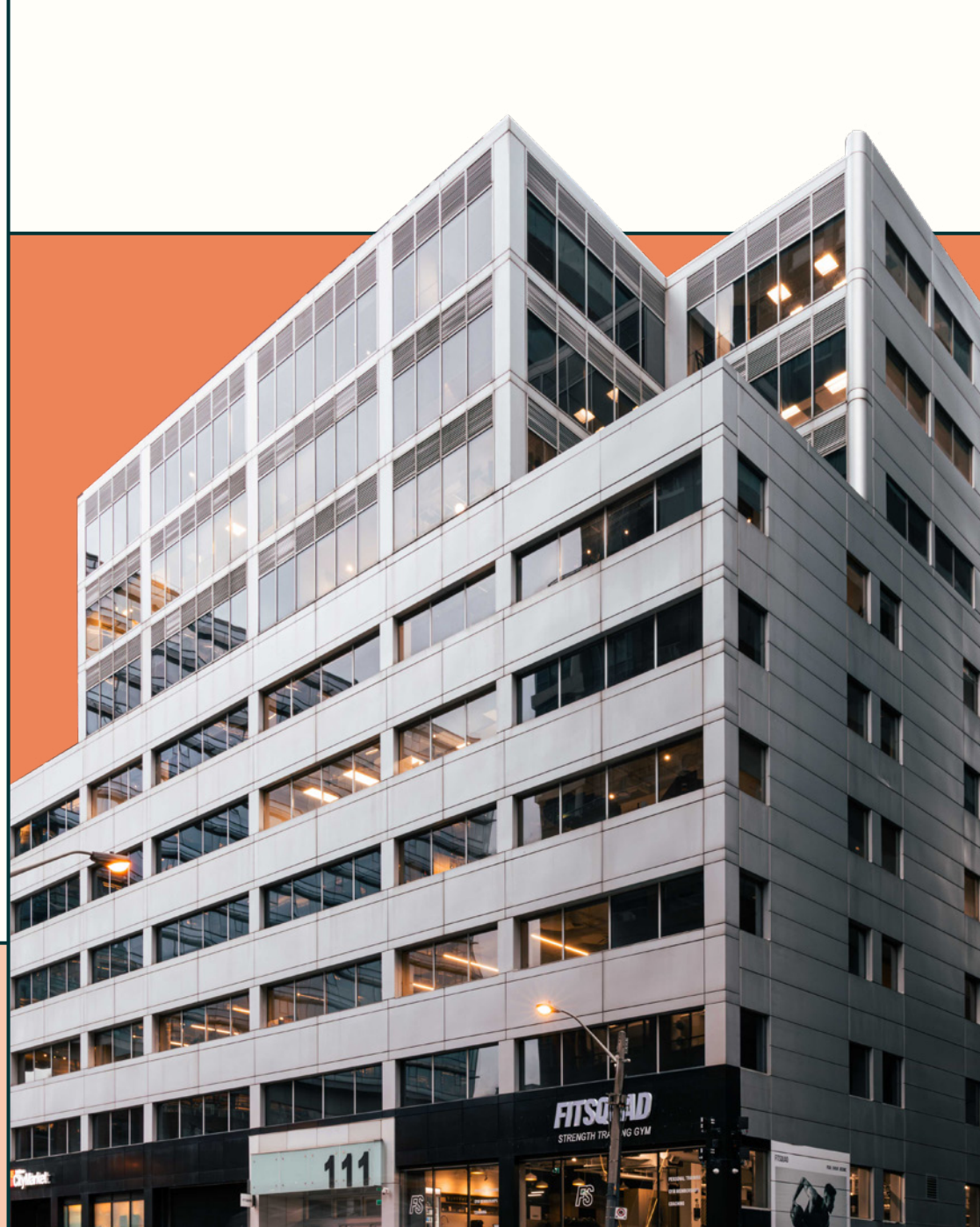


ONE ELEVEN PETER STREET



**TOUR INCENTIVE
GIFT CARD**

\$111

UP TO 5,000 SF

\$250

5,001 TO 9,999 SF

\$350

OVER 10,000 SF

Disclaimer: *Only Qualified Tours

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. \$25.24 / 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.	VIEW FLOORPLAN
Suite 300	28,851 SF	May 1, 2027	Exceptional full-floor opportunity featuring modern finishes, polished concrete, exposed ceilings, and a mix of private offices, meeting rooms, kitchen, and open workstation areas. Space can be demised.	VIEW FLOORPLAN
Suite 403	10,494 SF	January 1, 2027	Great suite with large open area, mix of offices, meeting space and large café/lunchroom. Contiguous with Suite 406B total 12,204 SF.	VIEW FLOORPLAN
Suite 406B	1,710 SF	January 1, 2027	Efficient suite with mix of open area, large meeting room/office and kitchenette. Contiguous with Suite 403 total 12,204 SF.	VIEW FLOORPLAN
Suite 407	6,209	Immediate	Features existing improvements, including three private offices, four meetings rooms, kitchen and open area.	VIEW FLOORPLAN
Suite 500	15,722	Immediate	Improvements in place, featuring 11 private offices or meeting rooms, 2 large boardrooms, expansive kitchen and open workspace areas.	VIEW FLOORPLAN
Suite 501	907	Immediate	Small open-concept suite with glass-partitioned meeting room and exposed ceiling.	VIEW FLOORPLAN
Suite 505	2,085	Immediate	Move-in ready suite with modern kitchen, meeting room, 2 private offices and open workstation area.	VIEW FLOORPLAN
Suite 540	3,296	Immediate	Modifiable office space with kitchenette, private office, boardroom and open area.	VIEW FLOORPLAN
Suite 602	3,208	Immediate	Plug & play model suite. Efficiently built out and furnished.	VIEW FLOORPLAN
Suite 605	3,591	Immediate	Optimized suite with 7 offices, large boardroom, small meeting room, kitchen, open area and washroom.	VIEW FLOORPLAN
Suite 606	7,195	Immediate	Modernized, polished concrete open concept space with private offices, meeting room and large kitchen.	VIEW FLOORPLAN
Suite 621	1,879	Immediate	Model suite. Built out with an open area, meeting room, and kitchen.	VIEW FLOORPLAN
Suite 630	1,599	Immediate	Bright built out space with an open area, with meeting rooms.	VIEW FLOORPLAN
Suite 706	3,849	Immediate	Unique opportunity! Space fitted with 2 soundproof stage rooms, control room and accompanying office space.	VIEW FLOORPLAN
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.	VIEW FLOORPLAN

