



# 40

## King Street W

For Sublease: Office

**Lennard:**

9,900 SF turnkey office available  
in the iconic Scotia Plaza.

# 40 King Street W



Suite  
**2800**  
Available Space  
**9,900 SF**  
+ 2,364 SF contiguous available direct



Net Rent  
**Call to discuss**  
Taxes T&O (2026)  
**\$37.35 + Hydro**



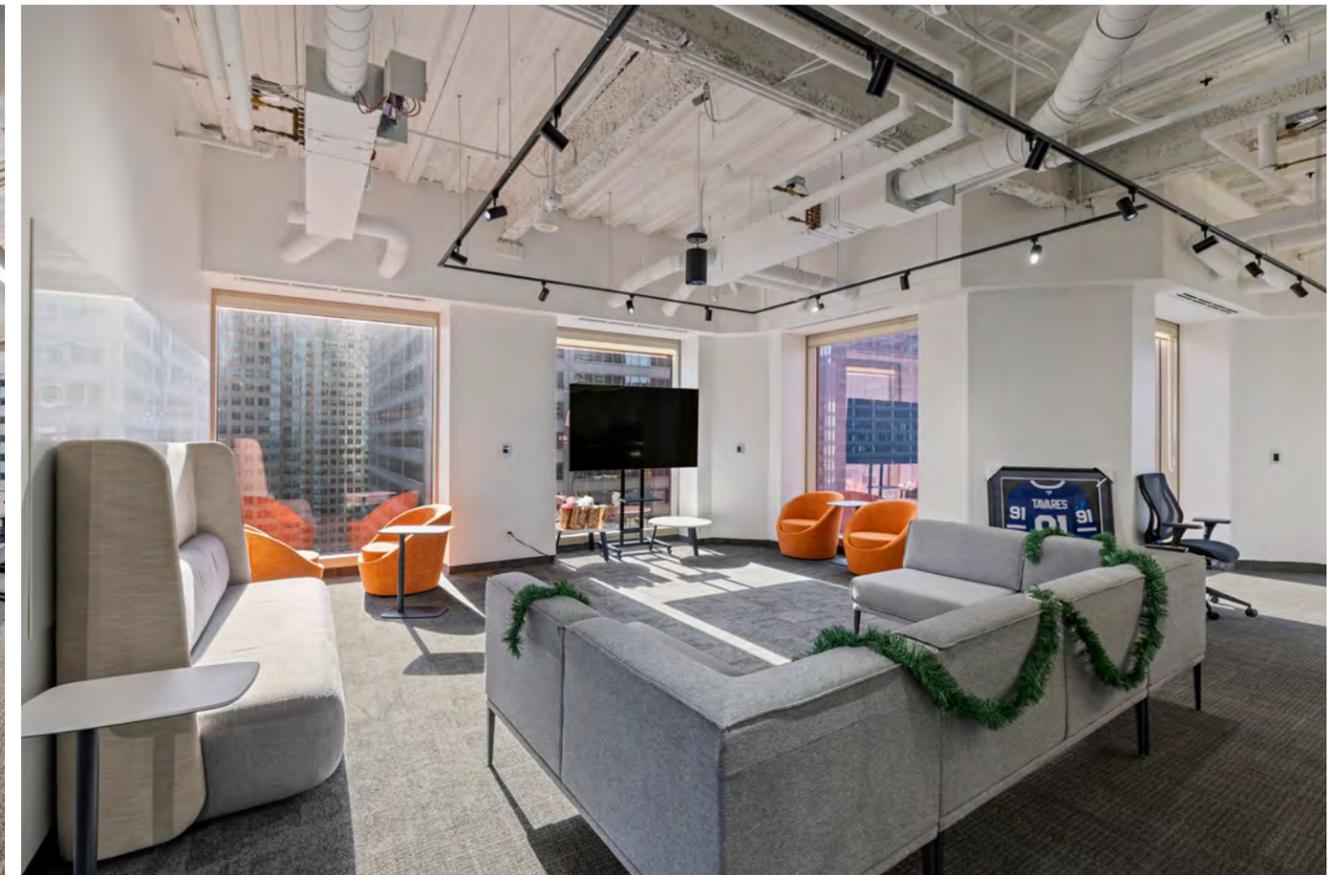
