

# 322 KING STREET EAST

RETAIL FOR LEASE







# PREMIER OPPORTUNITY AT THE KING EAST

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322 King Street East presents an opportunity to lease spectacular ground floor and mezzanine retail space in one of the most significant condo developments of the original old ten blocks of the City of Toronto.

Built in 2013 by Lamb Development Co., the building rises 15 stories, provides high-end housing with 215 units, and is an iconic marker to the official eastern edge of downtown Toronto.

The retail offers 1,259 SF of ground floor space, 1,098 SF on the mezzanine level, and soaring double-height ceilings of 20 FT from the ground floor. The exterior boasts over +/- 35 FT of frontage along King Street East and Parliament, providing future tenants excellent branding and signage opportunities.







# AREA OVERVIEW

Downtown East is one of Toronto’s fastest growing nodes, with over 10,000 residential units set for completion over the next three years within 1 km of the development. The neighbourhood is serviced by the 504 King, 503 Kingston, and 514 Cherry streetcars and is a short walking distance to the future Moss Park Station on the Ontario Line.

322 King Street East is situated in the King East Design District, a neighbourhood in the heart of Downtown East. The neighbourhood runs from Church Street to River Street along King Street East and encompasses many thriving businesses, including furniture design stores, restaurants, café’s and shops. Home to some of Toronto’s oldest and most beautiful buildings, stunning examples of well-preserved architecture line the street of this historic neighbourhood. King Street East Design District strives to be a hub for creativity and to lead Canada in contemporary design, art, and culture. Just south of the property is the Distillery District, a cobblestoned pedestrian-only village dedicated to the arts and culture, boasting charming restaurants, original shops and galleries that are unique to the city.



45,986  
Population



37.4  
Median Age



17%  
Growth Rate  
Previous 5 Years



60,058  
Daytime Population



25,949  
Total Households



\$103,296  
Average HH Income



# NEIGHBOURING RETAILERS





# PROPERTY DETAILS

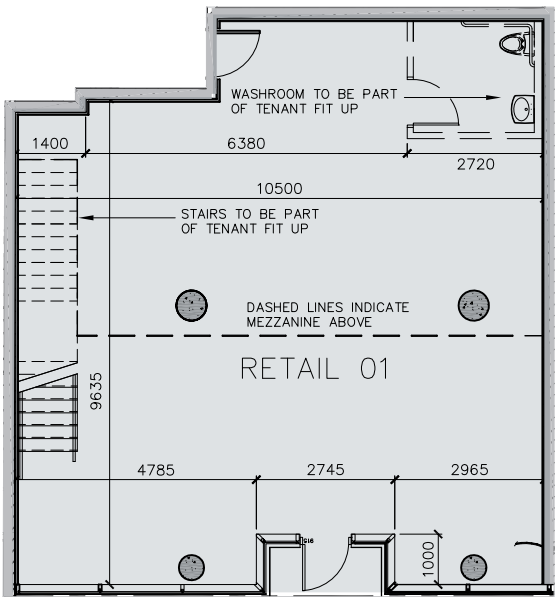
Ground Floor:	1,259 SF
Mezzanine:	1,098 SF
Total:	2,357 SF
Available:	Immediately
Term:	5-10 years
Net Rent:	Please Contact Listing Agents
Additional Rent:	\$20.38 PSF (est. 2025)

