

# 1189 King Street West

Corner Retail for Lease in the Historic Toronto Carpet Factory



CBRE



Toronto  
Carpet  
Factory



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Corner Retail for Lease in the Historic Toronto Carpet Factory

- Size:** 3,961 sq. ft. (Up to 5,000 sq. ft. potentially available)
- Net Rent:** \$40.00 per sq. ft.
- TMI:** \$15.92 sq. ft.
- Available:** Immediately
- Comments:**
- Amazing corner retail in the heart of Liberty Village at King Street West and Mowat Avenue
  - Large patio opportunity (currently under renovation)
  - Excellent ceiling height
  - Located in the historic Toronto Carpet Factory
  - Directly on the King streetcar line





# Toronto Carpet Factory

The history of the Toronto Carpet Factory begins with the company whose name it retains, the Toronto Carpet Manufacturing Company Limited. The building was constructed at the turn of the last century to house the rapidly growing carpet company. By the end of the First World War, the factory occupied one city block and employed over 1,000 people. The buildings are similar in architecture to other industrial buildings being built in Britain and the U.S. during that time. They were constructed in the classic 19th century style of perimeter buildings forming a cloister around a central quadrangle and powerhouse. All of the buildings are of heavy timber construction with load-bearing brick walls, timber columns and beams, and hardwood floors.

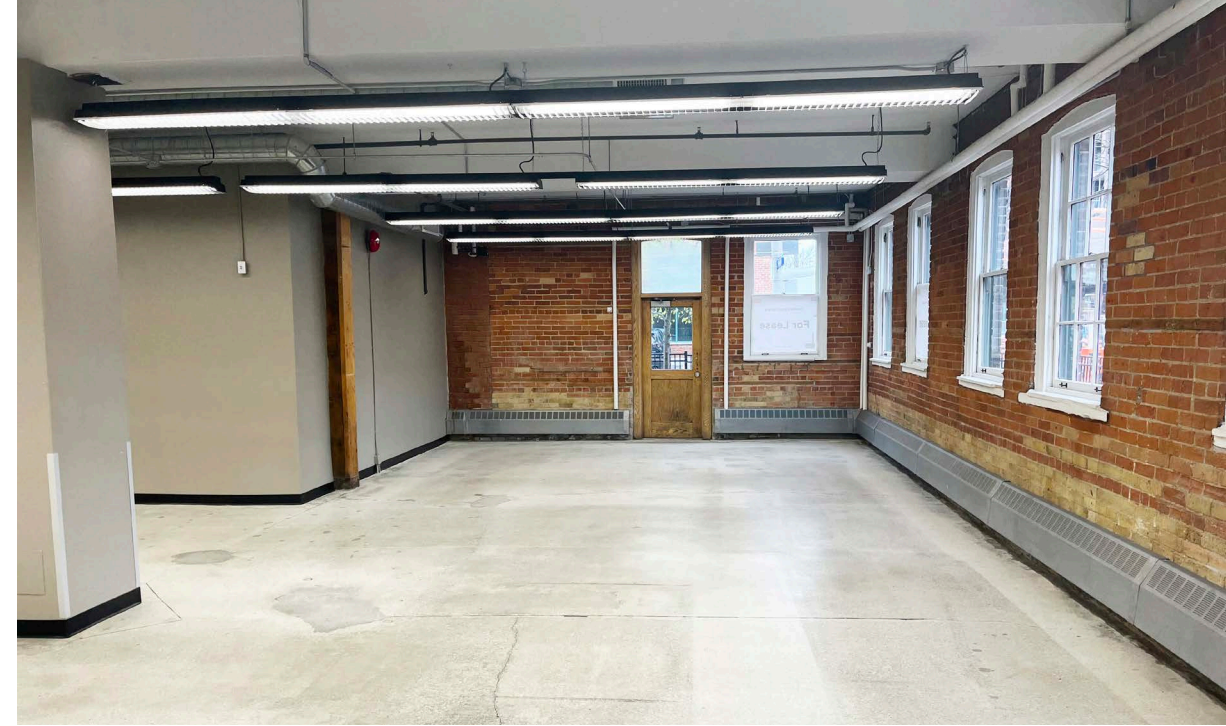
**320,000 SF Complex**  
**8 Buildings**  
**Four-Acres, One City Block**



**For over a century these buildings have been places for creating. Though the products that originate here have radically changed over the years, the complex continues to provide spaces that inspire new ideas and ambitious companies.**

Today, the entire city block has been designated as a property of historical and architectural value under the Ontario Heritage Act. The buildings have been beautifully restored and are now home to 100 businesses.

