



FIRST GULF CONTACTS

Jonathan Weinberg
T: 416.773.7067

Michael O'Connor
T: 416.773.7071

F1RST GULF

firstgulf.com

351 King Street East, Toronto, ON
T: 416.491.7778 F: 416.491.1351



KING ST. EAST &
BERKELEY ST.
TORONTO, ON

the globe and mail centre

toronto

NOW
OPEN

F1RST GULF

● AVAILABLE
● LEASED
 2ND LEVEL RETAIL/MEZZANINE



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.

As of 2019 there are an estimated 7,000 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.



Mobility scores from WalkScore.com, 2019

TENANTS:

GROUND LEVEL RETAIL

UNIT	TENANT	AREA* (SF)
10	Available	1,386
20	Available	4,777
30	The Ten Spot	1,300
40	Pumpernickel's	2,502
50	Starbucks	1,700
60	Freshii	1,173
70	BMO	2,998
80	Body + Soul (Lobby)	438
TOTAL:		18,111

2ND LEVEL RETAIL

UNIT	TENANT	AREA* (SF)
90	Body + Soul	7,431
TOTAL:		7,431

* 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 2019, this LEED Gold office will be home to more than **4,000** employees.
- Located at 351 King St. East, bounded by Berkeley Street to the East, Princess Street to the West, and Front Street to the South.
- 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.
- Adjacent to 333 King Street East, a **350,000 sf** commercial project with more than **2,200** students/employees per day.



PICTURED ABOVE: Corner of Front St. and Berkeley St.



PICTURED ABOVE: King St. elevation
PICTURED ON COVER: Corner of Front St. and Berkeley St.

NEIGHBOURHOOD DEMOGRAPHICS



20,250 vehicles per day*
Average Daily Traffic Count along King Street at Berkeley Street



trade area population**
within 1 km - 39,241
within 2 km - 132,732



10 year projected pop. growth**
within 1 km - 32%
within 2 km - 24%



average household income**
within 1 km - \$103,663
within 2 km - \$106,811



trade area households**
within 1 km - 22,487
within 2 km - 74,395

* CITY OF TORONTO TRAFFIC SAFETY UNIT 2016

** ENVIRONICS ANALYTICS 2018