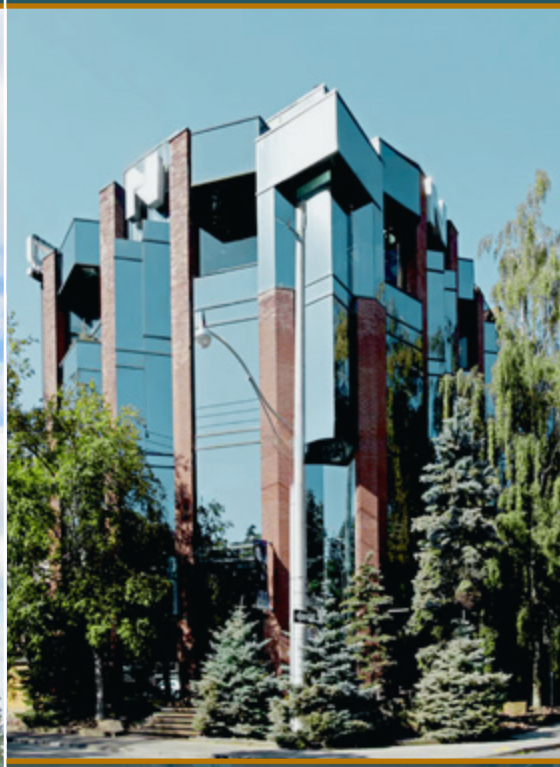
ONE
NIAGARA ST.

OFFICE FOR LEASE





TURNKEY SPACE / READY TO WORK

Boutique Building
Full Floor Opportunities
5,000 - 25,000 SF

SHORT TERM/FLEXIBLE TERM LENGTH

TORONTO, ON.

JLL

ONE
NIAGARA ST.

TORONTO, ON.



- **Unit Sizes**
  1st Floor - 4,815 SF
  2nd Floor - 5,587 SF
  3rd Floor - 4,815 SF
  4th Floor - 4,837 SF
  5th Floor - 5,200 SF
- **Semi-Gross Rent**
  Contact Listing Agents
- **Available**
  Immediately
- **Term**
  Flexible