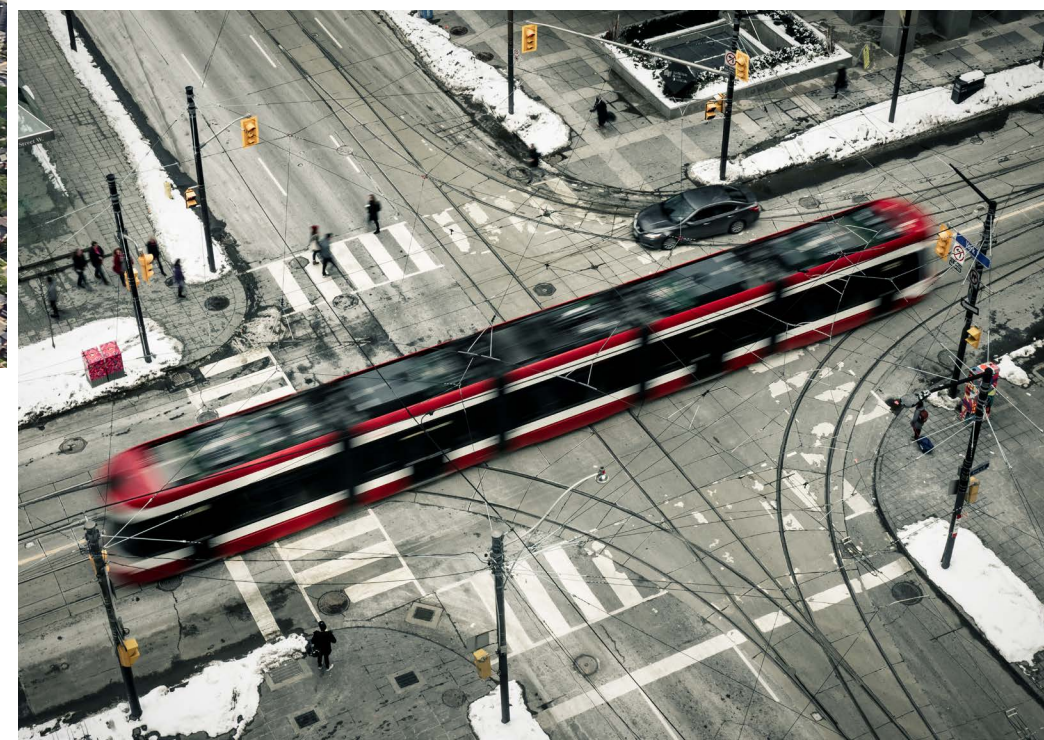




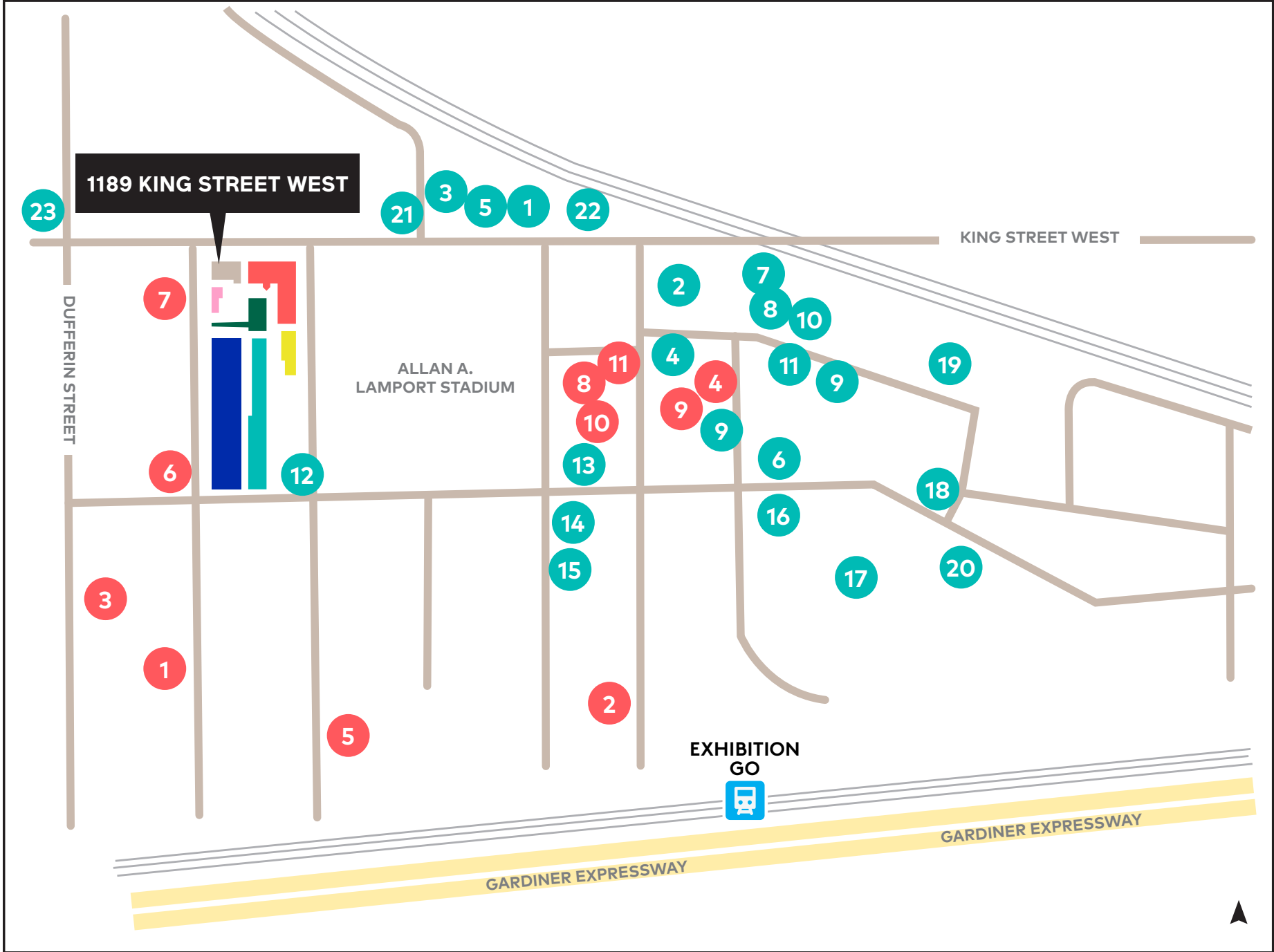
## The Location



Liberty Village is a unique area that has been redeveloped showing respect for its industrial history with cleverly redefined spaces. The 43-acre master planned community combines office, retail and residential and has become a self-sustaining live/work community for the high-tech and creative sectors. Over 10,000 residential units exist, approximately 1.8 million square feet of office space and currently over 320,000 sq. ft. of retail services the area.



