

FOR LEASE

842 King Street W

Toronto, ON

-/+ 2,595 SF | OFFICE



PROPERTY OVERVIEW

Size	
1st Floor:	1,072 sq. ft.
2nd Floor:	905 sq. ft.
3rd Floor:	618 sq. ft.
Basement*:	754 sq. ft.
Total Above Grade:	2,595 sq. ft. (77% of Building)
TOTAL SIZE:	3,349 sq. ft.
Net Rent	$25.00 PSF
Additional Rent	$10.00 PSF (est. 2026) (plus hydro and gas)
Term	3–5 years
Possession	Immediate

842 King Street West is a four-level character building on the south side of King Street West, just west of Bathurst — one of the most active and well-connected stretches of the King West corridor.

The building offers a well-considered mix of open rooms, private offices, kitchens, and outdoor space across three above-grade floors and a lower level, making it well-suited to creative studios, professional services, and office tenants who want a distinctive address without a downtown tower price tag. Two patios, on-site parking, and abundant south-facing natural light round out a package that is genuinely hard to find in this part of the city.

HIGHLIGHTS

Four Floors of Character Space

A classic King West brick building offering 3,349 SF across four levels — ground floor, second, third, and lower level. The layout delivers a practical mix of large open rooms, private offices, two kitchens, washrooms, and lower level storage, making it well-suited to a range of office and studio uses. Two car parking on-site, with room for a third stacked.

King West at Your Front Door

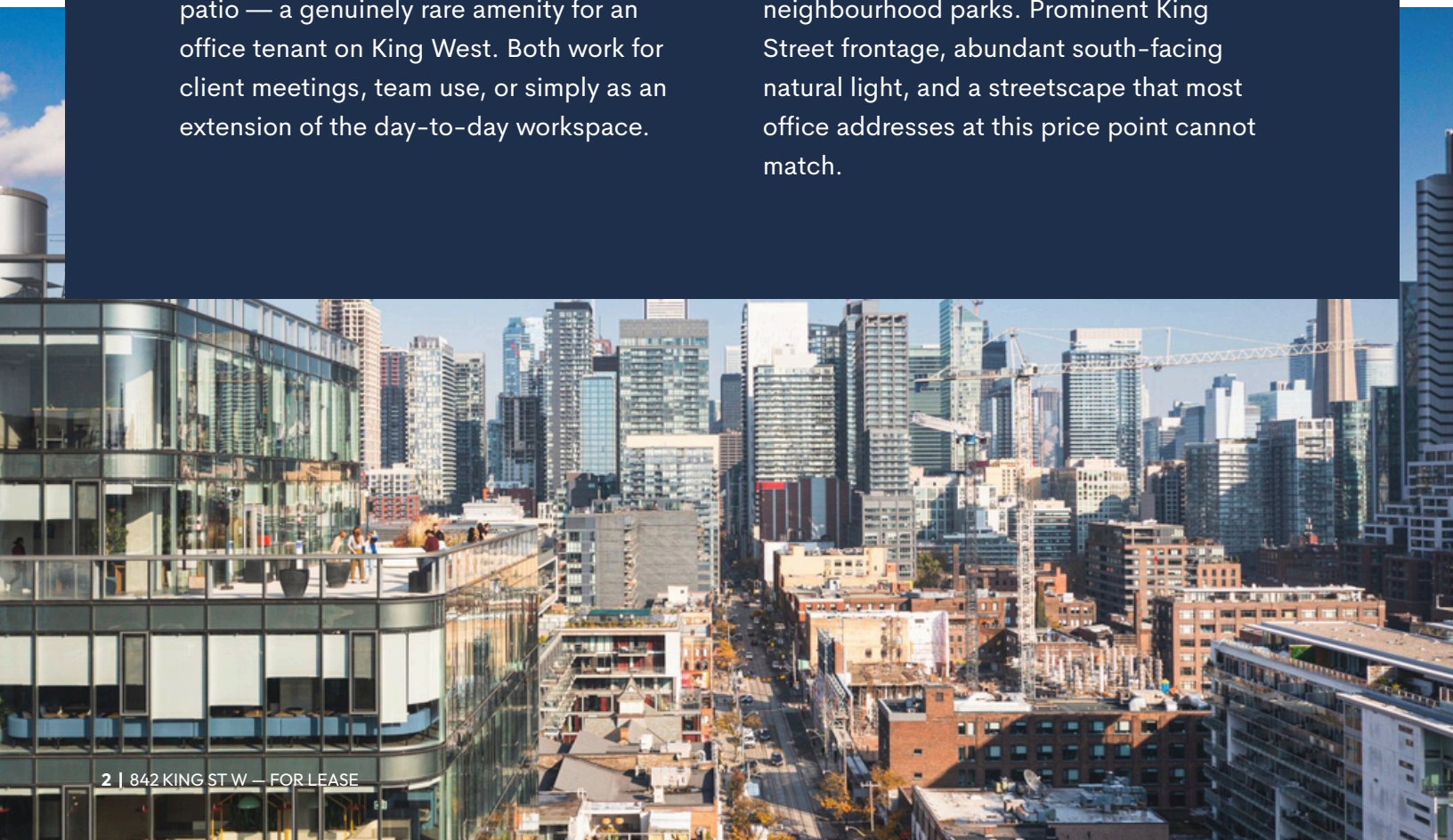
Surrounded by high and growing residential density from Liberty Village and the Fashion District, and steps from the King streetcar at 84,000 daily riders. Strong neighbouring co-tenancies line the corridor in both directions — a professional address that supports recruitment, culture, and day-to-day operations in equal measure.