TURNKEY SPACE

KING WEST/ ENTERTAINMENT DISTRICT

BRAND

INCREDIBLE SIGNAGE

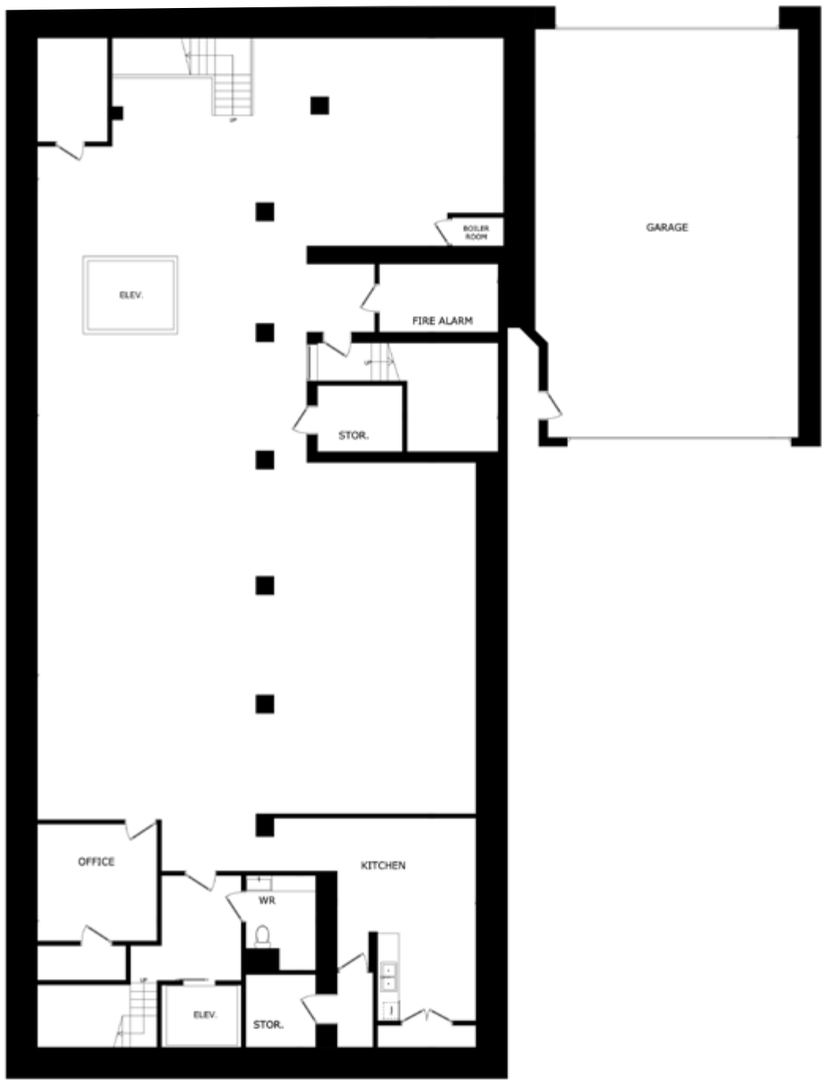
ONSITE PARKING AVAILABLE

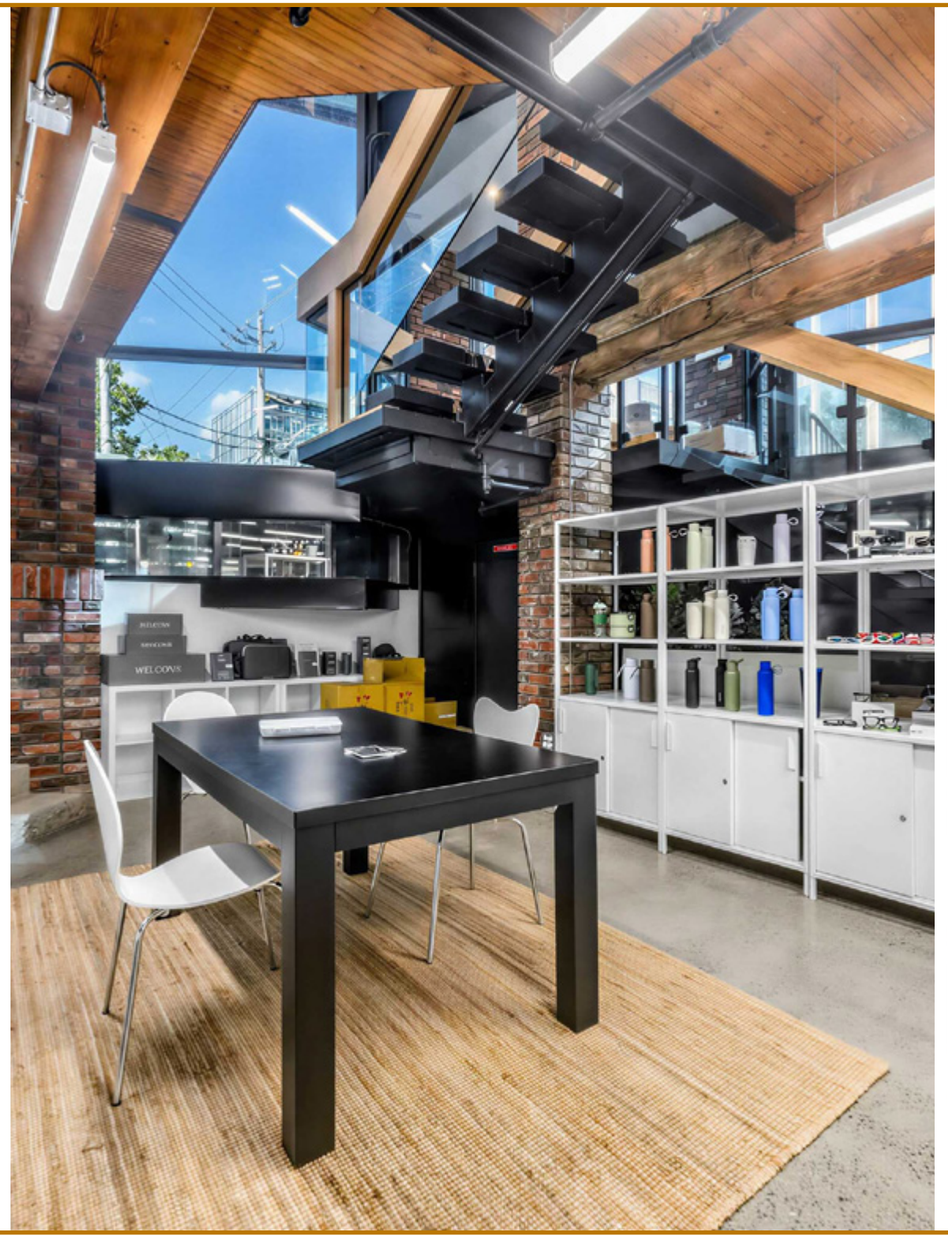
OUTDOOR PATIOS & RETRACTABLE ROOF

EXCLUSIVE LOBBY FOR EACH TENANT

FLOOR PLAN

1st Floor - 4,815 SF



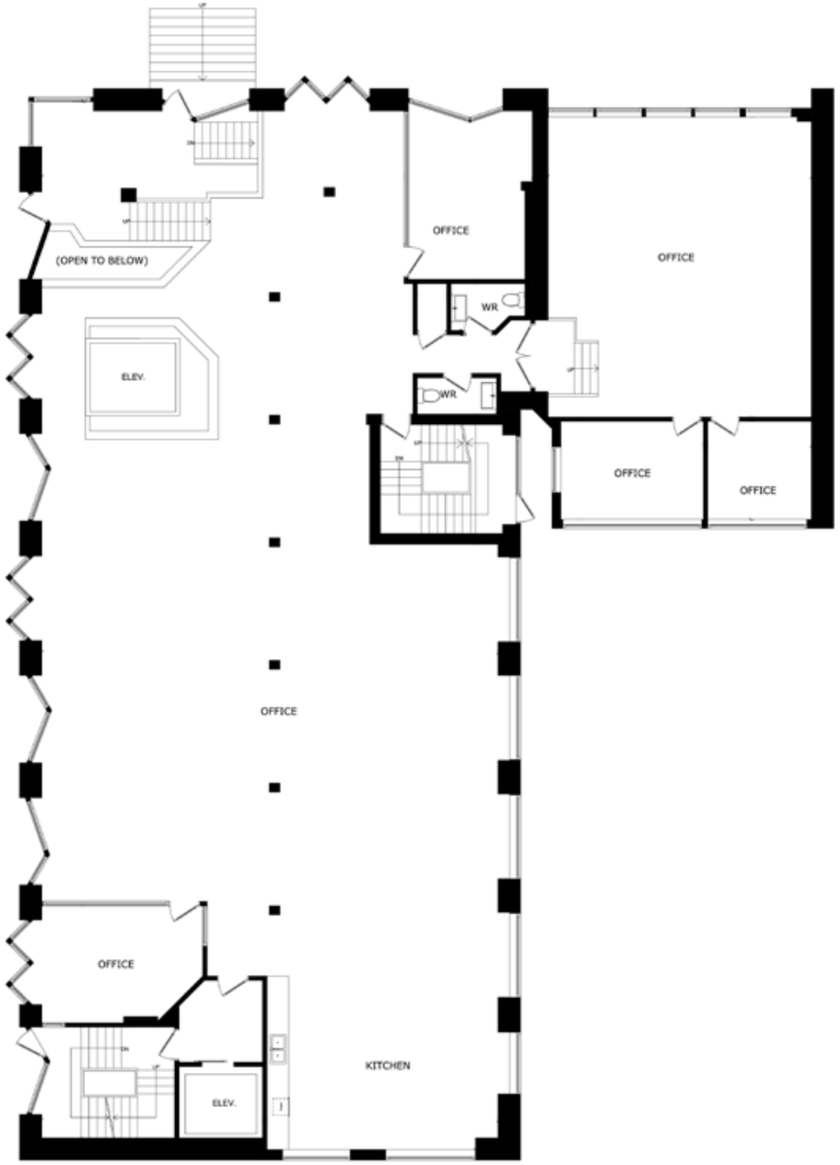






FLOOR PLAN

