

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

140,794 SF
CONTIGUOUS BLOCK
AVAILABLE

24,500 SF
TYPICAL FLOORPLATE

ONE
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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



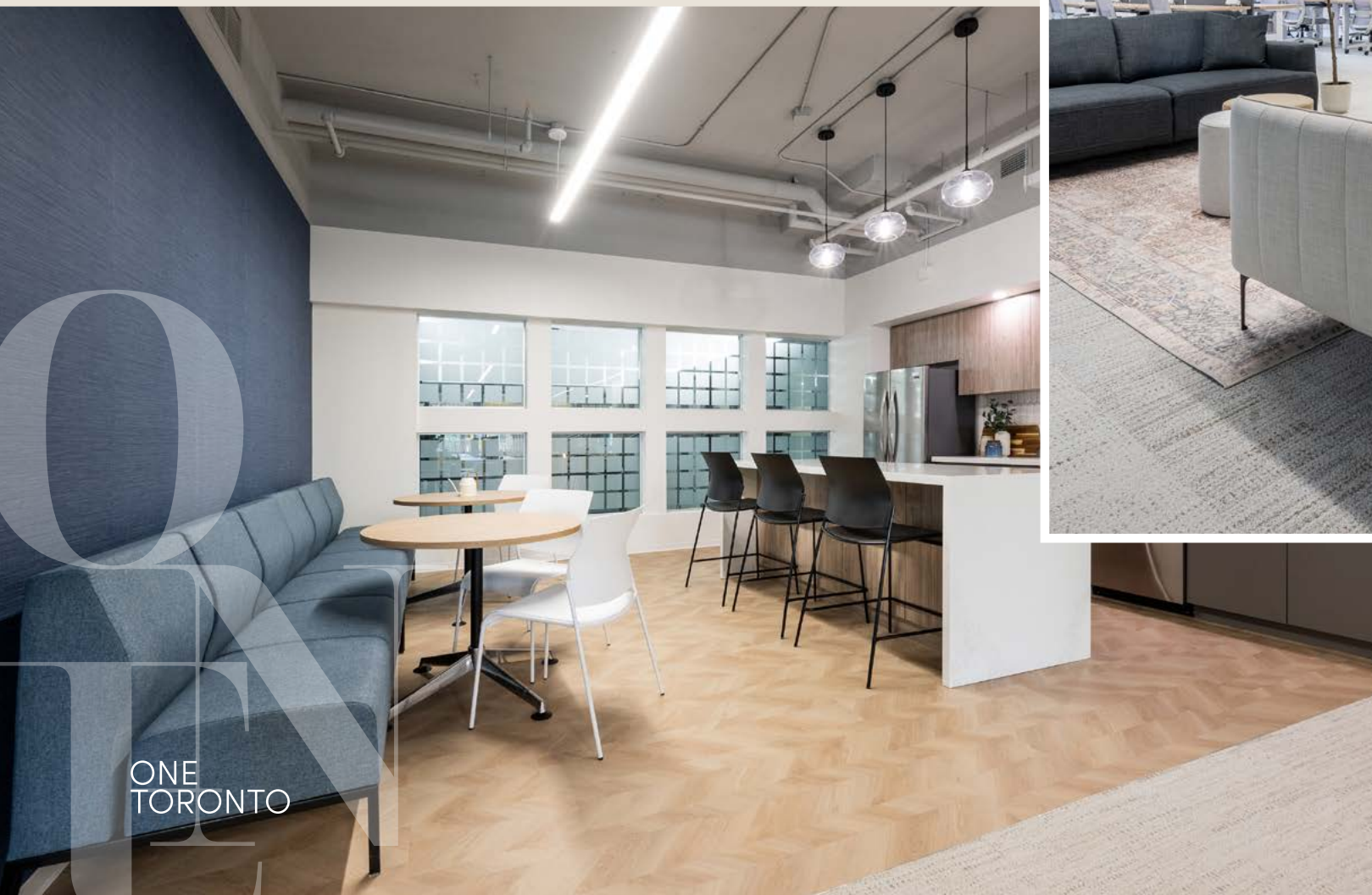
EXCELLENT WALKABILITY

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

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AVAILABLE SUITES

