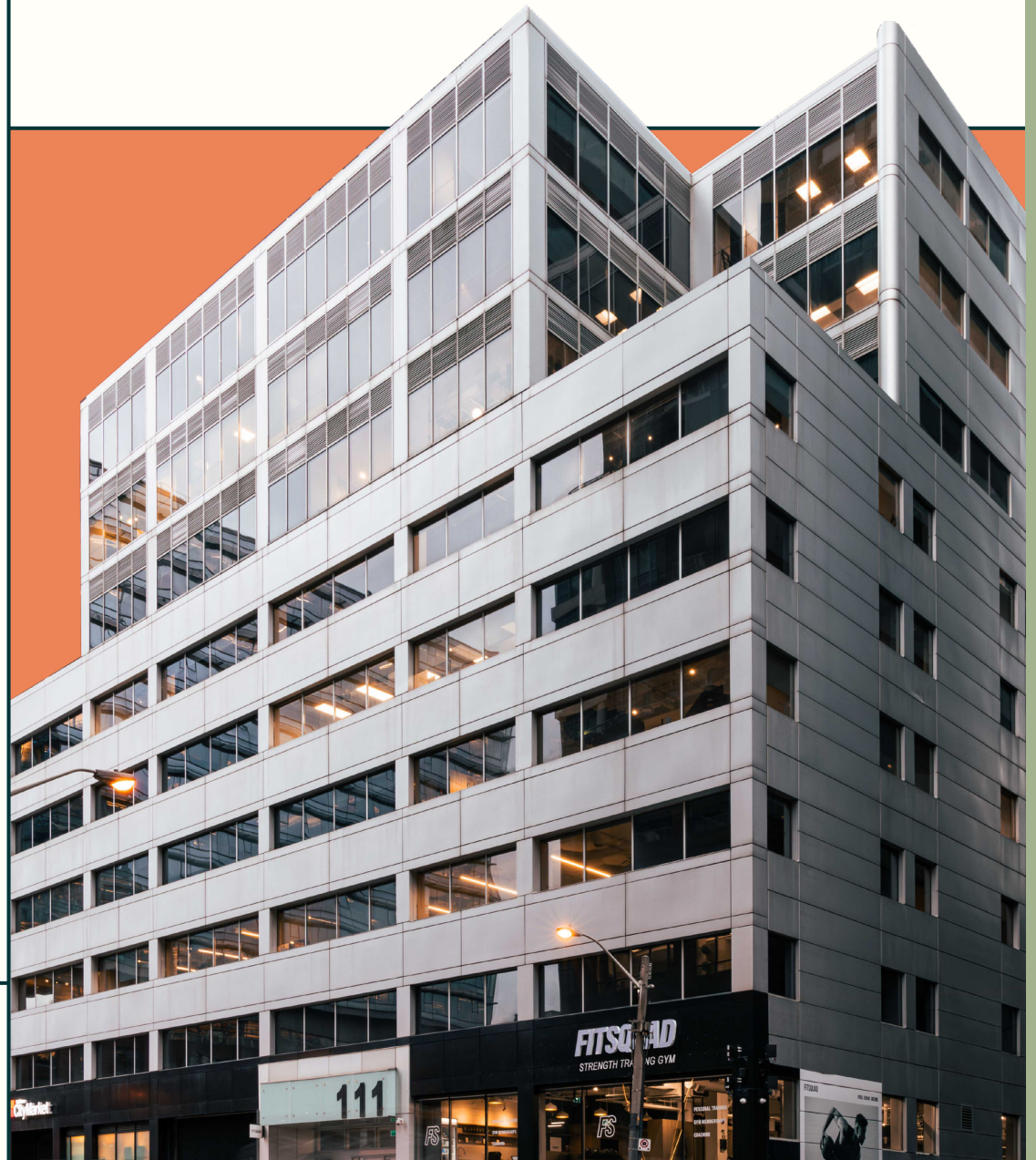


ONE  
ELEVEN  
PETER  
STREET



TORONTO, ON

KING WEST **ENERGY.** BUSINESS-CLASS **ADDRESS.**





**111 PETER STREET** offers flexible, modern office space in the heart of Toronto's Entertainment District. Featuring efficient floor plates, WiredScore Gold connectivity, and immediate access to transit, amenities, and lifestyle conveniences, the building is ideally suited for creative, tech, and professional users seeking a highly connected downtown location.

-  Base Rent starting at \$32.00 / SF
-  Additional Rent approx. \$25.13 / SF
-  Versatile suite sizes ranging from ~900 SF to full-floor opportunities
-  Immediate possession on most options
-  Ideal for creative, tech, start-up and professional office users



# PROPERTY OVERVIEW



## ADDRESS

111 Peter Street, Toronto, ON, M5V 2H1



## TOTAL BUILDING SIZE

~252,000 sq ft



## FLOORS

9



## TYPICAL FLOOR PLATE

~28,000 sq ft



## PARKING

72 indoor spaces



## WALK SCORE

100



## TRANSIT SCORE

100



## NEIGHBOURHOOD

Entertainment District /  
Downtown West



## ON SITE AMENITIES

Loblaws CityMarket, Fit Squad, Collaborate by Crown (conference), The Commons by Crown (tenant lounge), WorkplaceOne, bike parking