Two Outdoor Spaces

A rear patio at grade and a second-floor patio — a genuinely rare amenity for an office tenant on King West. Both work for client meetings, team use, or simply as an extension of the day-to-day workspace.

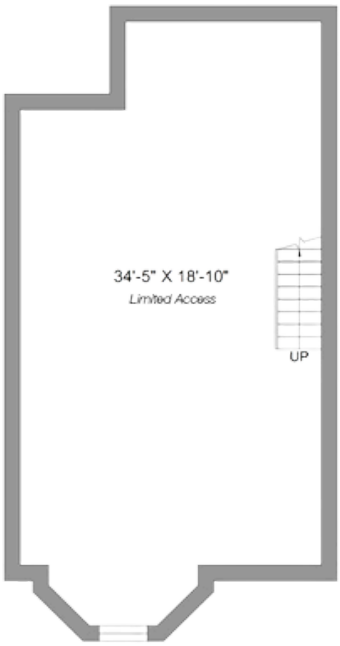
Stanley Park Spillover

The building sits directly across from Stanley Park, one of Toronto's busiest neighbourhood parks. Prominent King Street frontage, abundant south-facing natural light, and a streetscape that most office addresses at this price point cannot match.

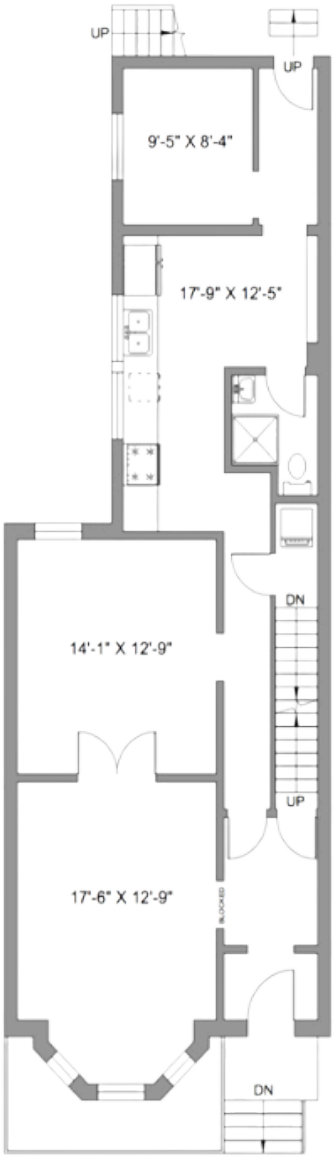


FLOOR PLANS

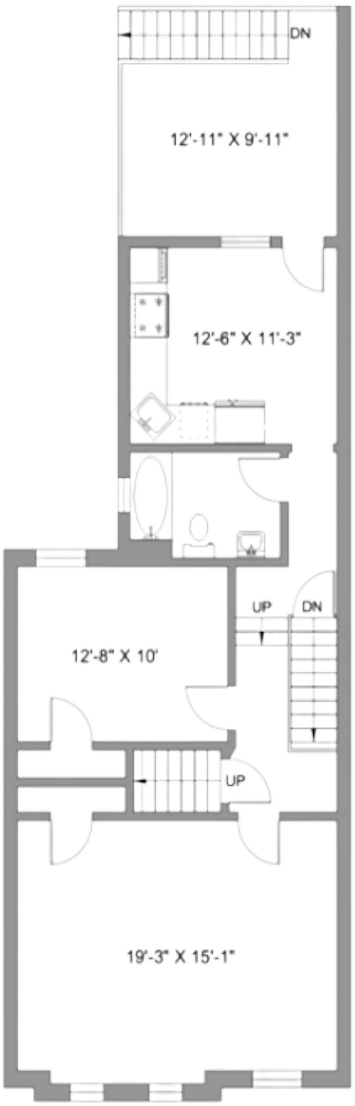
Basement Storage



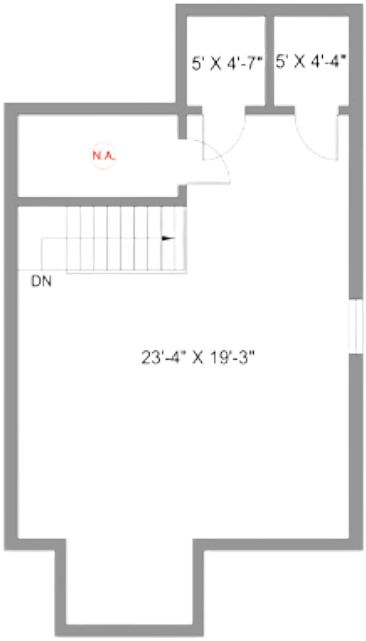
Main Floor



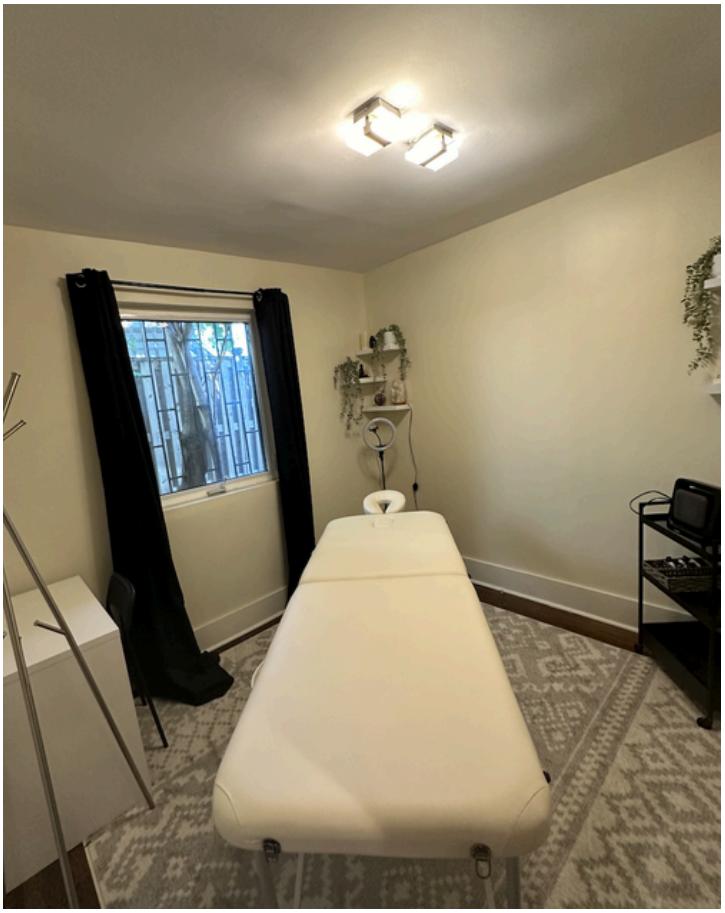