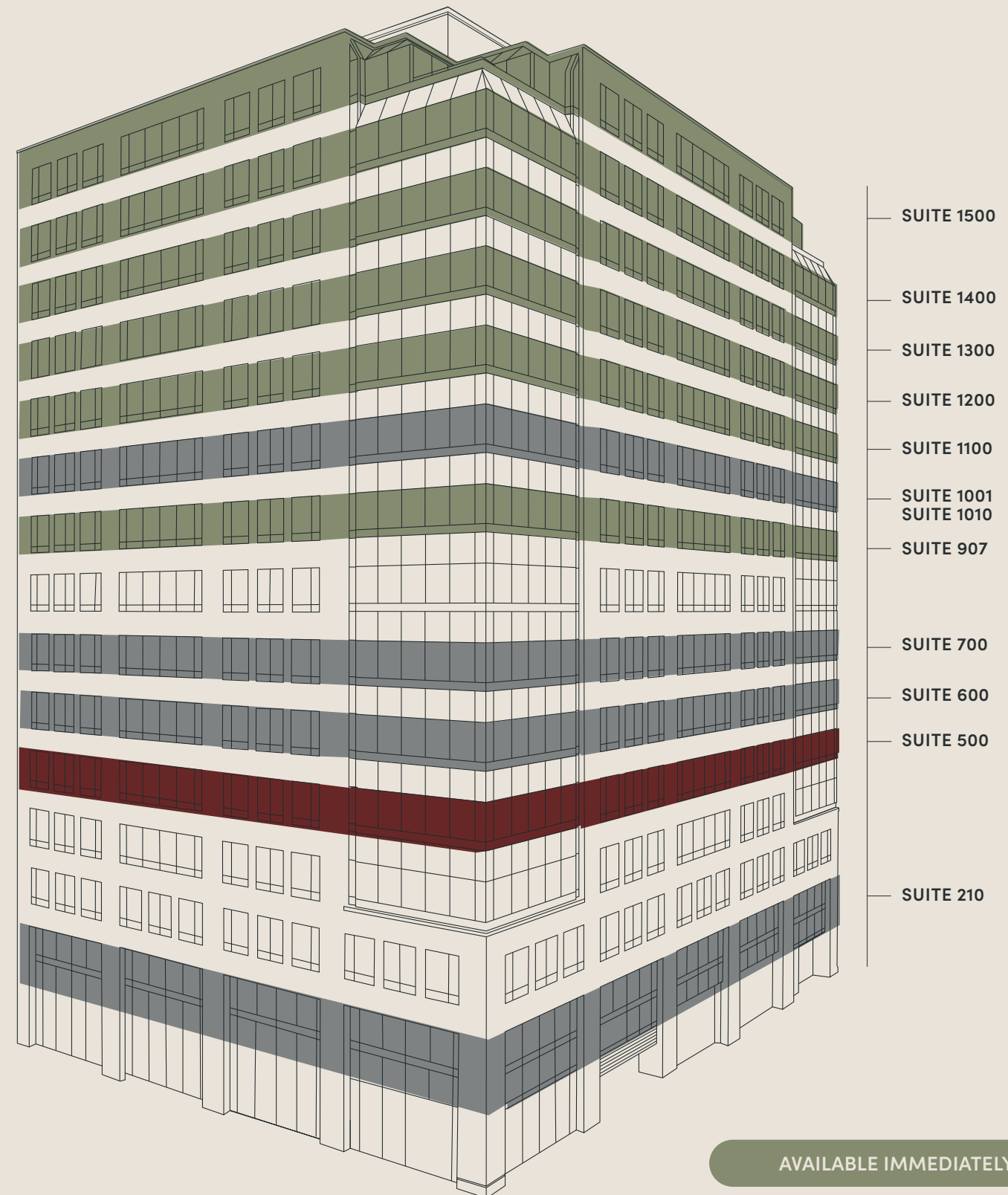
One Toronto features 15 expansive floors of stunning, light-filled Class A office space in the heart of vibrant Downtown Toronto. With available suites starting just over 2,800 RSF, spacious 24,500 SF floor plates, and rare contiguous block availability, this stunning tower offers a flexible opportunity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