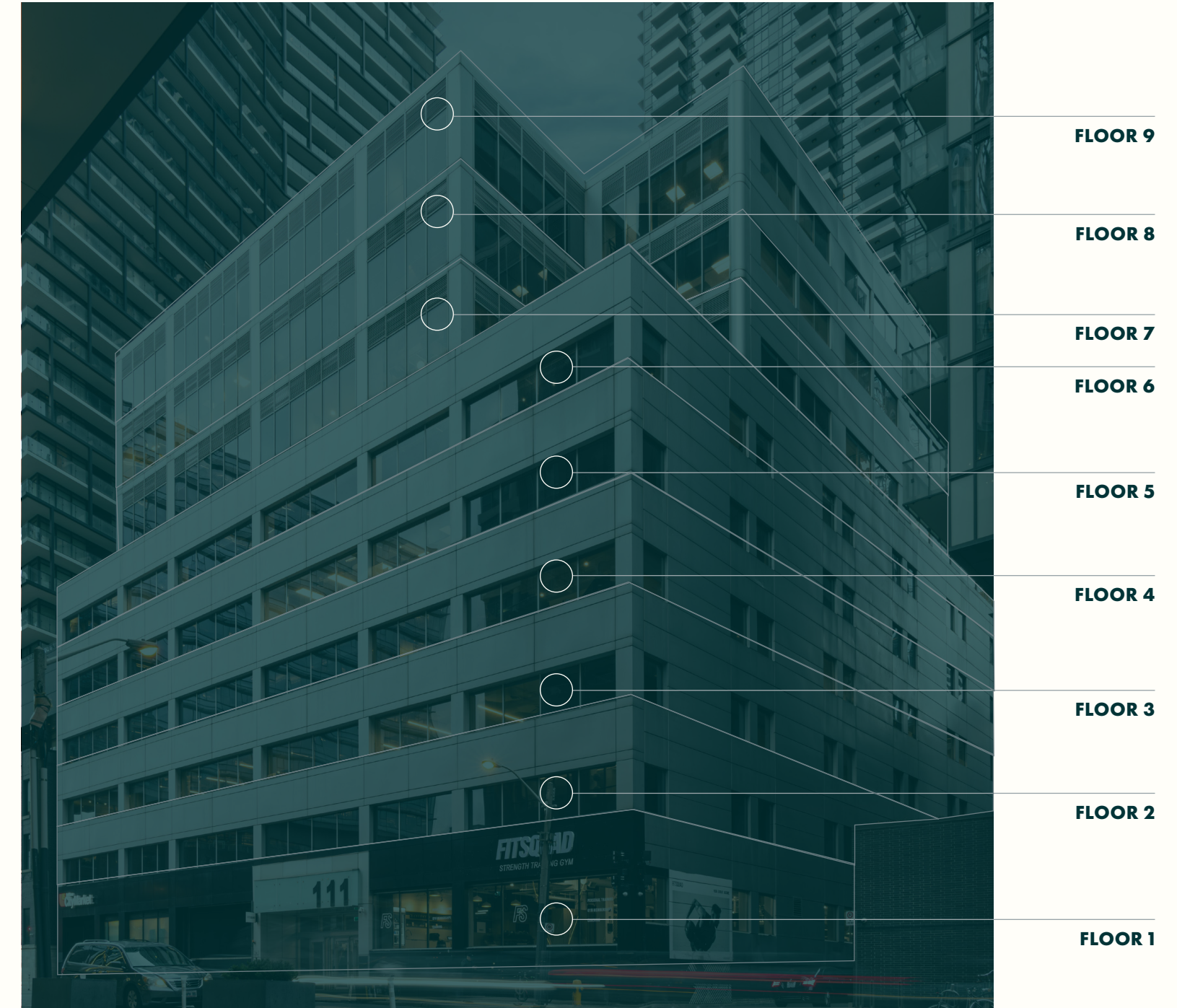


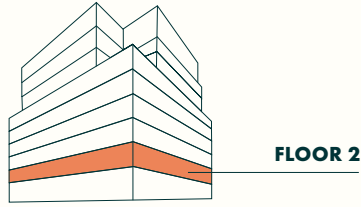
# CURRENT OFFICE AVAILABILITIES

SUITE	SIZE(SF)	AVAILABILITY	NOTES	
Suite 200	12,629	Immediate	Full floor opportunity. Built out space with open area, private offices, meeting rooms and kitchen. Space can be demised for 4,000 SF +/- and above.	<a href="#">VIEW FLOORPLAN</a>
Suite 407	6,209	Immediate	Features existing improvements, including three private offices, four meetings rooms, kitchen and open area.	<a href="#">VIEW FLOORPLAN</a>
Suite 500	15,722	Immediate	Improvements in place, featuring 11 private offices or meeting rooms, 2 large boardrooms, expansive kitchen and open workspace areas.	<a href="#">VIEW FLOORPLAN</a>
Suite 501	907	Immediate	Small open-concept suite with glass-partitioned meeting room and exposed ceiling.	<a href="#">VIEW FLOORPLAN</a>
<del>Suite 502</del>	<del>1,602</del>	<del>Immediate</del>	<del>LEASED</del>	
Suite 505	2,085	Immediate	Move-in ready suite with modern kitchen, meeting room, 2 private offices and open workstation area.	<a href="#">VIEW FLOORPLAN</a>
Suite 540	3,296	Immediate	Modifiable office space with kitchenette, private office, boardroom and open area.	<a href="#">VIEW FLOORPLAN</a>
Suite 602	3,208	Immediate	Plug & play model suite. Efficiently built out and furnished.	<a href="#">VIEW FLOORPLAN</a>
Suite 605	3,591	Immediate	Optimized suite with 7 offices, large boardroom, small meeting room, kitchen, open area and washroom.	<a href="#">VIEW FLOORPLAN</a>
Suite 606	7,195	Immediate	Modernized, polished concrete open concept space with private offices, meeting room and large kitchen.	<a href="#">VIEW FLOORPLAN</a>
Suite 621	1,879	Immediate	Model suite. Built out with an open area, meeting room, and kitchen.	<a href="#">VIEW FLOORPLAN</a>
Suite 630	1,599	Immediate	Bright built out space with an open area, with meeting rooms.	<a href="#">VIEW FLOORPLAN</a>
Suite 706	3,849	Immediate	Unique opportunity! Space fitted with 2 soundproof stage rooms, control room and accompanying office space.	<a href="#">VIEW FLOORPLAN</a>
Suite 900	28,658	Immediate	Phenomenal top floor office space with elevator exposure. Features polished concrete, exposed ceilings and mid of private offices, meeting rooms, kitchen and open workstation areas. Furniture can be included. Space can be demised.	<a href="#">VIEW FLOORPLAN</a>

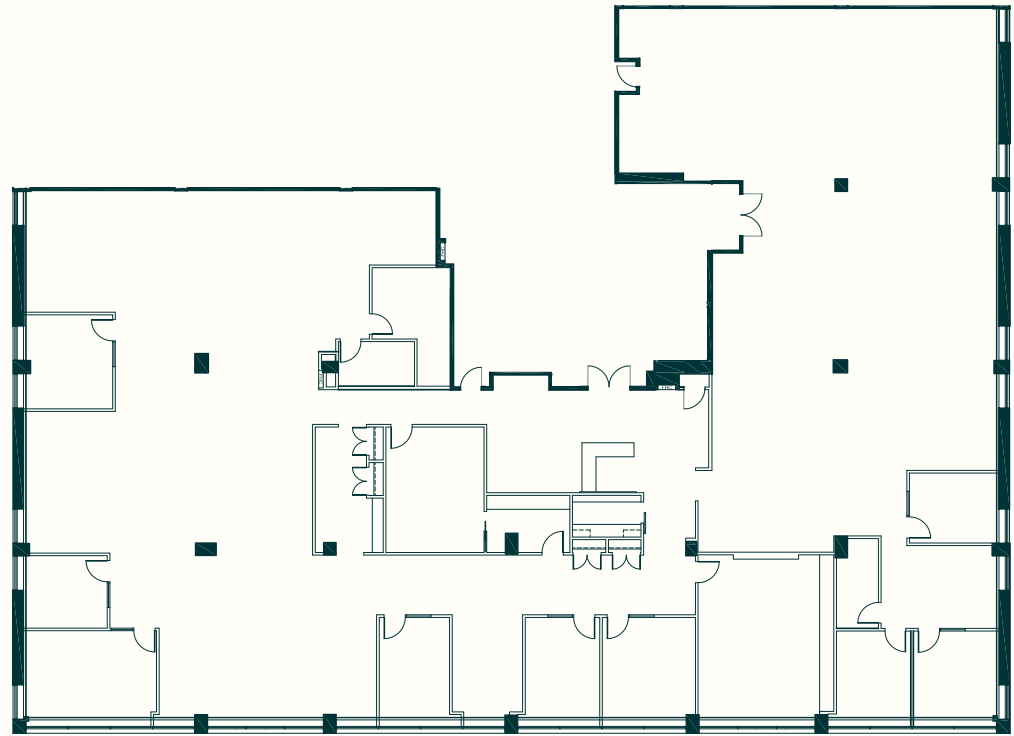
500+501+502+505+ 540 total contiguous 25,653 sf

