



20 VICTORIA STREET

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GWL Realty Advisors Inc.

Brokerage

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BUILDING HIGHLIGHTS

4 King Street is conveniently located in the Financial District with great access to public transit including a direct entrance to King Subway station, streetcars at your doorstep, and direct access to the PATH making this location easy for commute. Steps away from amenities, restaurants, shops, and more.



SECURITY

CONCIERGE & SECURITY SYSTEM



PUBLIC TRANSIT

WALKING DISTANCE TO PUBLIC TRANSIT



PATH ACCESS

WALKING DISTANCE TO THE PATH

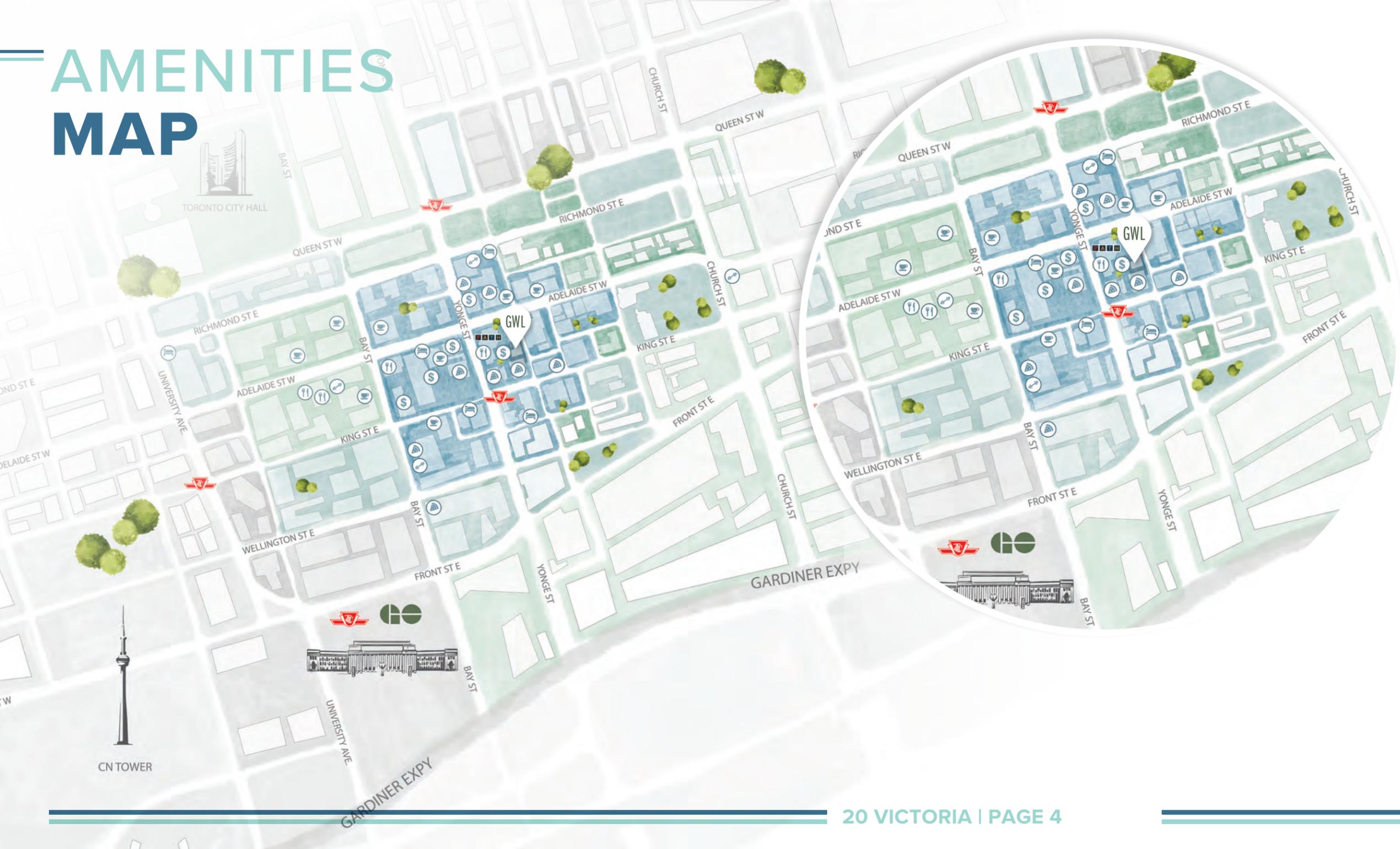


WALKING DISTANCE

CHIPOTLE, MAD RADISH, STARBUCKS ARE ALL ON SITE



AMENITIES MAP



• TRANSPORTATION:

- GO TRAIN STATION
- Union Station
- TTC
- PARKING

• AMENITIES

HOTELS

- The St. Regis Toronto
- Cambridge Suites Toronto
- One King West Hotel & Residence
- Executive Hotel Cosmopolitan Toronto
- Hilton Hotel Toronto

COFFEE SHOPS

- Pilot Coffee Roasters
- Vereda Central Coffee Roasters
- Dineen Coffee Co.
- Timothy 's World Coffee
- Au Pain Doré Bakery
- Daily Ritual Cafe
- 11:59 Bar Café
- Starbucks
- Second Cup

RESTAURANTS

- CRAFT Beer Market Toronto
- Astor Lounge
- Cactus Club Cafe First Canadian Place
- Edna + Vita
- John & Sons Oyster House
- The Chase
- Lucie
- Sansotei Ramen
- Carisma
- Terroni
- Nami Japanese Restaurant
- Hy's Steakhouse & Cocktail Bar
- Leña Restaurante
- Jump Restaurant
- Cantina Mercato

FOOD COURT

- Touch
- The Poke Box
- Pizzaiolo
- McDonald's
- Hero Certified Burgers
- Fast Fresh Foods
- Mamma's Pizza
- Big Smoke Burger
- Sultan's Mediterranean Grill

- Wat Ah Jerk Caribbean Grill
- The Indian Canteen
- Market Street Catch

GYMS

- GoodLife Fitness Toronto
- Adelaide Club
- 6S Fitness
- Equinox Bay Street

• FINANCE:

BANKS

- TD Bank
- RBC Royal Bank
- Scotiabank

• WALKABILITY SCORE:



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AMENITIES BUILDING COMING SOON

Welcome to Club House the newest state-of-the-art amenities facility at 20 Victoria St. Designed to enhance your workday with dynamic workout spaces, a serene yoga room, contemporary conference centre and tenant lounge. Experience seamless integration of health and productivity, fostering a balanced lifestyle right where you work.

Unwind, recharge, and thrive.

These renderings are for illustrative purposes only and may not accurately reflect final materials, colors, or design details. Variations may occur due to site conditions, availability, or project modifications. For accurate specifications, refer to official plans and documentation.





SUITE 500

AVAILABLE SUITES



SUITE

- 400
- 600
- 900

Model Suite



SQ. FT.

- 7,244 sq. ft.
- 7,287 sq. ft.
- 4,372 sq. ft.