2nd Floor - 5,587 SF



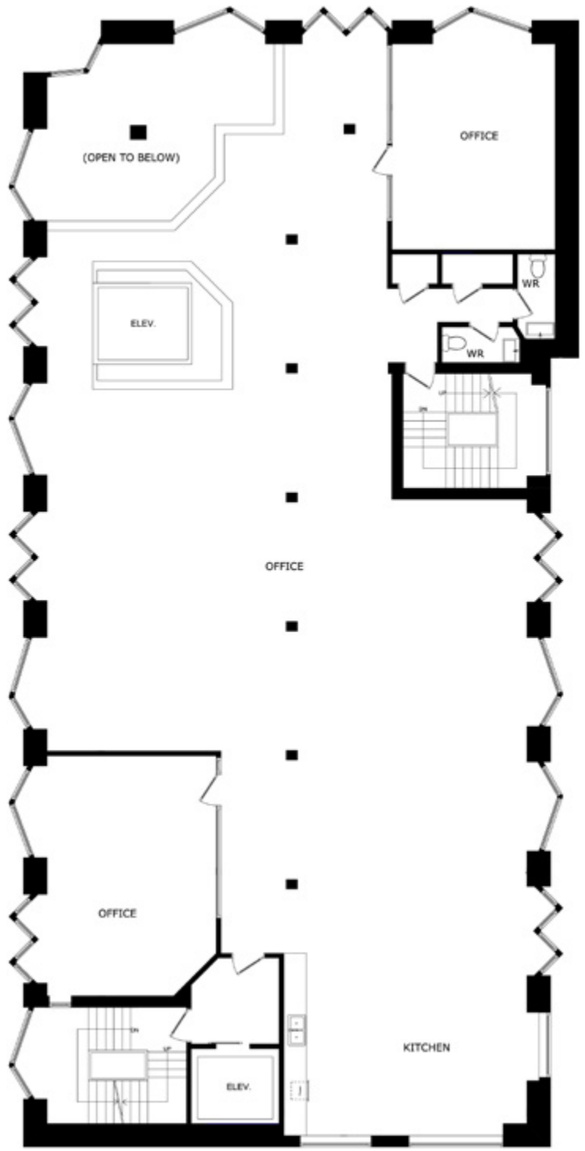


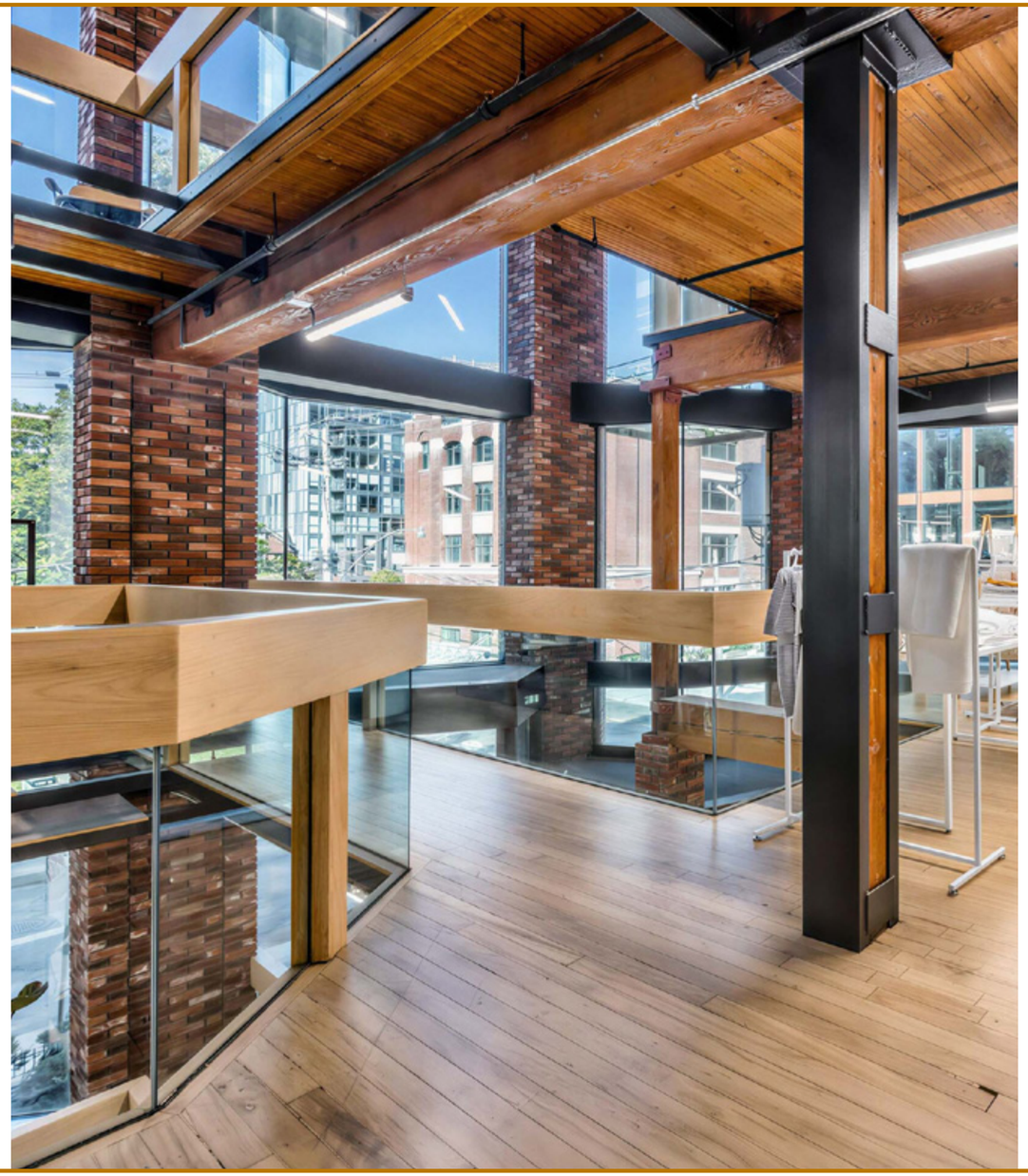




FLOOR PLAN

3rd Floor - 4,815 SF



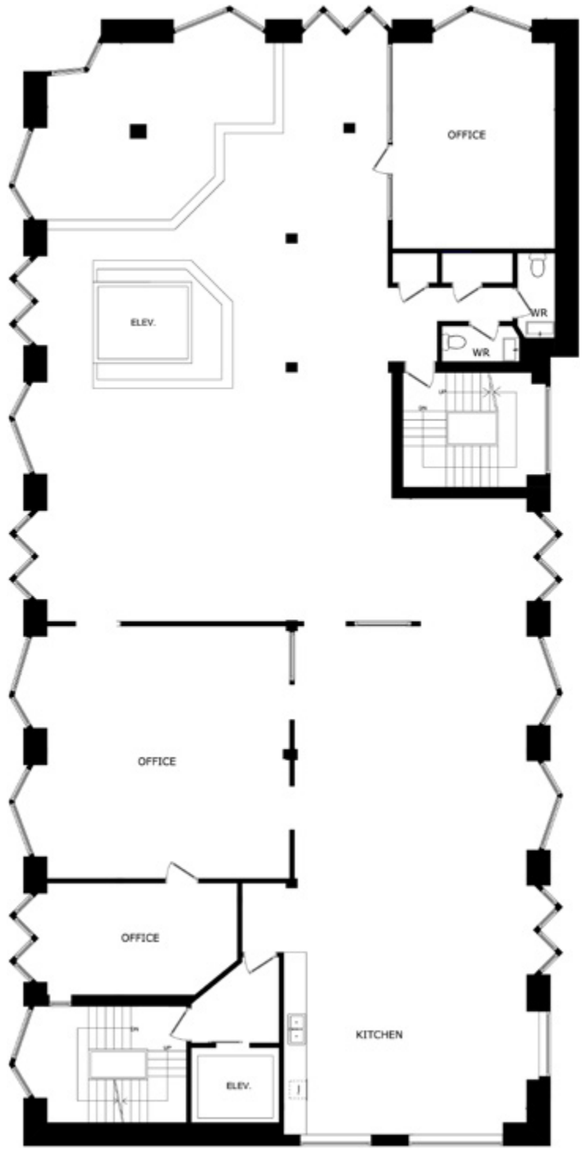


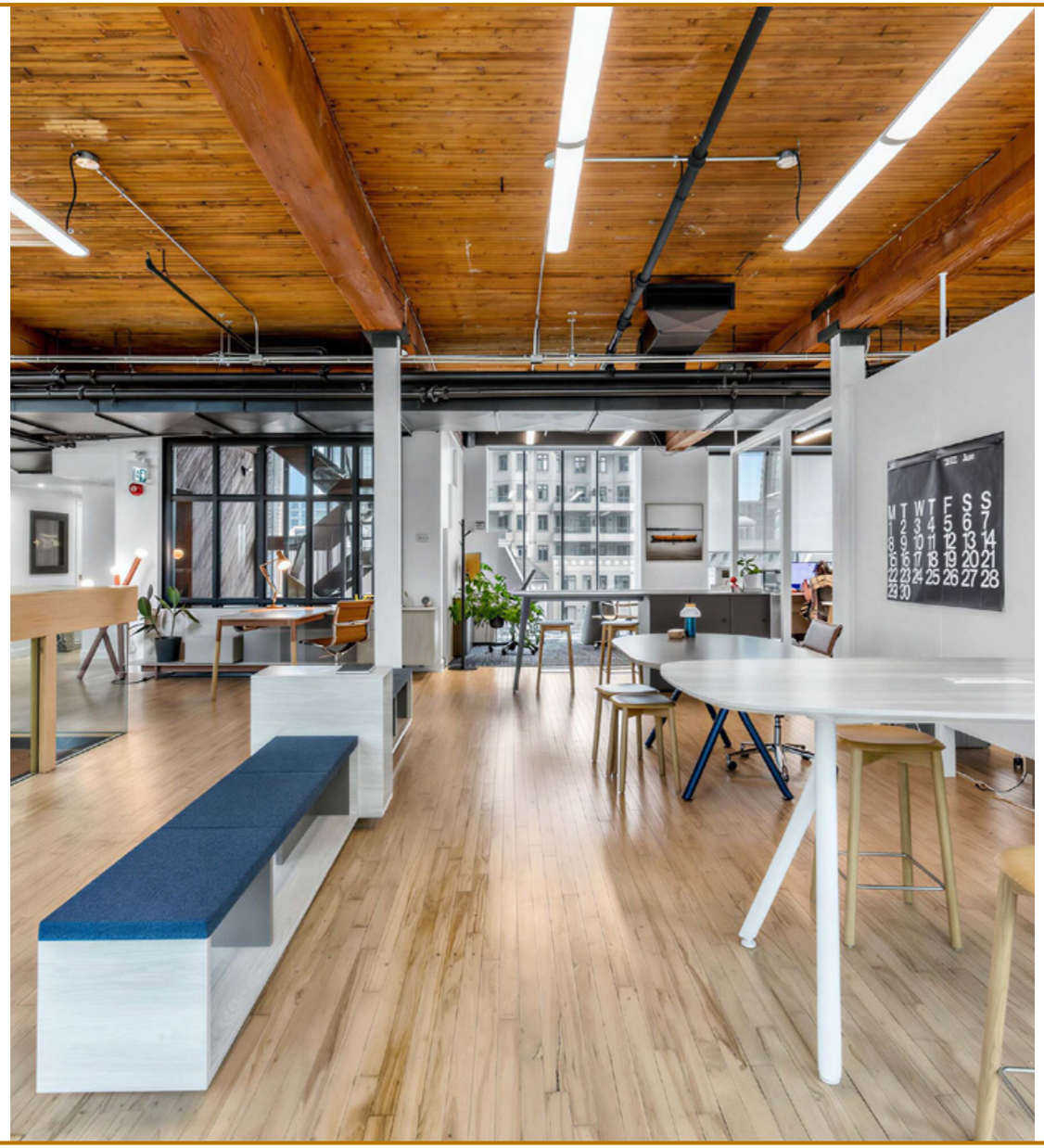


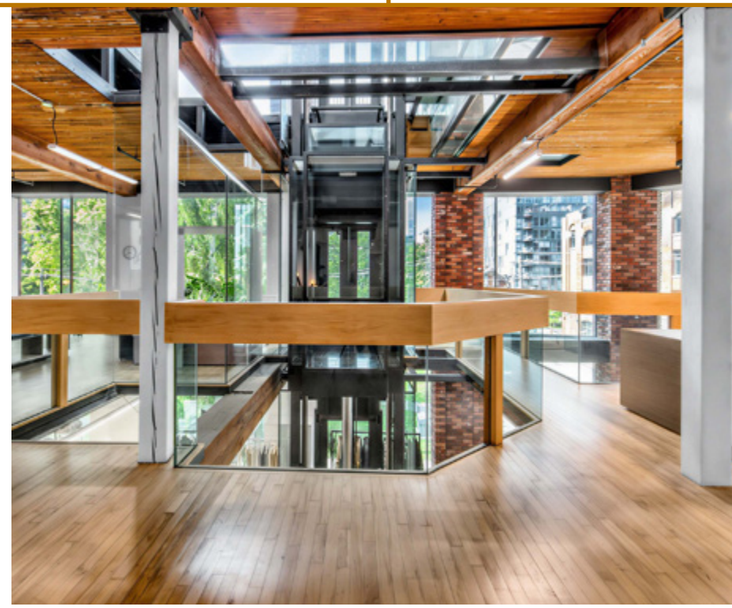


FLOOR PLAN

4th Floor - 4,837 SF



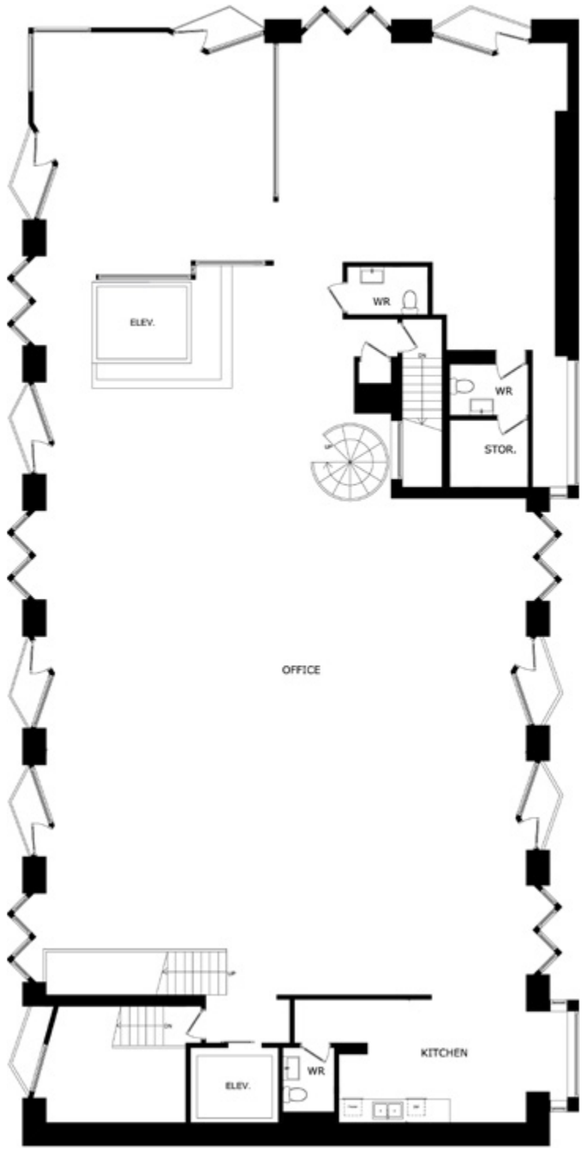






