

PRICE REDUCED

UNITS 200, 400 AND/OR 500
DIVISIBLE AND FLEXIBLE UP TO
22,500 SF AVAILABLE

\$200 Visa Gift Card
Tour Incentive

Commission
Higher of \$2PSFPA or
10% of Gross Rent

545

KING STREET WEST

FLEXIBLE, PLUG-AND-PLAY SUBLEASE OPPORTUNITY

Tim Bell

Founding Partner, EVP
Broker, LEED Green Associate
(647) 283 6374
tbell@encoradvisors.com

Abe Abudaiah

Associate Vice President
Sales Representative
(647) 244 0643
aabudaiah@encoradvisors.com

 **ENCOR**
ADVISORS™

For clarity, this arrangement is not a sublease, as there is no direct lease in place with the occupier. The occupier holds a license agreement, making this structure legally a sublicense arrangement through March 30, 2027. However, for simplicity and consistency with common industry terminology, the parties use the terms "Sublandlord" and "Sublease" to describe the sublicensee and sublicense relationship.

SPACE FEATURES

- Thoughtfully designed, fully furnished, plug and play space. Available for immediate occupancy with minimal set up suitable for project or term space
- Flexible suite sizing accommodates various sizes from 1 to 340 seats, with meeting rooms, kitchenettes, phone booths
- Great amenities include a Wi-Fi enabled outdoor terrace with BBQ, secure bike parking, wellness room, and a dog-friendly environment, all professionally managed by iQ Offices. A dedicated on-site team provides personalized support, with specialty coffee, Vivreau still and sparkling water, and complimentary snacks regularly replenished, along with built-in perks such as weekly happy hours and a breakfast program.
- Motivated sublandlord



