

TORONTO'S PULSE,  
YOUR PLACE

ONE TORONTO STREET, TORONTO



ONE

T O R O N T O

# CORE PROXIMITY. CORNER PRESENCE.

Located at the northeast corner of King Street East and Toronto Street, One Toronto combines modern functionality with a timeless design, within one of the city's most walkable and transit-friendly addresses. Boasting abundant natural light, floor-to-floor, this Class A tower offers contiguous block availability, generously sized floor plates and an ownership group dedicated to fostering an elevated tenant experience.

12' 6"  
CEILING HEIGHT

351,647 SF  
TOTAL BUILDING SIZE

72,091 SF  
CONTIGUOUS BLOCK  
AVAILABLE

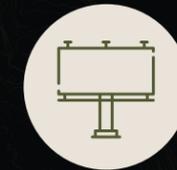
24,500 SF  
TYPICAL FLOORPLATE

ONE  
TORONTO



## OUTDOOR SPACES

Four corner patio spaces included on the 15th floor vacancy



## SIGNAGE OPPORTUNITIES

Rooftop signage & building branding opportunities



## UNDERGROUND PARKING

Direct garage parking (226 spaces), EV stations & bike storage



## MONITORED SECURITY

Building concierge and security system



## EXCELLENT WALKABILITY

Walking access to downtown Toronto's best dining, retail, hotels and more



## CONVENIENTLY LOCATED

3 min walk to King Street Station and the PATH, featuring underground access to 30 km of restaurants, shopping, services and entertainment