602+605+606= Total contiguous 13,994 sf



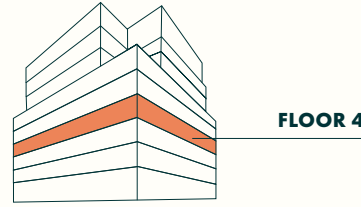


[BACK TO AVAILABILITIES](#)

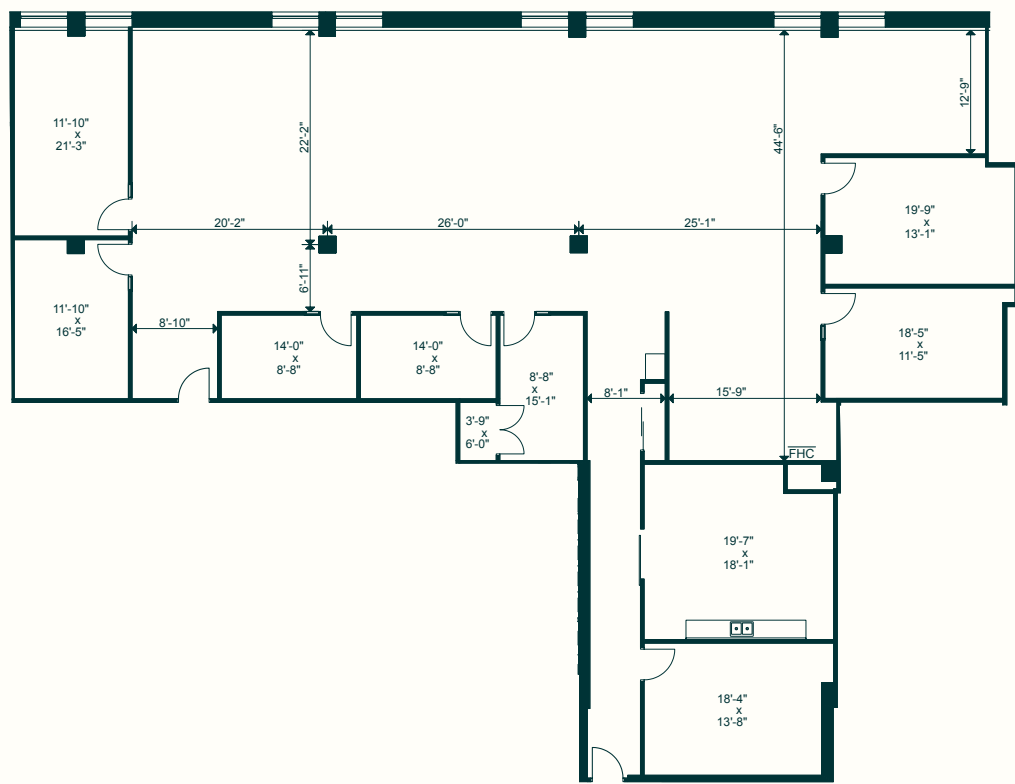
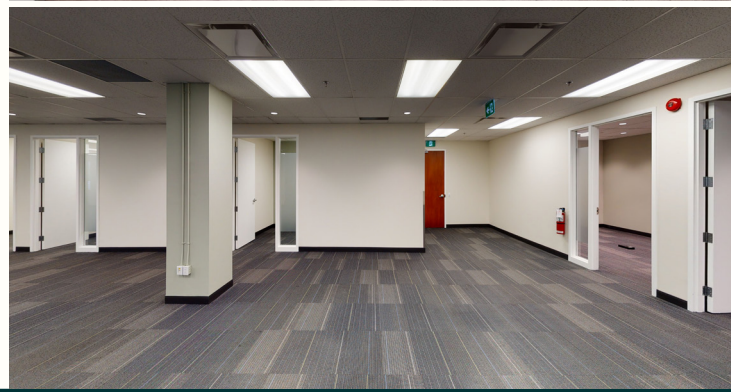


**SUITE 200**  
12,629 SF

**NOTES**  
Full floor opportunity. Built out space with open area, private offices, meeting rooms and kitchen. Space can be demised for 4,000 SF +/- and above.

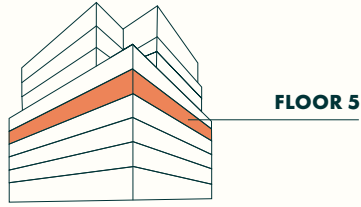


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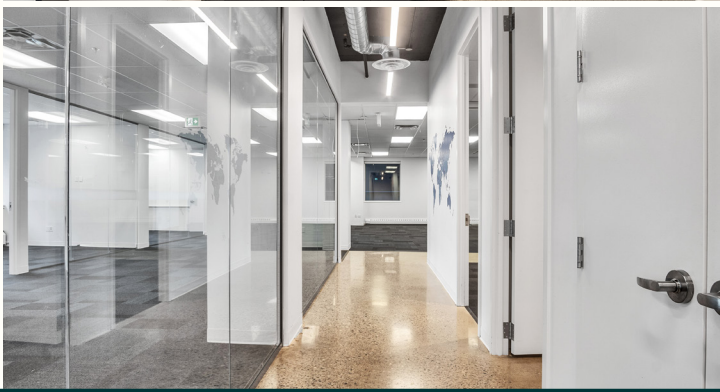
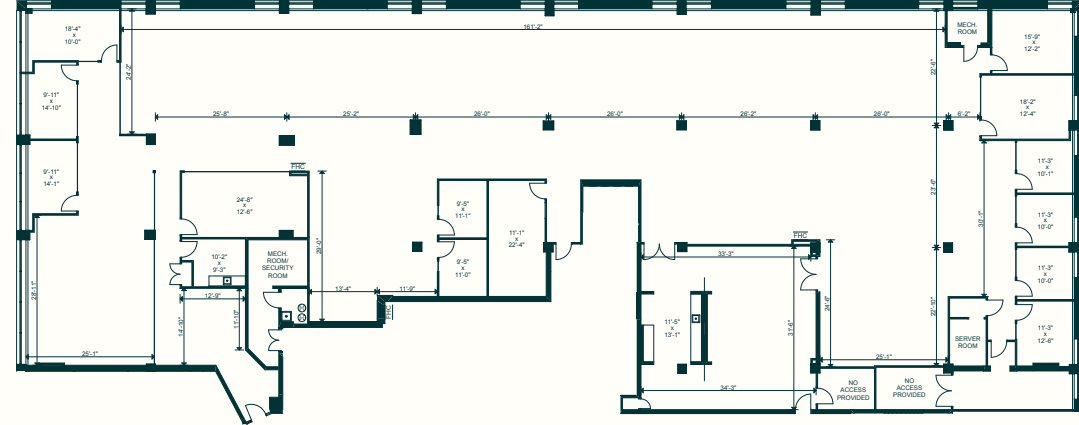


