

**AVISON
YOUNG**

Office space for lease
34-36 King Street East
Short Term Opportunities Available

**BONUS
COMMISSION**

**\$4.00 psf year 1 and \$2.00 psf years 2-5 for a signed lease
with a commencement date prior to March 1, 2024**

**Subject to the terms of our exclusive listing agreement.*



Andrew Boyd*
Principal
+1 416 673 4052
andrew.boyd@avisonyoung.com

Brett Armstrong*
Practice Leader, Principal
+1 416 673 4041
brett.armstrong@avisonyoung.com

Michael Stevens*
Sales Representative
+1 416 696 4545
michael.stevens@avisonyoung.com

*Sales Representative

34-36 King Street East

Property Details



Various suites available (many built out, ready for occupancy)



Flexible Term lengths available



Steps away from King Subway Station



Opportunity for exterior building signage for larger user

Asking rate: \$45.00 psf Gross

Occupancy: Immediate

*All suites are built-out



34 King St E - 5th Floor

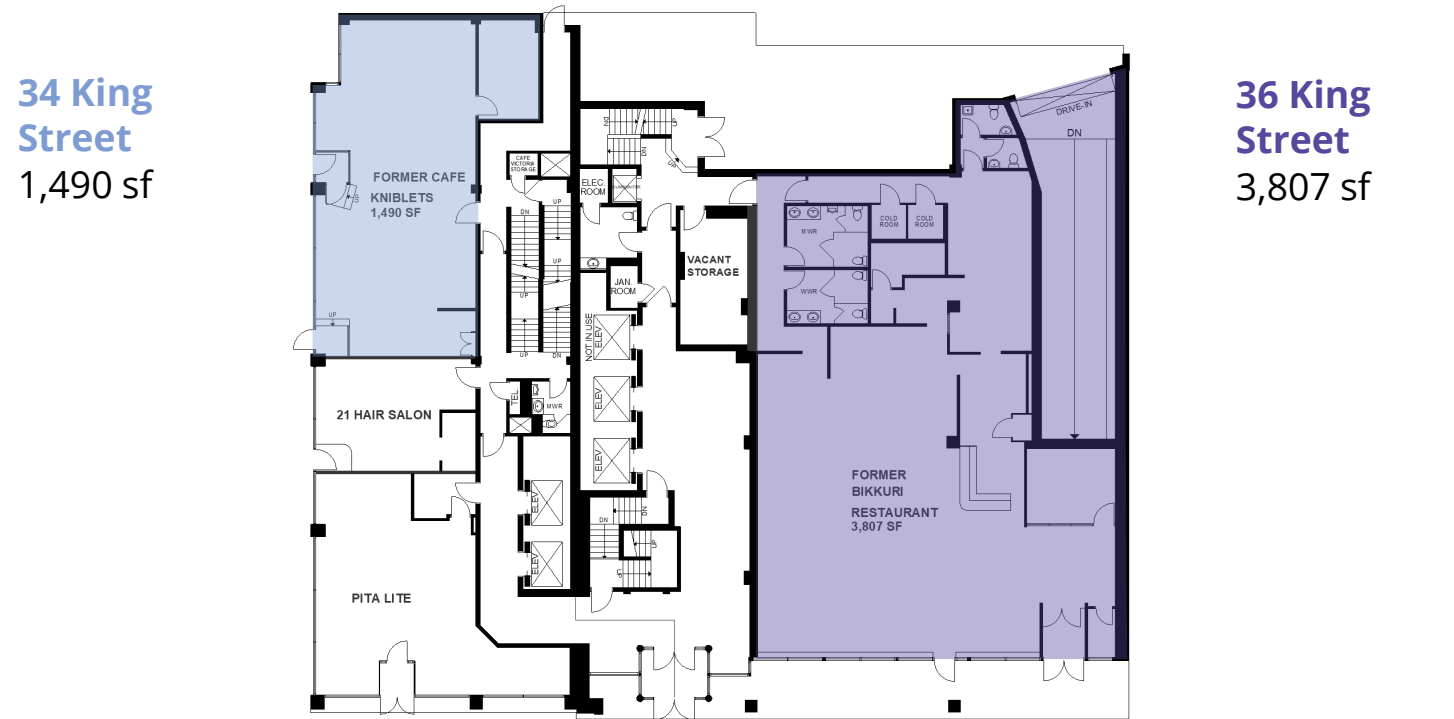
34 King Street East

Suite *	Size
Ground Floor Retail Space	1,490 sf
2nd Floor	3,701 sf
3rd Floor	3,744 sf
4th Floor	3,743 sf
5th Floor	3,742 sf
600	1,610 sf
601	2,143 sf
700	1,858 sf
800	1,933 sf
801	1,819 sf
1010	2,342 sf
1100	997 sf
1101	1,503 sf
12th Floor	3,726 sf

36 King Street East

Suite *	Size
Ground Floor Retail Space	3,807 sf
200	7,905 sf
300	8,053 sf
400	8,089 sf
500	8,089 sf
600	5,028 sf
601	2,731 sf
700	5,423 sf
800	6,674 sf
802	1,485 sf

Ground Floor Retail Space



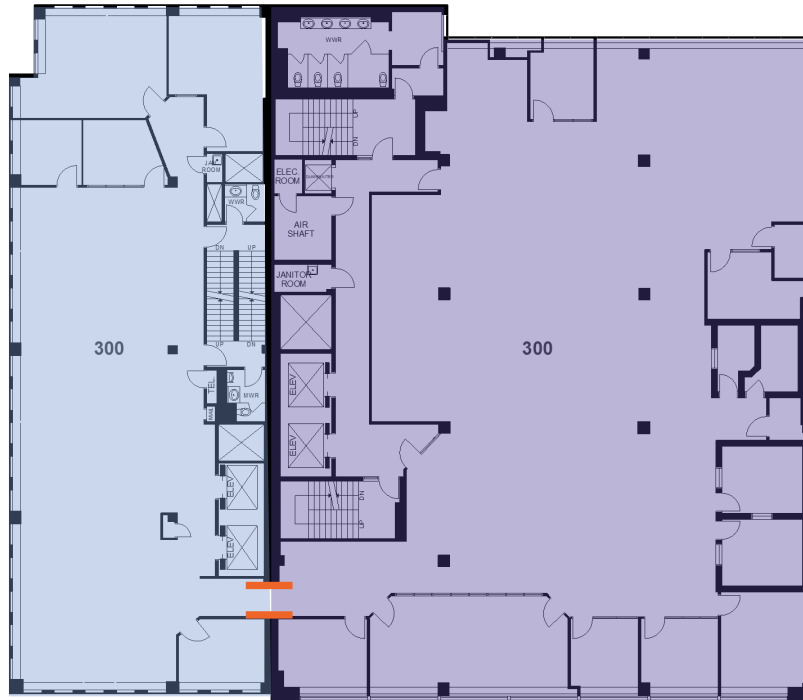
2nd Floor | Total Available: Up to 11,606 sf | **Connected**