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

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



FLOOR 9

FLOOR 8

FLOOR 7

FLOOR 6

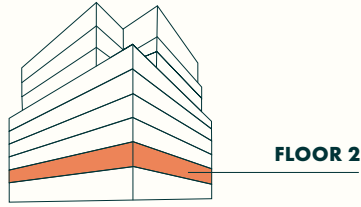
FLOOR 5

FLOOR 4

FLOOR 3

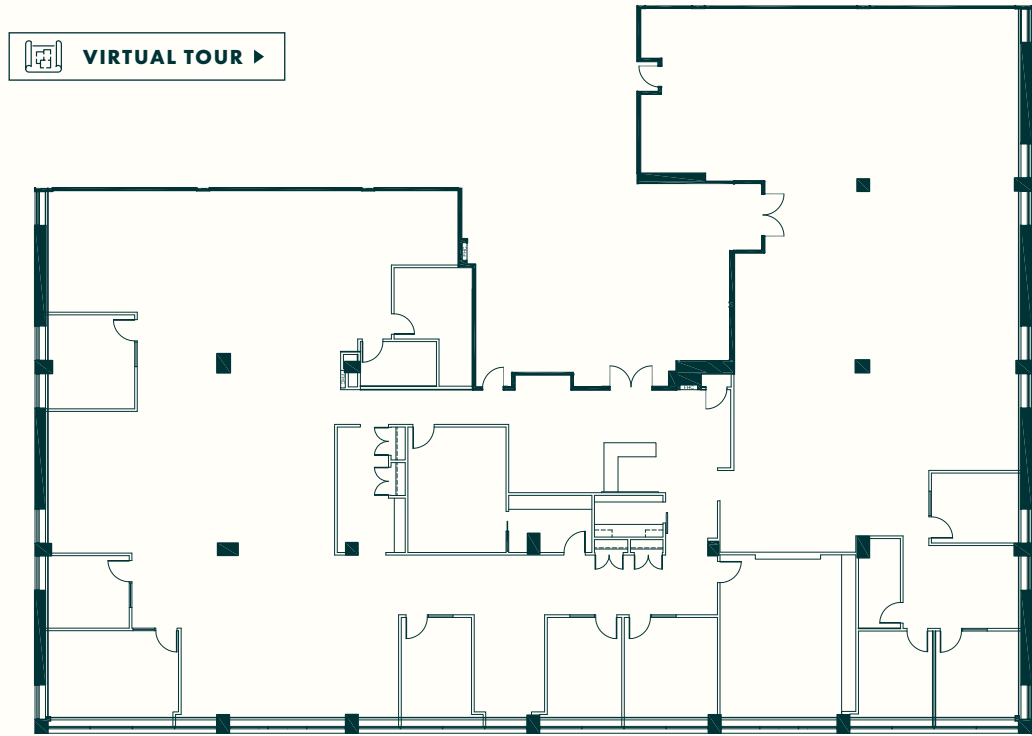
FLOOR 2

FLOOR 1



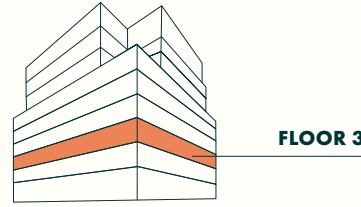
BACK TO AVAILABILITIES

VIRTUAL TOUR ►



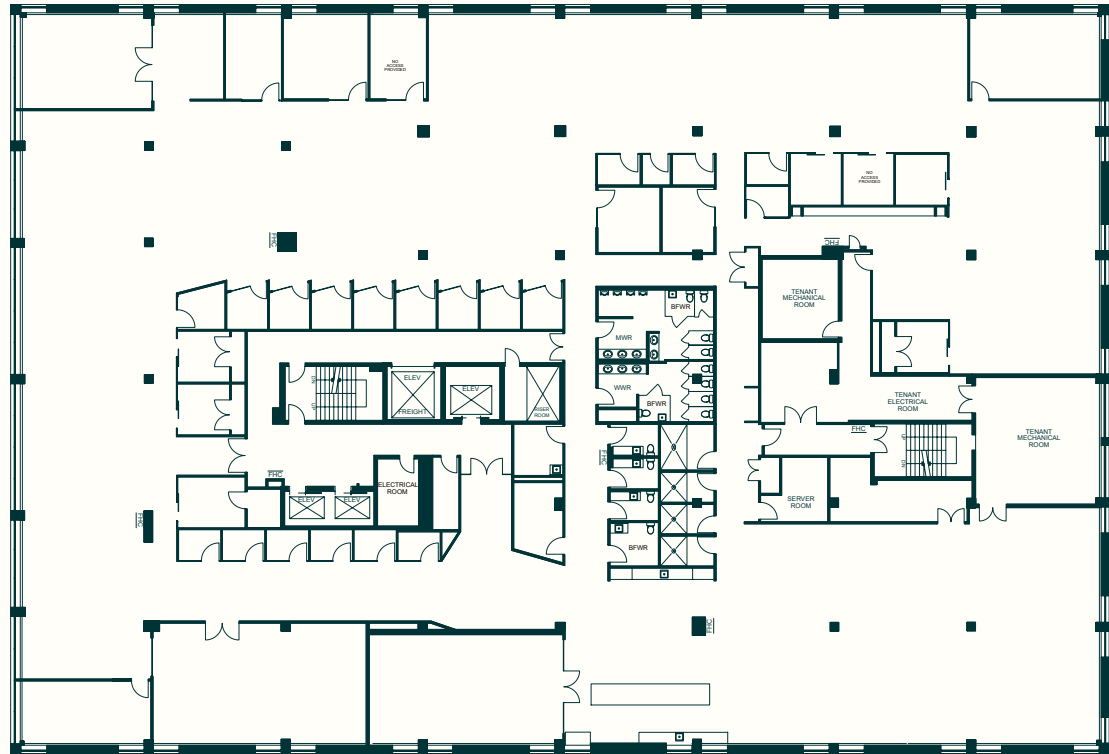
SUITE 200
12,629 SF

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.