**SUITE 407**  
6,209 SF

**NOTES**  
Features existing improvements, including three private offices, four meetings rooms, kitchen and open area.

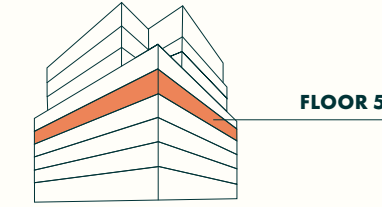


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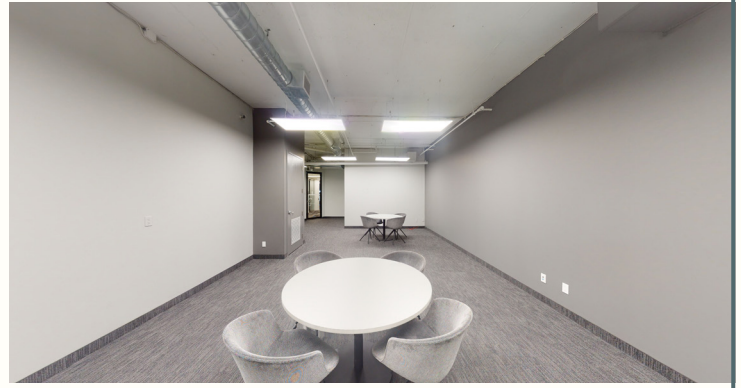
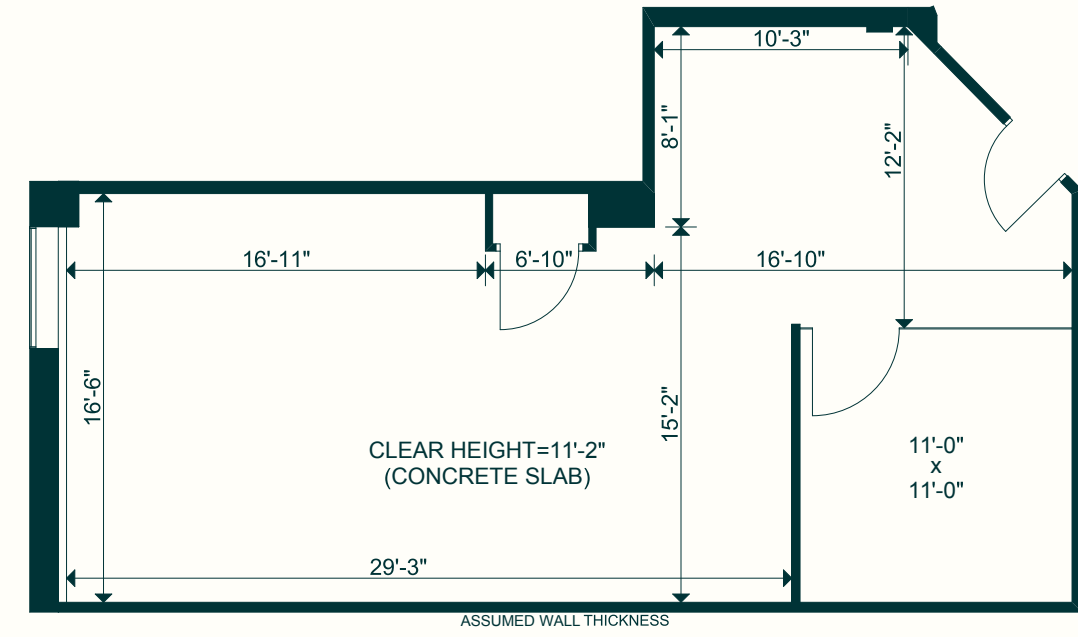


**SUITE 500**  
15,722 SF

**NOTES**  
Improvements in place, featuring 11 private offices or meeting rooms, 2 large boardrooms, expansive kitchen and open workspace areas.

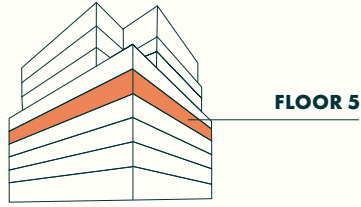


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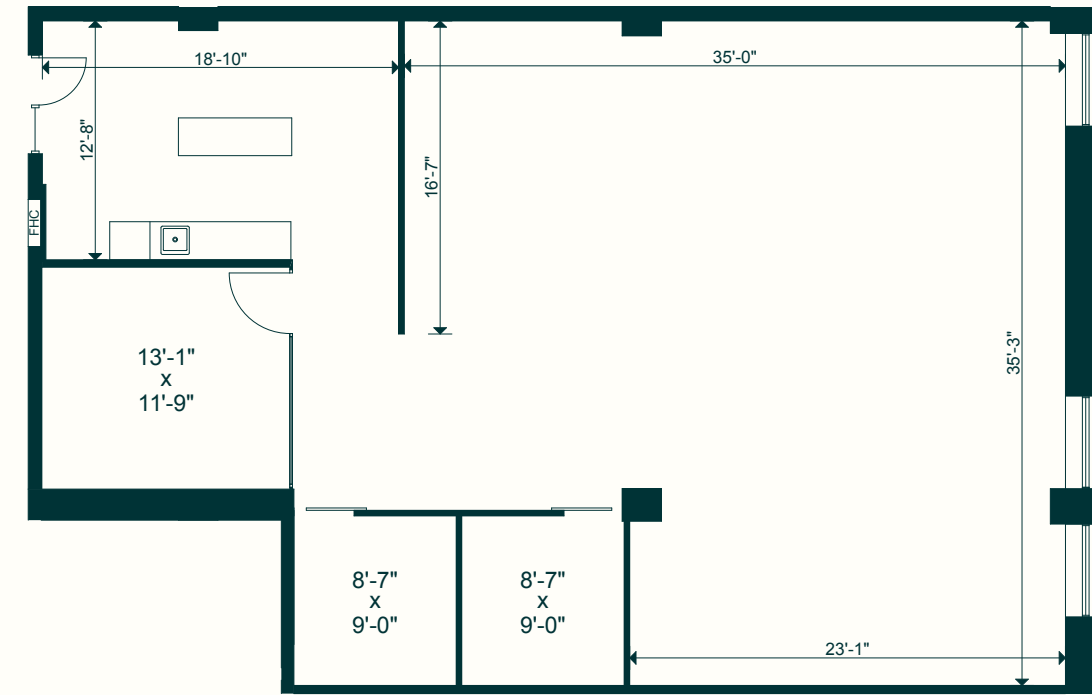