3rd Floor | Total Available: Up to 11,797 sf | **Connected**

**34 King
Street**

Suite 300
3,744 sf



**36 King
Street**

Suite 300
8,053 sf

4th Floor

**34 King
Street**

Suite 400
3,743 sf



**36 King
Street**

Suite 400
8,089 sf

5th Floor**34 King Street**

Suite 500
3,742 sf

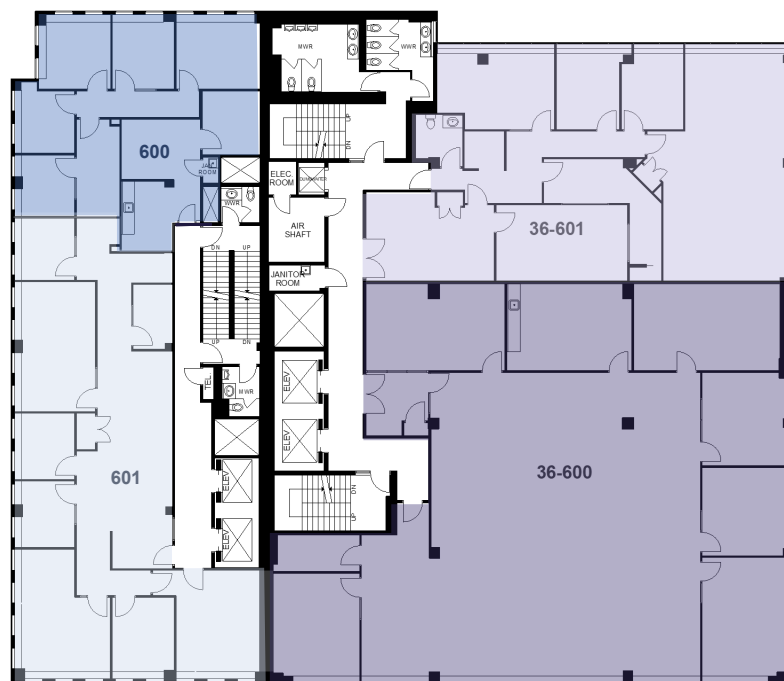
**36 King Street**

Suite 500
8,089 sf

6th Floor**34 King Street**

Suite 600
1,610 sf

Suite 601
2,143 sf

**36 King Street**

Suite 600
5,028 sf

Suite 601
2,731 sf

7th Floor

34 King Street
Suite 700
1,858 sf