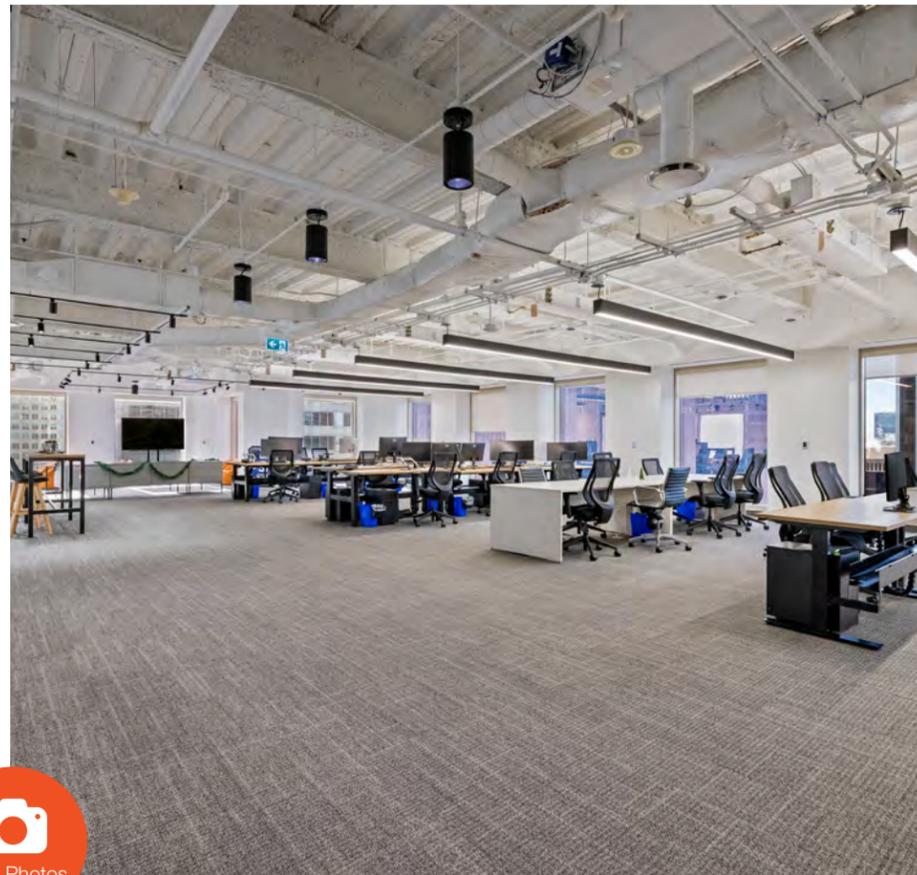
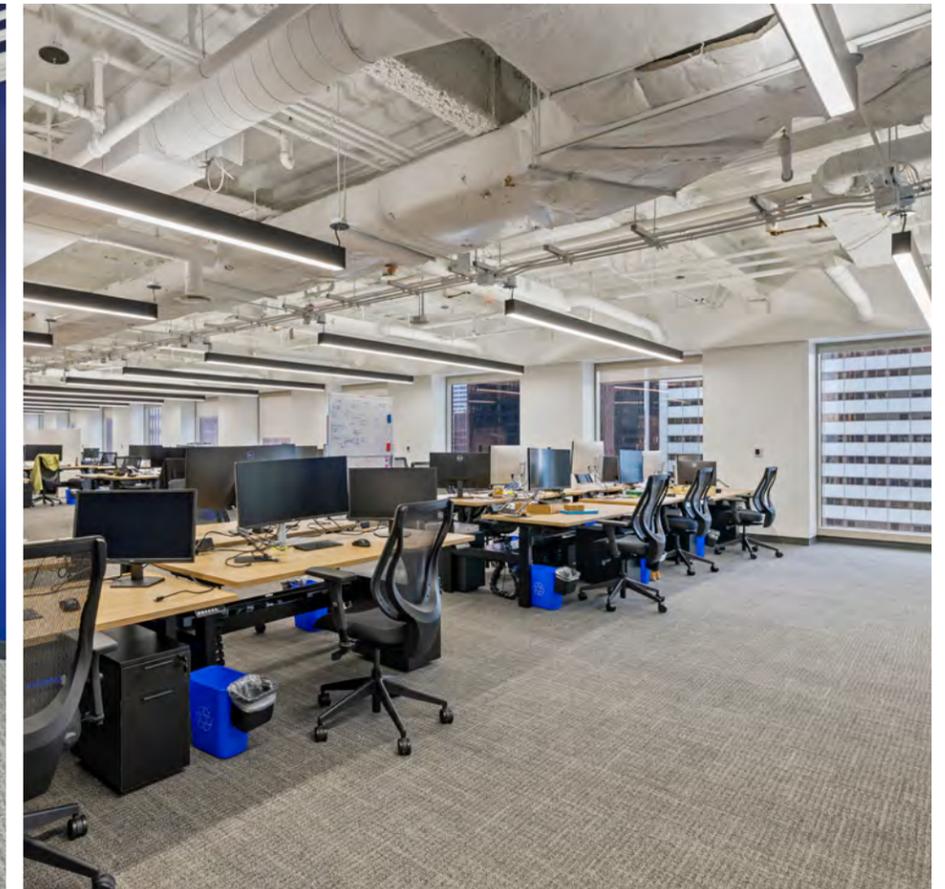
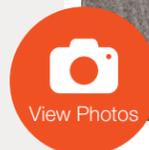
Rental Term  
**Until June 2030**  
Possession  
**Immediate**