BACK TO AVAILABILITIES

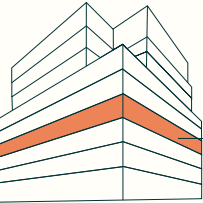
VIRTUAL TOUR ►



SUITE 300
28,851 SF

NOTES
Exceptional full-floor opportunity featuring modern finishes, polished concrete, exposed ceilings, and a mix of private offices, meeting rooms, kitchen, and open workstation areas. Space can be demised.



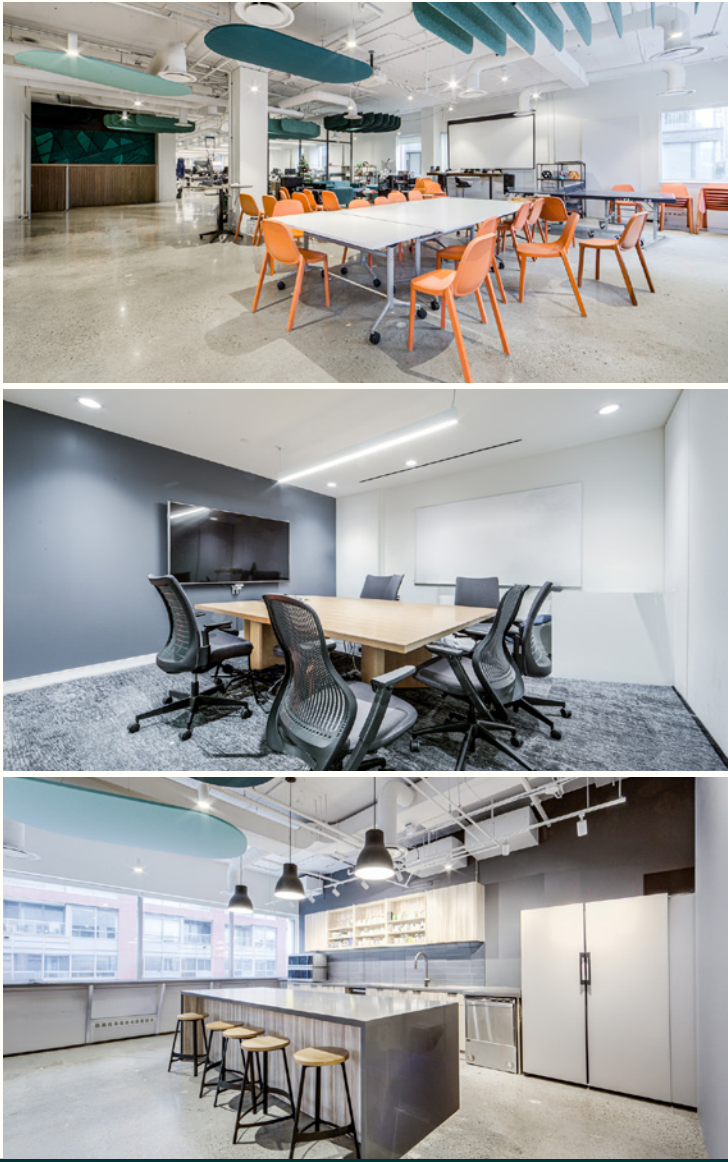


FLOOR 4



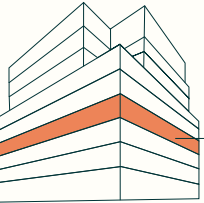
VIRTUAL TOUR ►

BACK TO AVAILABILITIES



SUITE 403
10,494 SF

NOTES
Great suite with large open area, mix of offices, meeting space and large café/lunchroom. Contiguous with Suite 406B total 12,204 SF.