Lobby renovations to commence Q1 2026

Target completion date is Q4 2026

Toronto Street and King Street lobbies to be renovated

Lobby Rendering

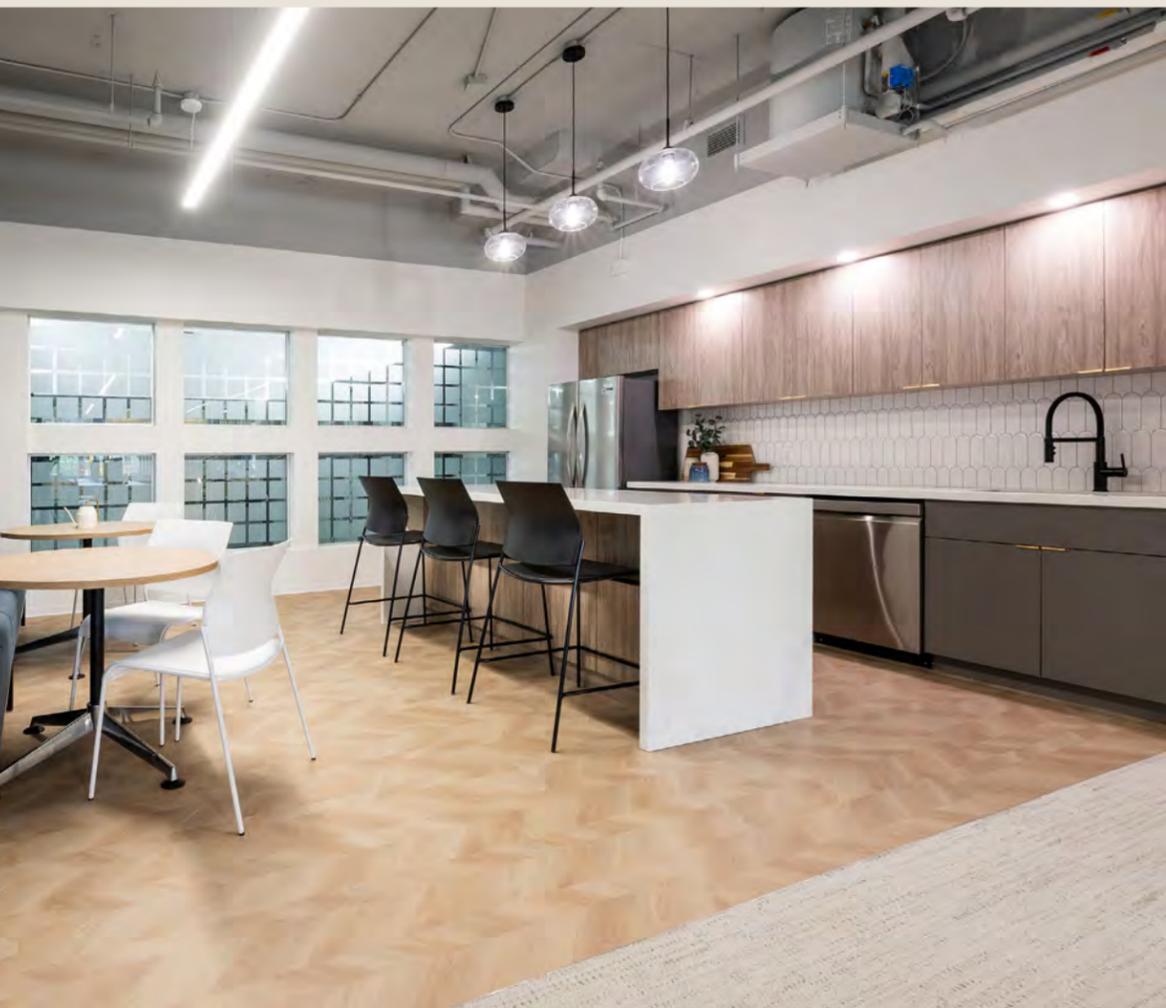


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Lobby Rendering



Lobby Rendering



# PROXIMITY ELEVATES PROMINENCE

From historical landmarks to renowned dining experiences, One Toronto offers an unbeatable, amenity-rich location in the heart of Downtown Toronto. With seamless, walking access to premier dining restaurants, retail, gyms, parks, and transit at Union Station or the King Street PATH Station, no destination is too far to explore.



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- 05 HOTELS
- 70+ EATERIES
- 06 FITNESS/GYMS