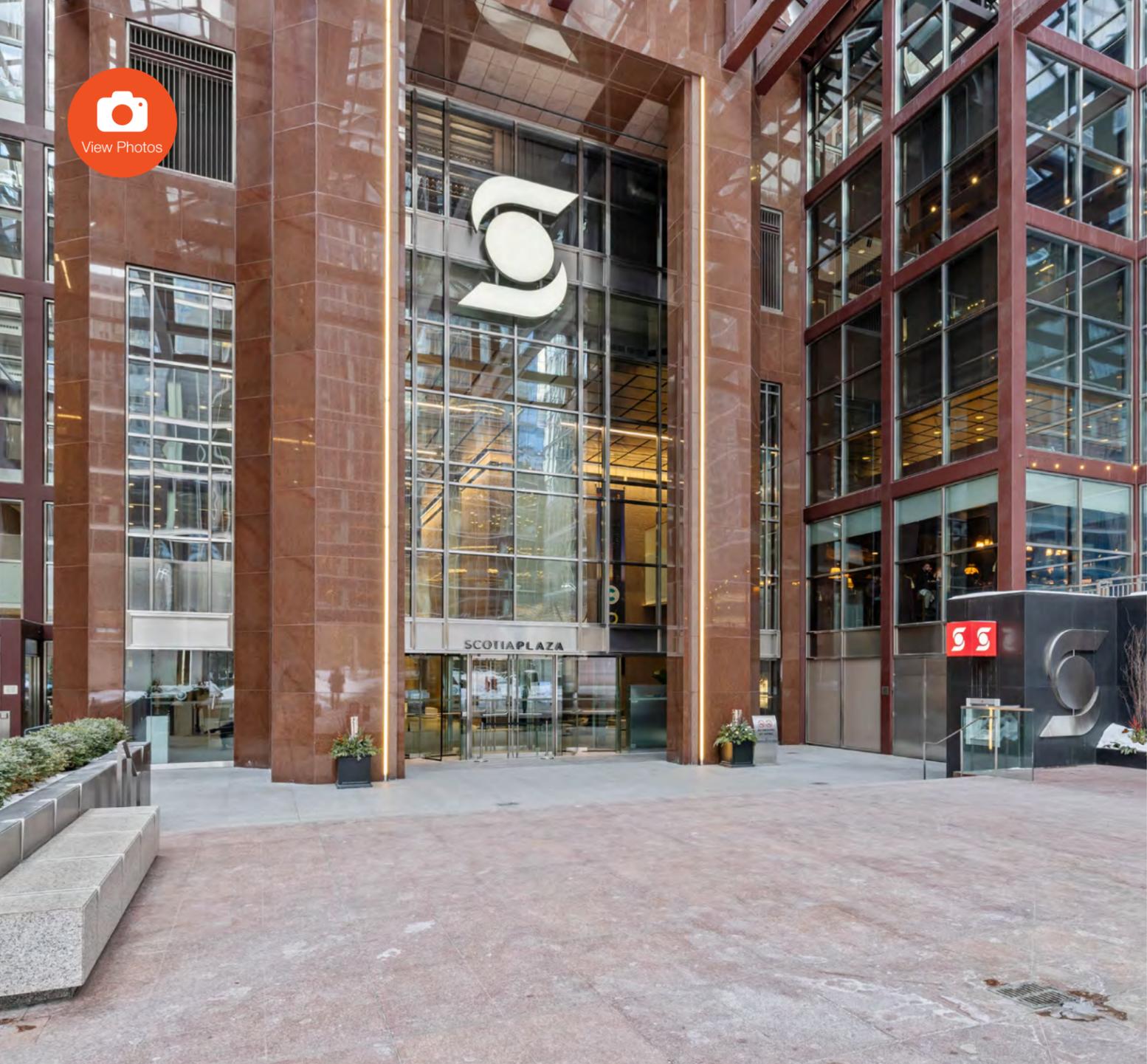


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\*Sales Representative

## Property Highlights

- AAA Financial District location with a highly recognizable downtown address and prestige Landlord.
- Premises recently designed and built with high, exposed ceilings, and excellent natural light
- Space is turn-key with open plan seating, several meeting rooms, and a collaborative kitchen and lounge
- Direct access to the PATH underground network and Union Station
- Surrounded by top-tier amenities: restaurants, cafés, banks, hotels & retail
- 2,364 SF of contiguous space available for users looking for 12,000-13,000 SF total





# The Building Sustainability And Certifications



## Amenities

### SIXTYEIGHT

Tenant Lounge & Event Space

SixtyEight is a 20,000 SF world-class destination that combines an exclusive tenant lounge with a spectacular event venue.