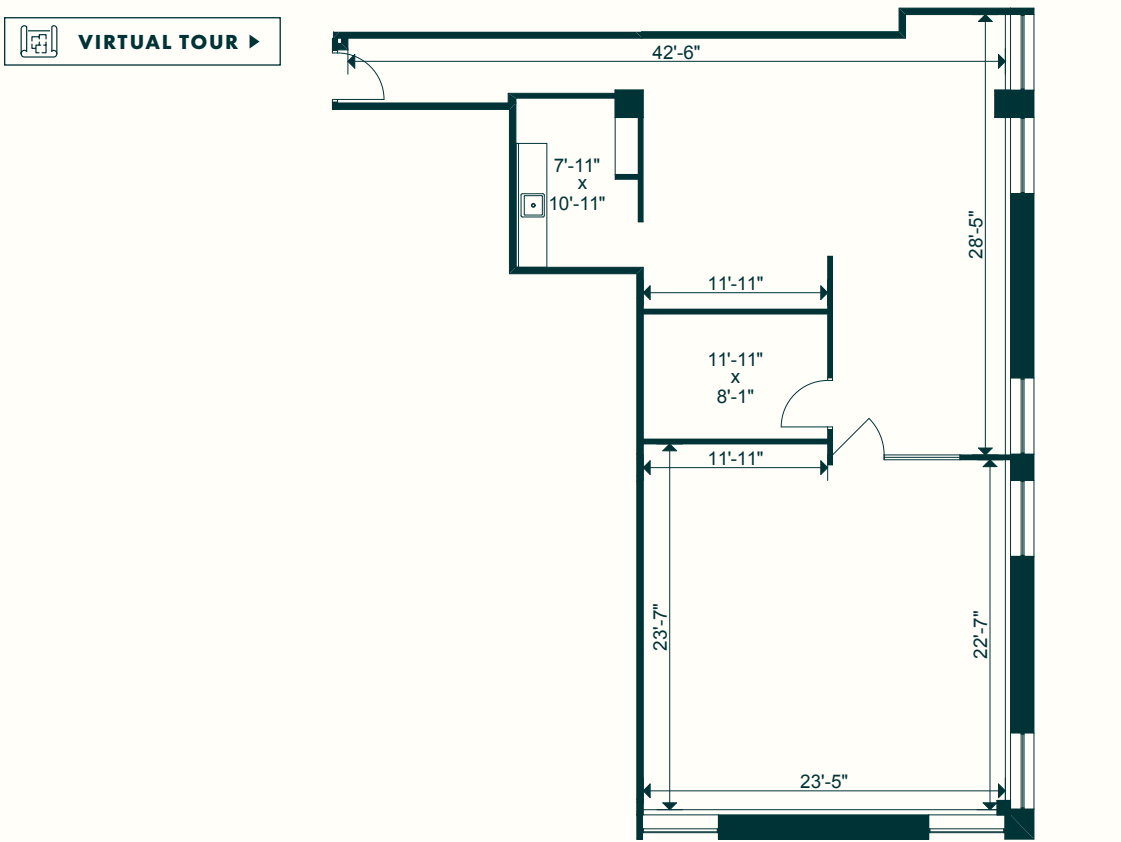


FLOOR 4



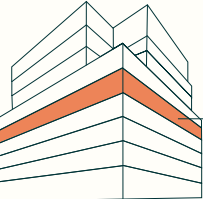
VIRTUAL TOUR ►

BACK TO AVAILABILITIES



SUITE 406B
1,710 SF

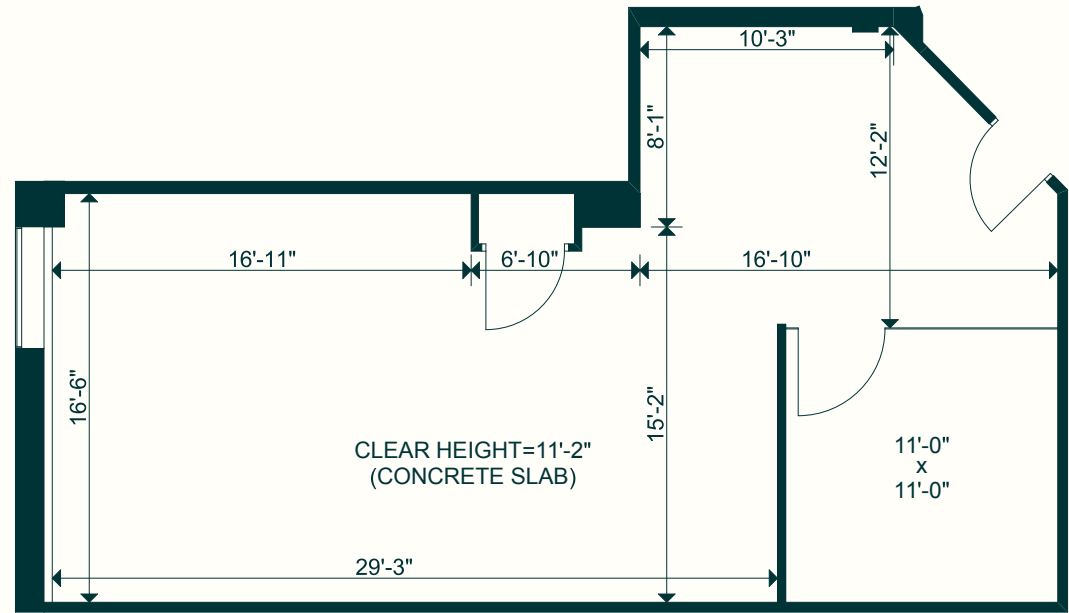
NOTES
Efficient suite with mix of open area, large meeting room/office and kitchenette. Contiguous with Suite 403 total 12,204 SF.



FLOOR 5

BACK TO AVAILABILITIES

 VIRTUAL TOUR ▶



16'-11"

6'-10"

16'-10"

10'-3"

8'-1"

12'-2"

15'-2"

11'-0" x 11'-0"

29'-3"

16'-6"

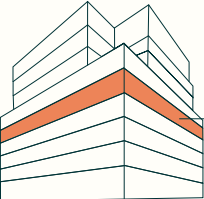
CLEAR HEIGHT=11'-2" (CONCRETE SLAB)