**SUITE 501**  
907 SF

**NOTES**  
Small open-concept suite with glass-partitioned meeting room and exposed ceiling.



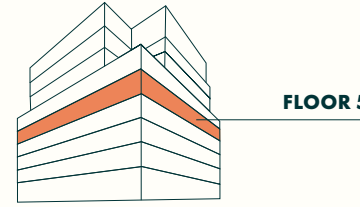
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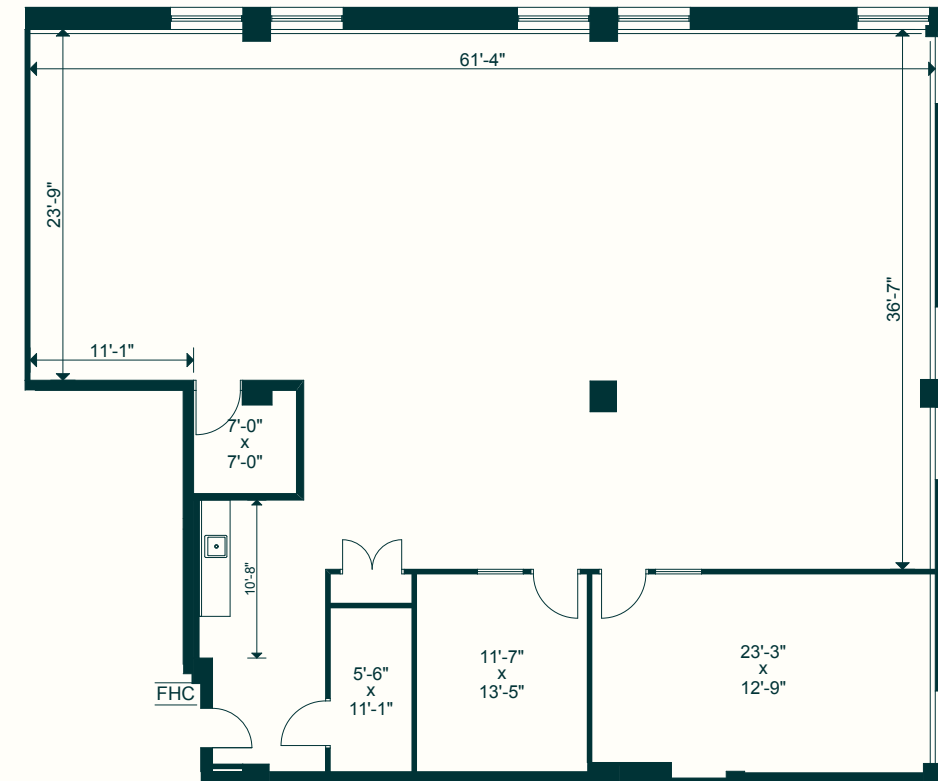
**SUITE 505**  
2,085 SF

**NOTES**

Move-in ready suite with modern kitchen, meeting room, 2 private offices and open workstation area.



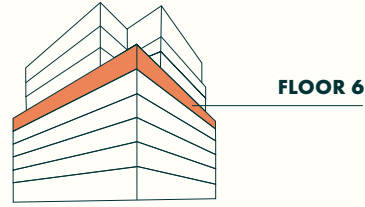
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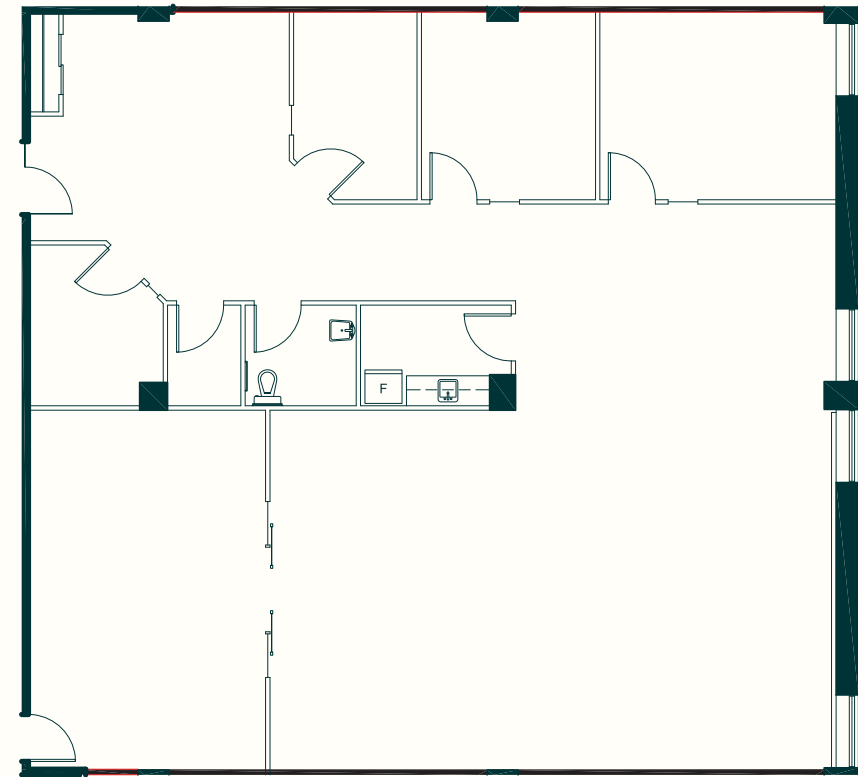
**SUITE 540**  
3,296 SF

**NOTES**

Modifiable office space with kitchenette, private office, boardroom and open area.

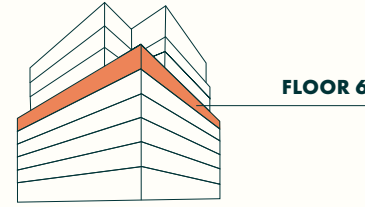


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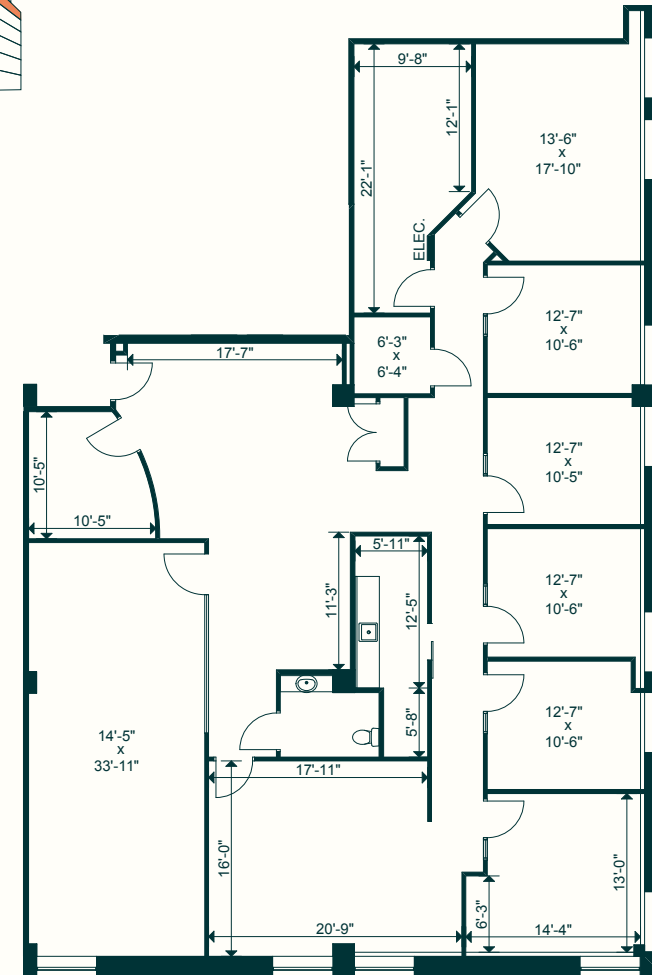


