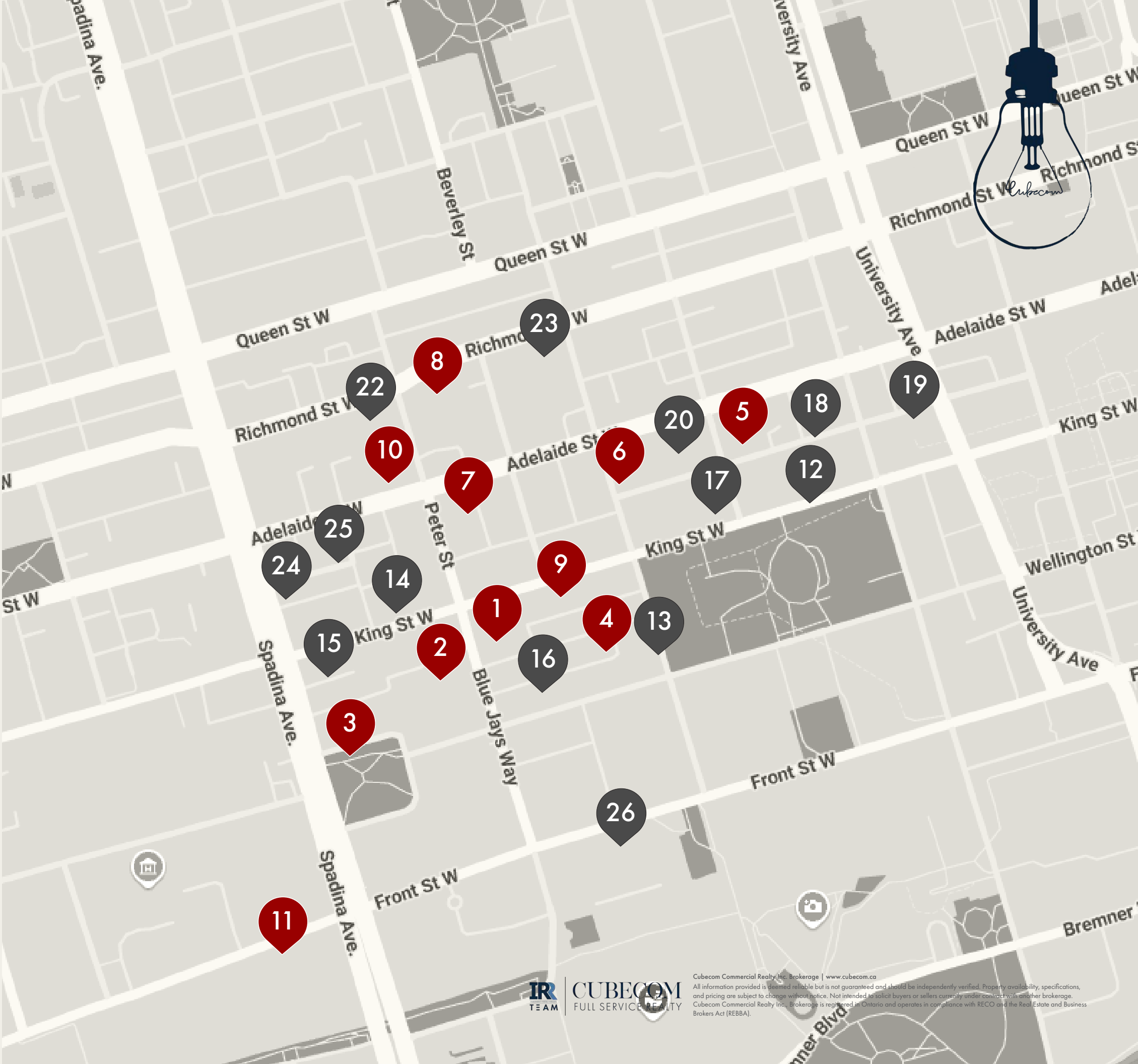
Over 10 new condo and
mixed-use towers either
under construction, or
recently completed within
a 500 m radius.*

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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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