

37 King Street East

2,200 SF AVAILABLE AT THE KING EDWARD HOTEL • LEADER LANE & COLBORNE STREET

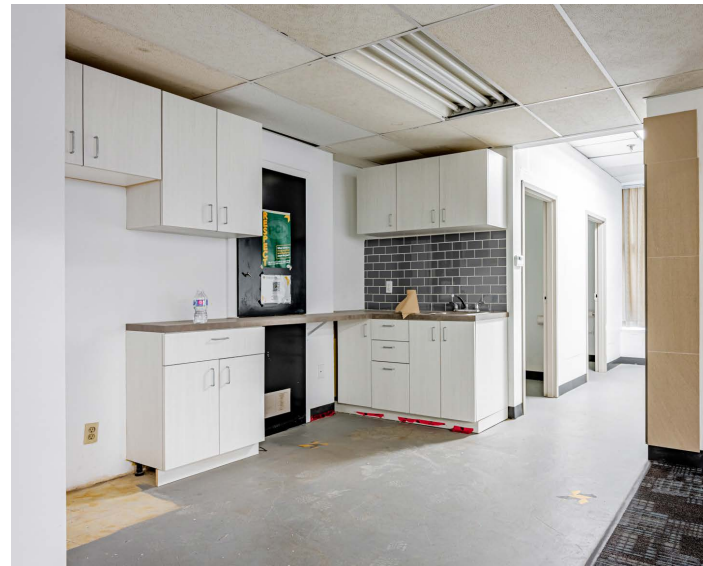
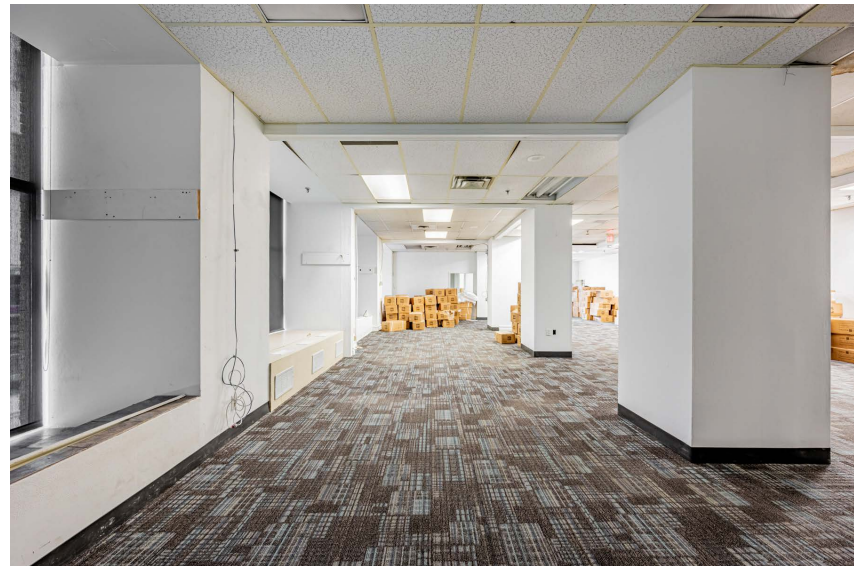