OCCUPANCY

- Available March 1st, 2026
- Available February 1st, 2026
- Available Q1 2026



ELEVATOR LOBBY

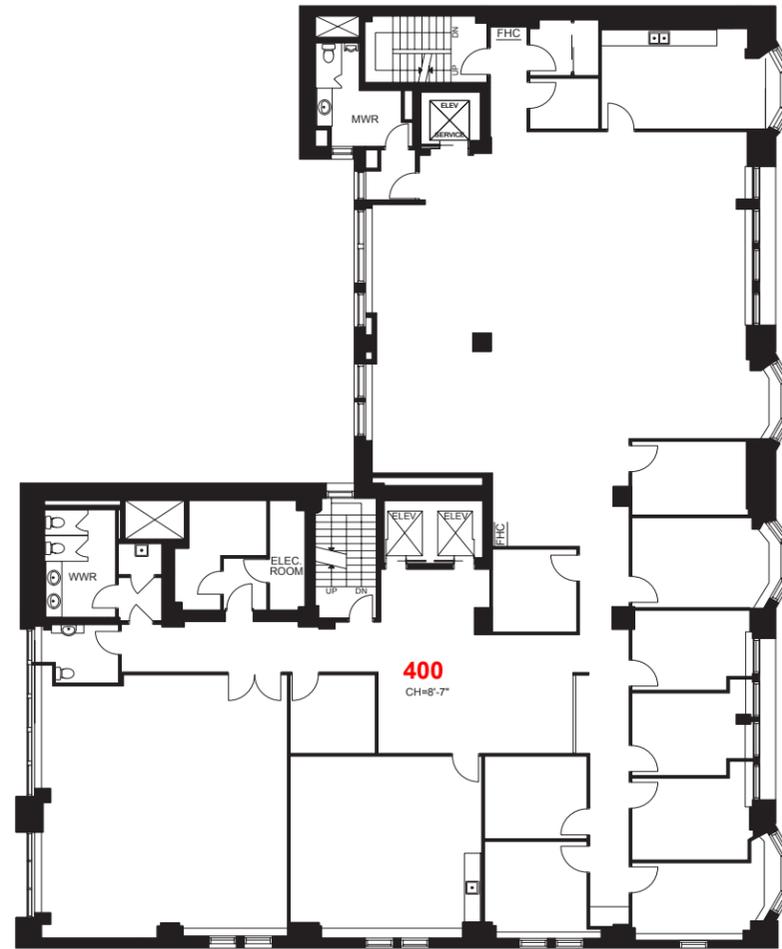


FRONT ENTRANCE

SUITE 400 - 7,244 SQ.FT.

AVAILABLE FOR MARCH 1ST, 2026

- The build-out consists of 9 offices or meeting rooms, a large boardroom, two kitchens, and an open area designed for workstations and collaboration



SUITE 600 - 7,287 SQ. FT.

AVAILABLE FEBRUARY 1ST, 2026

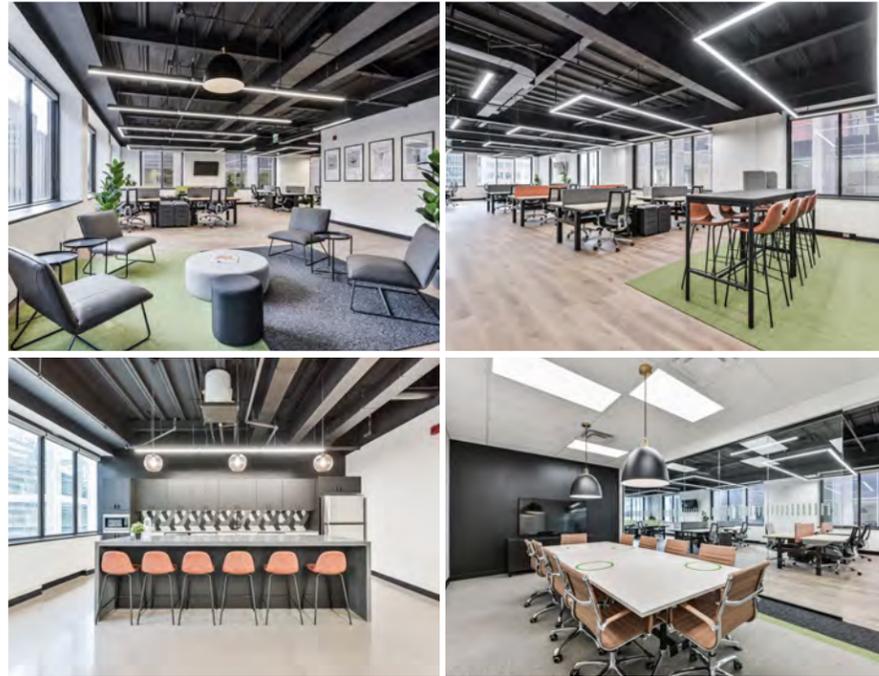


- Model Suite To Come!
- Build out includes reception, 6 offices/meeting rooms, kitchen, boardroom, 42 sit/stand desks and open area for collaboration
- Fully furnished