ASSUMED WALL THICKNESS



SUITE 501
907 SF

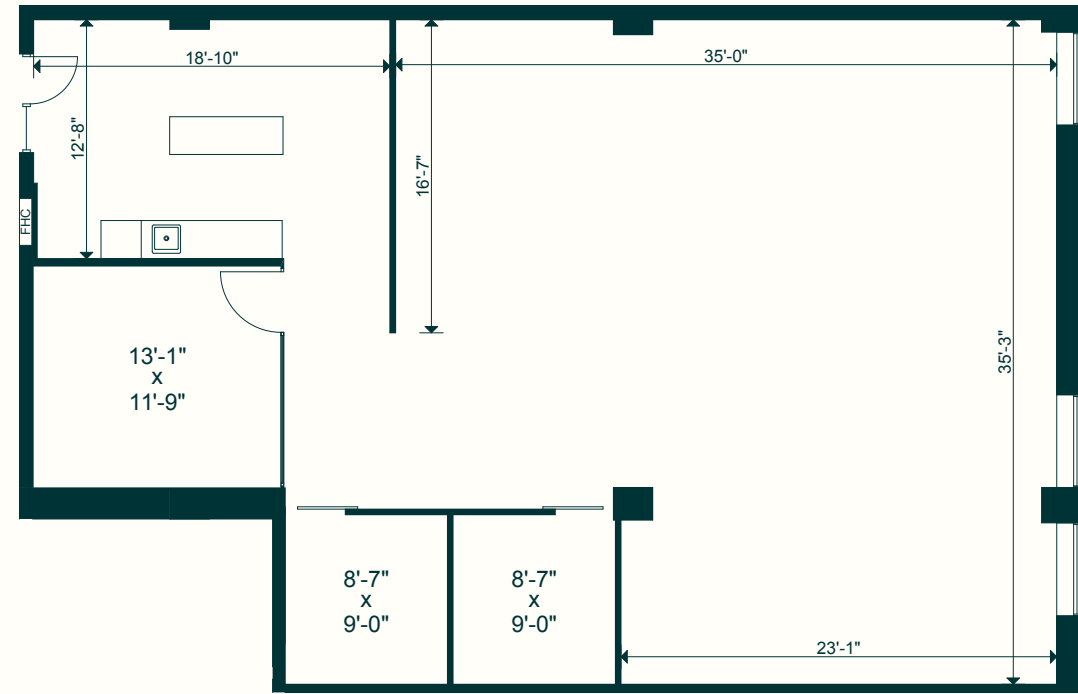
NOTES
Small open-concept suite with glass-partitioned meeting room and exposed ceiling.



FLOOR 5

BACK TO AVAILABILITIES

 VIRTUAL TOUR ▶



18'-10"

35'-0"

12'-8"

16'-7"

13'-1" x 11'-9"

8'-7" x 9'-0"

8'-7" x 9'-0"

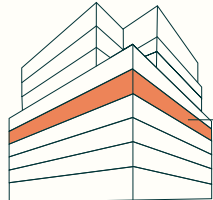
23'-1"

35'-3"



SUITE 505
2,085 SF

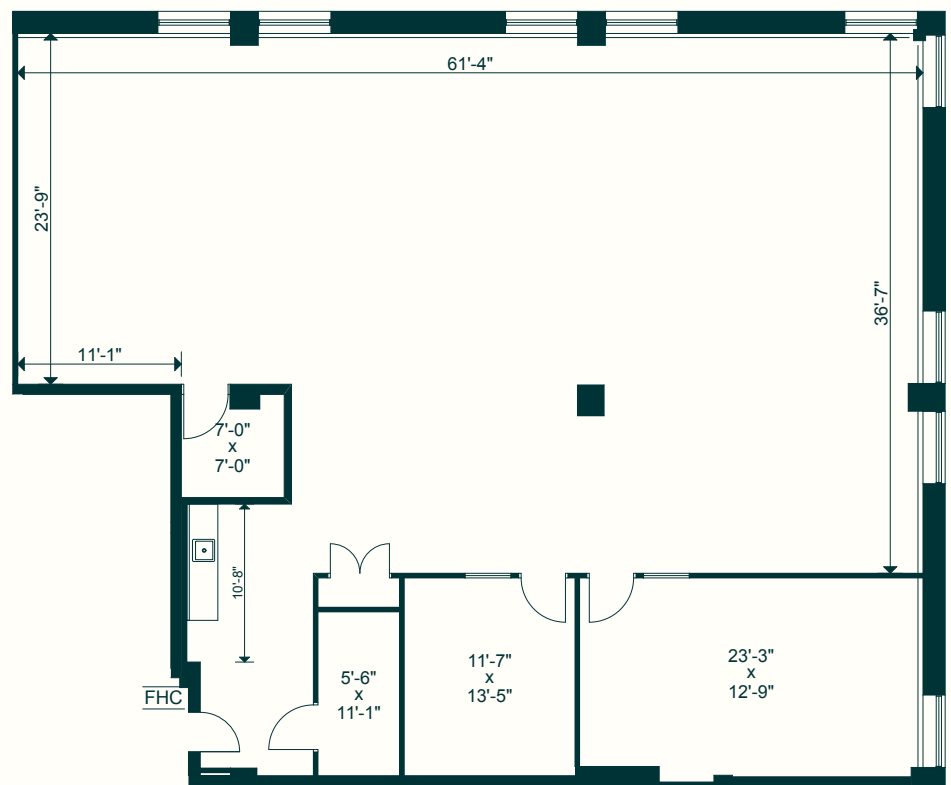
NOTES
Move-in ready suite with modern kitchen, meeting room, 2 private offices and open workstation area.



FLOOR 5

BACK TO AVAILABILITIES

VIRTUAL TOUR ▶



61'-4"

23'-9"

11'-1"

7'-0" x 7'-0"

10'-8"

FHC

5'-6" x 11'-1"

11'-7" x 13'-5"

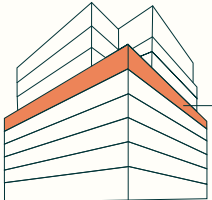
23'-3" x 12'-9"

36'-7"