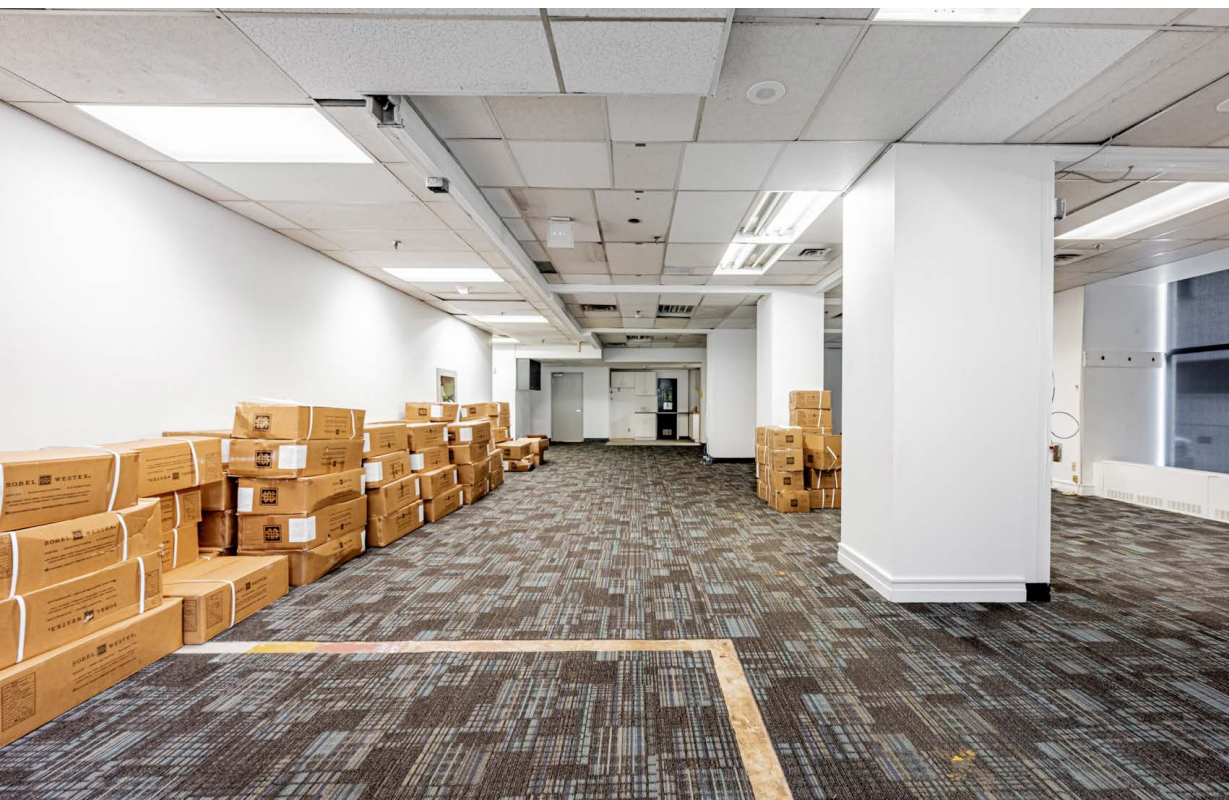
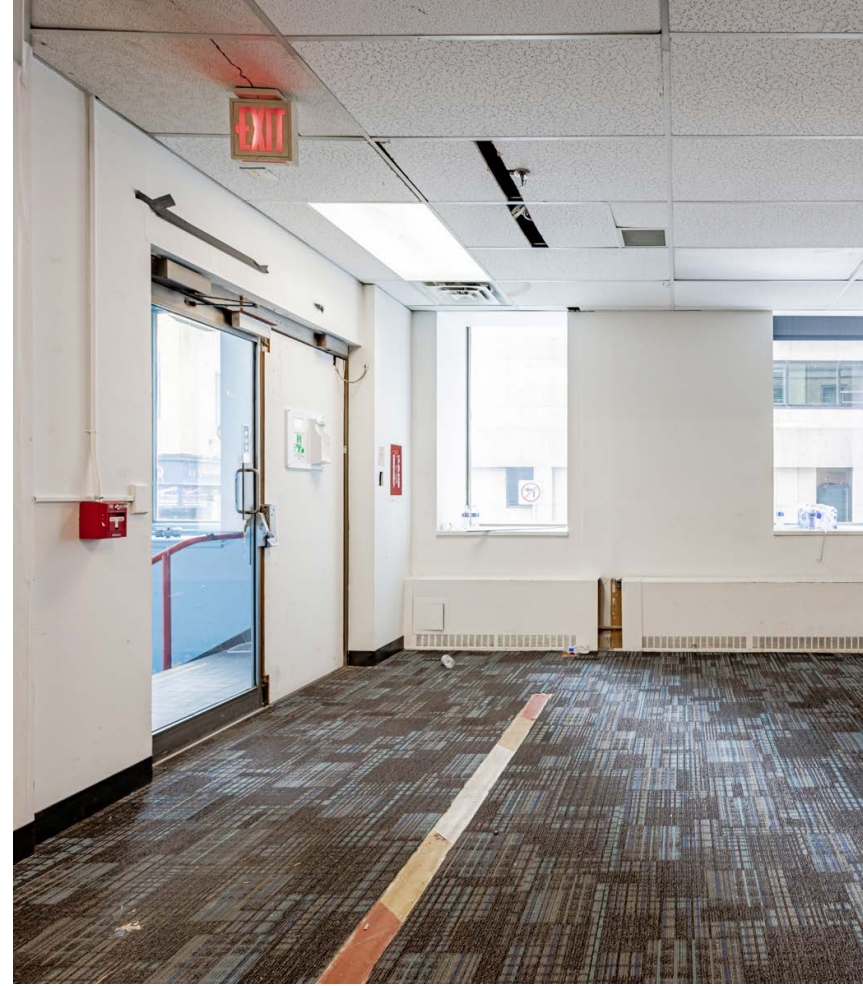
CBRE

