

For Lease



Exceptional Ground Floor Opportunity in the heart of Downtown Toronto

18 King Street East
Toronto, ON

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The Opportunity

| | |
|----------------------------------|--|
| Size 625 to 3,500 SF | Net Rent Contact Listing Agent |
| Availability Immediate | Additional Rent \$21.55 |

Use Cases

Restaurant, Café, or Fast-Casual

This unit is perfectly positioned to capture heavy morning and lunch traffic from the PATH. It serves a captive audience within a tower containing 233,597 SF of office space and a local workforce where 20.7% are in Business and Finance. 30 feet of frontage ensures maximum visibility just steps from the Financial Core.

Boutique Fitness and Recovery

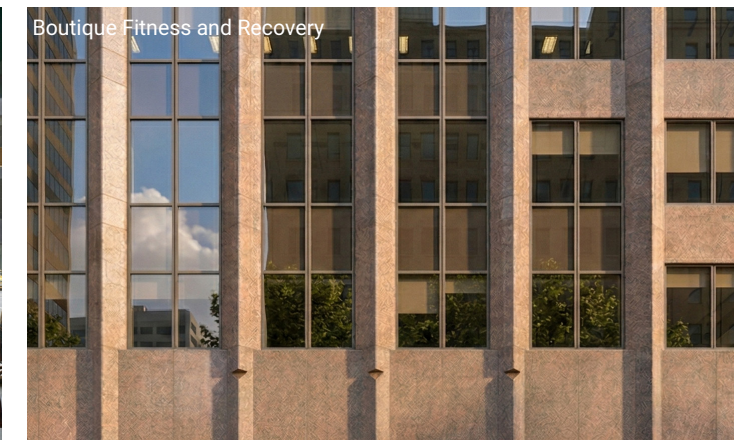
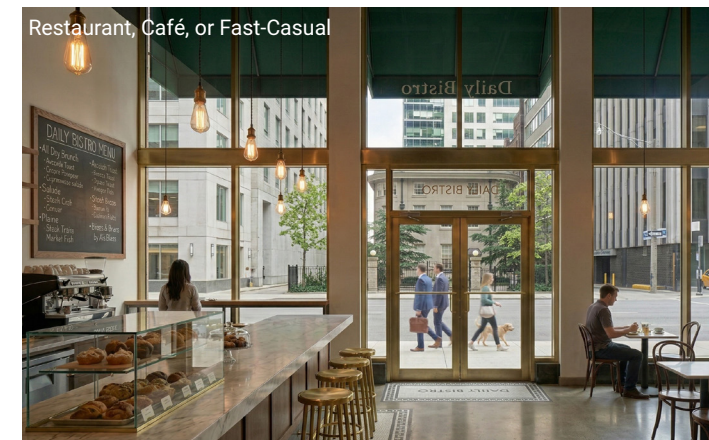
Target an active demographic with a median age of 34. Within 3 km, 207,878 households (94.5%) of which live in high-rise apartments, rely on local street-level wellness services. A high 75.9% labor participation rate ensures consistent demand for pre and post-work sessions.

Medical and Wellness Services

Thrive in a high-density node that has seen an explosive 24.9% population increase since 2020. Providing services to 394,669 residents, practitioners can leverage world-class transit proximity to draw patients from across the downtown core.

Salon, Grooming, and Beauty

Capitalize on an active streetscape where 15.8% of the population walks to work. This affluent base, where 63.7% hold a university degree, possesses the discretionary income to support premium personal care and beauty services.

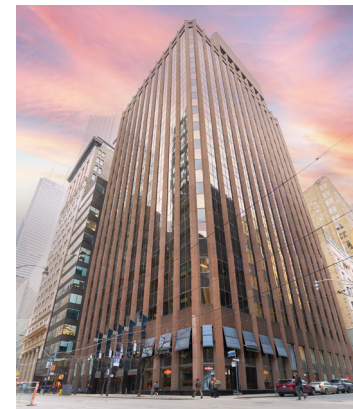


¹ Executive Dashboard - 18 King - 18 King St E - 3 km. Environics Analytics, 11 July 2025. Salthill 2025 Workspace, en.environicsanalytics.com.

Property Overview

18 King Street East is a prominent 14-story office building situated at a premier corner in the heart of Toronto's financial core, offering a strategic ground-floor retail opportunity just steps away from the TTC Line 1 King Subway Station.

This location acts as a central hub for thousands of office professionals working within the building and surrounding towers, while its prime downtown positioning ensures a constant flow of tourists and commuters passing by daily via the King streetcar line and the PATH system. With fronting on Victoria Street, the property offers high-exposure signage opportunities and multiple demising options, perfectly positioned between the high-end King East Design District and the historic St. Lawrence Market. Gain immediate access to an incredibly dense and active urban environment where the streetscape is defined by a high-velocity mix of world-class transit, commerce, and modern city living.



