

Move-in Ready Office Space for Sublease in the Heart of King West

Suite 1400 – 225 King Street West, Toronto

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Accelerating success.

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225 King Street West— an address that blends prestige, convenience, and modern functionality.

Located in the heart of the Entertainment and Financial Districts, 225 King West offers unmatched accessibility, surrounded by world-class dining, transit connections, and cultural landmarks. With direct access to the PATH network and proximity to major TTC routes, Union Station, and GO Transit, commuting is effortless for both employees and clients.

Inside, the building offers a premium workplace designed for productivity and comfort. Features include modern, light-filled office spaces, a professional lobby, fitness facilities, secure 24/7 access, on-site dining and retail—all supported by high-quality management focused on tenant experience.



Building Entrance



Elevator Lobby

Location:

Metro Centre – King Tower
225 King Street West, Suite 1400
Toronto, Ontario

Property Size:

12,441 SF

Availability:

Immediately

Term Expiry:

November 29, 2027

Net Rent:

Please contact Listing Agent(s)

Additional Rent:

\$31.44 PSF (2026 est.)

Includes in-suite janitorial

Suite Features:

- Half-floor opportunity
- Fully Built Out
- Elevator Lobby Exposure
- Furniture Potentially Available

Suite 1400

12,440 SF

Build Out Includes:

Common Area:

- Reception
- Café/Lounge
- Large Conference Room
- Boardroom
- 1 x Private Office / Call Room
- 1 x Meeting Room

West Side:

- 3 x Private Offices / Call Rooms
- 3 x Meeting Rooms
- Open Workspace for 41 Desks

East Side:

- Wellness Room
- 3 x Private Offices / Call Rooms
- 2 x Meeting Rooms
- Boardroom
- Open Workspace for 43 Desks

The Floor Plan:



**The floor plan is for illustrative purposes only and may not reflect the space exactly as built.*



Boardroom



Private Office



Reception



Kitchen



Café/Lounge



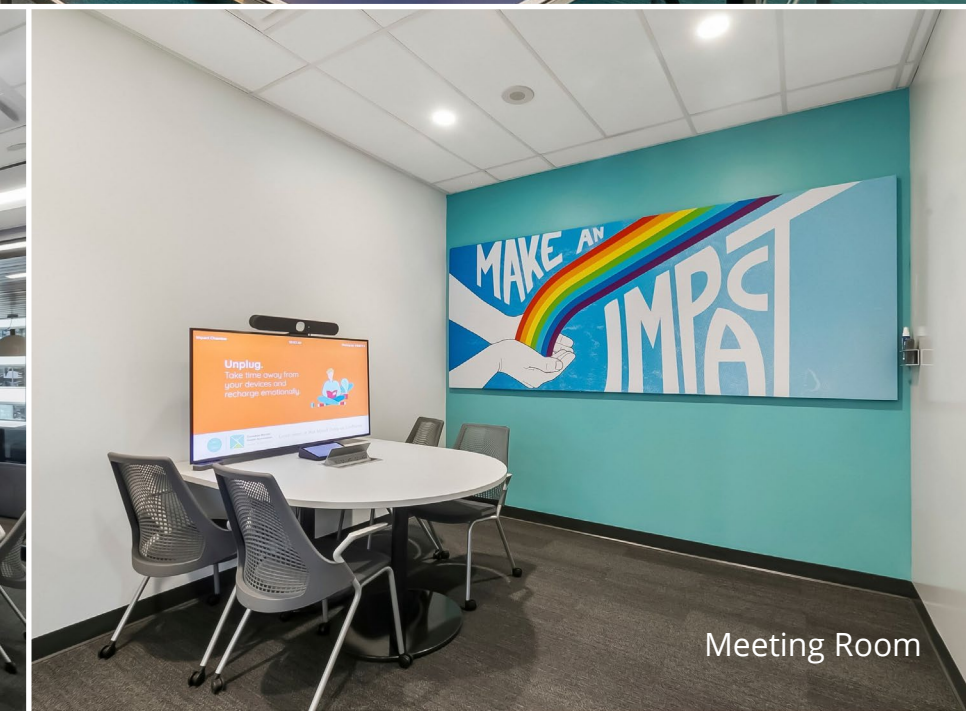
Open Workspace - West Side



Open Workspace - East Side



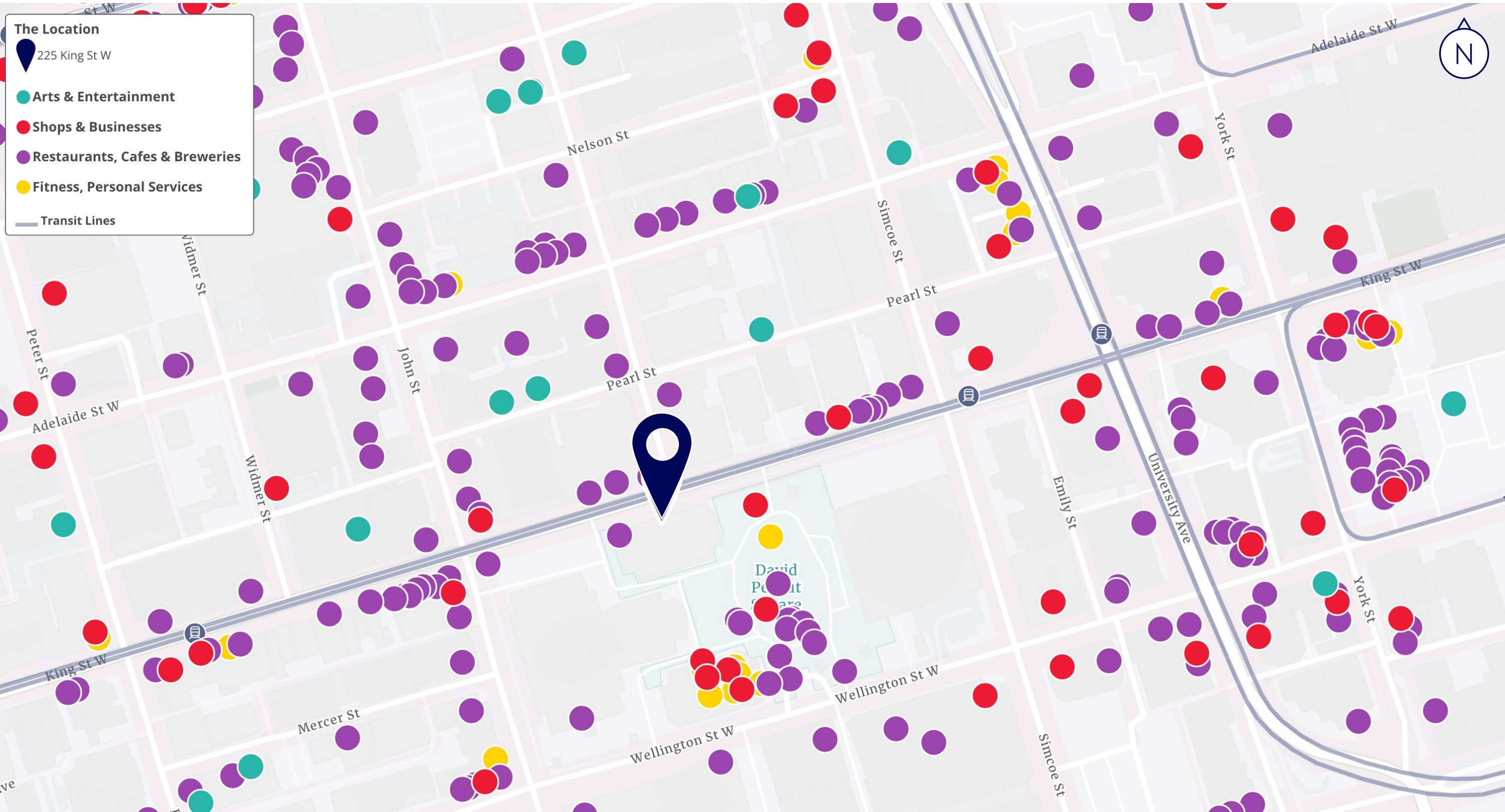
Conference Room



Meeting Room

Nearby Amenities

225 King Street West offers a prestigious office address with seamless access to transit, dining, and amenities.



Walk Score

100

Bike Score

94

Transit Score

100



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