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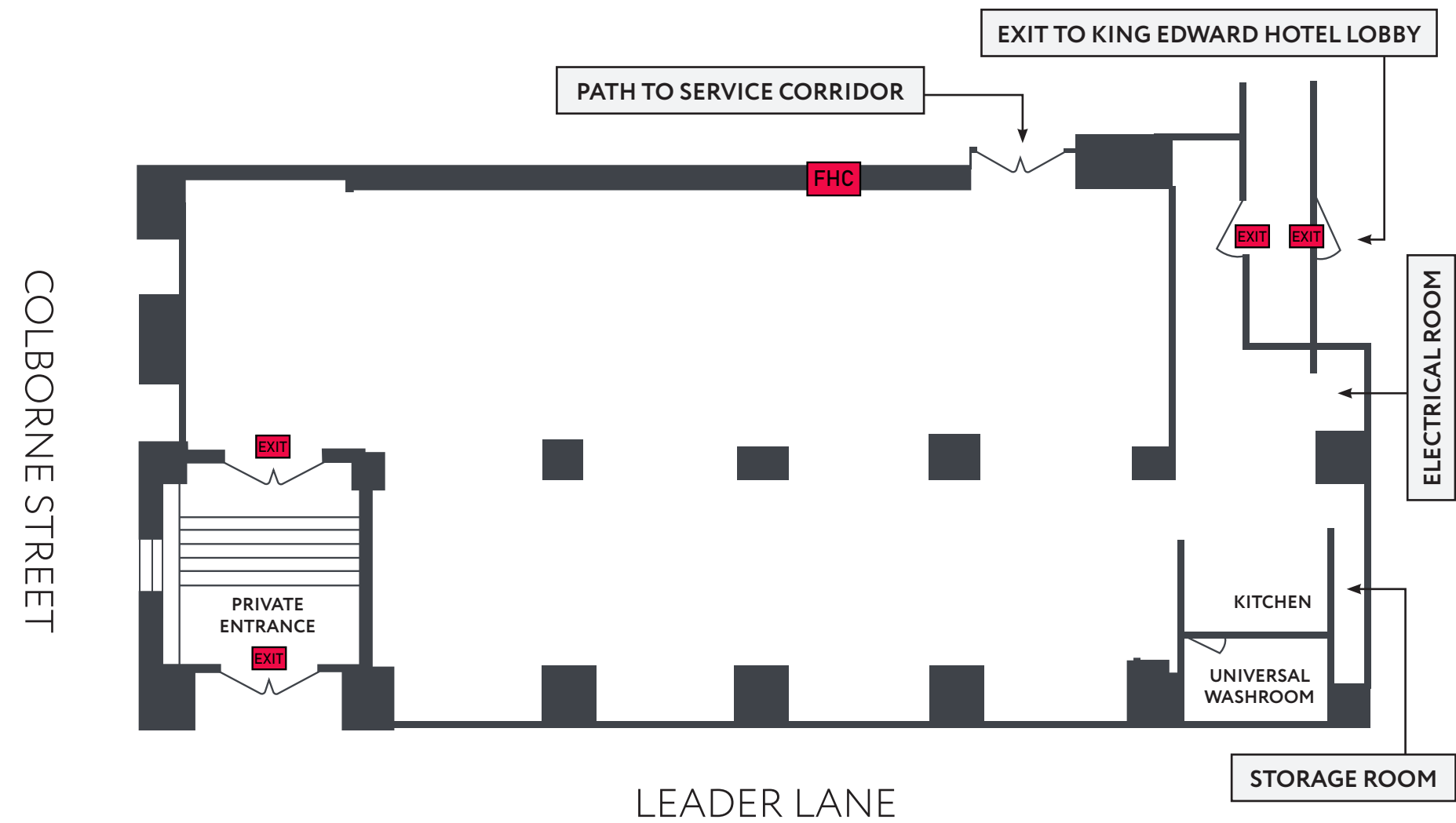
Size: 2,200 sq. ft.
Net Rent: \$25.00 per sq. ft.
TMI: \$20.00 per sq. ft.
Available: Immediately