99

Walk Score



100

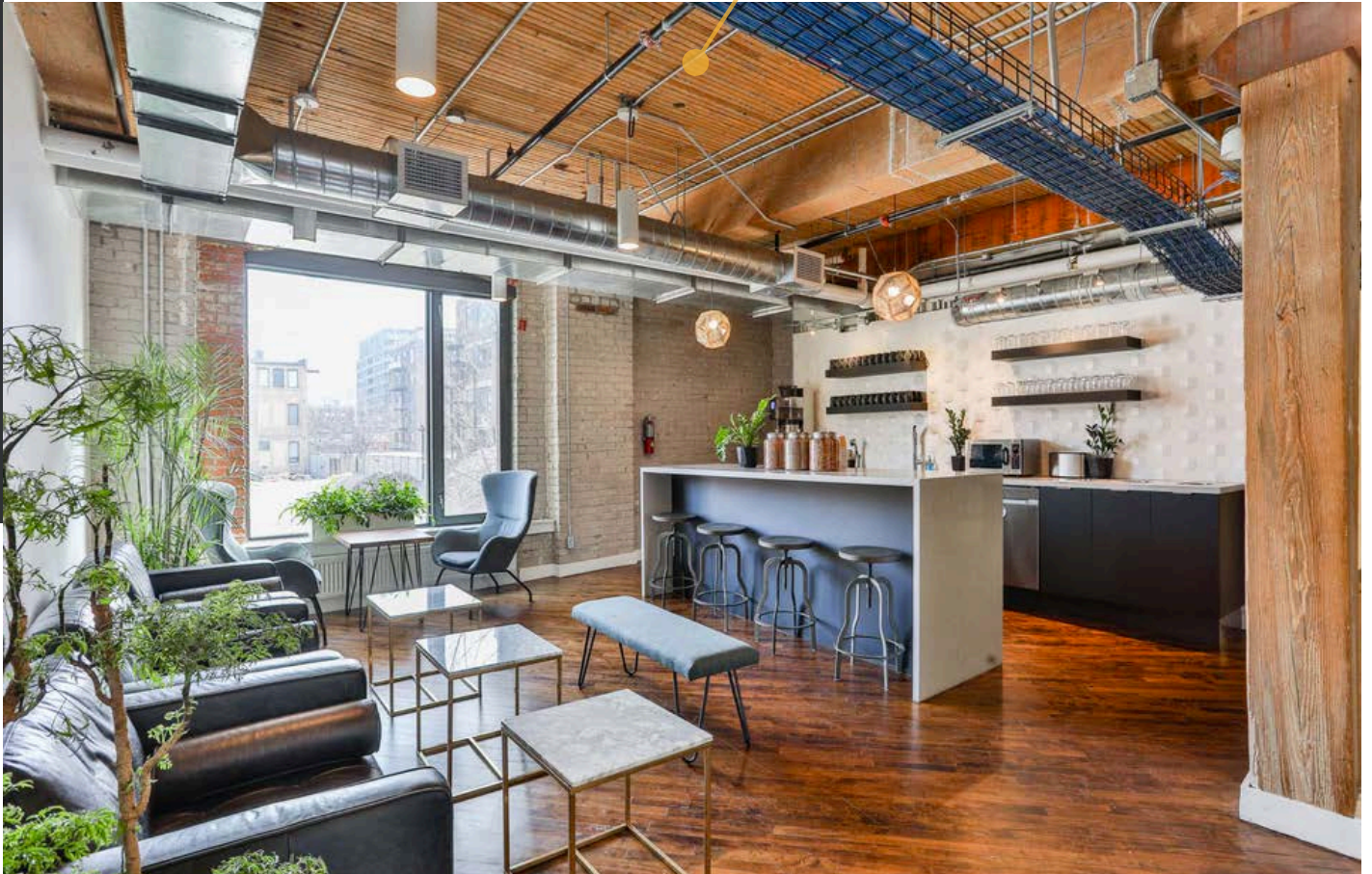
Transit Score

PROPERTY PROFILE

Address	545 King St. West
Premises	200, 400 and/or 500
Size	Divisible up to 22,500 SF
Asking Price	\$104 Per Square Foot Gross \$40 Per Square Foot Gross
Sublease Expiry	March 30, 2027

