

*For Lease*  
**345**

**KING STREET WEST**  
TORONTO



## **RETAIL FOR LEASE**

IN THE HEART OF KING WEST | KING BLUE CONDOS

**CBRE**



# Retail For Lease

345 King Street West is comprised of multiple retail units located in the heart of King West. The property occupies a coveted location in Downtown Toronto at the corner of King Street West and Blue Jays Way in the epicentre of Toronto's development boom.





# PROPERTY HIGHLIGHTS

## King West Retail\*

**Unit 1:** 1,487 sq. ft.  
**Unit 2:** 1,044 sq. ft.  
**Unit 3:** 1,257 sq. ft.  
**Unit 4:** 2,100 sq. ft.

} *Units may be combined*

## Blue Jay Way + Mercer Street Retail

**Unit 5:** 1,412 sq. ft.  
**Unit 6:** 580 sq. ft.

**Net Rent:** Please contact listings agents  
**TMI:** \$27.00 per sq. ft.  
**Available:** Immediately

- Located at the base of Greenland's new 913-unit King Blue condominium at the corner of King Street West and Blue Jays Way
- Excellent retail frontages and ceiling heights
- Located in one of Canada's most densely populated urban centres consisting of mainly young professionals with disposable income who live, work and play in the area

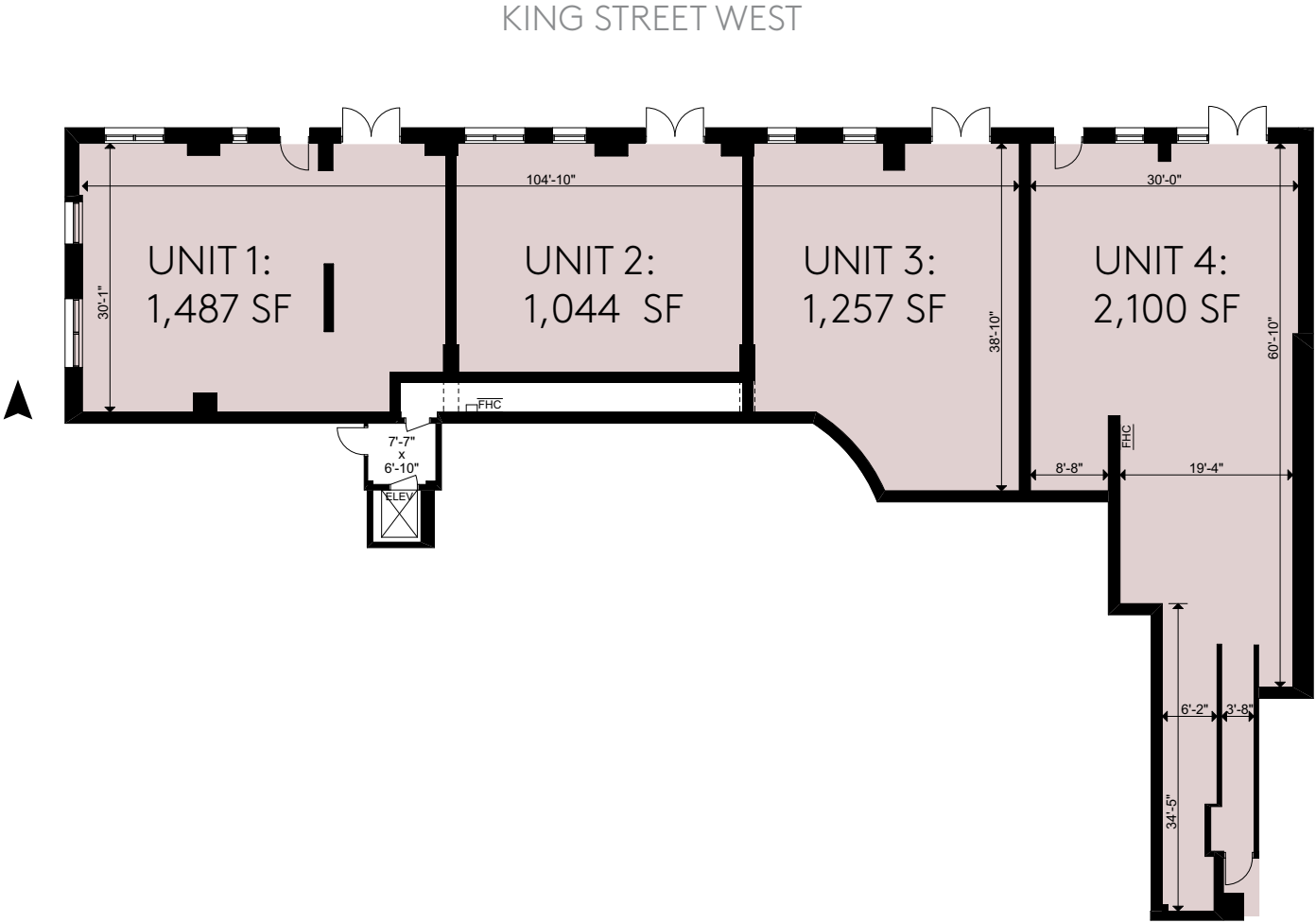
\*Unit sizes are approximate





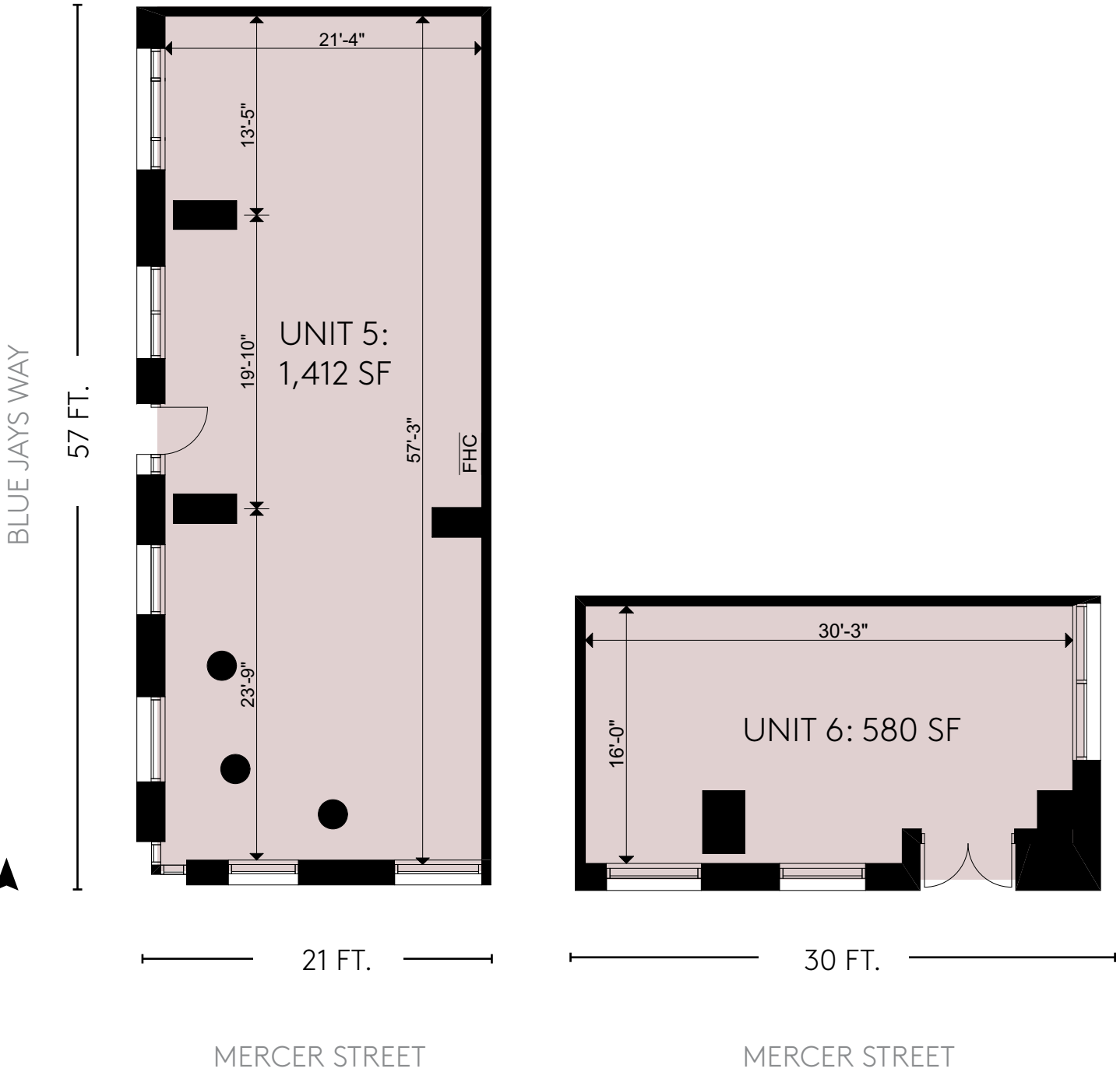
# Floor Plans

## KING STREET RETAIL\*



\*Unit sizes are approximate

## BLUE JAYS WAY + MERCER ST RETAIL









# Irreplaceable LOCATION

345 King Street West occupies a coveted location, at the intersection of King Street West and Blue Jays Way in the heart of King West. The Property is located