**SUITE 602**  
3,208 SF

**NOTES**  
Plug & play model suite. Efficiently built out and furnished.

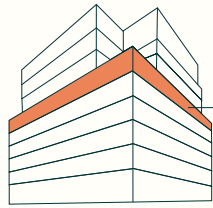


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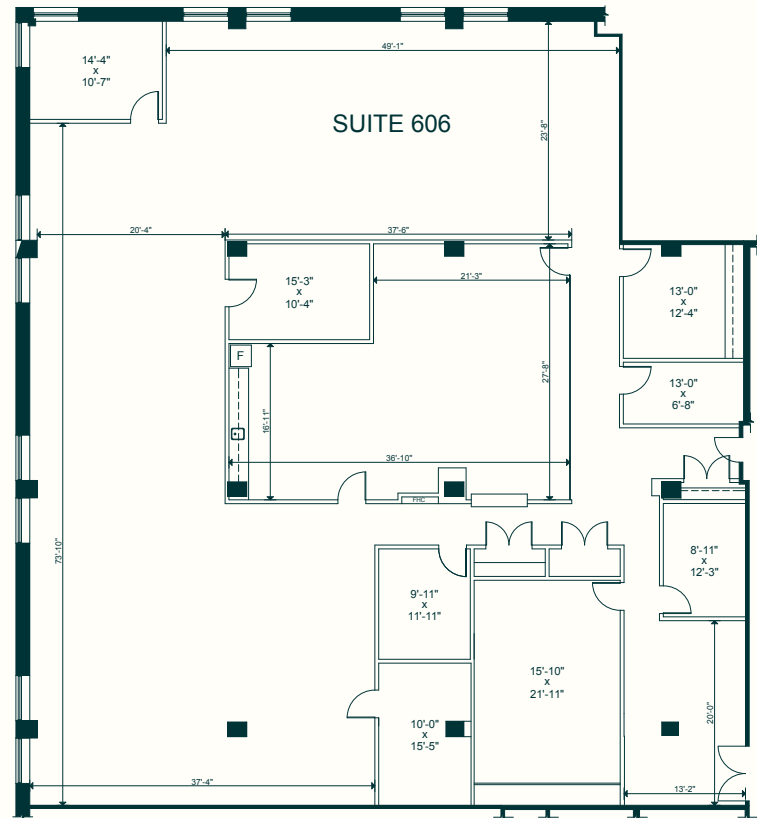
**SUITE 605**  
3,591 SF

**NOTES**  
Optimized suite with 7 offices, large boardroom, small meeting room, kitchen, open area and washroom.



FLOOR 6

[BACK TO AVAILABILITIES](#)

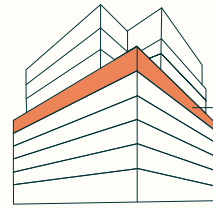


## SUITE 606

7,195 SF

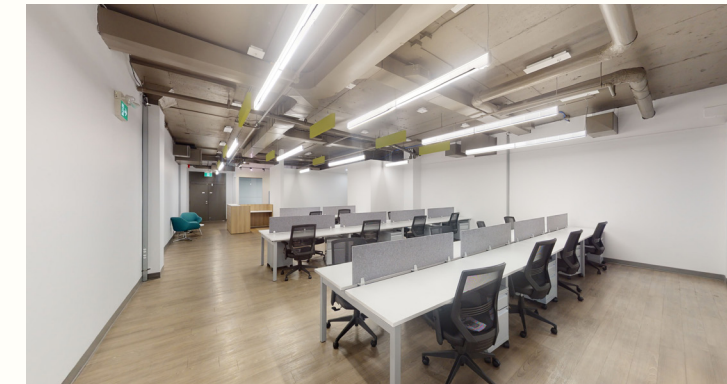
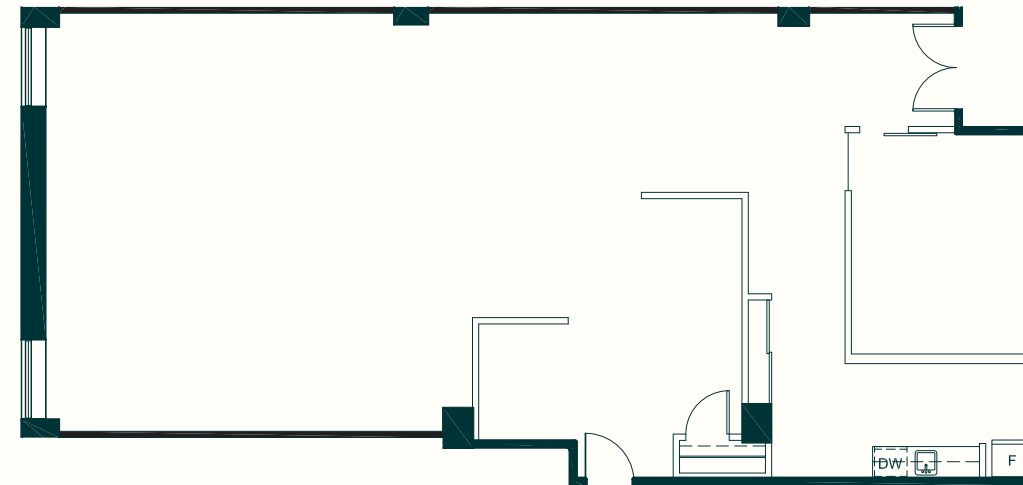
### NOTES

Modernized, polished concrete open concept space with private offices, meeting room and large kitchen.



FLOOR 6

[BACK TO AVAILABILITIES](#)

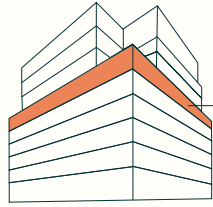


## SUITE 621

1,879 SF

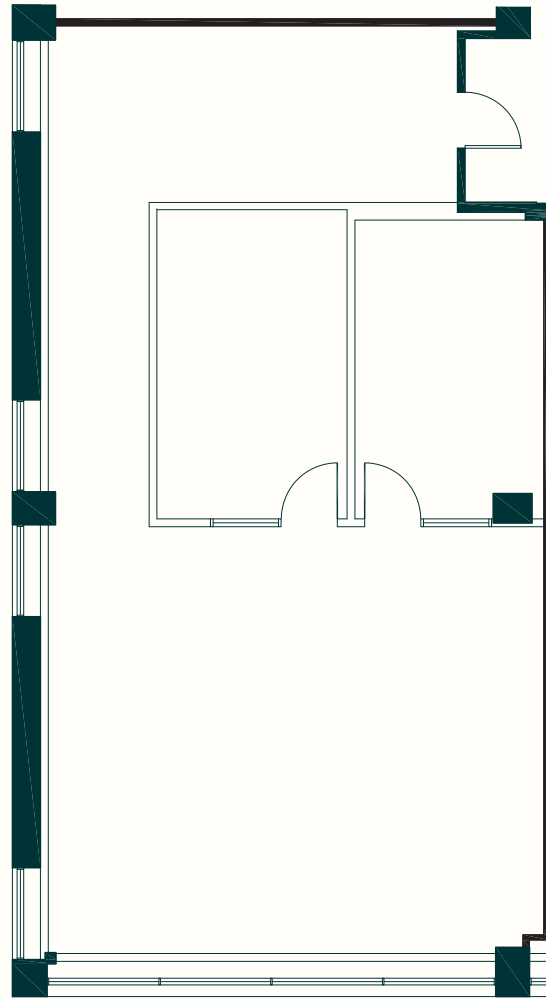
### NOTES

Model suite. Built out with an open area, meeting room, and kitchen.



