

TORONTO'S PULSE,  
YOUR PLACE

ONE TORONTO STREET, TORONTO



# 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

140,794 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

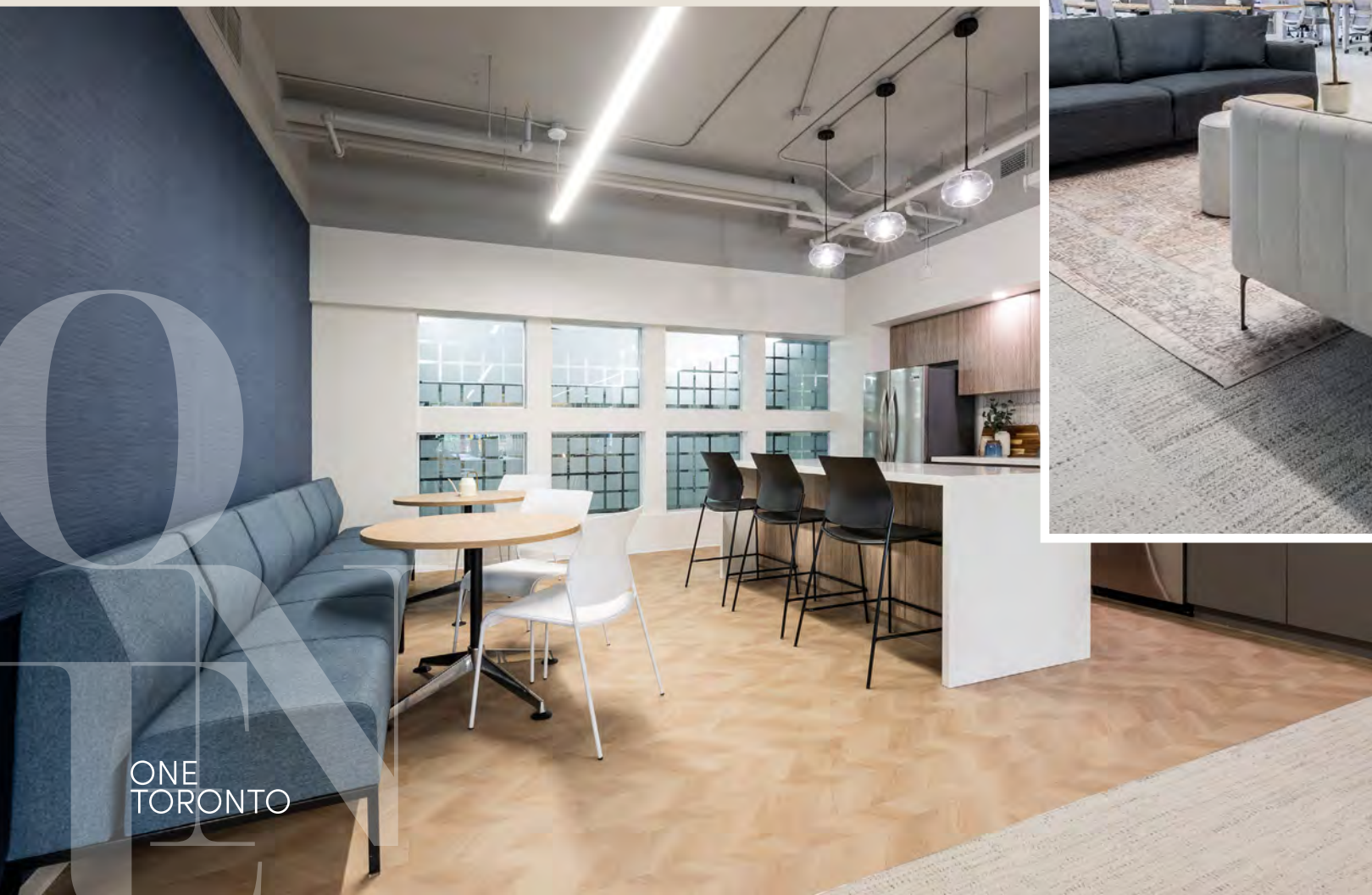
Walking access to downtown Toronto's best dining, retail, hotels and more