100 Walk Score®
Walker's Paradise

100 Transit Score®
Rider's Paradise

92 Bike Score®
Biker's Paradise

Demographics¹
3km Radius

394,669
Population

207,878
Households

37
Median Age

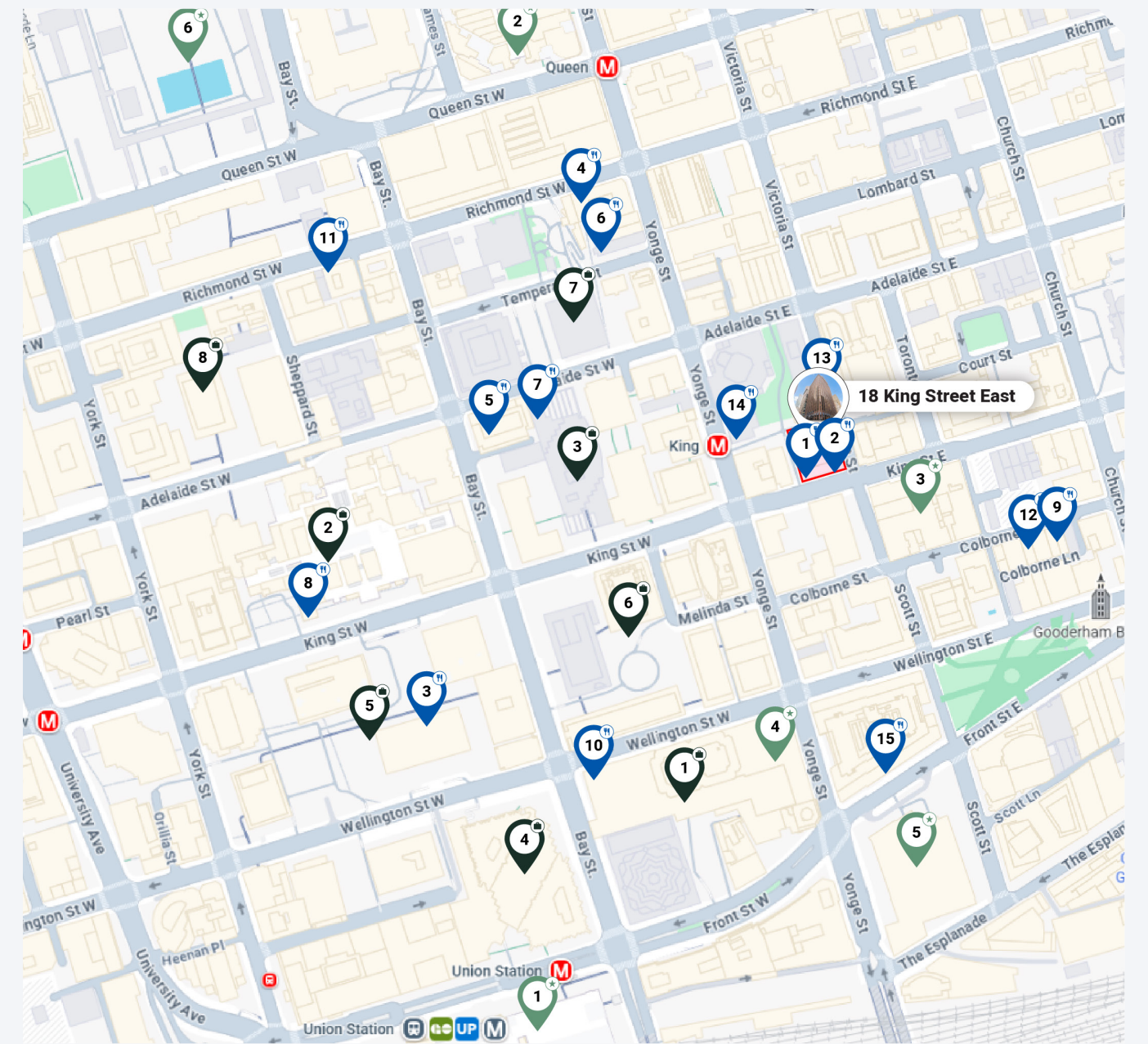
Daytime Victoria Street Traffic²
6:00PM - 8:00PM

21,579
Total Pedestrians

3,680
Total Vehicles

1,708
Total Cyclists

The Neighbourhood



Landmarks

- 1 Union Station
- 2 CF Toronto Eaton Centre
- 3 The Omni King Edward Hotel
- 4 Hockey Hall of Fame
- 5 Meridian Hall
- 6 Nathan Phillips Square

Office Buildings

- 1 Brookfield Place
- 2 First Canadian Place
- 3 Scotia Plaza
- 4 Royal Bank Plaza
- 5 Toronto Dominion Centre
- 6 Commerce Court
- 7 Bay Adelaide Centre
- 8 Richmond-Adelaide Centre

Dining

- 1 Beerbistro Restaurant
- 2 Tim Hortons
- 3 Canoe
- 4 Richmond Station
- 5 LOUIX LOUIS
- 6 The Chase
- 7 The Rabbit Hole
- 8 King Taps
- 9 Piano Piano
- 10 Ki Japanese + Bar
- 11 Daphne
- 12 aKin
- 13 Restaurant 20 Victoria
- 14 Lucie
- 15 Sammarco

¹ Executive Dashboard - 18 King - 18 King St E - 3 km. Environics Analytics, 11 July 2025. Salthill 2025 Workspace, en.environicsanalytics.com.
² "Traffic Volumes at Intersections for All Modes." Toronto Open Data, City of Toronto, open.toronto.ca/dataset/traffic-volumes-at-intersections-for-all-modes/. Accessed 26 Feb. 2025.