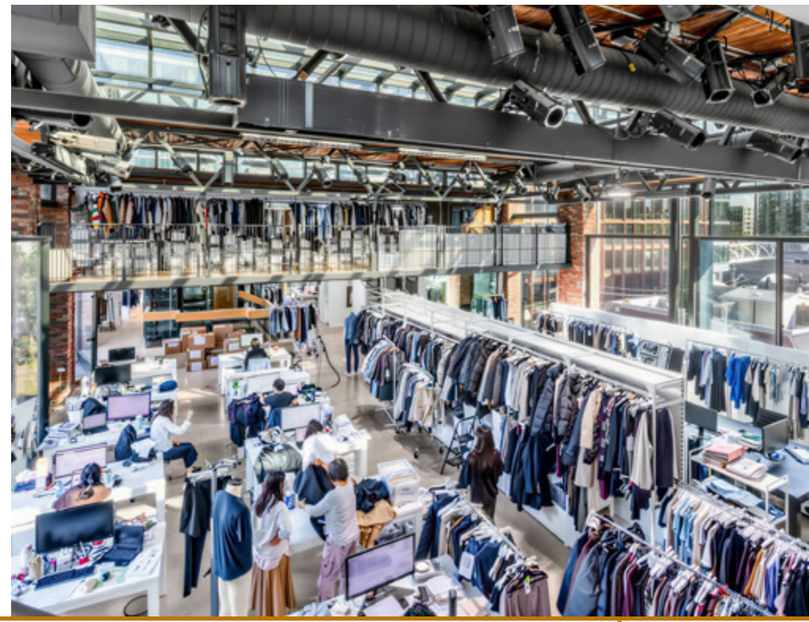
FLOOR PLAN

5th Floor (with Mezzanine) - 5,200 SF









NEIGHBOURHOOD MAP

The King West Neighbourhood

ONE
NIAGARA ST.

TORONTO, ON.

1	Akira Back
2	Lavelle
3	Hello Nori
4	Forno Cultura
5	Ruby Soho
6	Gusto 101
7	Casa Madera
8	Oretta
9	Wilbur Mexicana
10	Cherry's High Dive