## CONVENIENTLY LOCATED

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







# 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.

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

ONE  
TORONTO





# 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.

LARGE CONTIGUOUS BLOCK					
SUITE 210	2,433 SF	Available Immediately	SUITE 1001	10,367 SF	Available Immediately
SUITE 300	24,119* SF	Available 01/01/2026	SUITE 1100	24,500 SF	Available Immediately
SUITE 500	24,155 SF*	Leased	SUITE 1200	24,491 SF	Available Immediately
SUITE 600	24,148 SF*	Available 03/01/2026	SUITE 1300	24,496 SF	Available Immediately
SUITE 907	2,853 SF	Available Immediately	SUITE 1400	24,491 SF	Available Immediately
SUITE 1010	9,345 SF	Available 01/01/2026	SUITE 1500	23,104 SF	Available Immediately

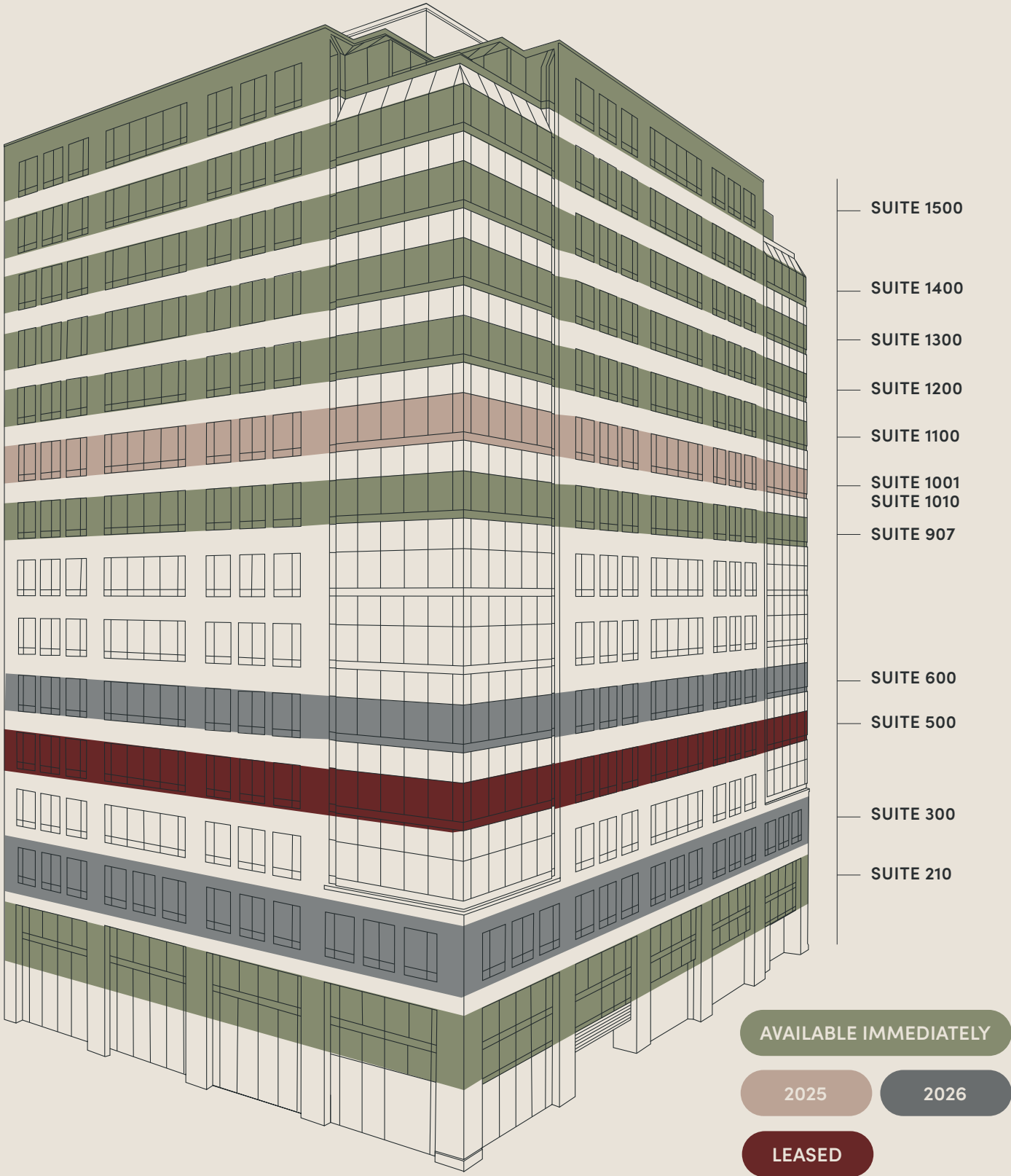
Realty Tax	\$10.11 PSF
Operating Costs	\$17.51 PSF
Hydro	\$1.90 PSF
Additional Rent	\$29.52 PSF (2025 Est.)

