



KING ST. EAST &  
BERKELEY ST.  
TORONTO, ON

# the globe and mail centre toronto

FIRST GULF CONTACTS

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# FIRST GULF

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# FIRST GULF

# NOW OPEN







**NEIGHBOURHOOD OVERVIEW:**

The King East neighbourhood is growing and 351 King Street East is at the centre of it all. With a number of businesses and residents joining those that have already set up shop in this thriving area, it is fast becoming one of Toronto's most popular neighbourhoods.

There are currently an estimated 9,000 condo units in pre-construction in the surrounding neighbourhood. These new developments will add to the thousands of existing units and help grow the talented labour pool within the area.

Getting to 351 King Street East is easy and efficient. Commuters and visitors enjoy fast and frequent access via the most serviced public transit route in the city along King Street. For drivers, the Don Valley Parkway and Gardiner Expressway are minutes away.



**TENANTS:**

**GROUND LEVEL RETAIL**

UNIT	TENANT	AREA* (SF)
10	Available	2,660 + 350 PATIO
20	Available	3,000 + 350 PATIO
30	LoyaltyOne	1,300
40	Pumpnickels	2,502
50	Starbucks	1,700
60	Freshii	1,173
70	BMO	2,998
80	Body + Soul (Lobby)	438
<b>TOTAL:</b>		<b>16,611</b>

**2ND LEVEL RETAIL**

UNIT	TENANT	AREA (SF)
90	Body + Soul	7,431
<b>TOTAL:</b>		<b>7,431</b>

\* Approx.

# welcome to 351 king street east

A 17-storey, 500,000 sf urban mixed-use commercial project in downtown Toronto with over 24,000 sf of prime retail space.

- As of 2017, this LEED Gold office will be home to more than **4,000** employees.
- Located at 351 King St. East cornering onto Front Street, with Berkeley Street to the East.
- TTC streetcar access in the front of the building.
- Ten minute walk to Union Station GO and TTC transit terminal, and King Street Subway station.
- Excellent access to Gardiner Expressway and Don Valley Parkway.
- A walkability score of 98%.
- Adjacent to **350,000** sf commercial project with more than **2,200** students/employees per day.



**25,000 vehicles per day\*\*\***  
Average Daily Traffic Count along King Street



**neighbourhood daytime population\*\***  
2016 Population  
1.0 km - 30,913  
1.5 km - 106,282

2021 Population  
1.0 km - 35,902  
1.5 km - 117,438



**average household income\***  
1 km - \$94,204  
3 km - \$92,445  
5 km - \$111,725



**anticipated neighbourhood growth\*\***

2016 Population  
1.0 km - 21,889 (20% growth)  
1.5 km - 55,504 (13% growth)

2021 Population  
1.0 km - 23,850 (9% growth)  
1.5 km - 59,660 (7% growth)



PICTURED ABOVE: Artist's rendering of corner of Front St. and Berkeley St. view.  
PICTURED ON COVER: Artist's rendering of King St. East elevation.

\* INFORMATION SOURCED FROM STATISTICS CANADA 2011

\*\* INFORMATION SOURCED FROM BLJC 2015

\*\*\*INFORMATION SOURCED FROM CITY OF TORONTO TRAFFIC SAFETY UNIT 2016