11	Belfast Love
12	Myth
13	Cibo Wine Bar
14	Baro
15	nook
16	Le Sélect Bistro
17	Bar Wellington
18	SPIN
19	Hunters Landing
20	King Taps
21	Beso by Patria
22	Miss Likklemore's
23	Shy Coffee Co.
24	Milky's Cloud Room
25	Starbucks
26	Jimmy's Coffee
27	Pilot Coffee
28	Studio Lagree
29	GoodLife Fitness
30	F45
31	barre3
32	Totum Life Science

33	Patagonia
34	Downtown Kids Academy
35	Daycare ABC's
36	1 Hotel
37	Hounds of York
38	Loblaws
39	DPRTMNT
40	Ace Hotel
41	Farm Boy
42	Sobeys
43	Sweat and Tonic
44	The Dorset
45	La Plume
46	Lifelabs
47	Mandy's Gourmet Salads
48	MUJI
49	Vie Nail & Beauty Salon
50	HealthOne
51	Prince St. Pizza
52	De Mello Coffee
53	Groovy Shoes
53	Adidas
55	Indigo Books
56	Wellington Market
57	Bailey Nelson
58	Quantum Coffee
59	The Bone & Biscuit Co.
60	Accent & Co.
61	Mr. Surprise
62	Suetables
63	Structube
64	Strong Pilates

- Restaurants & Bars
- Fitness
- Coffee Shop
- Others
- The Well

- Union Station
- TTC Subway line 1
- Go Train
- TTC Streetcars



100	93	96
Walk Score	Biking Score	Transit Score

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ONE NIAGARA ST.

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Full Floor Opportunities
5,000 - 25,000 SF



TURNKEY SPACE / READY TO WORK

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SHORT TERM/FLEXIBLE TERM LENGTH

TORONTO, ON.

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