directly on King Street West, and in close proximity to Queen Street West, two of the main retail streets in Toronto, known for the city's largest concentration of restaurants, theatres and nightlife.

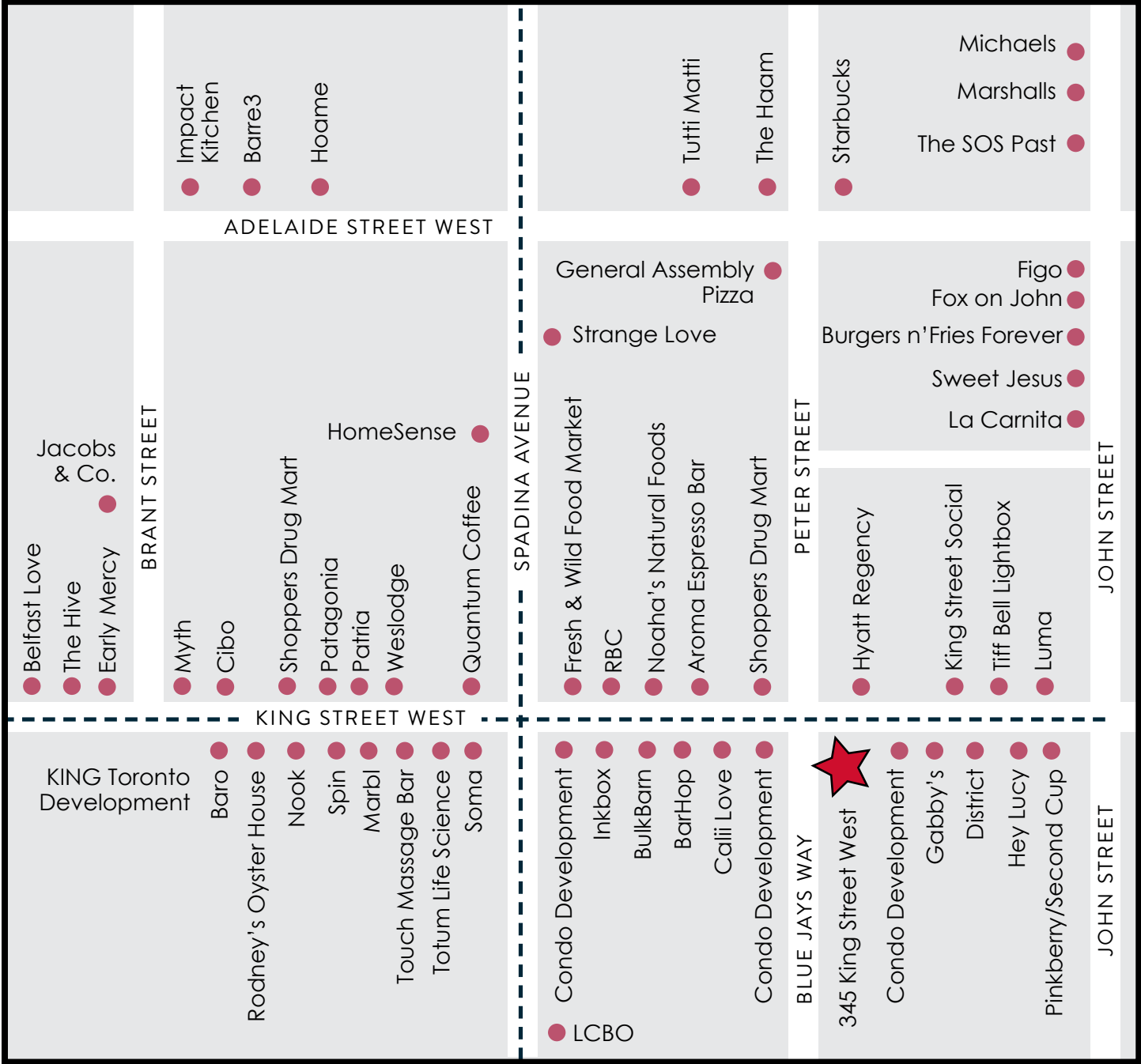
The Property is surrounded by some of Toronto's top attractions, hotels and points-of-interest including Tiff Bell Lightbox, Bisha Hotel, Princess of Wales Theatre, the future NOBU Residences, Rogers Centre, CN Tower, Ripley's Aquarium as well as endless restaurants and bars.