SUITE 540
3,296 SF

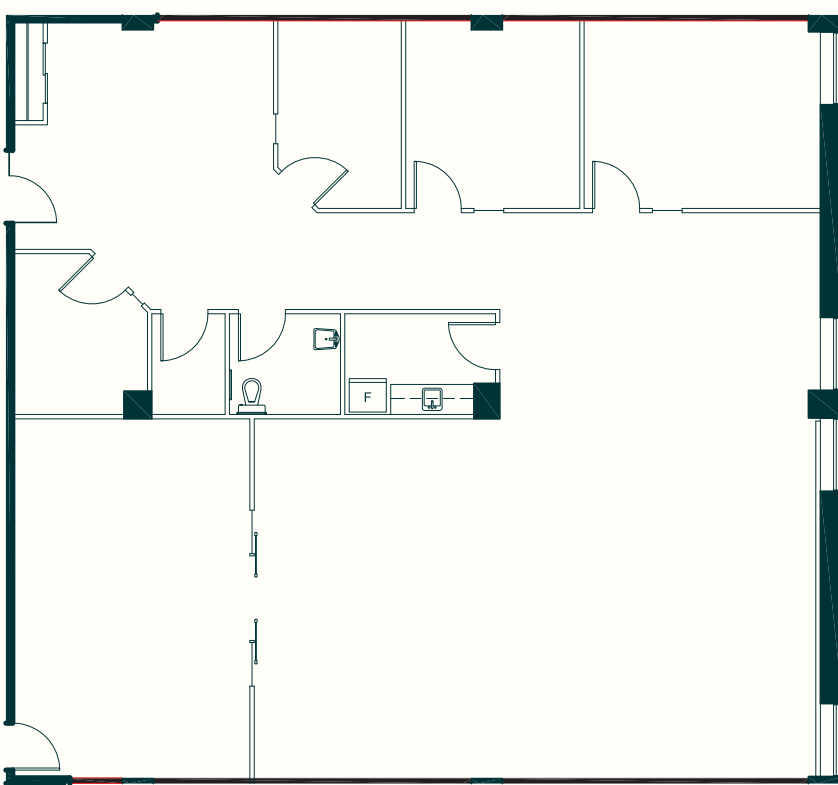
NOTES
Modifiable office space with kitchenette, private office, boardroom and open area.



FLOOR 6

BACK TO AVAILABILITIES

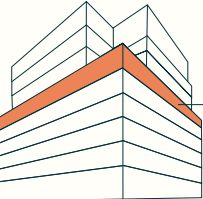
VIRTUAL TOUR ▶





SUITE 602
3,208 SF

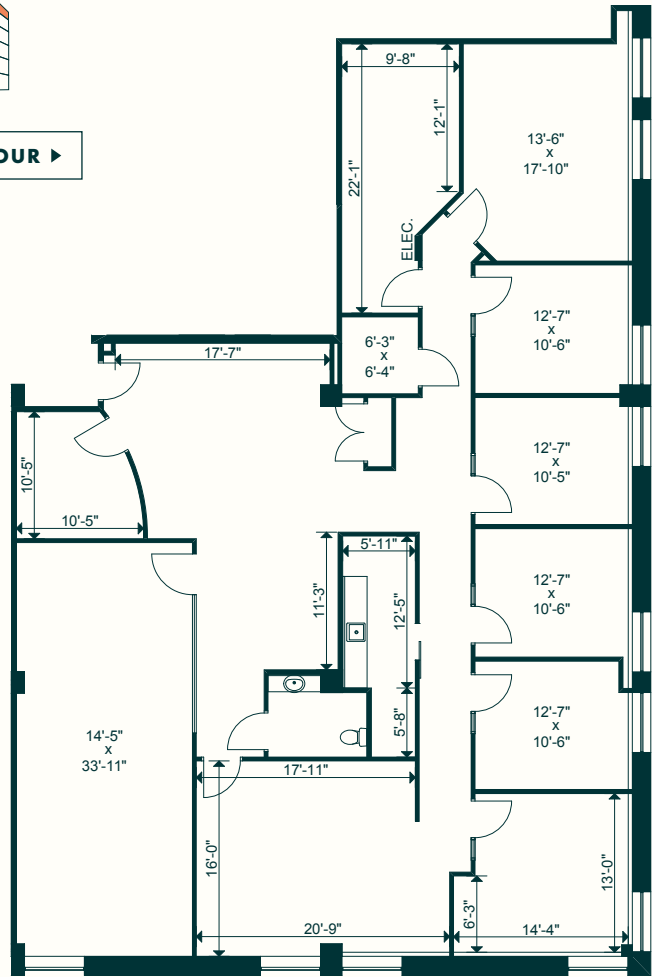
NOTES
Plug & play model suite. Efficiently built out and furnished.



FLOOR 6

BACK TO AVAILABILITIES

VIRTUAL TOUR ▶



14'-5" x 33'-11"

10'-5"

10'-5"

17'-7"

22'-1"

9'-8"

12'-1"

13'-6" x 17'-10"

6'-3" x 6'-4"

12'-7" x 10'-6"

12'-7" x 10'-5"

12'-7" x 10'-6"

12'-7" x 10'-6"

12'-7" x 10'-6"

17'-11"

16'-0"

20'-9"

6'-3"

14'-4"

13'-0"

5'-11"

11'-3"

12'-5"

5'-8"

ELEC.

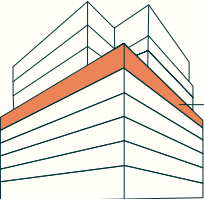
SUITE 605

3,591 SF

NOTES

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

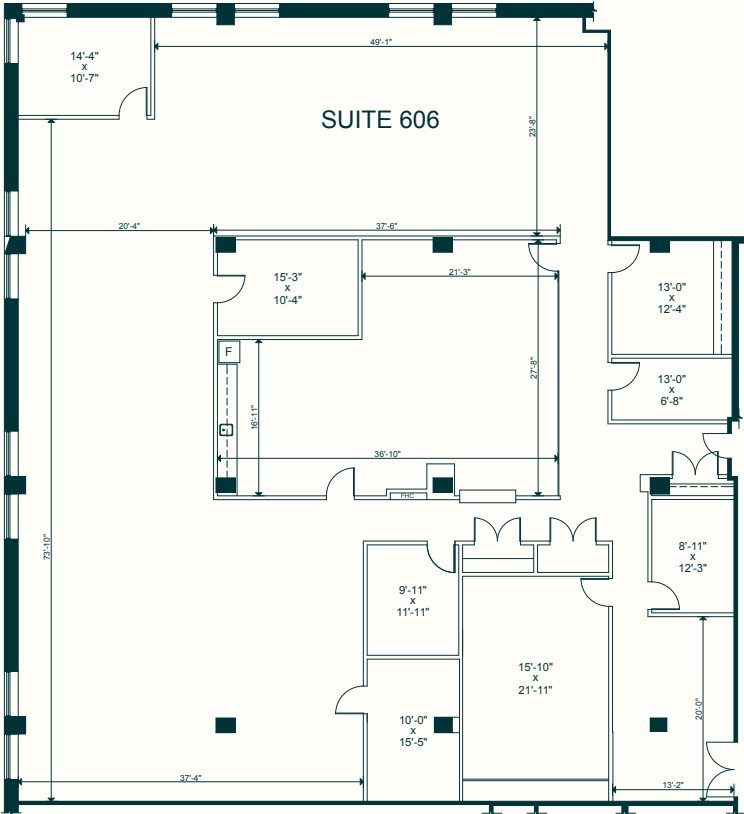




FLOOR 6

BACK TO AVAILABILITIES

VIRTUAL TOUR ▶



14'-4" x 10'-7"

