

# 36

## TORONTO STREET FOR LEASE





# Opportunity Overview

36 Toronto, a first-class office building in the heart of the financial district, offers two ground floor retail spaces of 599 and 1,657 square feet.

Offering perfect 100 Walk and Transit Scores, the property sits just steps from King subway station with direct PATH access. This prime location ensures constant exposure to heavy pedestrian traffic and Toronto’s financial core workforce, attracting diverse consumer demographics.





# Area Overview

36 Toronto Street is strategically positioned in the heart of the financial district, where substantial pedestrian flow connects major office buildings and the bustling PATH network.

This prime location offers exceptional transit access, steps from King Station on Line 1 and a 5-minute walk to Union Station. The area serves high-income professionals from financial services, legal, and consulting sectors, complemented by luxury condominium residents and tourists.

The commercial district features major banks, premium coffee shops like Starbucks and Dineen, and upscale restaurants such as Terroni, JOEY, and Hy’s steakhouse. Located near CF Toronto Eaton Centre and St. Lawrence Market, the area combines business prestige with urban convenience.

## DEMOGRAPHICS - 1KM

|   |                               |         |
|---|-------------------------------|---------|
|  | Total Population              | 69,419  |
|  | Daytime Population            | 277,584 |
|  | Workplace Population          | 252,880 |
|  | Growth Rate Over Next 5 Years | 26.6%   |
|  | Median Age                    | 33.1    |

Source: Environics, 2025





# Property Details

|                 |                               |
|-----------------|-------------------------------|
| Unit 104        | 599 SF                        |
| Unit 107        | 1,657 SF                      |
| Available       | Immediately                   |
| Term            | 5-10 Years                    |
| Net Rent        | Please Contact Listing Agents |
| Additional Rent | \$27.36 PSF (EST. 2025)       |

# Property Highlights

- Ground floor retail spaces in a premier financial district office building
- Steps from King Street subway station and 304 and 504 streetcar stops.
- Unit 107 faces Toronto Street, ideal for food and beverage use
- Unit 104 sits in the lobby, featuring an impressive atrium
- On-site retailers: Poke Box, Bar Goa, Coffee by Carlton’s, OEB Breakfast Co., and Curatus Wine Club
- Neighboring retailers: Terroni, Nami, Versus Coffee, and Goodlife Fitness







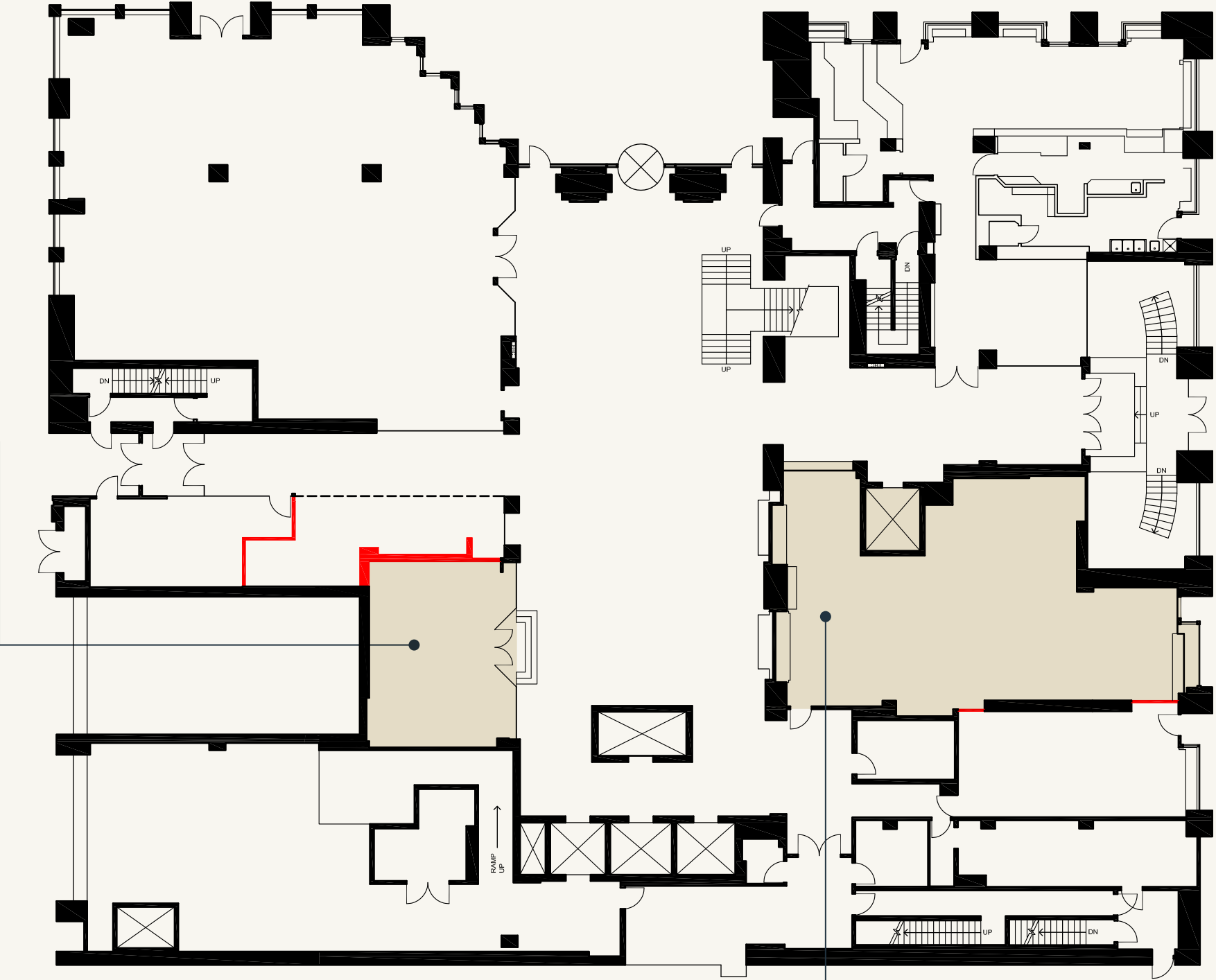
# Floor Plan

ADELAIDE STREET EAST

TORONTO STREET

UNIT 104  
599 SF

UNIT 107  
1,657 SF



# Neighbourhood

● RESTAURANTS

- 1. Terroni
- 2. Sansotei Ramen
- 3. Carisma
- 4. Swaagat Toronto
- 5. Beerbistro restaurant and bar
- 6. Leña Restaurante
- 7. Hy's Steakhouse & Cocktail Bar
- 8. JOEY King St
- 9. Cantina Mercatto
- 10. Cafe Landwer Front
- 11. King Taps First Canadian Place
- 12. La Bettola Di Terroni
- 13. The Chase
- 14. Piano Piano Restaurant

● CAFES

- 15. Fahrenheit Coffee
- 16. Maman
- 17. Mos Mos Coffee
- 18. Dineen Coffee Co.
- 19. Starbucks
- 20. Versus Coffee
- 21. 11:59 Bar:Café

● HOSPITALITY & AMENITY

- 22. CF Toronto Eaton Centre
- 23. Nathan Phillips Square
- 24. The Omni King Edward Hotel
- 25. One King West Hotel & Residence
- 26. Sheraton Centre Toronto Hotel
- 27. St. Lawrence Market
- 28. Holiday Inn Express Toronto Downtown
- 29. Cambridge Suites Toronto

● TTC Subway Station

≡ TTC Subway Line

— 501 Queen streetcar

— 504 King streetcar

— TTC Line 1





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