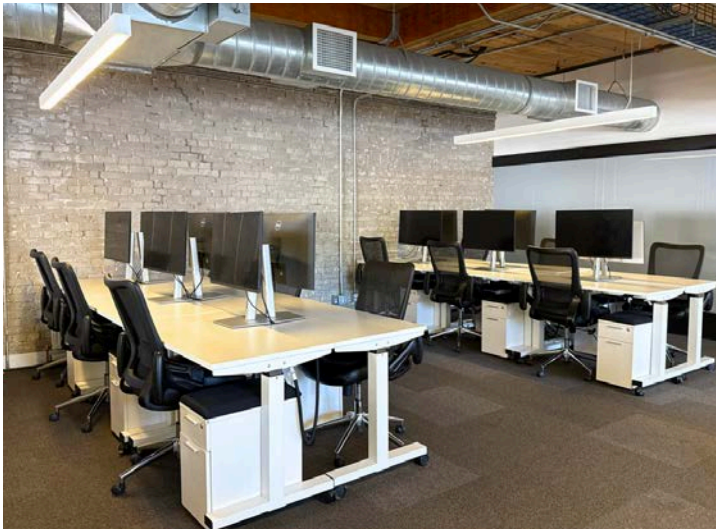


Bright, light-filled workspace



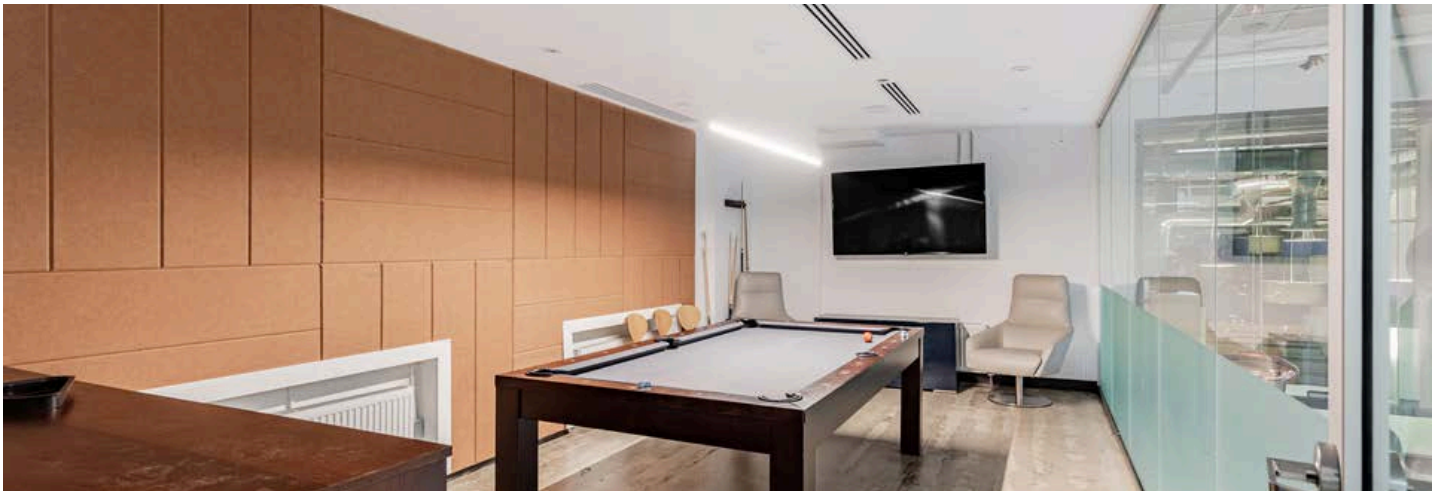
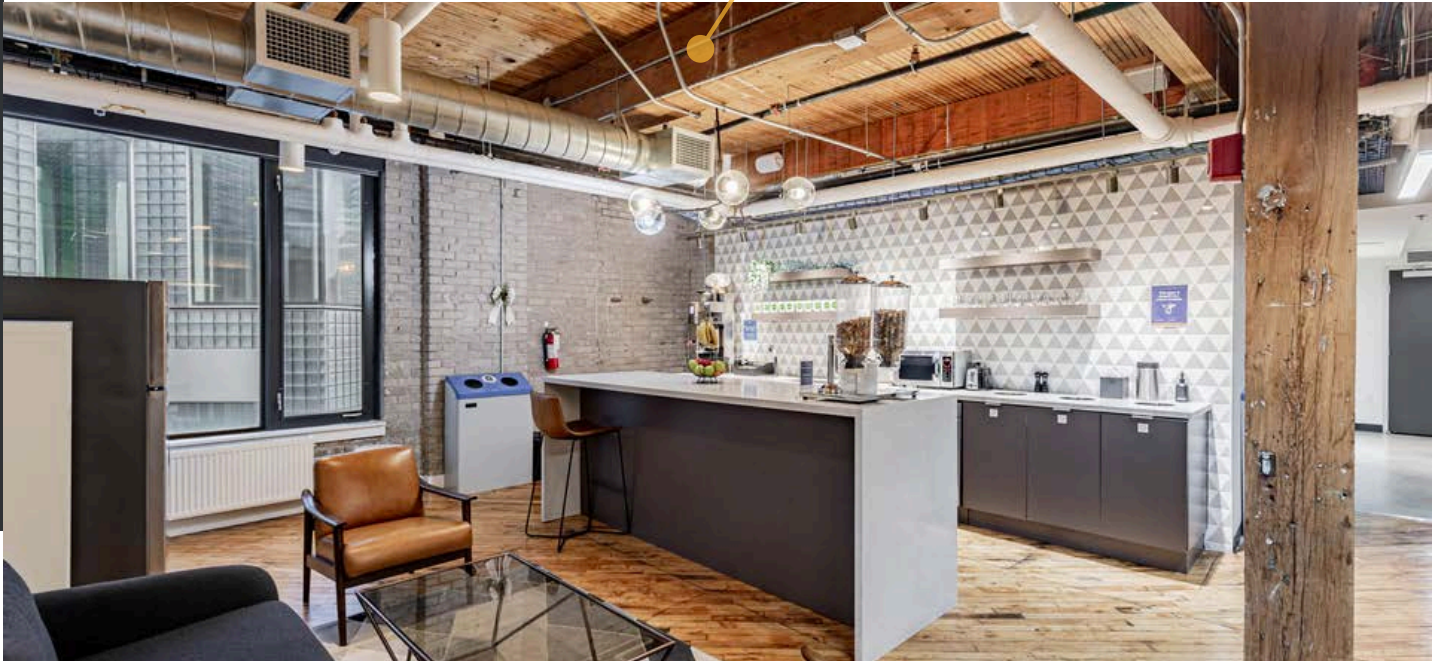
Plug-and-play workspace