Second Floor



Third Floor







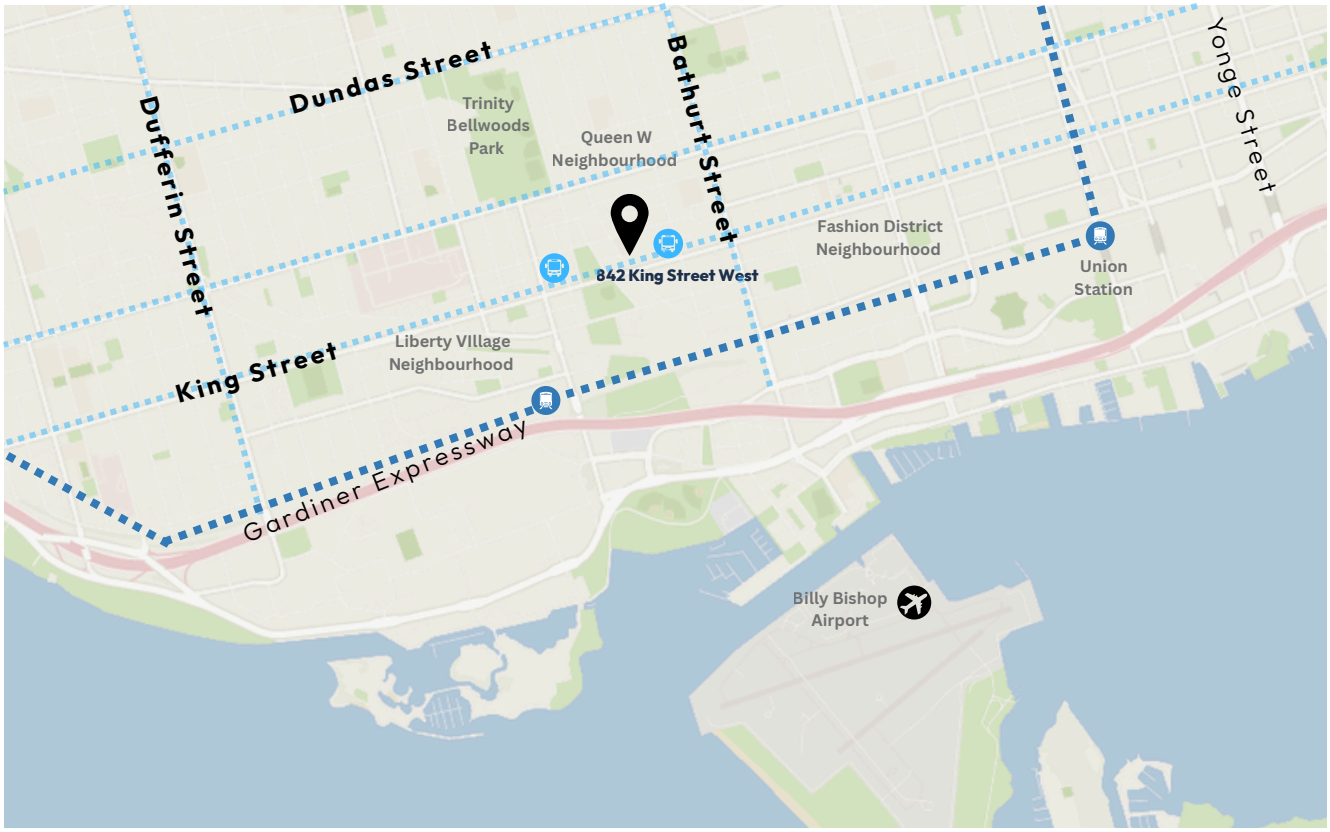








LOCATION



Transit

- Go stations
- Bus stations (closest)
- GoTrain route
- Streetcar route

Travel Times*

- 10 mins to Billy Bishop Airport
- 1 mins to nearest bus stop
- 15mins to Union Station

*by Car, approximate

Map

King West corridor

848 King Street West sits on the south side of King Street, just west of Bathurst, in the stretch of King West that connects Liberty Village to the Fashion District. It is one of the most active and recognizable blocks on the corridor — well-established as a destination for food, beverage, fitness, and lifestyle retail.

Transit & connectivity

The King streetcar stops directly in front of the property, carrying an average of 84,000 passengers daily and connecting east to downtown and Union Station and west through Parkdale and beyond. The Gardiner Expressway is minutes away by car, and the surrounding street grid provides straightforward access across the city.

NEIGHBOURHOOD & AMENITIES

King Street West between Bathurst and Strachan is one of Toronto's most enduring retail corridors — dense, walkable, and anchored by a young professional demographic with strong spending power. The continued residential growth of Liberty Village and the Fashion District feeds consistent foot traffic, while Stanley Park directly opposite serves as a year-round community gathering point. The result is a street-level environment that sustains commercial activity across every category.