FLOOR 6

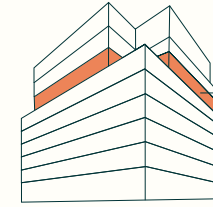
[BACK TO AVAILABILITIES](#)



**SUITE 630**  
1,599 SF

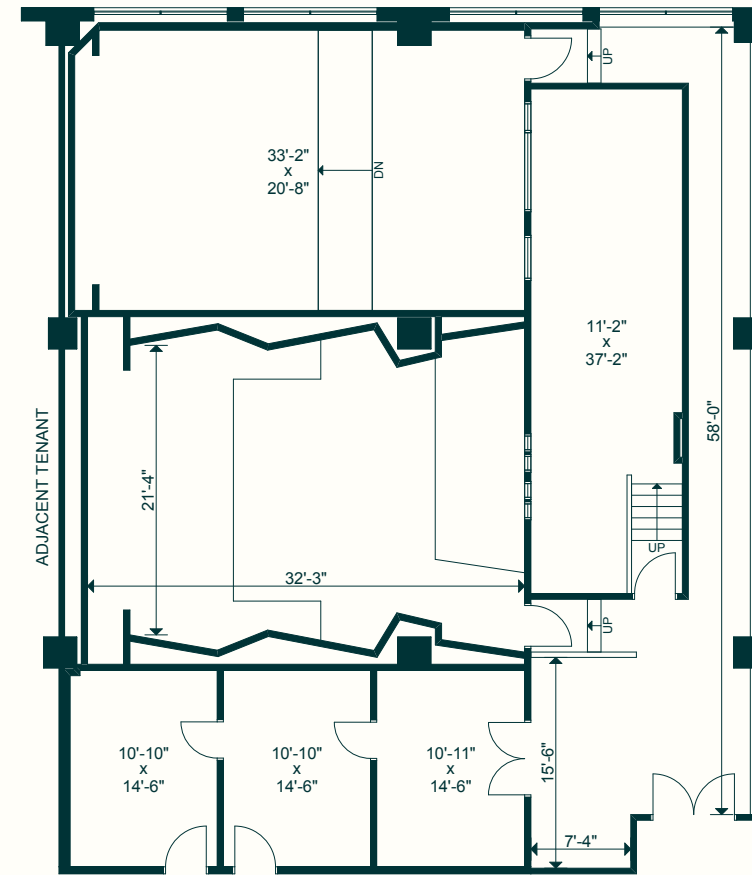
**NOTES**

Bright built out space with an open area, with meeting rooms.



FLOOR 7

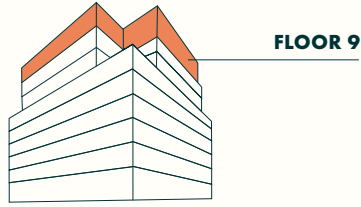
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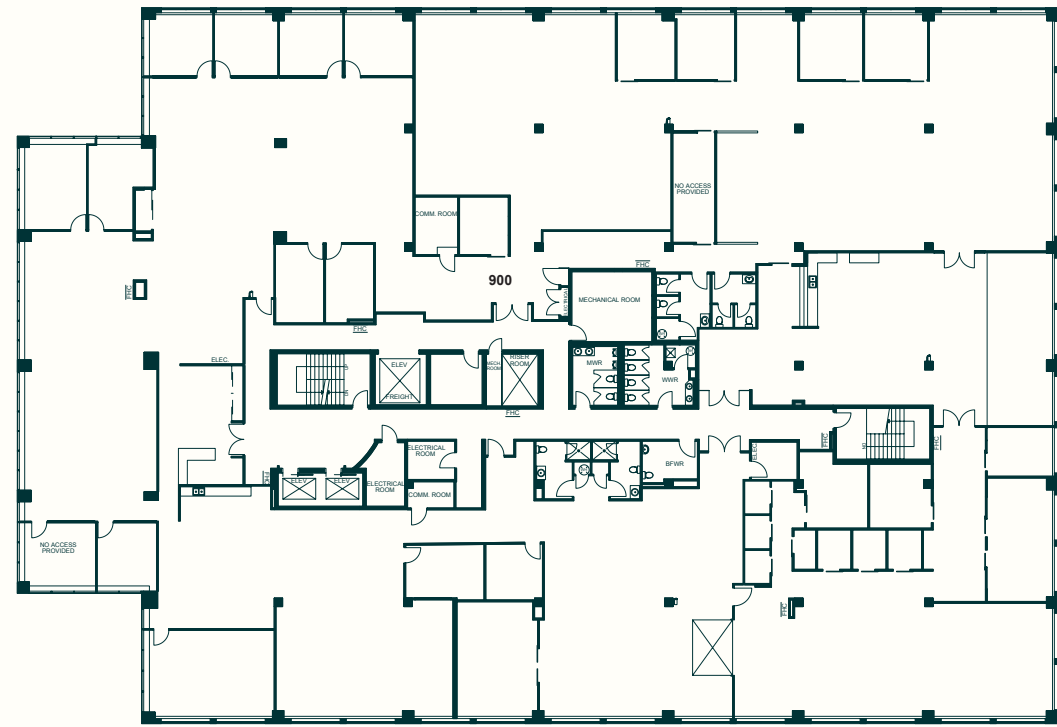
**SUITE 706**  
3,849 SF

**NOTES**

Unique opportunity! Space fitted with 2 soundproof stage rooms, control room and accompanying office space.



BACK TO AVAILABILITIES



**SUITE 900**  
28,658 SF

**NOTES**

Phenomenal top floor office space with elevator exposure. Features polished concrete, exposed ceilings and mid of private offices, meeting rooms, kitchen and open workstation areas. Furniture can be included. Space can be demised.

# AWARDS & CERTIFICATIONS



This certification recognizes buildings that operate with exceptional energy efficiency, reducing consumption and lowering utility costs. It reflects our commitment to sustainable performance, providing a comfortable, environmentally responsible workspace that benefits both tenants and the planet.