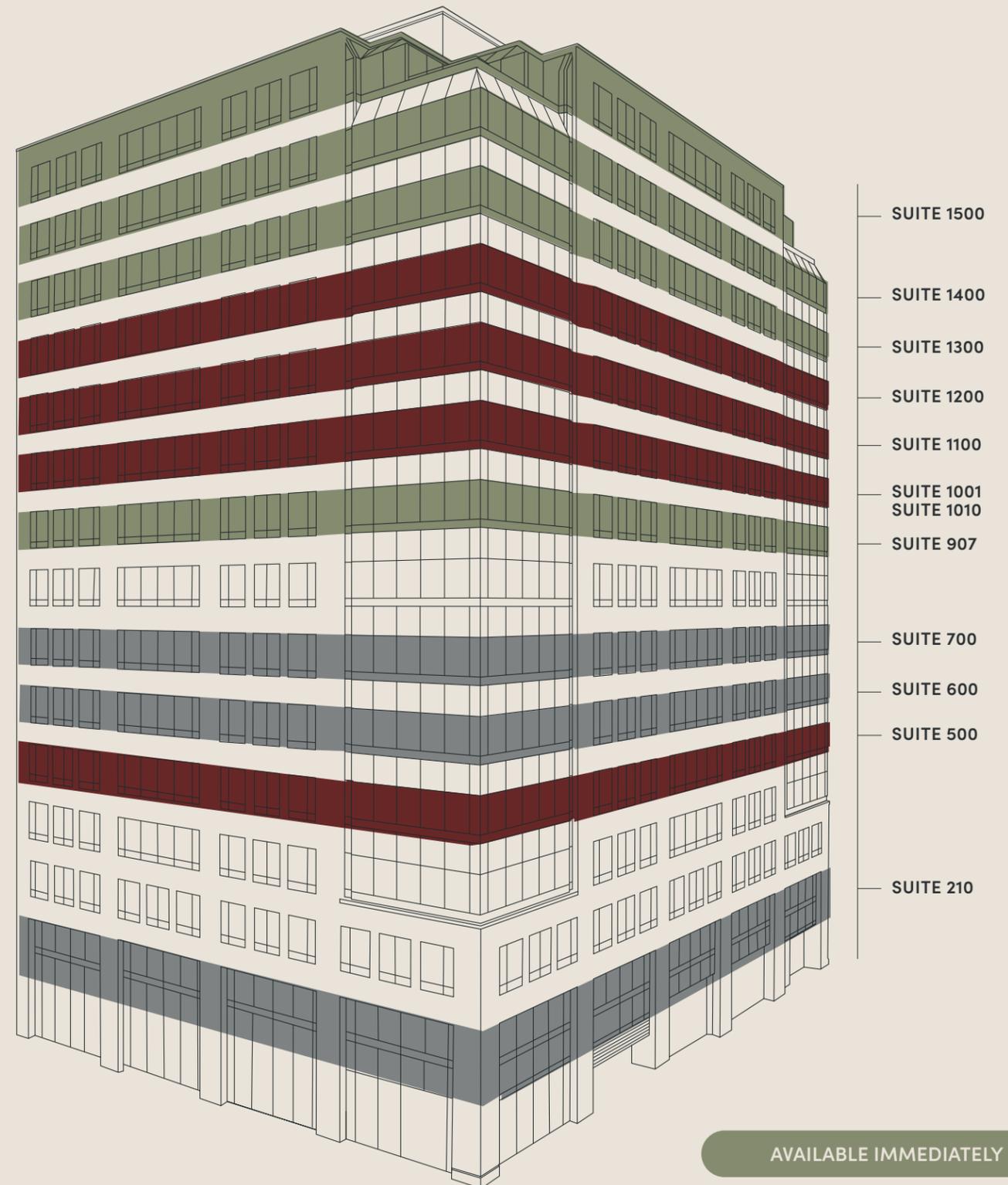


# AVAILABLE SUITES

One Toronto features 15 expansive floors of stunning, light-filled Class A office space in the heart of vibrant Downtown Toronto. With available suites starting just over 2,800 RSF, spacious 24,500 SF floor plates, and rare contiguous block availability, this stunning tower offers a flexible opportunity for tenants to establish a strong presence in one of the city's dynamic locations.

## CONTIGUOUS BLOCK

SUITES 1300-1500  
72,091 SF



SUITE 210	2,433 SF	Available Q2 2026	Furnished model suite under construction	
SUITE 500	24,155 SF*	Leased		
SUITE 600	24,148 SF*	Available 03/01/2026	Built out with existing improvements	
SUITE 700	14,826 SF	Available 07/01/2026	Quality existing leasehold improvements, furniture potentially available	
SUITE 907	2,853 SF	Available Immediately	Improved unit with new paint, carpet and kitchenette	
SUITE 1010	9,345 SF	Leased		
SUITE 1001	10,367 SF	Leased		
SUITE 1100	24,500 SF	Leased		
SUITE 1200	24,491 SF	Leased		
CONTIGUOUS BLOCK	SUITE 1300	24,496 SF	Available Immediately	Floor being brought back to base building condition by April 2026
	SUITE 1400	24,491 SF	Available Immediately	Floor being brought back to base building condition by April 2026
	SUITE 1500	23,104 SF	Available Immediately	Floor being brought back to base building condition by April 2026

Realty Tax	\$10.23 PSF
Operating Costs	\$19.01 PSF
Utilities	Separately Metered
Additional Rent	\$29.24 (2026 Est.)