- Located on the ground floor of the Omni King Edward Hotel, directly across from Google's new 400,000 sq. ft. head office
- Corner unit at Leader Lane and Colborne Street with excellent frontage onto Leader Lane
- Centralized location with incredible surrounding density
- Directly on the 504 King streetcar line and a 2 minute walk to King subway station





Floor Plan

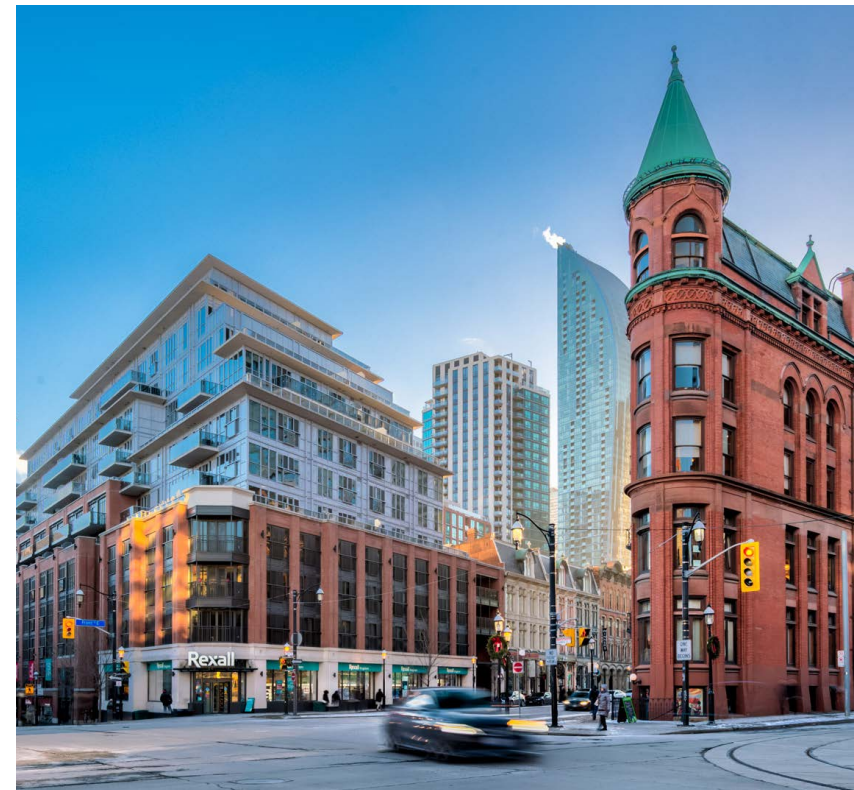


The Location

Located in the heart of Downtown East, 37 King Street East is surrounded by iconic Toronto points-of-interest, unmatched transit infrastructure, urban amenities and high population density. The property is across from Google's new 400,000 sq. ft. head office. Proximity to key employment nodes including the Financial Core, government offices, hospital districts, Toronto Metropolitan University (formally Ryerson) and George Brown College, enables the neighbourhood to attract a high concentration of young professionals, new graduates and students.

Located where the Financial Core and St. Lawrence Market neighbourhood meet, the area is uniquely characterized by older brick-and-beam commercial assets situated amongst a number of recently complete and currently under construction residential buildings and high-profile office developments.

Given the rapid pace of population growth and influx in investment and residential/office development activity, this area of Downtown Toronto remains one of the city's focal points for real estate.





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