CLICK TO VIEW FLOORPLANS

\*Square footage may be approximate

## CONTIGUOUS BLOCKS

SUITES 1001 & 1100	SUITES 1001 - 1500	SUITES 1300-1500
34,867 SF	140,794 SF	72,091 SF





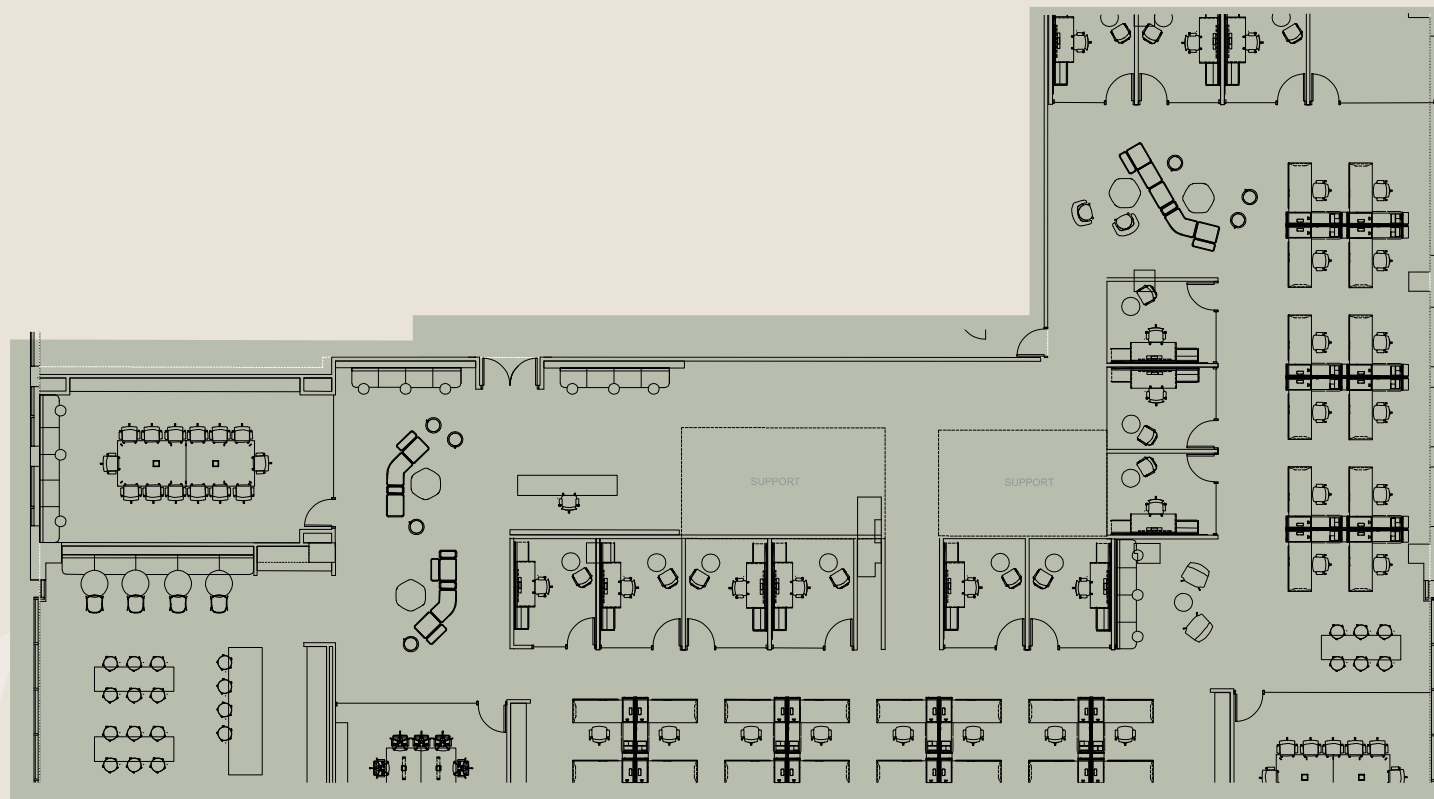
# GORGEOUS SKYLINE VIEWS





# SAMPLE HALF

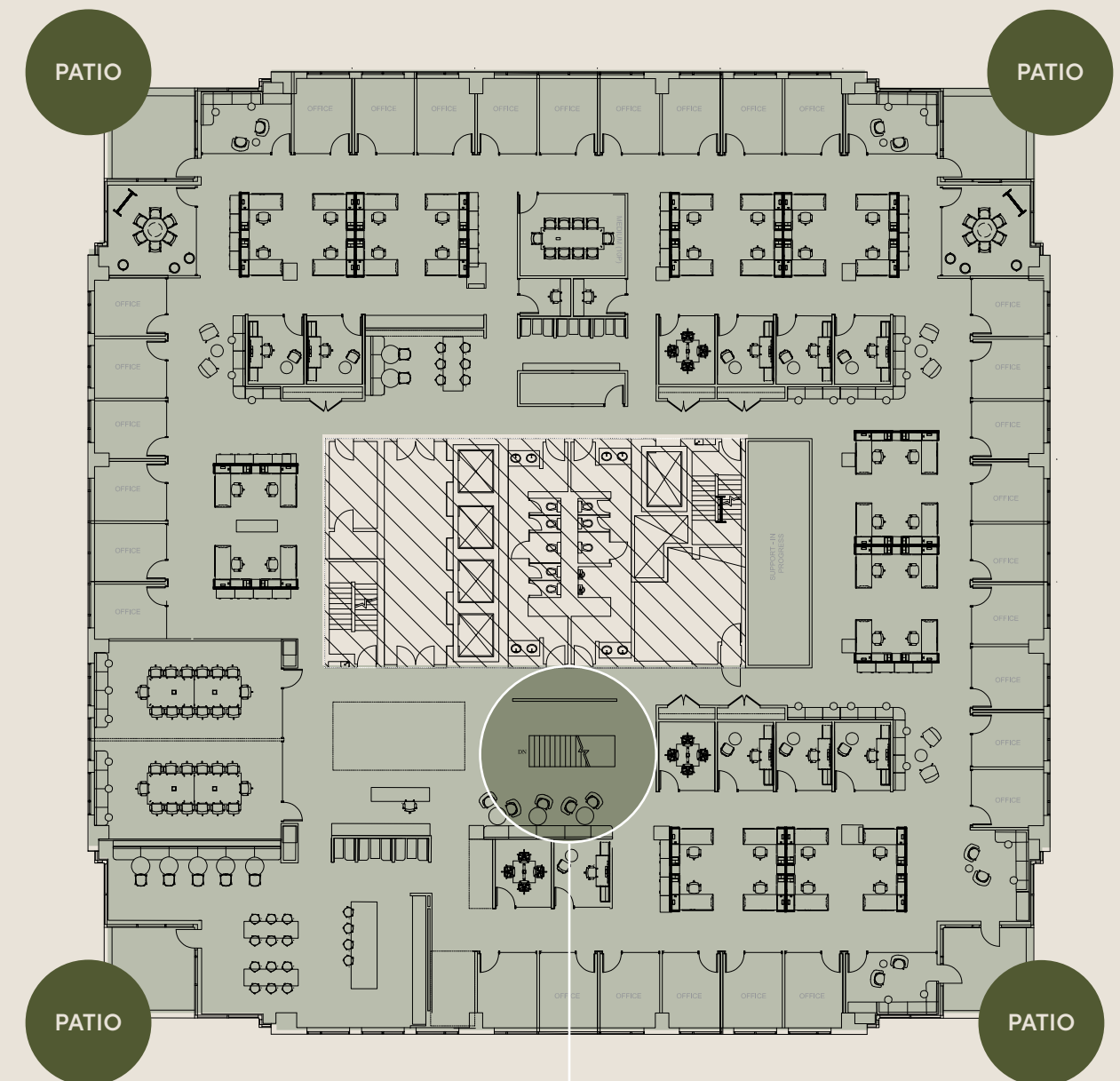