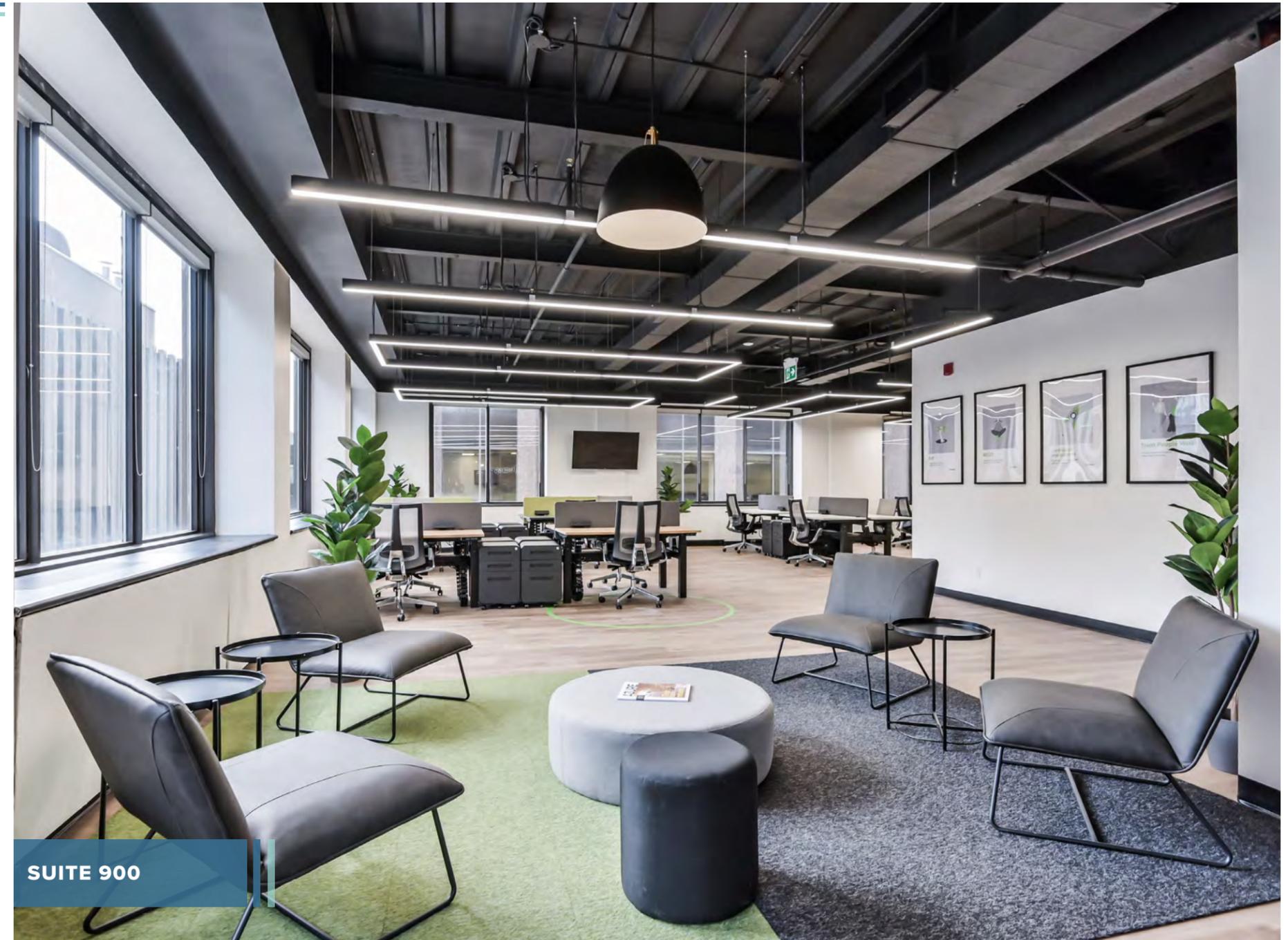
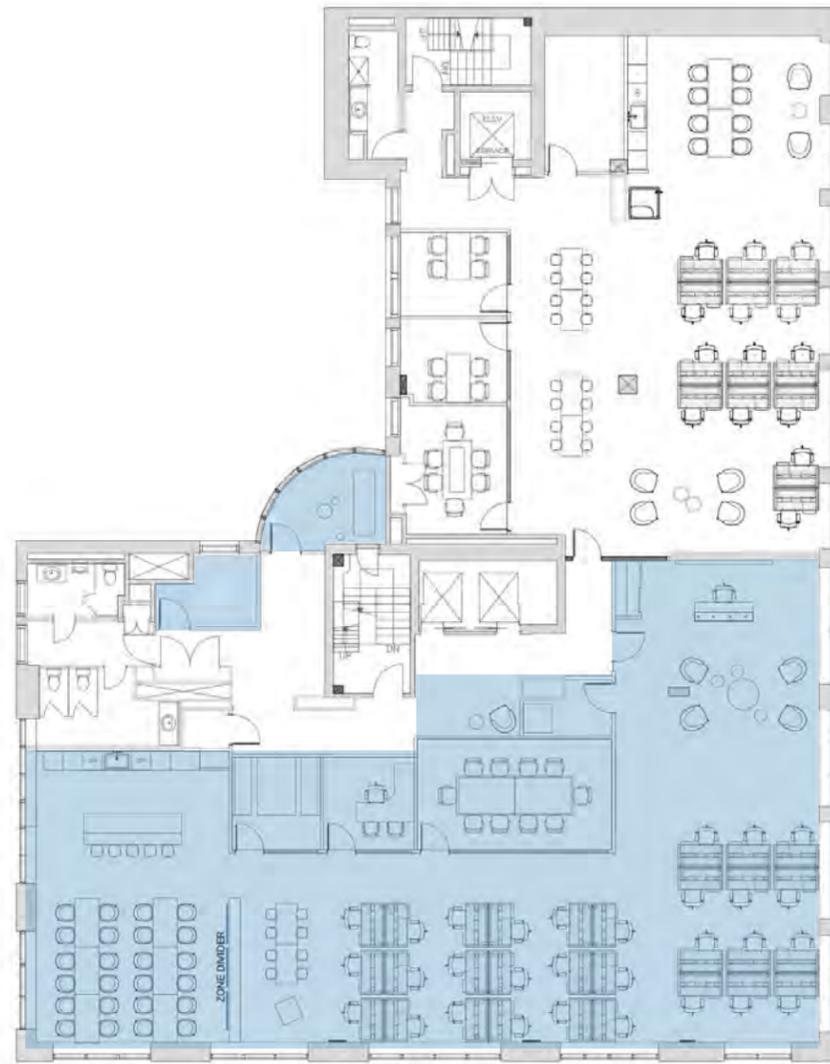