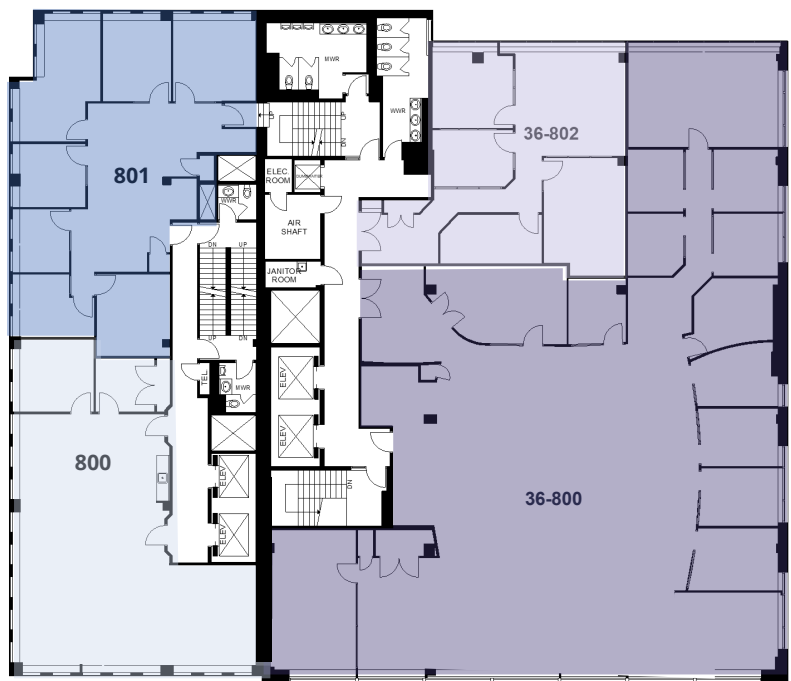


36 King Street
Suite 700
5,423 sf

8th Floor

34 King Street
Suite 800
1,933 sf

Suite 801
1,819 sf



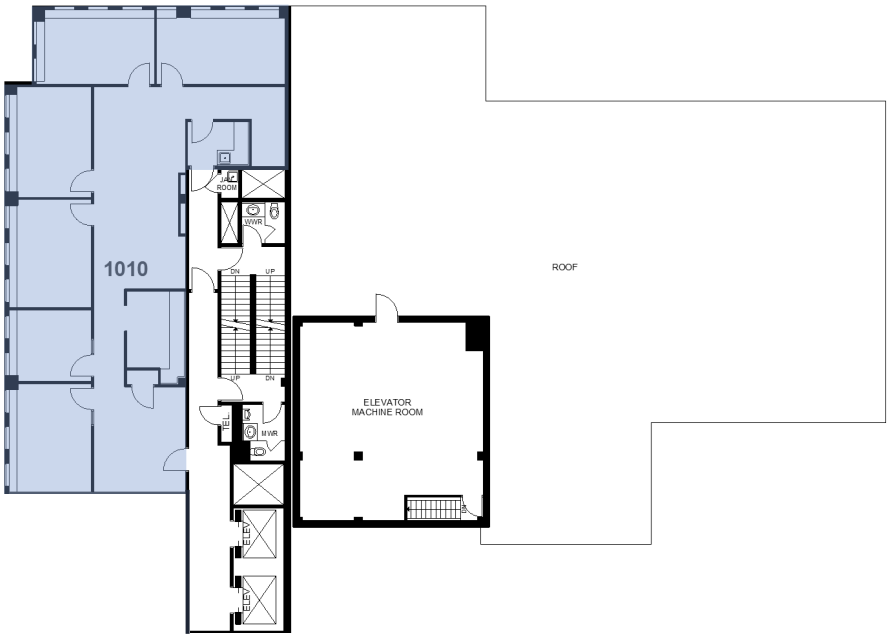
36 King Street
Suite 800
6,674 sf

Suite 802
1,485 sf

10th Floor

34 King Street

Suite 1010
2,342 sf

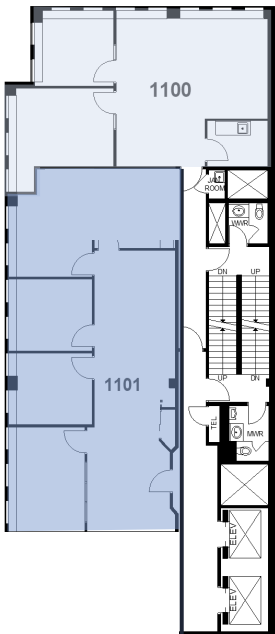


11th Floor

34 King Street

Suite 1100
997 sf

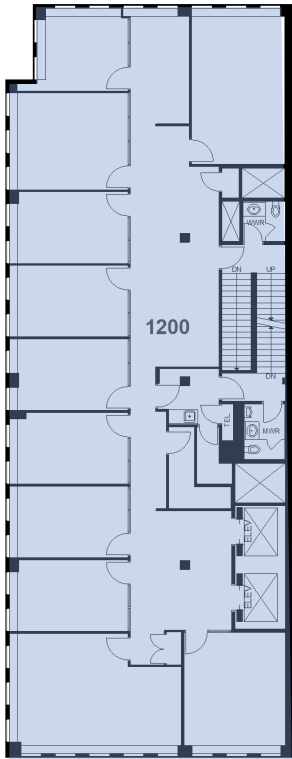
Suite 1101
1,503 sf



12th Floor

34 King Street

3,726 sf

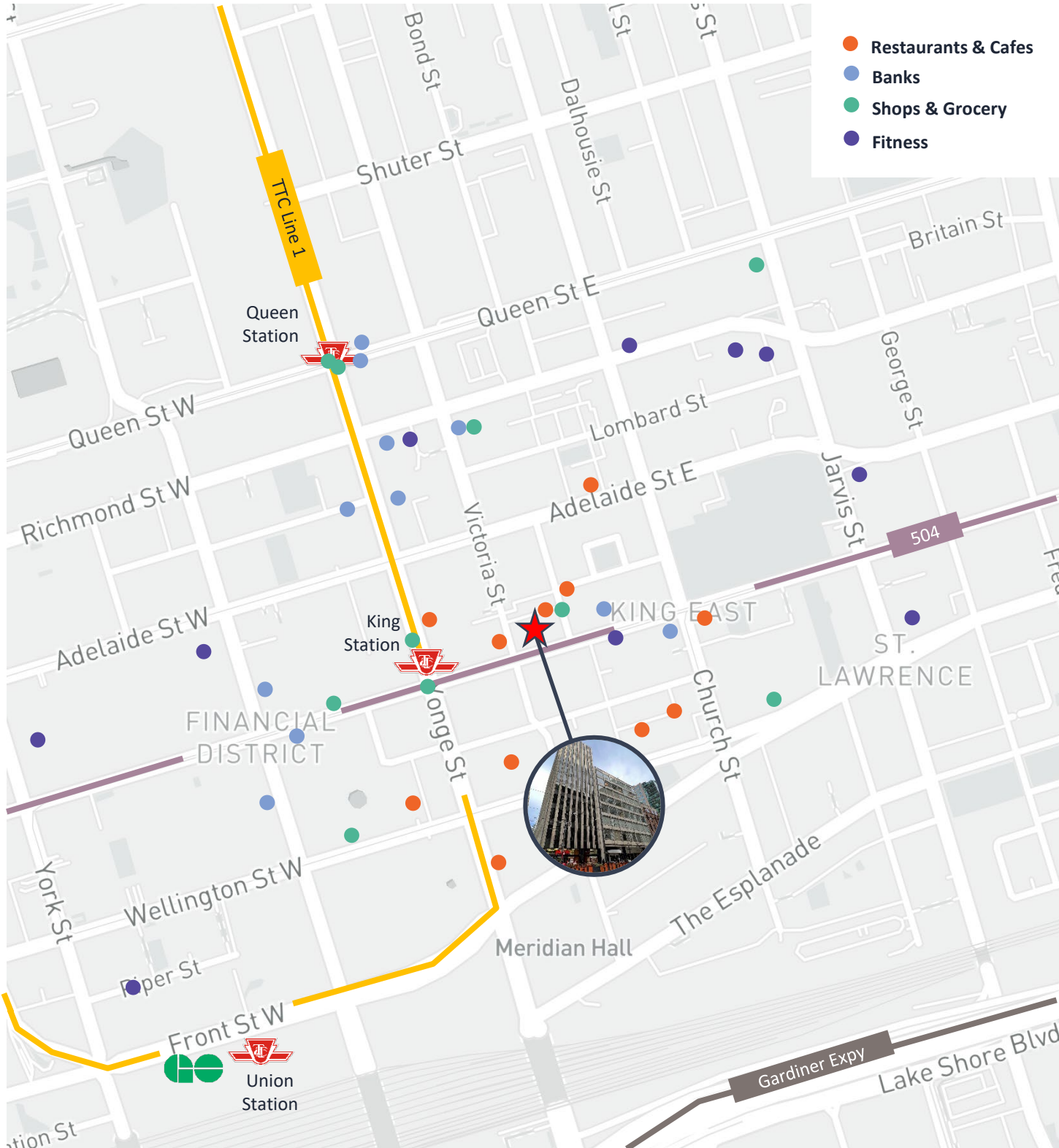




100 Walk score

100 Transit score

93 Bike score



34-36 King Street East

Office space for lease



Want to plan a tour?
Contact us for more information.

Andrew Boyd*

Principal

+1 416 673 4052

andrew.boyd@avisonyoung.com

Brett Armstrong *

Practice Leader, Principal

+1 416 673 4041

brett.armstrong@avisonyoung.com

Michael Stevens *

Sales Representative

+1 416 696 4545

michael.stevens@avisonyoung.com

*Sales Representative

avisonyoung.ca

© 2024 Avison Young Commercial Real Estate Services, LP, All rights reserved. E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young

**AVISON
YOUNG**