FLOOR SPACE PLAN



# SUITE 1500

23,104 SF

SAMPLE SPACE PLAN | TRADITIONAL

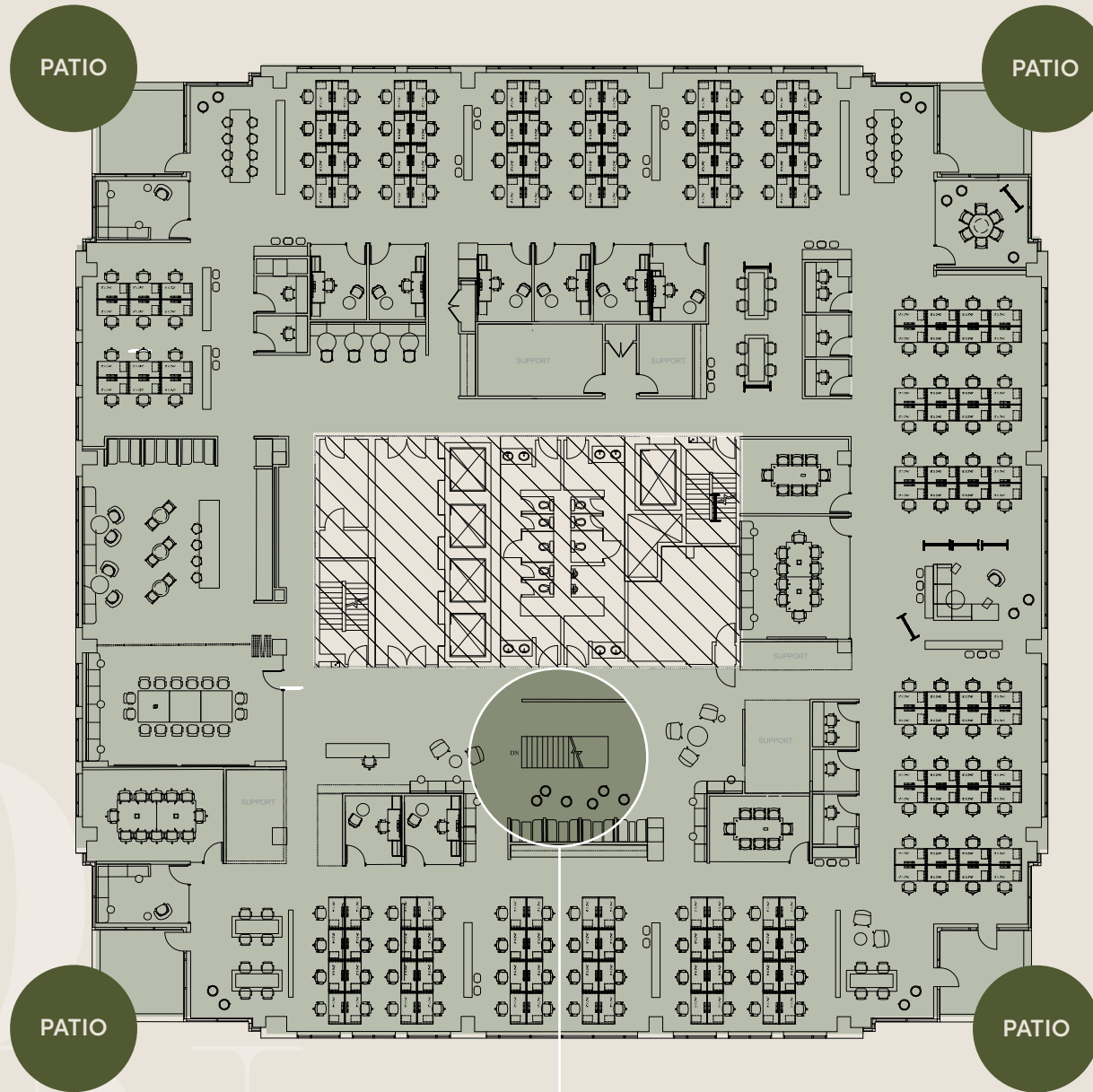




# SUITE 1500

23,104 SF

SAMPLE SPACE PLAN | CREATIVE



STAIRCASE  
CONNECTED  
TO 1300 & 1400

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

ONE  
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

©2025 CUSHMAN & WAKEFIELD ULC, BROKERAGE. ALL RIGHTS RESERVED. THE INFORMATION CONTAINED IN THIS COMMUNICATION IS STRICTLY CONFIDENTIAL. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. \*SALES REPRESENTATIVE \*\*BROKER