



KING ST. EAST &  
BERKELEY ST.  
TORONTO, ON

# the globe and mail centre

toronto

FIRST GULF

NOW  
OPEN



# 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.

## 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



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



**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



PICTURED ABOVE: King St. elevation

PICTURED ON COVER: Corner of Front St. and Berkeley St.



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

\* CITY OF TORONTO TRAFFIC  
SAFETY UNIT 2016

\*\* ENVIRONICS ANALYTICS 2018



## 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.



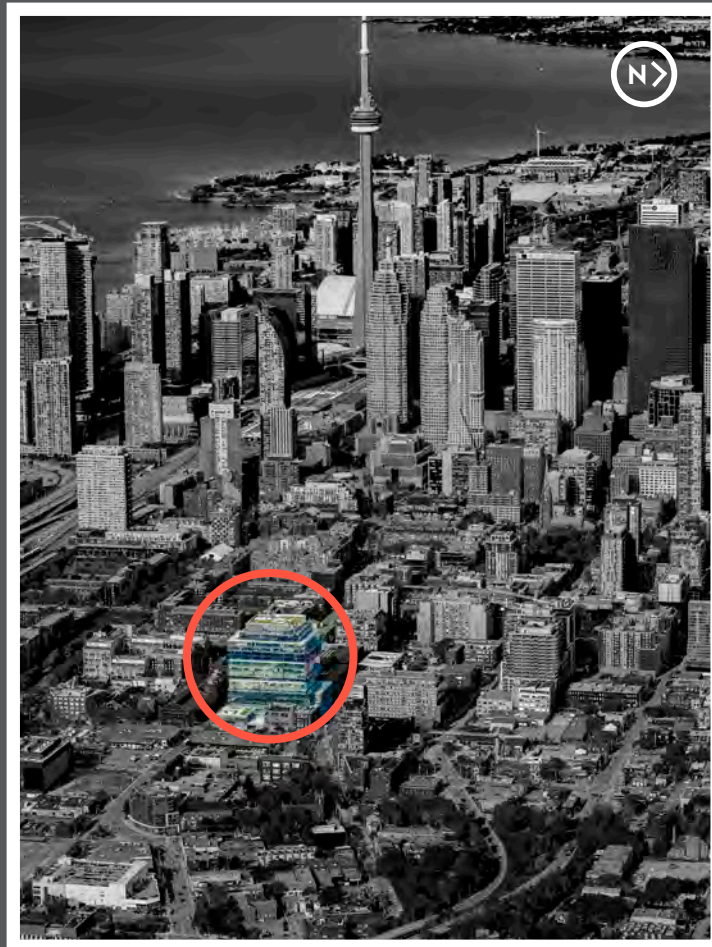
## TENANTS:

### GROUND LEVEL RETAIL

UNIT	TENANT	AREA* (SF)
10	Available	1,386
20	Available	4,777
30	The Ten Spot	1,300
40	Pumpnickel'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



#### FIRST GULF CONTACTS

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# FIRST GULF

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