## ABOUT



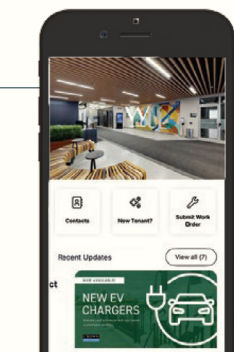
iA Financial Group is one of the largest insurance and wealth management groups in Canada, with operations in the United States. Founded in 1892, it is one of Canada's largest public companies and is listed on the Toronto Stock Exchange under the ticker symbols IAG (common shares) and IAF (preferred shares). Our new company structure gives us more flexibility to execute our growth strategy. Our new holding company created on January 1, 2019, iA Financial Corporation Inc., will better serve our ambitions and the changing needs of our multi-faceted financial services organization. [ia.ca](http://ia.ca)



Crown is an integrated commercial real estate investment and management firm with a strong focus on value-add opportunities throughout Ontario. With over 10 million square feet of real assets under management, Crown has a well-established track record, an experienced team and takes a hands-on approach to provide superior returns for investors and better workplaces for tenants. [crownrealtypartners.com](http://crownrealtypartners.com)  
[@CrownCRP](https://twitter.com/CrownCRP)



For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).



## TAKE CONTROL OF YOUR WORKDAY.

The Connect by Crown mobile app gives tenants on-demand access to amenities, communication with property management, and the office community

# THE LOCATION



## MAJOR RETAIL & WALK TIMES

- **PATH Underground Mall:** Direct access within 2-3 minutes
- **King Street West retail strip:** 2-5 minutes walk
- **Queen Street West shopping:** 5-8 minutes walk north
- **Eaton Centre:** 8-10 minutes walk northeast via Queen Street
- **Harbourfront Centre shops:** 8-10 minutes walk south



## SUBWAY/TRANSIT

- **St. Andrew Station:** 3 minutes walk east
- **Osgoode Station:** 5 minutes walk northeast
- **King Station:** 7 minutes walk southeast
- **Union Station:** 8 minutes walk southeast
- Streetcar routes on King Street West and Queen Street West within 2-3 blocks



## MAJOR HIGHWAYS & DRIVE TIMES

- **Gardiner Expressway:** 2-3 minutes south via Blue Jays Way
- **Highway 401:** 15-20 minutes north via Avenue Road or Spadina Avenue
- **Don Valley Parkway (DVP):** 10-15 minutes east via Richmond/Adelaide
- **Queen Elizabeth Way (QEW):** 5-10 minutes via Gardiner Expressway West



## AIRPORT ACCESS

- **Billy Bishop Toronto City Airport:** 10-15 minutes walk/5 minutes drive south to ferry terminal
- **Pearson International Airport (YYZ):** 45-60 minutes by car via Gardiner/427, or 60-75 minutes by Express train

## AMENITIES

### RESTAURANTS

1. Ricardá's Restaurant
2. Peter Pan Bistro
3. Kiin Thai
4. FLOCK
5. Mother Tongue
6. The Haam

### COFFEE SHOPS

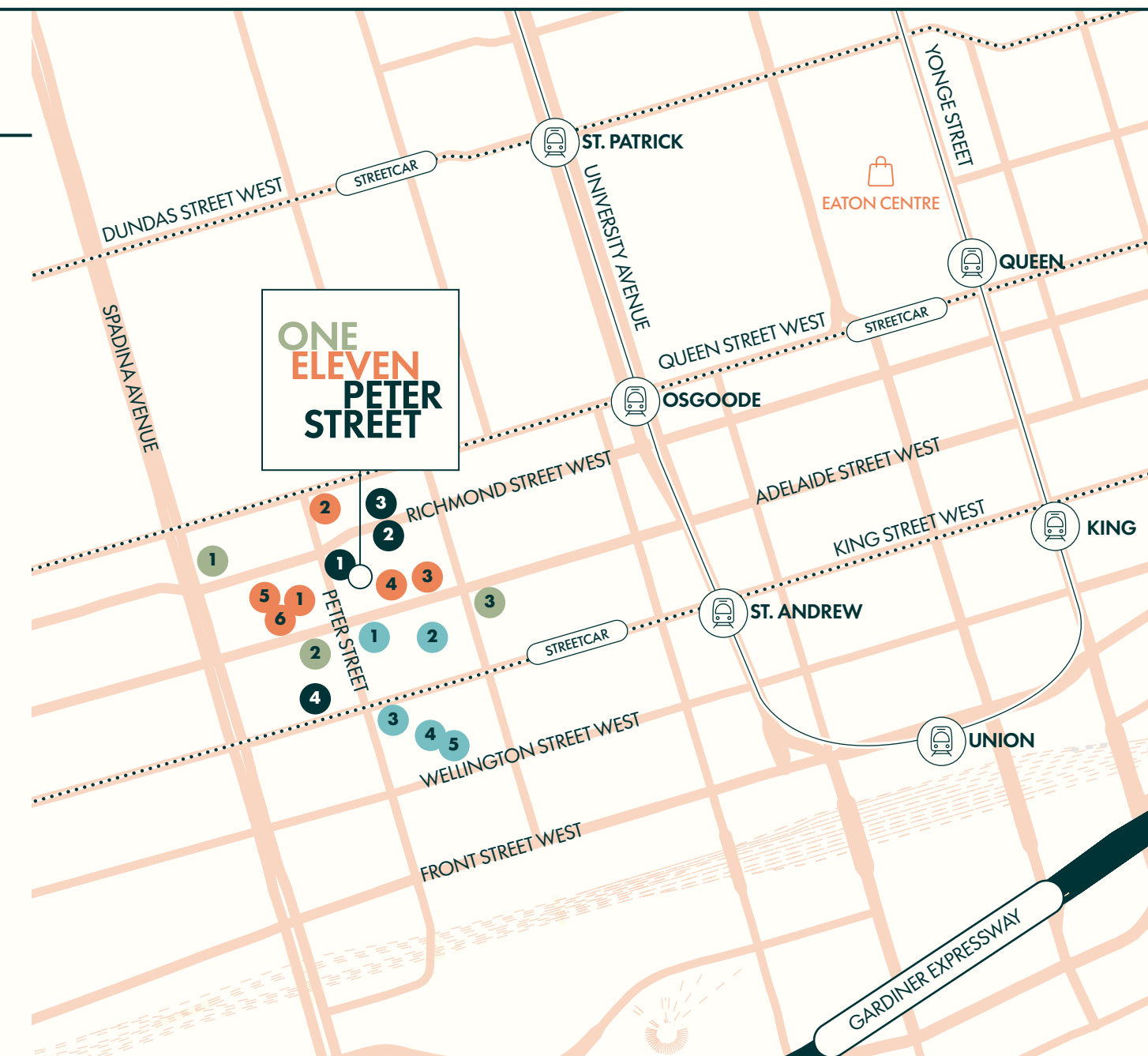
1. Dark Horse
2. Sam James Coffee Ba
3. Columbus Café & Co

### FITNESS

1. FitSquad
2. GoodLife Fitness
3. Barry's Richmond
4. Fit Factory Downtown

### HOTELS

1. Hotel Riu Plaza
2. Hyatt Regency
3. Sutton Place
4. Le Germain
5. Nobu Hotel



# ONE ELEVEN PETER STREET

WANT MORE INFO? LET'S TALK!

**Christina Karam**

Vice President, Leasing  
647 987 6183  
christina.karam@jll.com



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