SUITE 900 - 4,372 SQ. FT.

AVAILABLE Q1 2026



- Model Suite
- Build out includes reception, 2 offices/meeting rooms, boardroom, server/storage room, kitchen, 30 sit/stand workstations and open area for collaboration
- Fully Furnished





COURTYARD

BUILDING OVERVIEW



TOTAL RENTABLE AREA:
52,243 sq. ft.



NUMBER OF STORIES:
9



YEAR BUILT:
1910

PROPERTY DESCRIPTION

- Typ. Floor Plate: 6,450 sq ft
- Posted Net Rate: Negotiable
- PSF Realty Tax: \$6.00
- PSF Utilities: \$1.74
- PSF Operating Costs: \$21.83
- PSF Additional Rent Total: \$29.57 (2026 est.)

ELEVATORS

- Low rise: 2
- Freight: 1

PARKING

- Below ground # stalls: 256 – located at 1 Adelaide St. E.
- Monthly parking cost: \$400.38/mth tenant unreserved; \$580.82/mth tenant reserved
- Parking description: Three (3) levels of conditioned parking

SAFETY AND SECURITY

- Fire detection system: YES
- Sprinkler system: YES
- Manned security: YES (fr. 1 Adelaide St E)
- Security system: YES

POWER

- Typical power watts/sq. ft.:
 - Tenant: 2 watts/sq. ft.
 - Lighting: 2 watts/sq. ft.
 - Other: 2 watts/sq. ft.

HVAC

- HVAC dist system: Variable Air Volume
- HVAC hours: 7:30am - 6:00pm Mon to Fri
- After hours HVAC: \$70/hr (+15% Admin Fee & HST)

BUILDING SPECIFICATION

- Ceiling Height: 8'8"
- Wall Type: Window Glazing
- Washrooms per floor: 2
- Satellite dish capability: YES
- Fibre optic capability: YES (Rogers)
- Shipping receiving: YES
- Emergency generator: YES

AWARDS & DESIGNATIONS

- BOMA BEST Silver

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