[WATCH SUITE 700 VIDEO](#)

[CLICK TO VIEW FLOORPLANS](#)

\*Square footage may be approximate

AVAILABLE IMMEDIATELY

LEASED

2025

2026

# GORGEOUS SKYLINE VIEWS



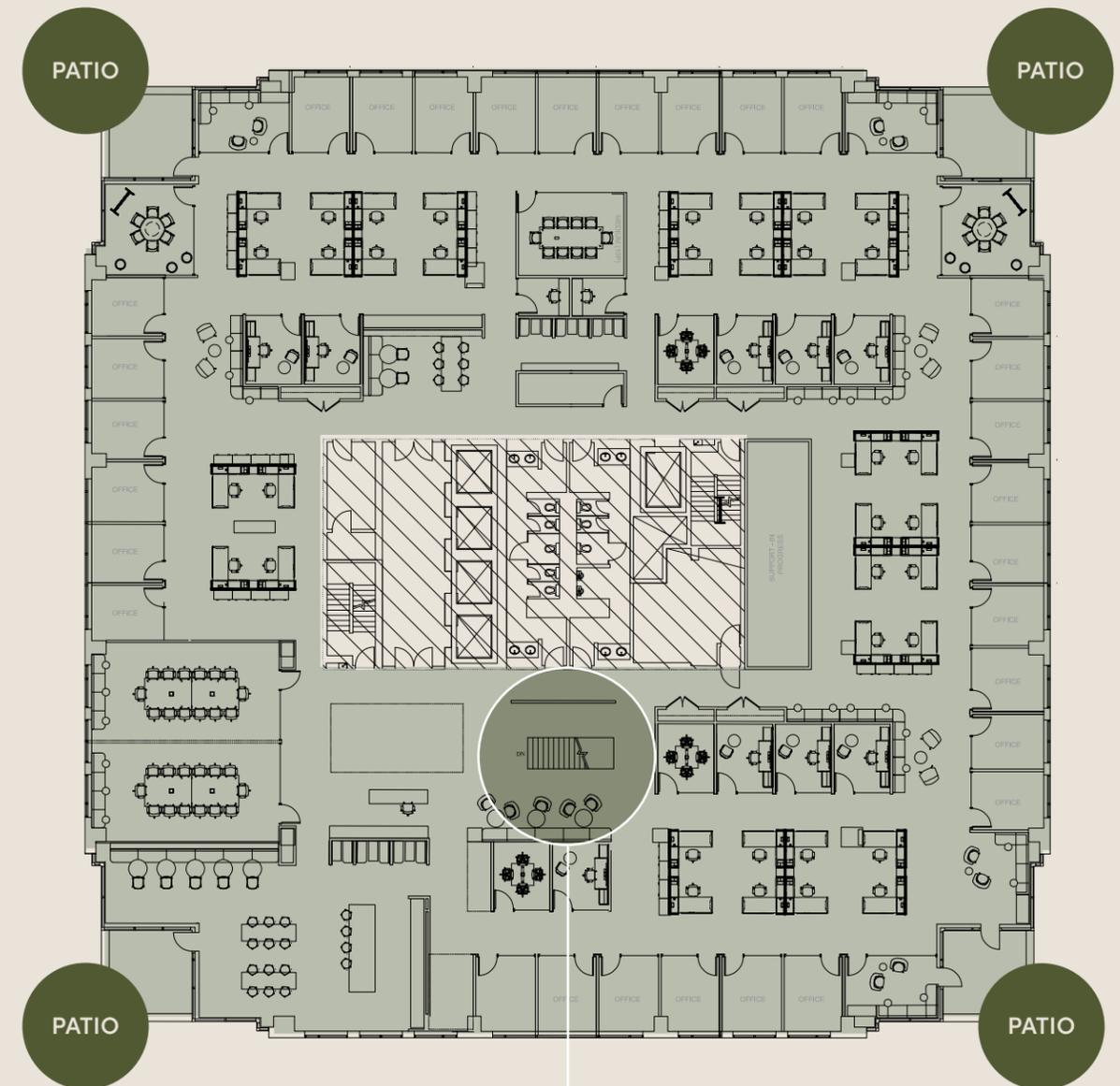
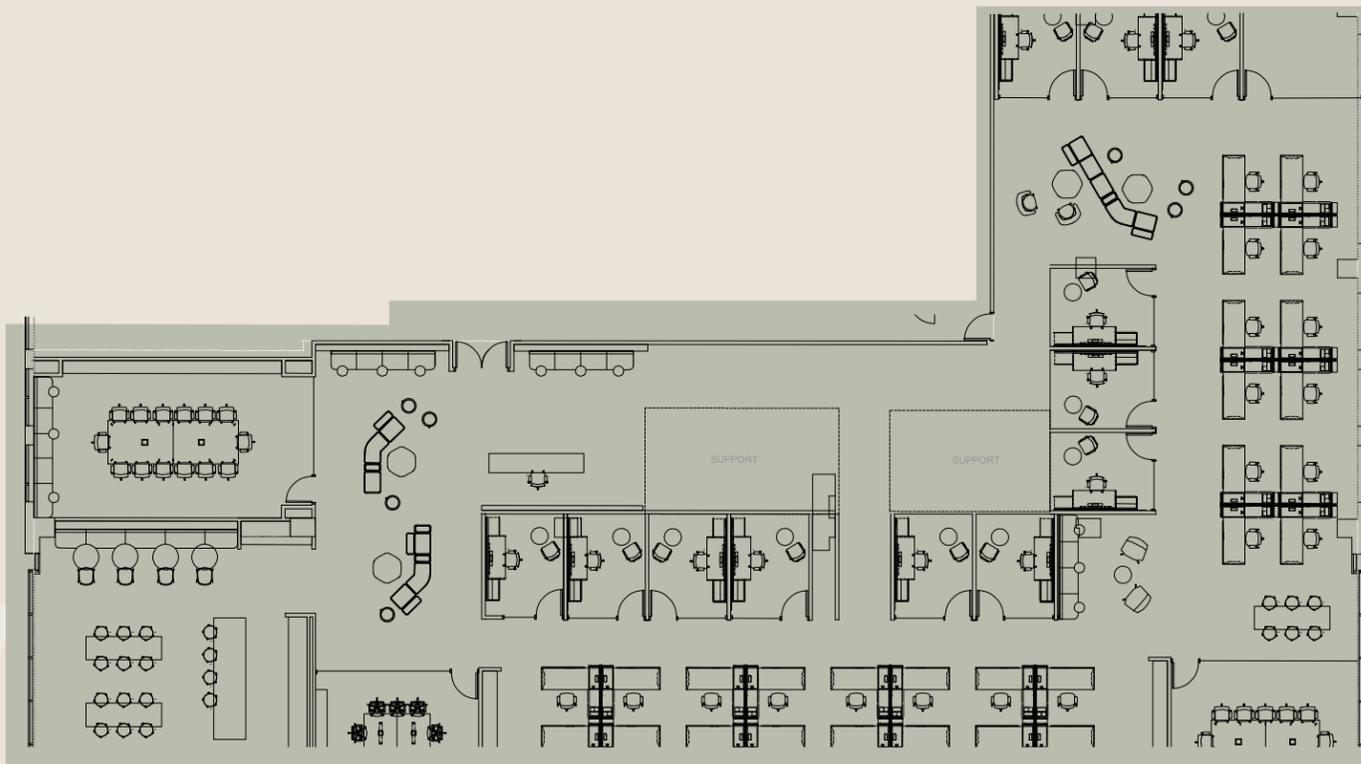
# SAMPLE HALF