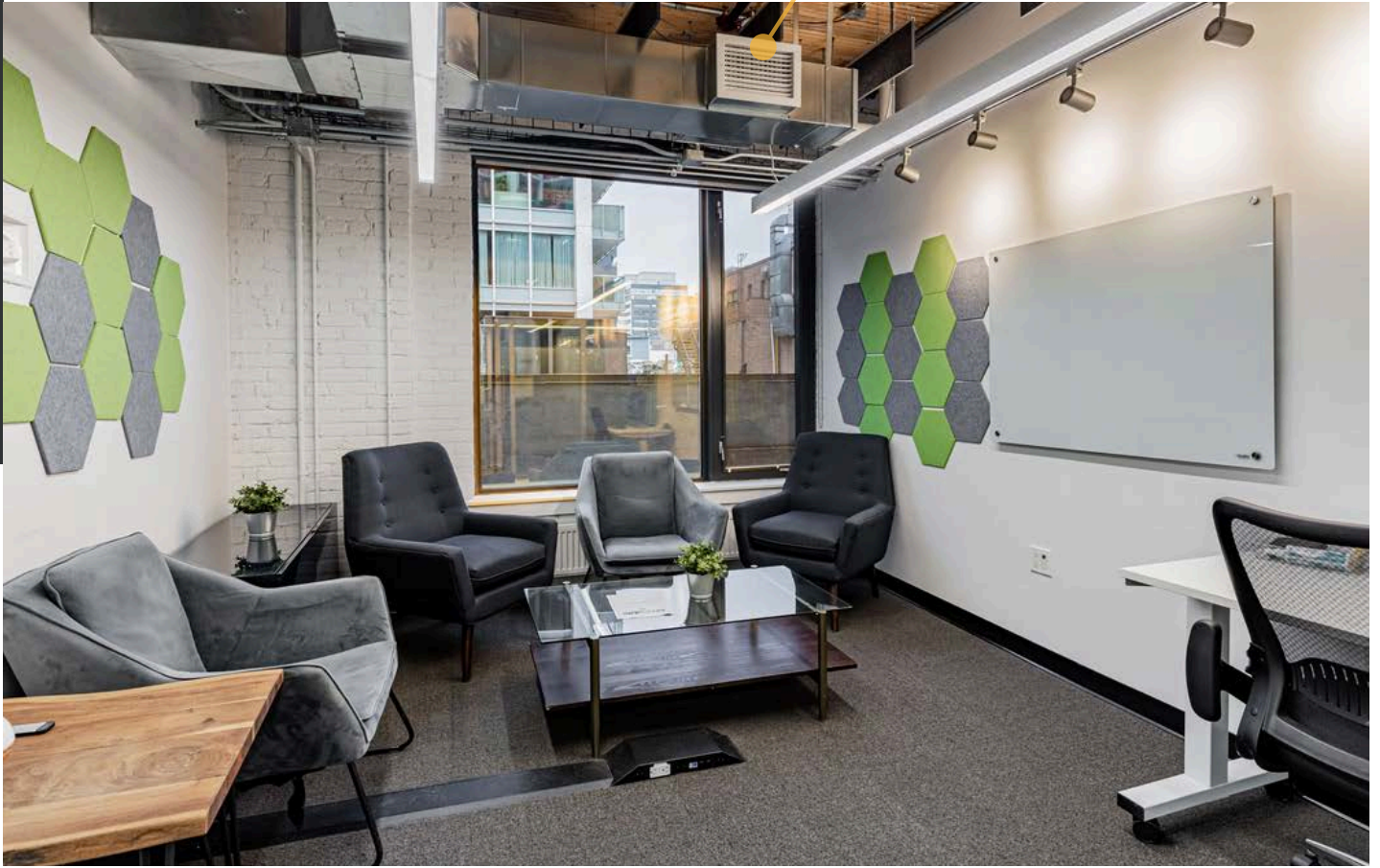


Flexible sizing





Ideal balance of collaboration and focus

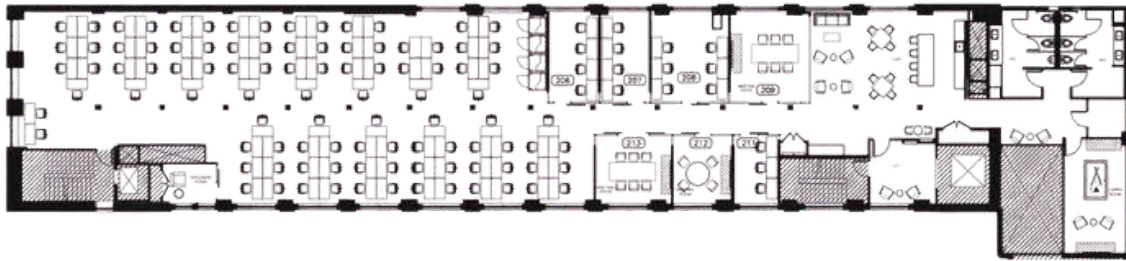


Stylish, open patio for comfort and connection



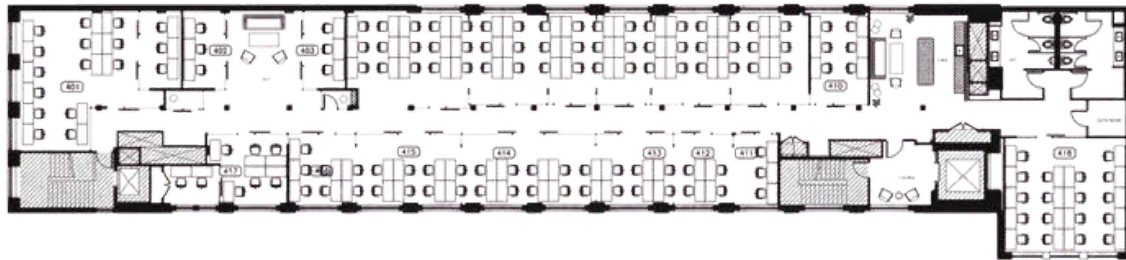
FLOOR PLANS

2ND FLOOR



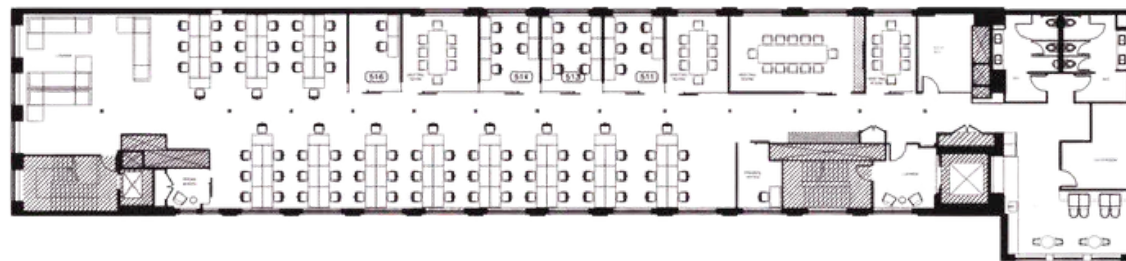
- 98 WORKSTATIONS AVAILABLE
- 5 MEETING ROOMS
- 1 BOARDROOM

4TH FLOOR



- 147 SEATS AVAILABLE

5TH FLOOR



- 95 WORKSTATIONS AVAILABLE
- 3 MEETING ROOMS
- 1 BOARDROOM

Up to 22,500 SF



LOCATION & CONVENIENCE

FOOD/DINING

- Gusto 101
- Hello Nori
- Oretta
- Le Sélect Bistro
- Cibo Wine Bar
- Los Compas Tacos
- The Keg Steakhouse
- Wilbur Mexicana

TRANSIT

- Direct access to TTC streetcar routes along King Street West (504 King, 508 Lake Shore)
- 1-2 min walk to King St W streetcar stops at Portland St
- 5-7 min walk to Spadina Ave streetcar connections
- 15-20 min walk to Osgoode Station (Line 1)
- 10-13 min walk to Union Station

545

KING STREET WEST

FLEXIBLE, PLUG-AND-PLAY SUBLEASE OPPORTUNITY

Tim Bell

Founding Partner, EVP
Broker, LEED Green Associate
(647) 283 6374
tbell@encoradvisors.com

Abe Abudaiah

Associate Vice President
Sales Representative
(647) 244 0643
aabudaiah@encoradvisors.com

This communication is intended for general information only and not to be relied upon in any way. The information provided herein has been provided by sources deemed reliable, however we cannot verify its complete accuracy. Independent financial and legal review is recommended as part of any sublease agreement. Consequently, no responsibility or liability whatsoever can be accepted by ENCOR Advisors Canada Ltd., (ENCOR Advisors), Brokerage for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of ENCOR Advisors in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of ENCOR Advisors.



ENCOR Advisors Canada Ltd., Brokerage
110 Yonge Street, Suite 501,
Toronto, ON, M5C 1T4
www.encoradvisors.com