E-Bikes & Bicycle Parking



Showers & Lockers



Corporate Concierge



Underground Parking & Rapid EV Charging Stations



Restaurants, Shops & Services

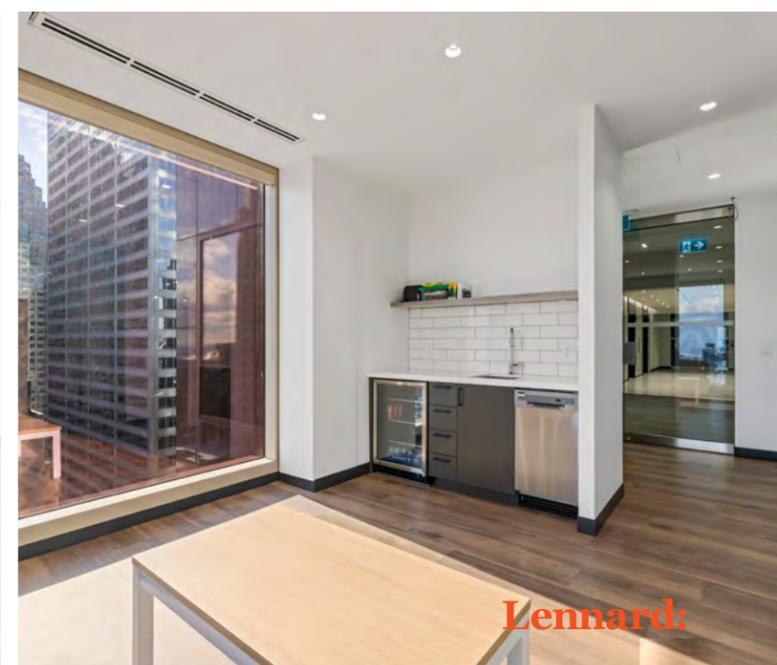
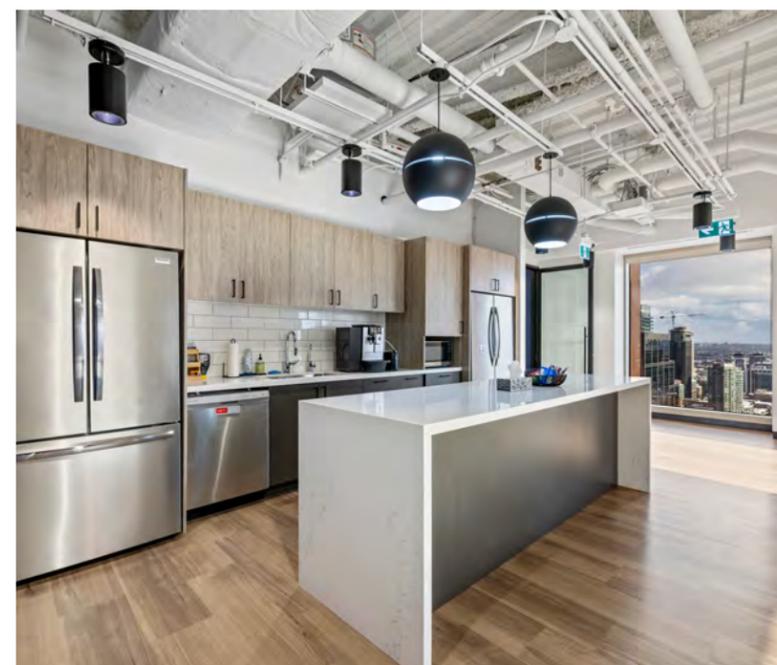
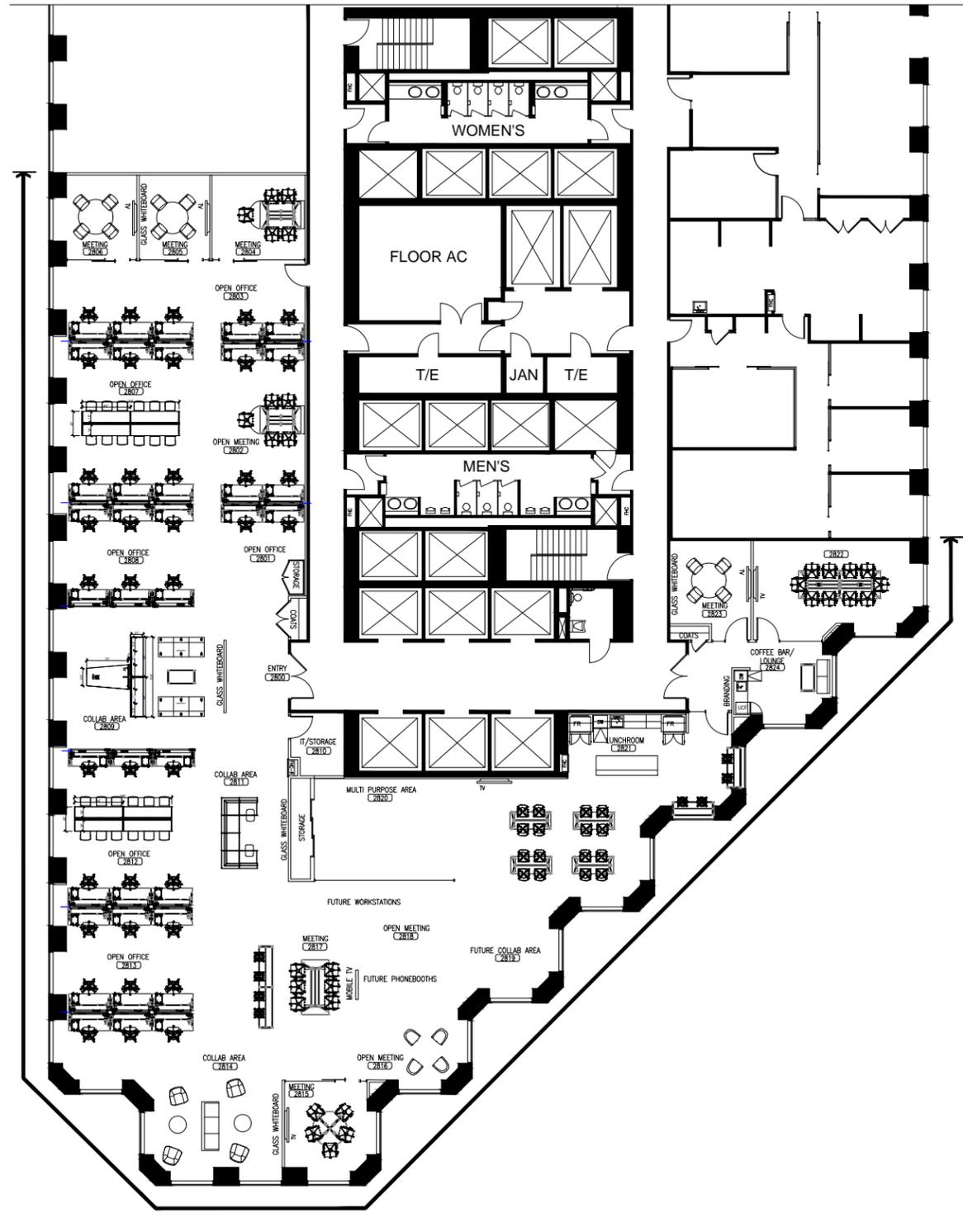