## HIGHLIGHTS

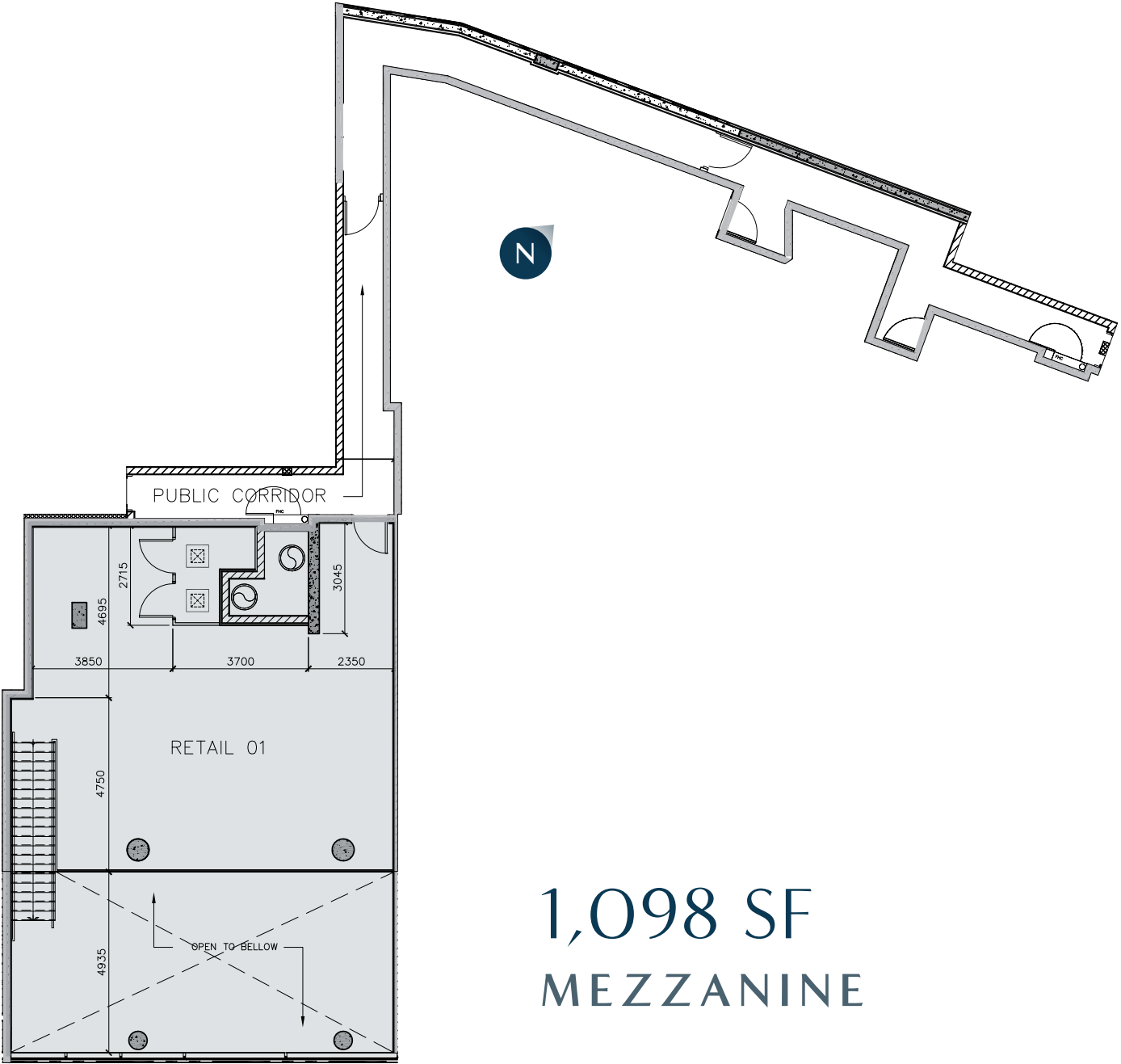
- Beautifully designed ground floor and mezzanine space in the heart of the King East Design District
- Floor-to-ceiling double height windows, allowing ample natural light into the space.
- +/- 35 FT of frontage along King Street East
- 504 King and 503 Kingston Road streetcar stop at front door
- Neighbouring tenancies include Roche Bobois, Klaus Furniture Store, Kiosk Design, SPACE, Boffl, Italinteriors, Blinds To Go, and George Brown College.



# FLOOR PLAN



1,259 SF  
GROUND LEVEL



1,098 SF  
MEZZANINE





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