CONTIGUOUS BLOCKS

SUITES 1001 & 1100
34,867 SF

SUITES 1001 - 1500
140,794 SF

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 | 14,825 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 | Available Immediately | Furnished, move-in ready model suite |
| SUITE 1001 | 10,367 SF | Available Immediately | Furnished with connected via internal stairwell to the 11th floor |
| SUITE 1100 | 24,500 SF | Available Immediately | Furnished and open-concept. Connected via internal stairwell to suite 1001 |
| SUITE 1200 | 24,491 SF | Available Immediately | Sublease with term until 07/31/2027. Landlord open to early lease termination |
| 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 |

LARGE CONTIGUOUS BLOCK

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

[WATCH SUITE 700 VIDEO](#)

[CLICK TO VIEW FLOORPLANS](#)

*Square footage may be approximate

AVAILABLE IMMEDIATELY

LEASED

2025

2026

GORGEOUS SKYLINE VIEWS



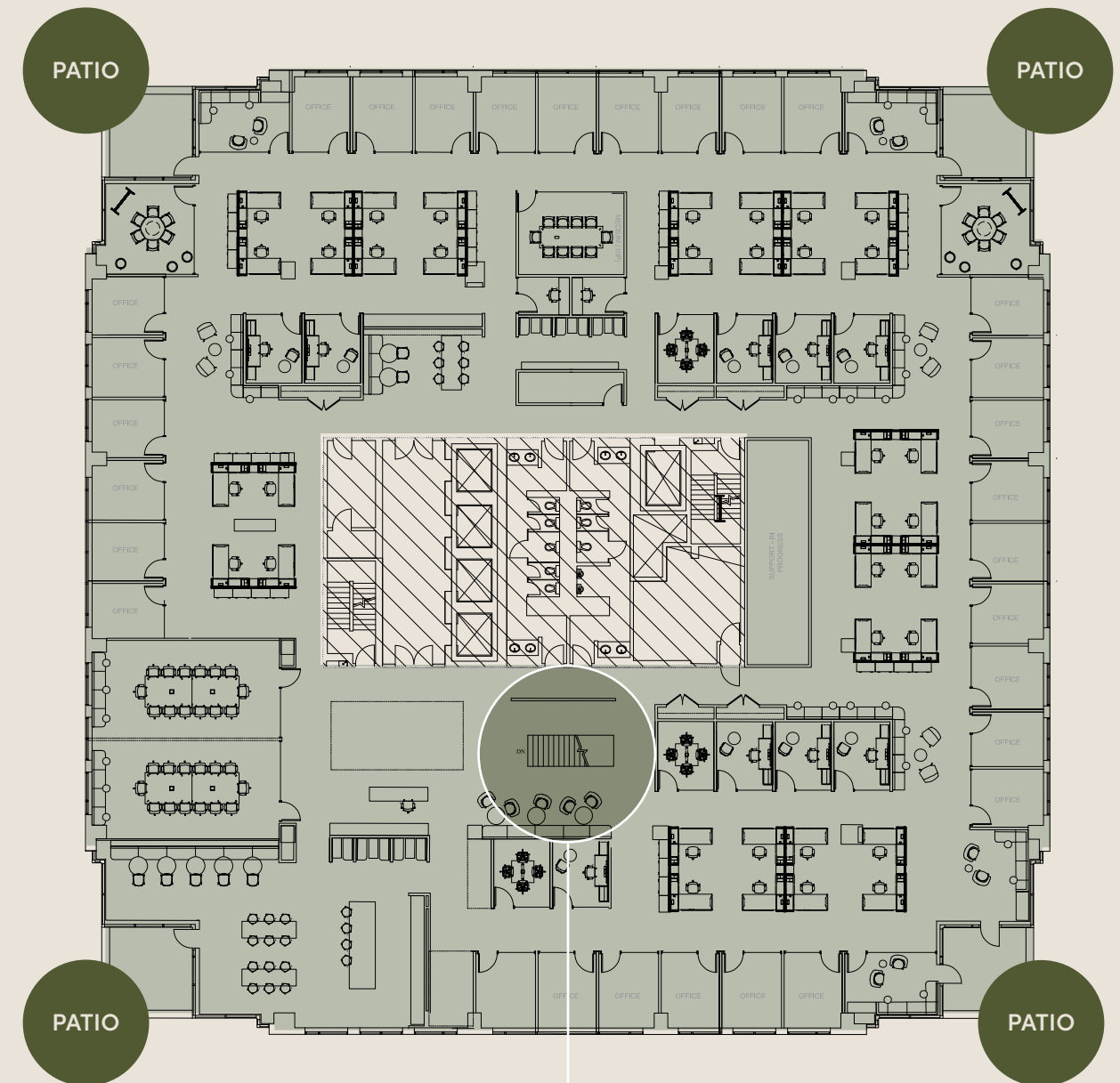
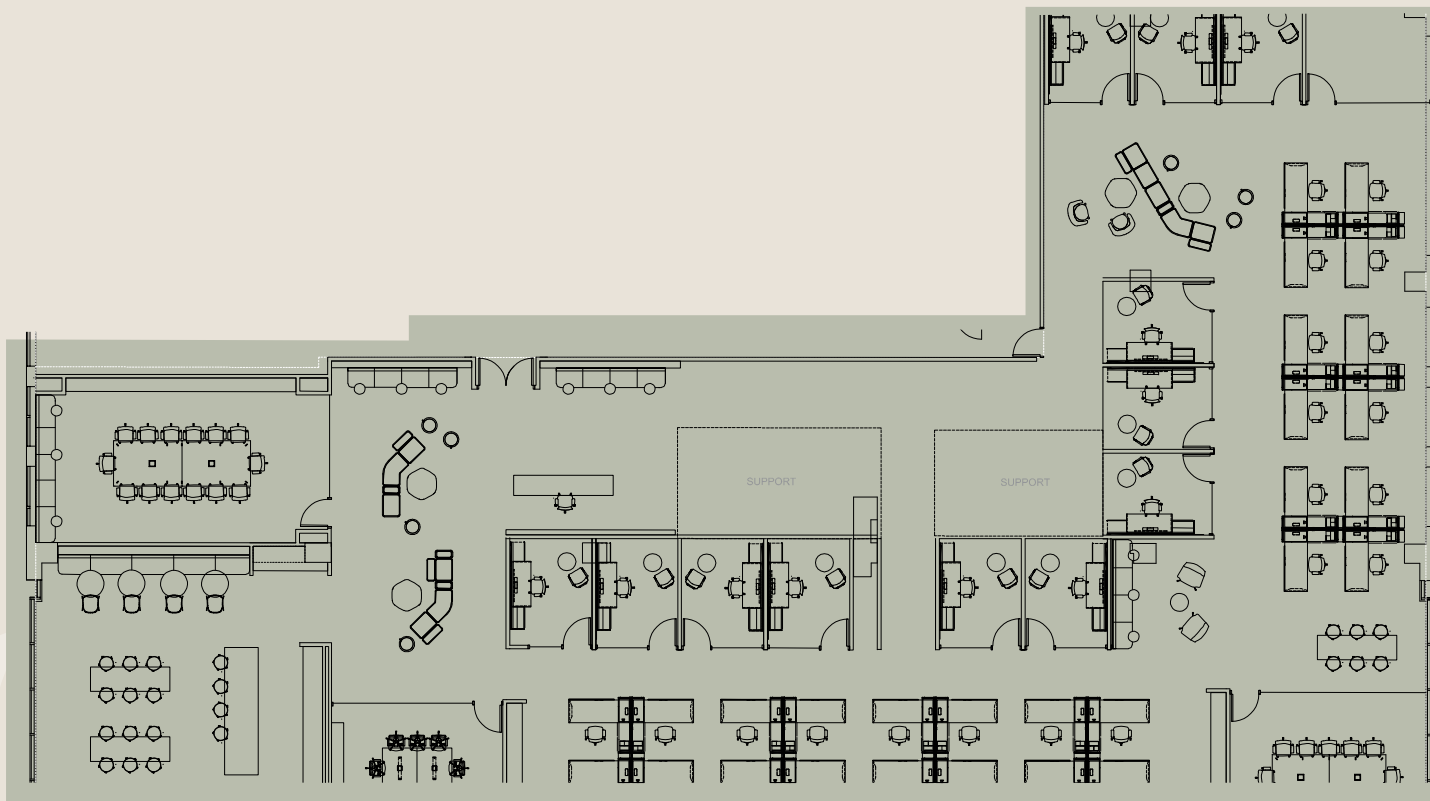
SAMPLE HALF