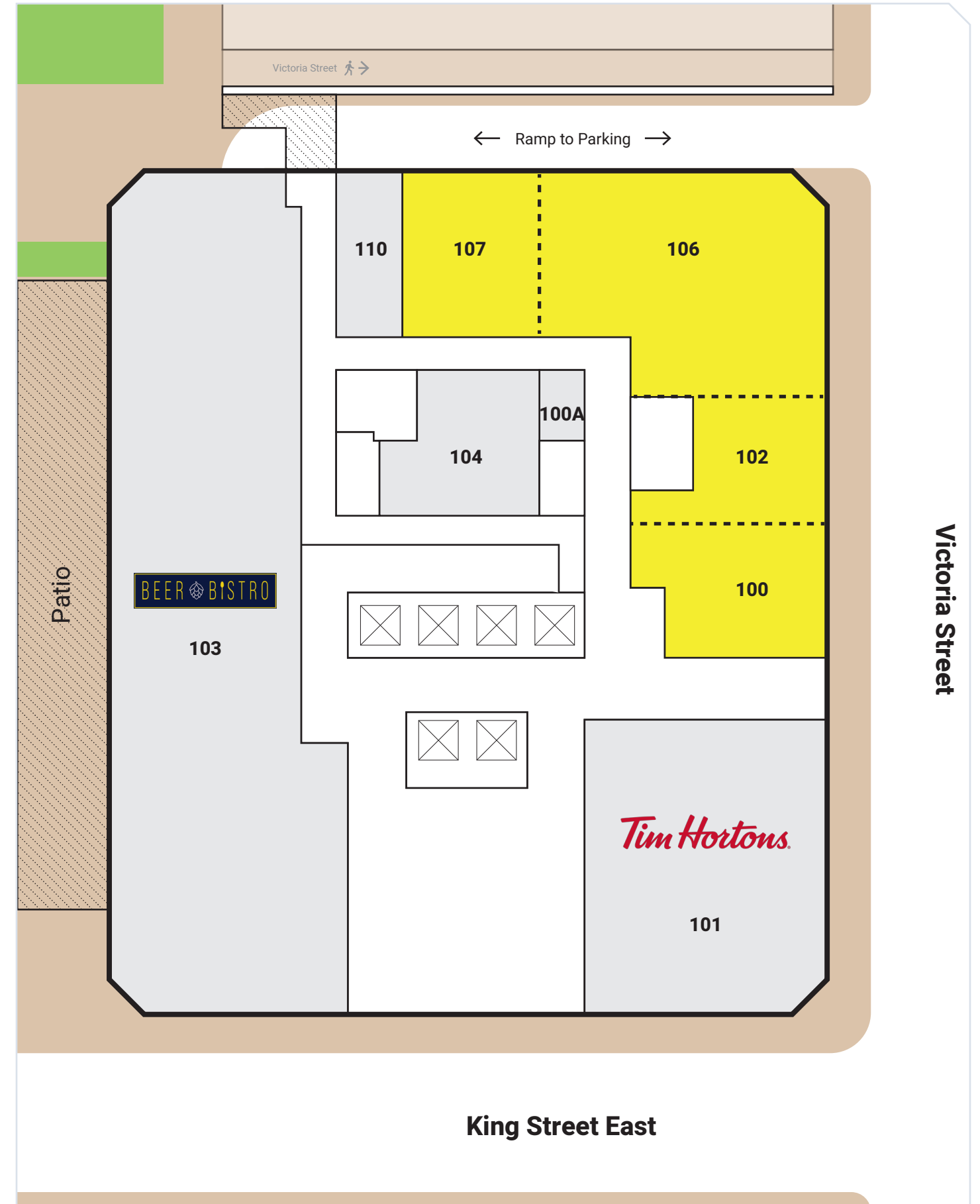
Site Plan

Legend

| | | |
|-----------|------------------------|----------|
| Unit 100 | Available | 625 SF |
| Unit 100A | Tim Horton's (Storage) | 82 SF |
| Unit 101 | Tim Horton's | 1,824 SF |
| Unit 102 | Available | 674 SF |
| Unit 103 | Beer Bistro | 4,421 SF |
| Unit 104 | Beer Bistro (Storage) | 520 SF |
| Unit 106 | Available | 1,575 SF |
| Unit 107 | Available | 630 SF |
| Unit 110 | Tim Horton's (Storage) | 296 SF |



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