Parks & Public Space
01 · Stanley Park
02 · Trinity Bellwoods
03 · The Bentway
04 · STAKT Market

Coffee & Cafés
05 · Fungo Cafe
06 · Shy Coffee Co.
07 · Tim Hortons

Restaurants & Dining
08 · Oretta King West
09 · Añejo Restaurant
10 · Cibo Wine Bar

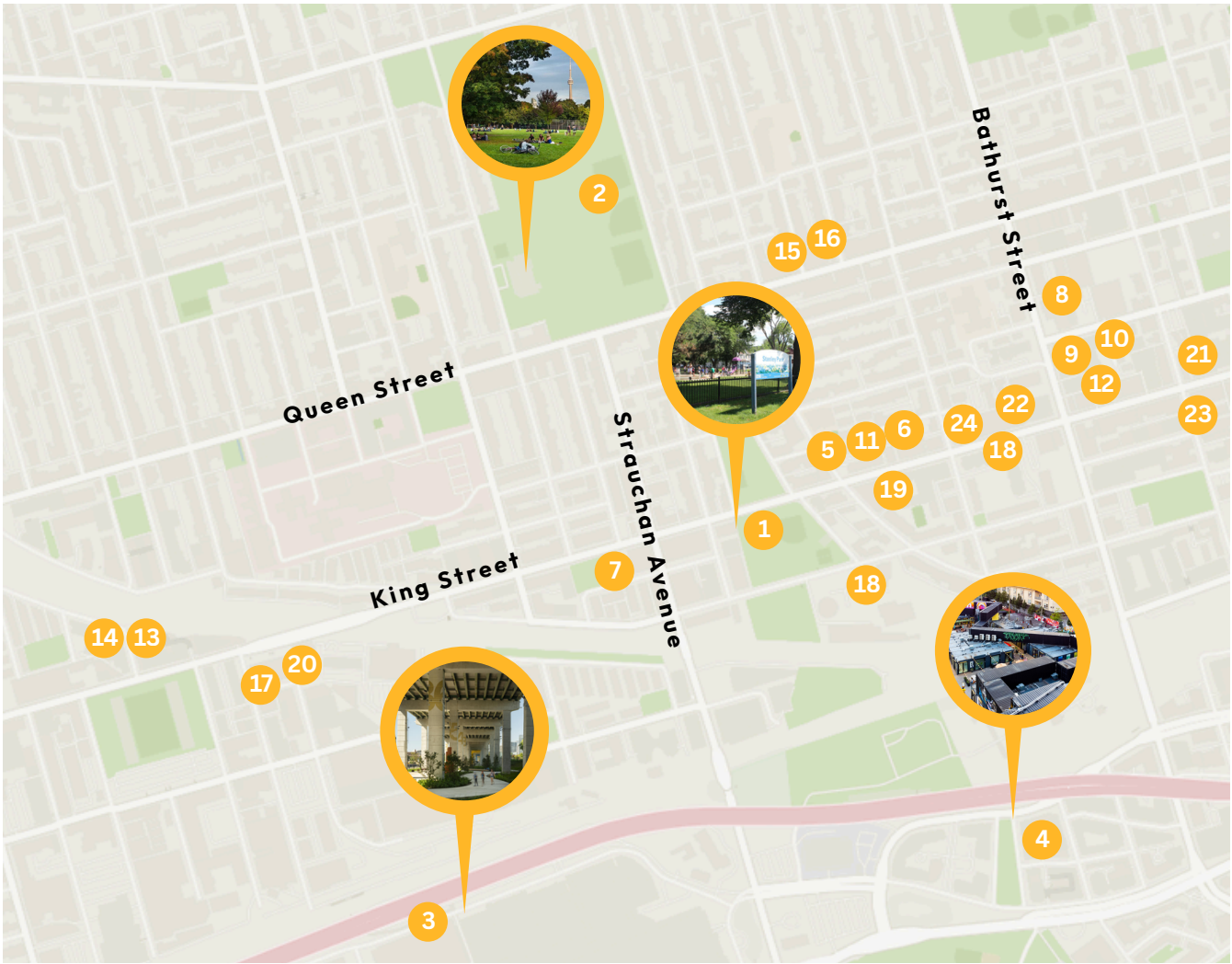
Fitness & Wellness
11 · Studio Lagree
12 · Solis Movement

Retail
13 · Winners
14 · Canadian Tire
15 · Warby Parker
16 · Heel Boy

Grocery & Provisions
17 · Metro
18 · The Kitchen Table
19 · Shoppers Drug Mart
20 · LCBO

Banking
21 · TD Bank
22 · Scotiabank
23 · RBC Royal Bank
24 · The UPS Store

Neighbouhood Map



Fraser McKay
Broker of Record
416 300 4504
fraser@aurapartners.ca*

Aurapartners.ca
Flatiron Building
49 Wellington Street East
Toronto, ON

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