49'-1"

20'-4"

37'-5"

21'-3"

15'-3" x 10'-4"

13'-0" x 12'-4"

13'-0" x 6'-8"

8'-11" x 12'-3"

15'-10" x 21'-11"

10'-0" x 15'-5"

9'-11" x 11'-11"

38'-10"

27'-8"

28'-6"

37'-4"

73'-0"

13'-2"

26'-2"

SUITE 606

7,195 SF

NOTES

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



[BACK TO AVAILABILITIES](#)

[VIRTUAL TOUR ►](#)



SUITE 621

1,879 SF

NOTES

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

[BACK TO AVAILABILITIES](#)

[VIRTUAL TOUR ►](#)



SUITE 630

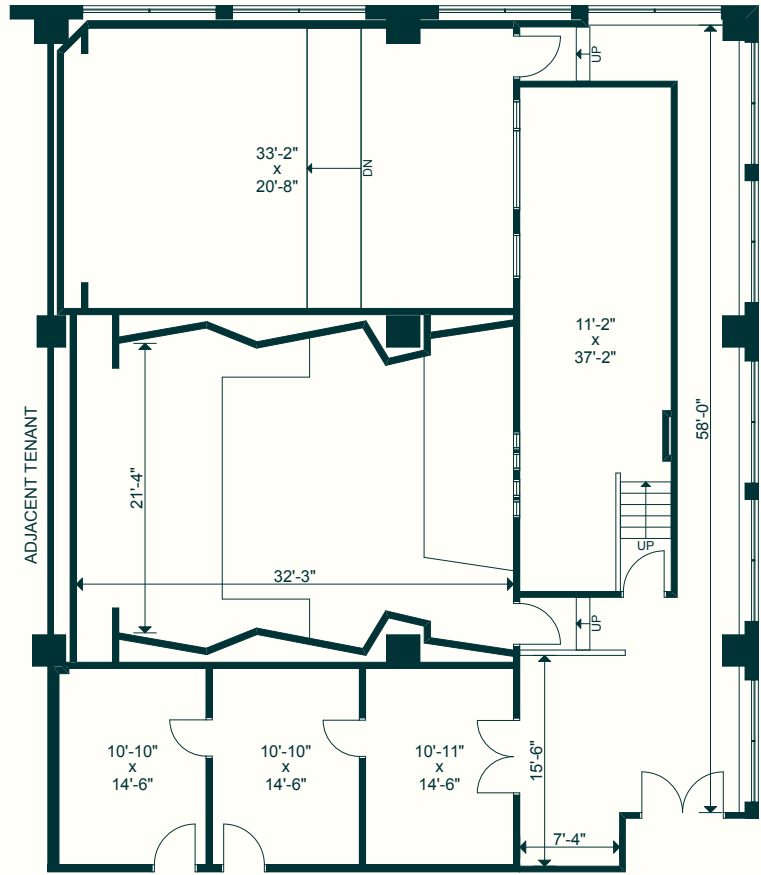
1,599 SF

NOTES

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



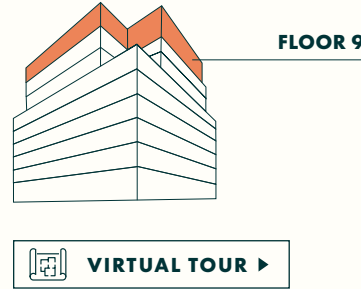
[BACK TO AVAILABILITIES](#)



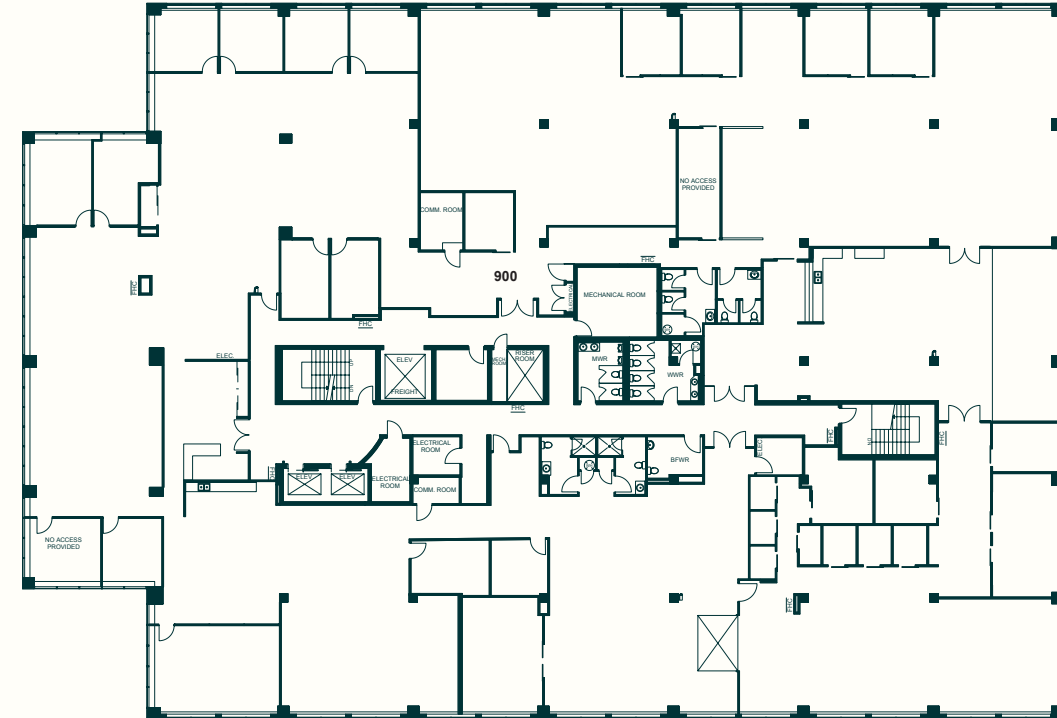
SUITE 706
3,849 SF

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.