# Location Map- Liberty Village



## Neighbourhood Retail

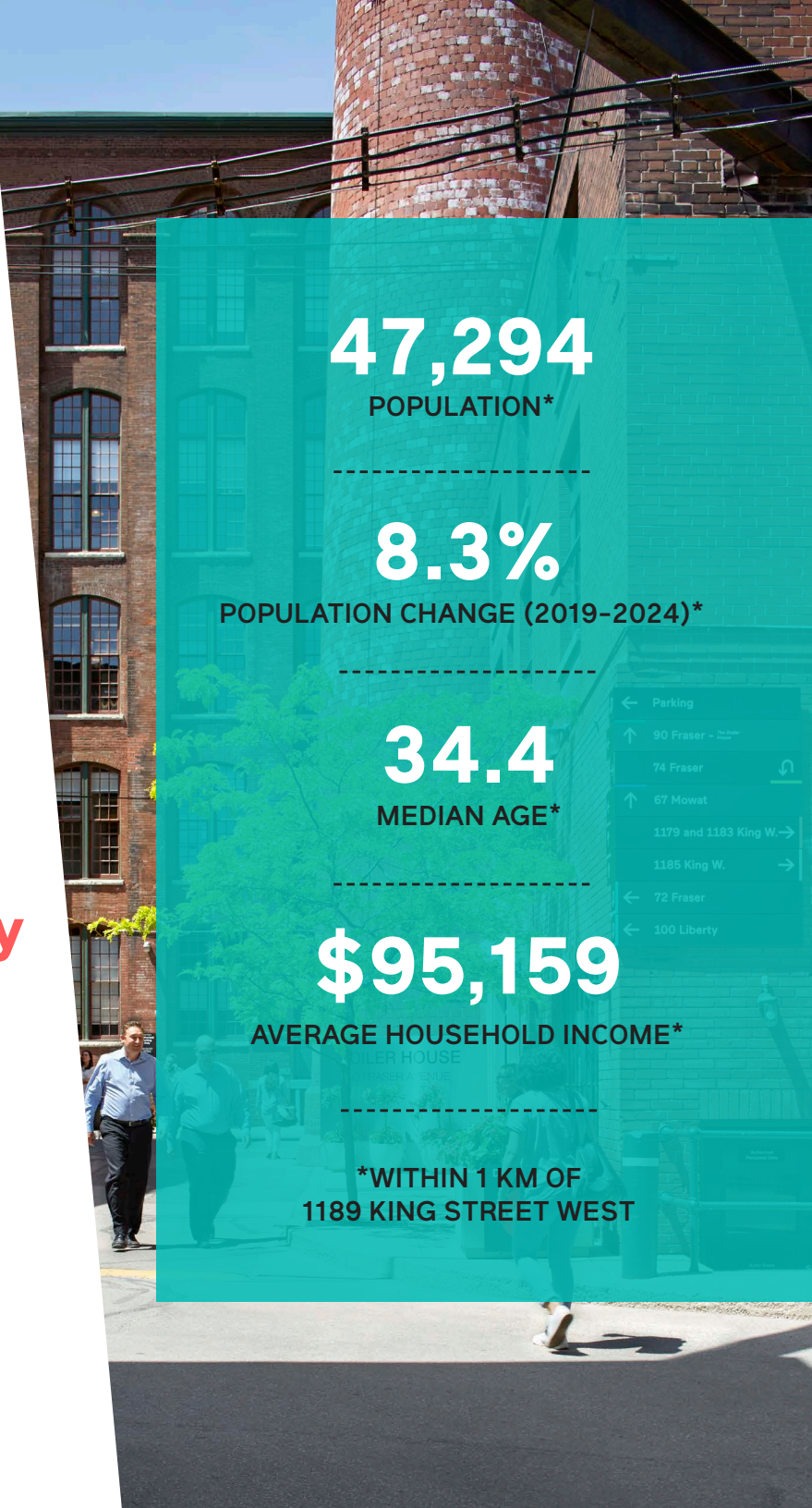
- 1 Winners
- 2 West Elm
- 3 Canadian Tire
- 4 The Craft Brasserie
- 5 Longos
- 6 Balzac's
- 7 Mildred's Temple Bar
- 8 LCBO
- 9 Left Field Brewery
- 10 Starbucks
- 11 EQ3
- 12 School
- 13 Big Rock Brewery
- 14 Liberty Village Market
- 15 Untitled & Co
- 16 Local Liberty Village
- 17 F45 Training
- 18 Nodo
- 19 Metro
- 20 Brazen Head Irish Pub
- 21 Structube
- 22 Shoppers Drug Mart
- 23 Independent City Market

## Select Office Tenants

- 1 Mejuri
- 2 Joe Fresh
- 3 Church + State
- 4 Live Nation
- 5 Deciem
- 6 Achievers
- 7 Tucows Inc.
- 8 Universal Music Canada
- 9 Red Bull
- 10 Spaces
- 11 Cinexplex Media

## Office Tenants in The Carpet Factory

- Il BY IV Design
- HarleyOliver
- Elli Studios
- Gameloft Entertainment
- Marblemedia
- Erin Tracy Designs
- Beanfield
- Gorgias Helpdesk
- Faulhaber Communications



**47,294**  
POPULATION\*

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**8.3%**  
POPULATION CHANGE (2019-2024)\*

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**34.4**  
MEDIAN AGE\*

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**\$95,159**  
AVERAGE HOUSEHOLD INCOME\*

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\*WITHIN 1 KM OF  
1189 KING STREET WEST

Floor Plan | 3,961 sq. ft.



# CBRE

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