Childcare Services



# 40 King Street W

Floorplan: 9,900 SF



# Nearby Amenities

## Food & Restaurant

- 1 Earls Kitchen + Bar
- 2 Black + Blue
- 3 King Taps
- 4 Canoe
- 5 Cactus Club Cafe
- 6 Estiatorio Milos
- 7 CKTL & Co
- 8 Hy's Steakhouse & Cocktail Bar
- 9 Richmond Station
- 10 Onigiri Co
- 11 Pumpernickel's
- 12 Aroma Espresso Bar
- 13 JOEY
- 14 Lucie
- 15 Craft Beer Market
- 16 Beer Bistro Restaurant and Bar
- 17 St. Lawrence Market

## Everyday Convenience

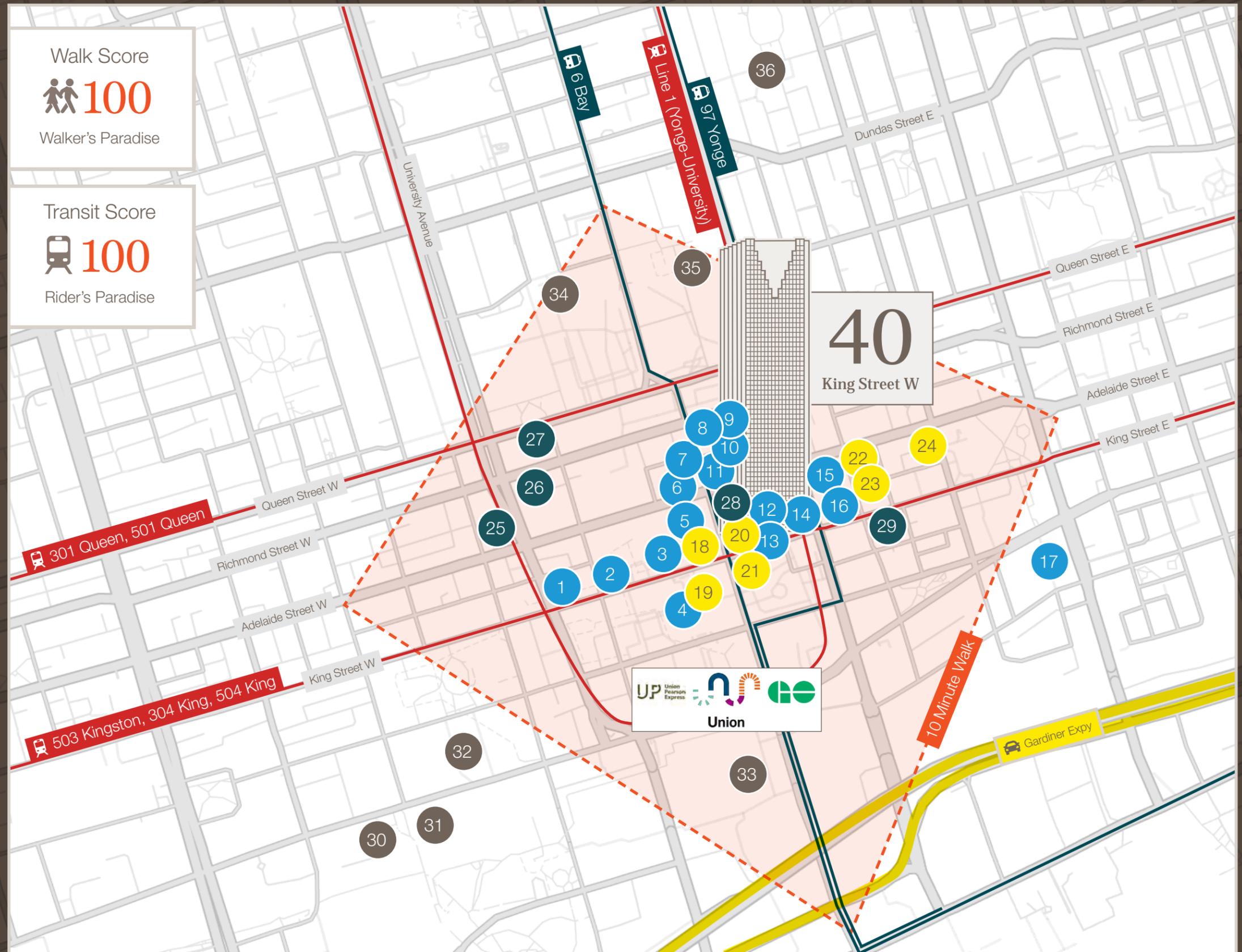
- 18 BMO
- 19 TPH The Printing House
- 20 Scotiabank
- 21 CIBC
- 22 Canada Post
- 23 Service Ontario
- 24 The UPS Store

## Hotels

- 25 Shangri-La
- 26 Hilton
- 27 Sheraton
- 28 The St. Regis
- 29 The Omni King Edward

## Landmark Buildings

- 30 Rogers Centre
- 31 CN Tower
- 32 Metro Toronto Convention Centre
- 33 Scotiabank Arena
- 34 Toronto City Hall
- 35 Toronto Eaton Centre
- 36 Toronto Metropolitan University





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