FLOOR SPACE PLAN

SUITE 1500

23,104 SF

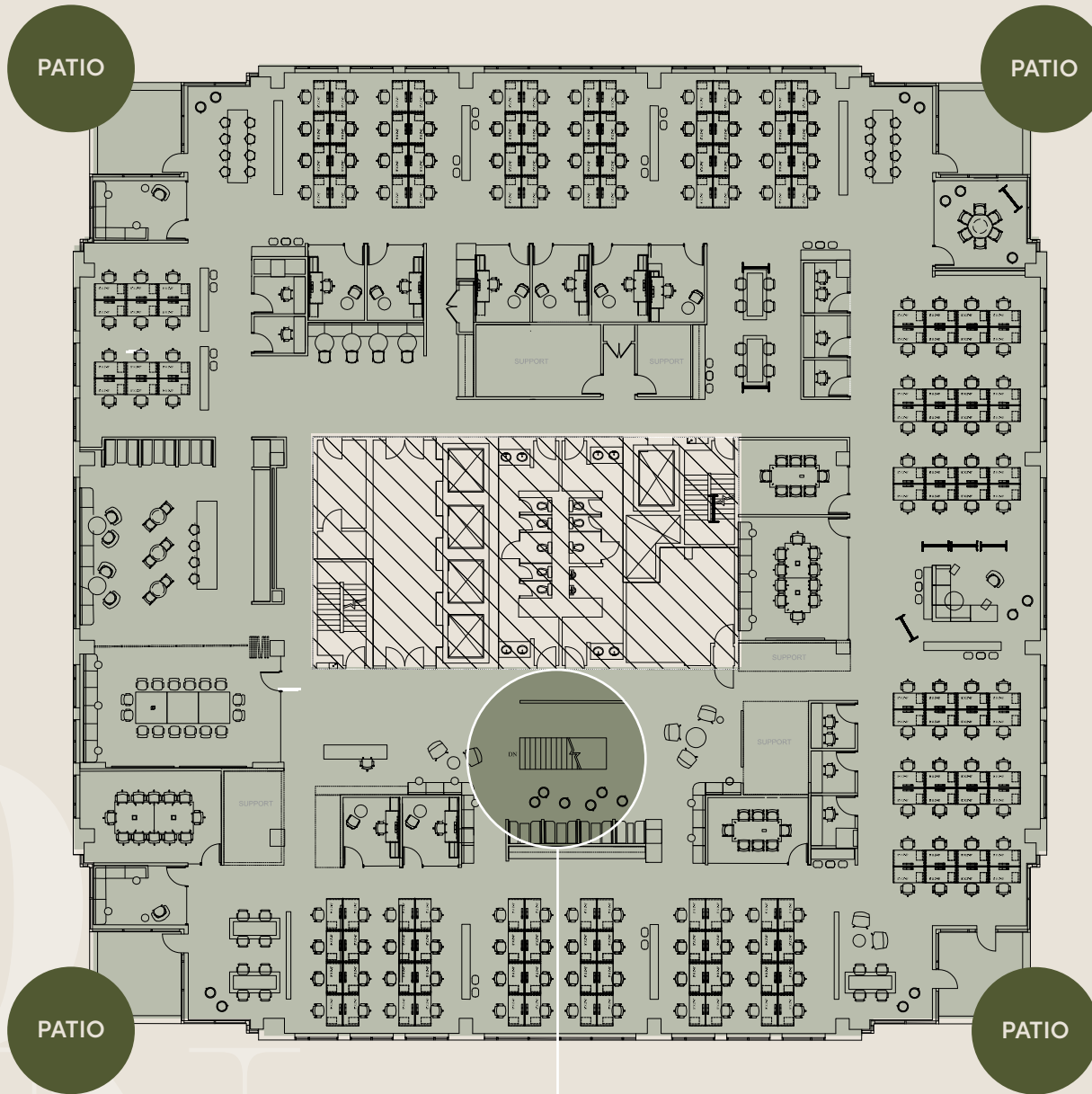
SAMPLE SPACE PLAN | TRADITIONAL



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

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