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



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



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



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

COFFEE SHOPS

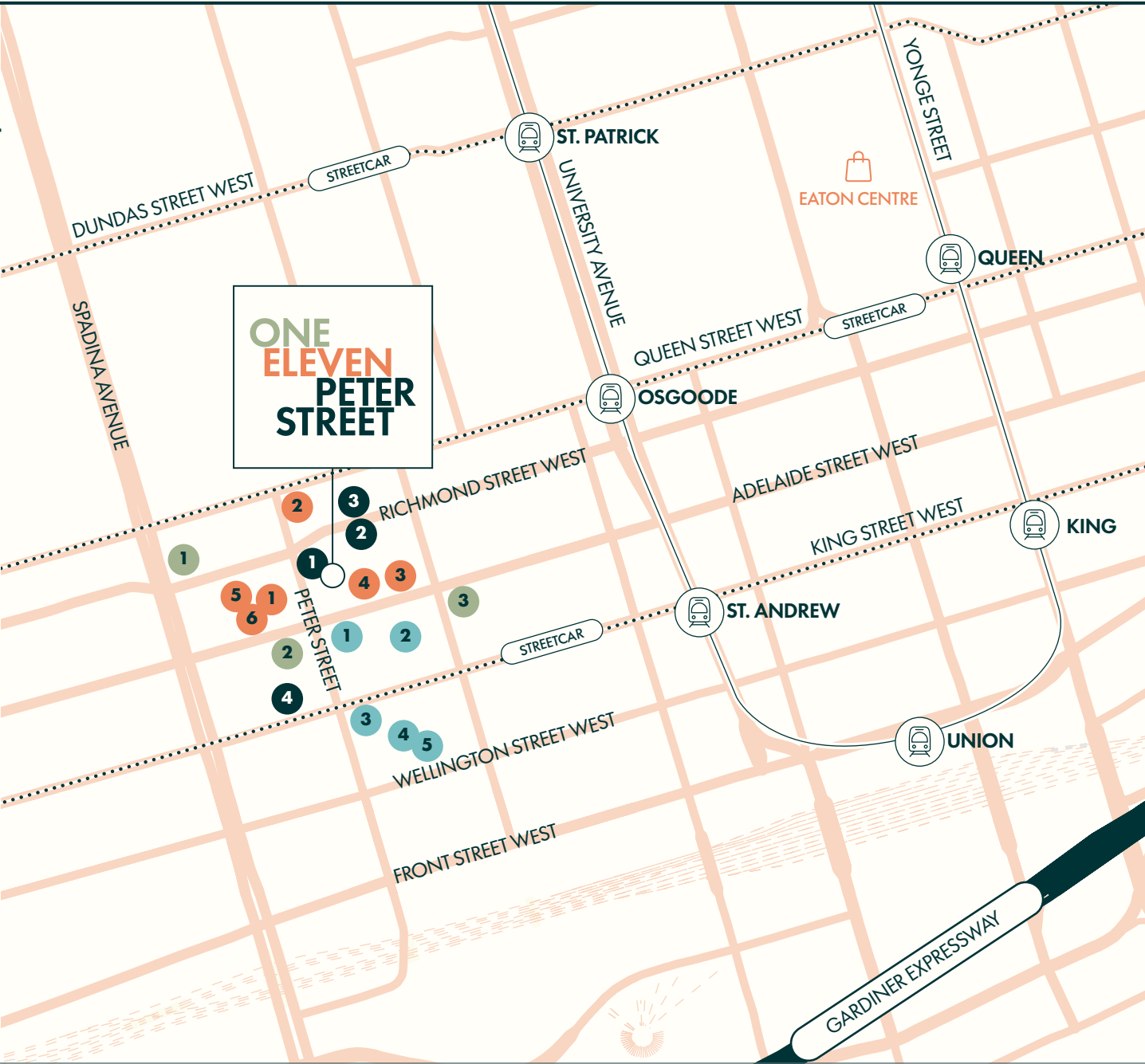
1. Dark Horse
2. Sam James Coffee Ba
3. Columbus Café & Co

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



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



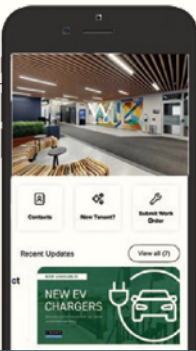
iA Financial Group is one of the largest insurance and wealth management groups in Canada, with operations in the United States. Founded in 1892, it is one of Canada’s largest public companies and is listed on the Toronto Stock Exchange under the ticker symbols IAG (common shares) and IAF (preferred 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



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 WAY. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.



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
[@CrownCRP](https://twitter.com/CrownCRP)



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

ONE ELEVEN PETER STREET

WANT MORE INFO? LET'S TALK!

Christina Karam

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



Although information contained herein has been obtained from sources deemed reliable, the owner, Jones Lang LaSalle Real Estate Services, Inc. ("JLL Canada"), and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the property/portfolio without express or implied warranties of any kind. The property/portfolio may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © Copyright 2026 Jones Lang LaSalle IP Inc. All rights reserved. *Sales Representative **Broker

