

351 KING STREET EAST

# The Globe and Mail Centre

RETAIL



KING STREET EAST &  
BERKELEY STREET  
TORONTO, ON

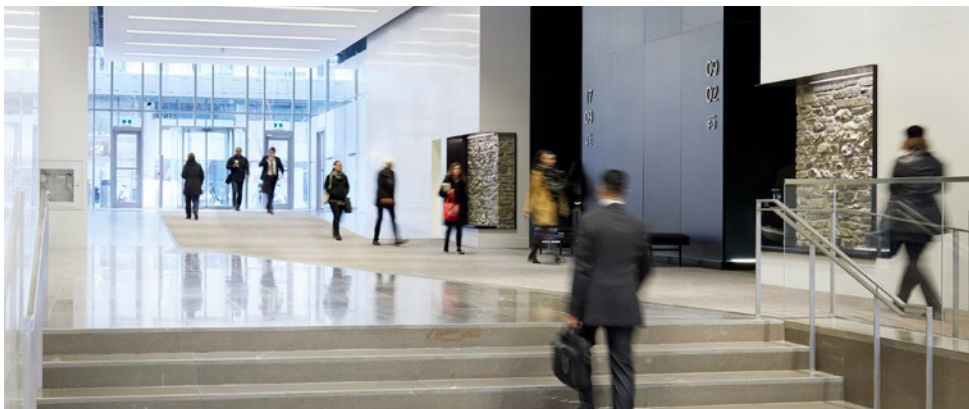
FIRST GULF

# 351 King Street East

## Retail

Located at 351 King Street East, The Globe And Mail Centre is a 17-storey, 500,000 sf Downtown Toronto office tower with 24,000+ sf of prime retail space.

- The LEED Gold office building is home to 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



**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

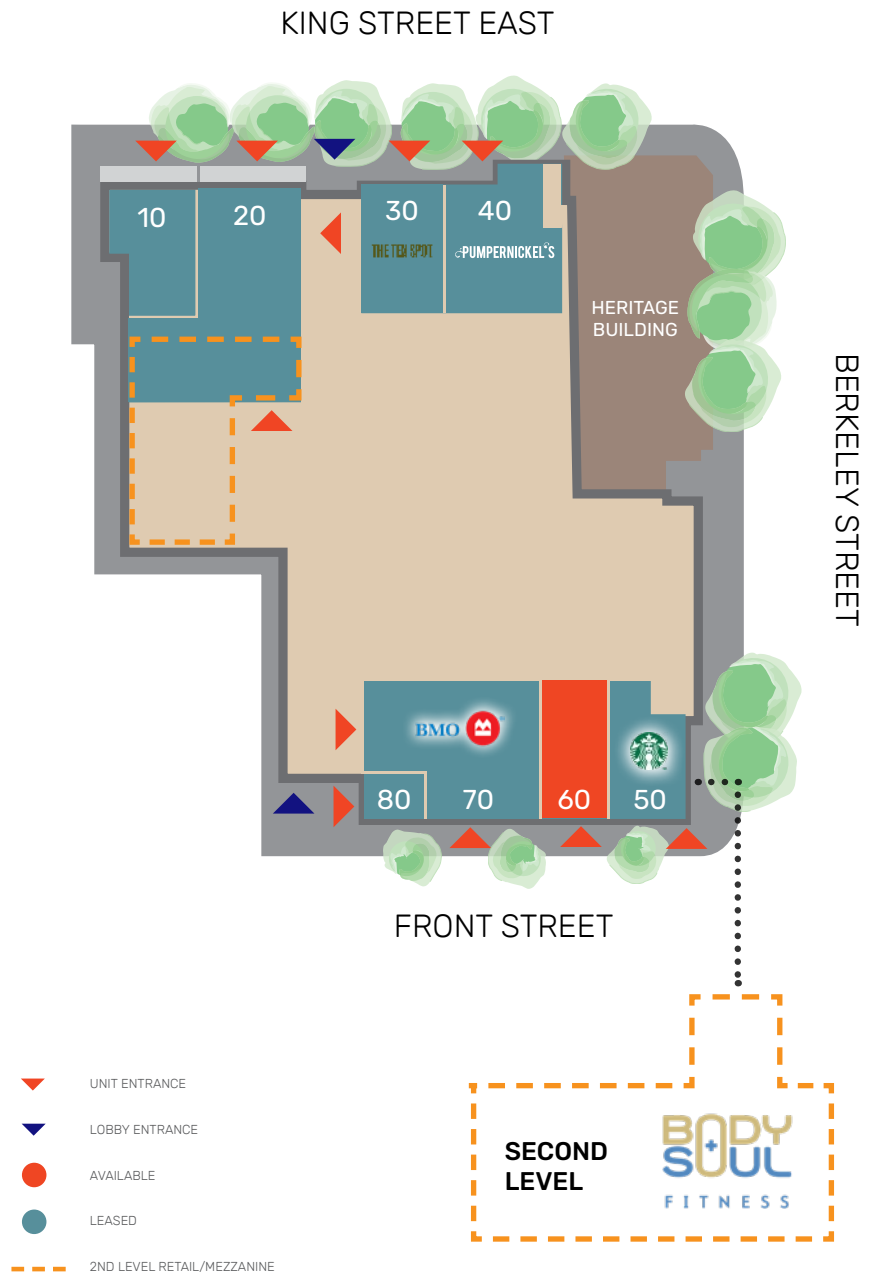
# The Neighbourhood

The King East neighbourhood 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.

# Site Plan



# Tenants

## GROUND LEVEL RETAIL

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

## SECOND LEVEL RETAIL

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

# Getting Around



WALK SCORE  
**96**



TRANSIT SCORE  
**100**



BIKE SCORE  
**95**



FOR MORE INFORMATION, PLEASE CONTACT

Jonathan Weinberg  
416.773.7067  
jweinberg@firstgulf.com

Michael O'Connor  
416.773.7071  
moconnor@firstgulf.com

**F**IRST GULF

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

[firstgulf.com](http://firstgulf.com)