FLOOR SPACE PLAN

# SUITE 1500

23,104 SF

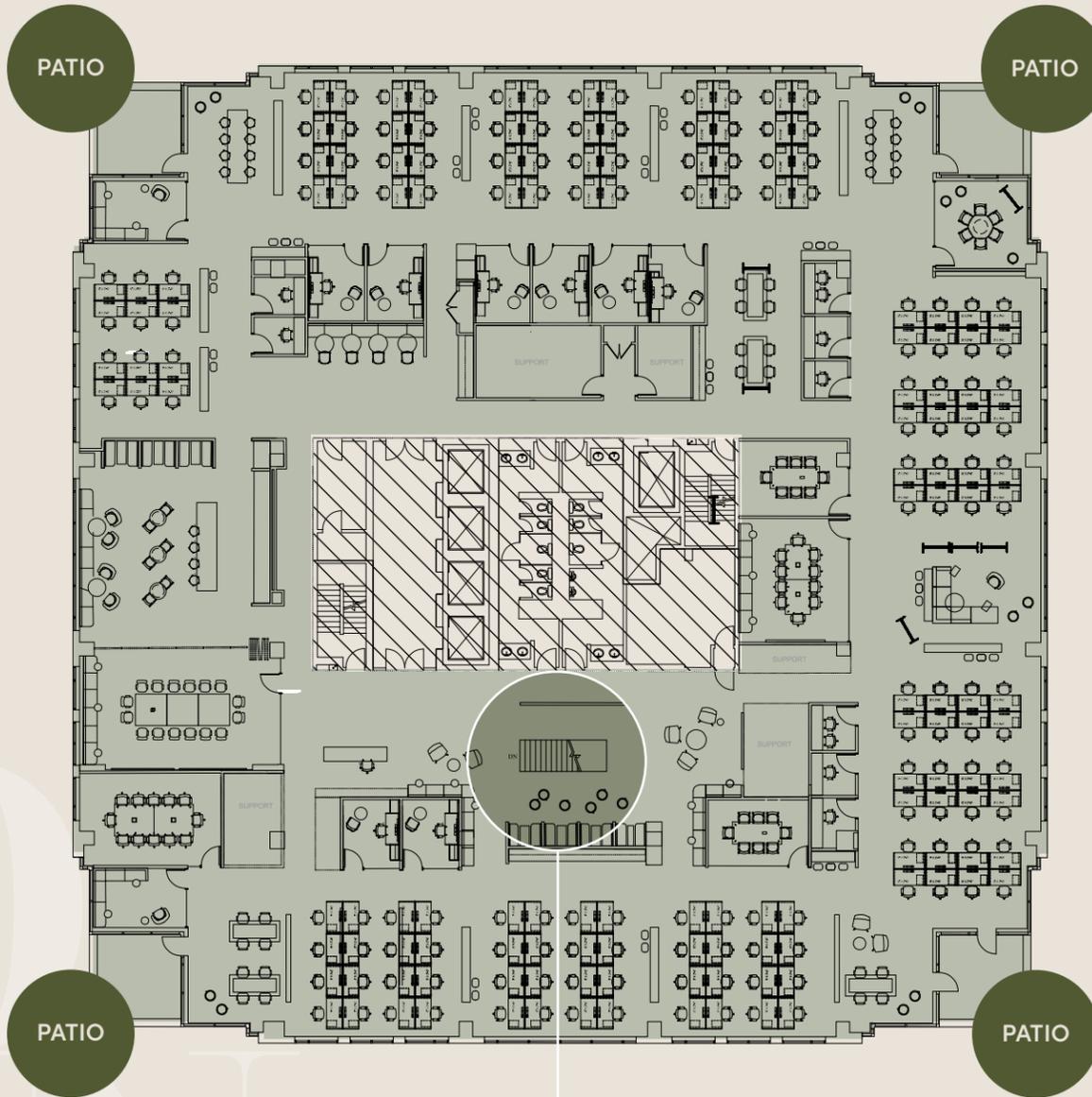
SAMPLE SPACE PLAN | TRADITIONAL



# SUITE 1500

23,104 SF

SAMPLE SPACE PLAN | CREATIVE



STAIRCASE  
CONNECTED  
TO 1300 & 1400

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\*Use of patio space needs to be approved by code consultants and the City of Toronto





# ONE

T O R O N T O

**ERIC SHAW\***

eric.shaw@cushwake.com  
416 505 0219

**ANDREW BOUTILIER\***

andrew.boutilier@cushwake.com  
416 871 1765

**VICTORIA GEE\***

victoria.gee@cushwake.com  
416 359 2604

\*SALES REPRESENTATIVE

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