Residential intensification in the area has lead to an increased demand for a variety of retail and restaurant concepts, creating a highly competitive leasing environment. High profile retailers and restaurants continue to seek occupancy in Downtown Toronto, driving rental growth, gentrification and redevelopment of the area.



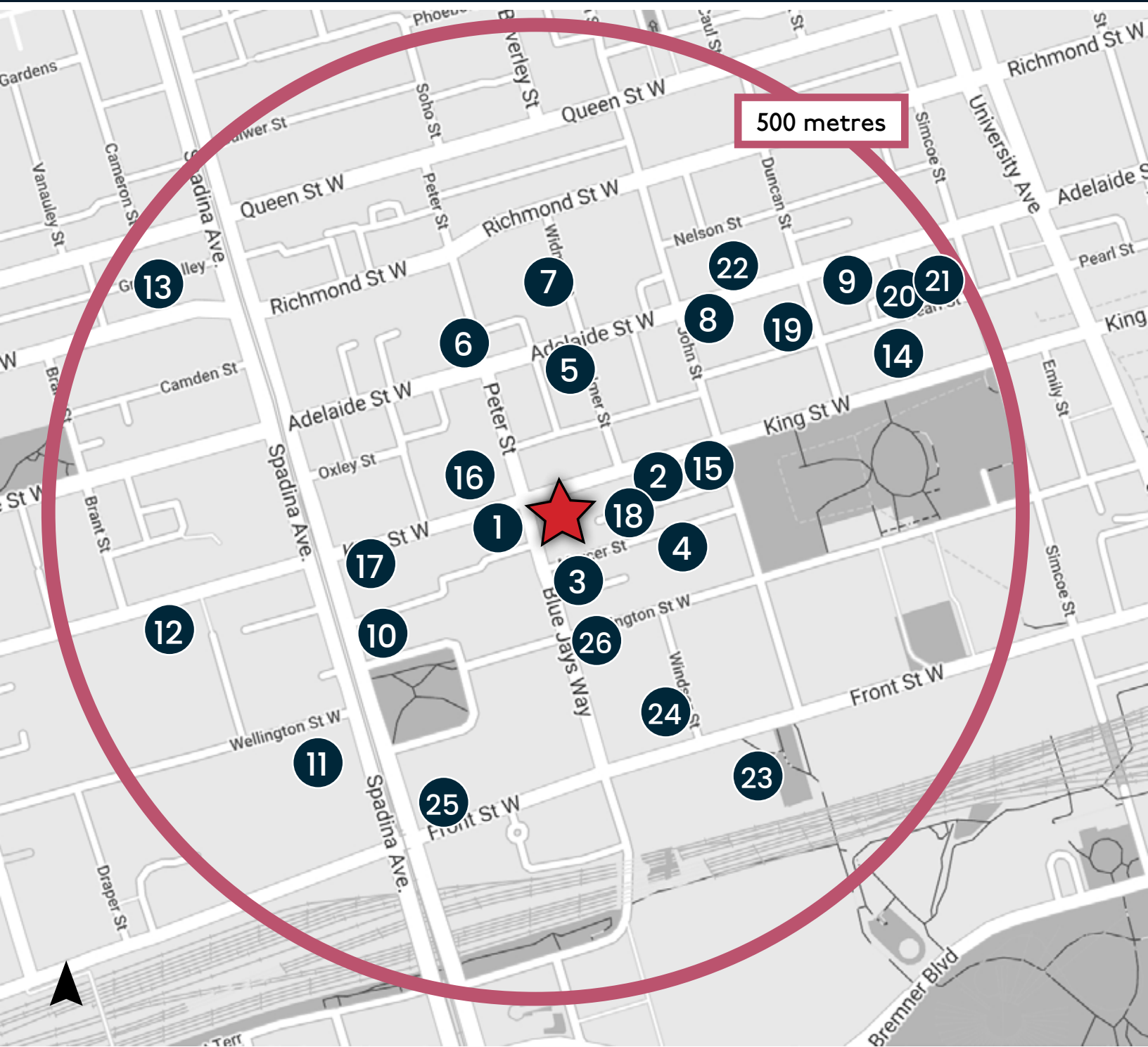


Neighbouring  
RETAILERS





# INCOMING CONDO UNITS: ~15,985



## NOTABLE ACTIVE DEVELOPMENTS

#	Condo	Status	Units
1	357 King Street W	Under Construction	324
2	Maverick	Under Construction	328
3	55 Mercer	Under Construction	543
4	Nobu Residences	Under Construction	696
5	Theatre District Condos	Under Construction	131
6	Peter & Adelaide	Under Construction	696
7	Central Condos	Under Construction	426
8	PJ Condo	Under Construction	366
9	19 Duncan	Under Construction	462
10	The Taylor	Under Construction	286
11	The Well	Under Construction	1700
12	KING Toronto	Under Construction	514
13	The Woodsworth	Under Construction	130

## NOTABLE DEVELOPMENT APPLICATIONS

#	Condo	Status	Units
14	Gehry Towers	Pre-Construction	1,917
15	305-319 King Street W	Pre-Construction	402
16	400 King Street W	Pre-Construction	530
17	Four Eleven King	Pre-Construction	435
18	Bungalow on Mercer	Pre-Construction	12
19	14 Duncan Street	Pre-Construction	369
20	150 Pearl Street	Pre-Construction	610
21	100 Simcoe	Pre-Construction	524
22	Natasha Residences	Pre-Construction	353
23	Union Park	Pre-Construction	800
24	310 Front Street West	Pre-Construction	560
25	400 Front Street West	Pre-Construction	2,226
26	277 Wellington Street W	Pre-Construction	645



GEHRY TOWERS



160 FRONT ST W



NOBU RESIDENCES





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