

Lennard:

Office Space for Lease

—
The canvas to create your
high performing workplace.

345 KING WEST

PERIMETER



Unlock unparalleled business potential and success at 345 King West strategically situated in the heart of the Innovation District. This prime location ensures your company's visibility and accessibility, surrounded by a dynamic professional community and placing your business at the center of the action for maximum exposure and convenience.

Elevate your brand image in the Innovation District, with a workspace that blends luxury, cutting-edge infrastructure, impeccably designed interiors, and a prestigious work environment. Located near key business areas, established restaurants, and cultural attractions, with easy access to public transportation, walking distance to LRT stations, and a range of amenities to ensure a seamless workday.



Available Space(s)

Floor 2
 Suite 201: 10,511 SF
 Suite 203: 2,007 SF
 Suite 204: 3,424 SF

Suite 300 & 400
 51,194 SF

Suite 300 & 201
 36,102 SF

Floor 3
 Suite 300: 25,591 SF

Suite 201, 203, 204 & 300
 41,533 SF

Floor 4
 Suite 400: 25,603 SF

Suite 201, 203, 204 & 400
 67,136 SF



Net Rent
 \$28.50 SF

Additional Rent (2024)
 \$15.45 SF
 (includes in-suite utilities & in-suite janitorial services)



Availability
 Immediately



Tenant Improvement Allowance
 Available based on terms of the lease.
 Please contact the listing team to discuss details.



Building Systems & Features



Total Rentable Area
128,505 SF
Office: 122,945 SF
Retail: 5,560 SF



Number of Floors
6 floors plus mechanical penthouse



HVAC Hours
7am – 6pm Mon to Fri
8am – 3pm Sat & Sun



Ceiling Height
14 ft.



Parking
2 underground levels + at-grade rear parking



Typical Floor Size
Approximately 25,000 SF



Planning Module
Bay Size +/- 30 ft (typical)



Lighting
Base building common area lighting will consist of LED fixtures



Glazing
Expansive sections of floor-to-ceiling low 'E' vision glass with Spandrel glass



Floor Loading
100 lb. per SF, including a 20 per SF partition load



HVAC
Compartmentalized HVAC units and a central unit featuring high-efficiency boilers & chillers. MERV 13 Air filtration system.



Back-up Power
Emergency generator for all emergency and life safety components of building



LEED® GOLD

- On-site cistern to reuse rainwater
- High-efficiency building systems
- On-site bike parking and showers
- Use of sustainable building materials

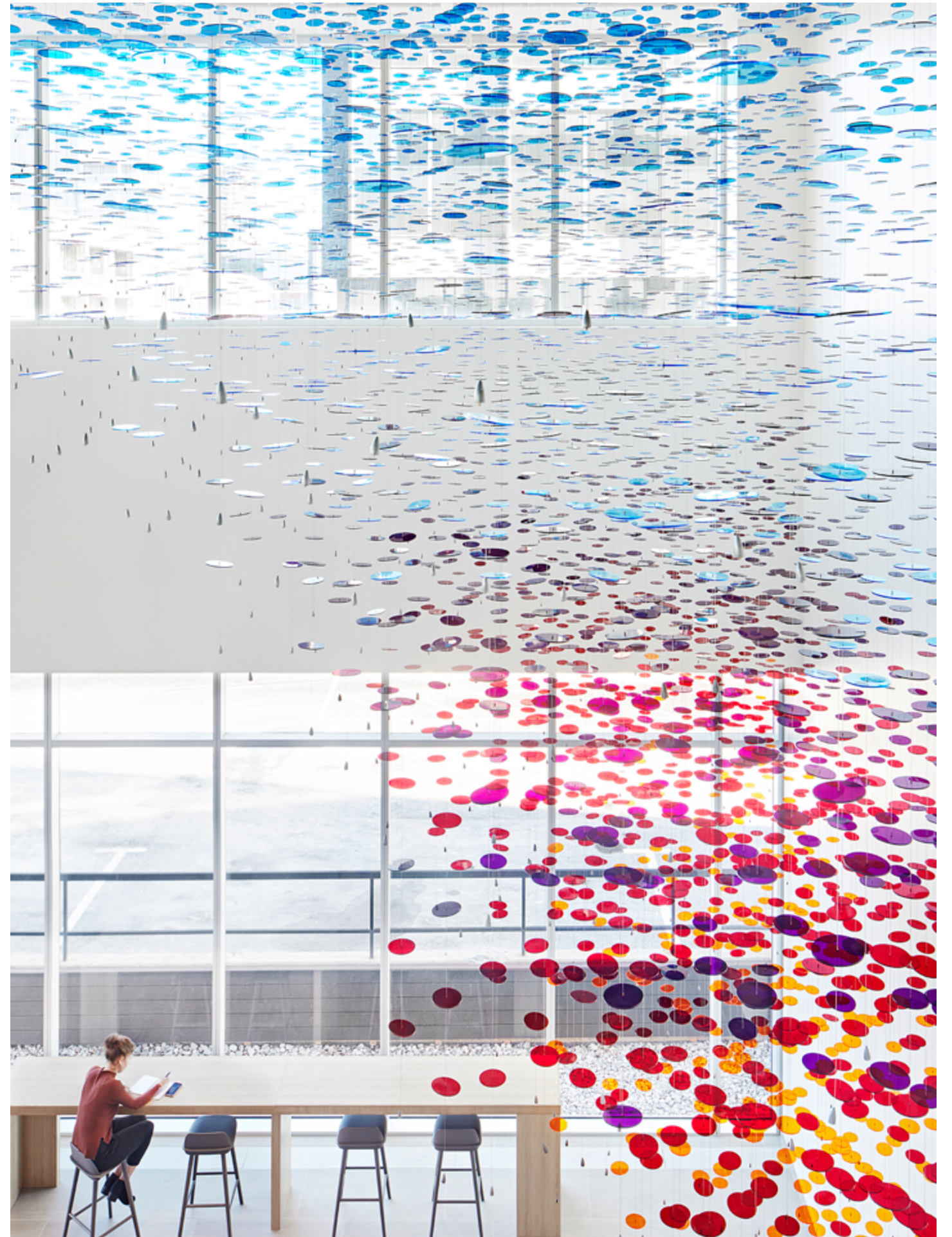


Power

- Dual building feeds for redundancy
- 1.5 W/SF for office lighting
- 4.0 W/SF regular power
- 1.0 W/SF spare capacity available in bus duct riser
- 5.0 W/SF mechanical
- 11.5 W/SF total



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What's near by!



Kinkaku Izakaya



Cyclone Spin Studio



La Cucina Pizzeria



ION Light Rail



Marché Leo's Market



Balzac's Coffee Roasters



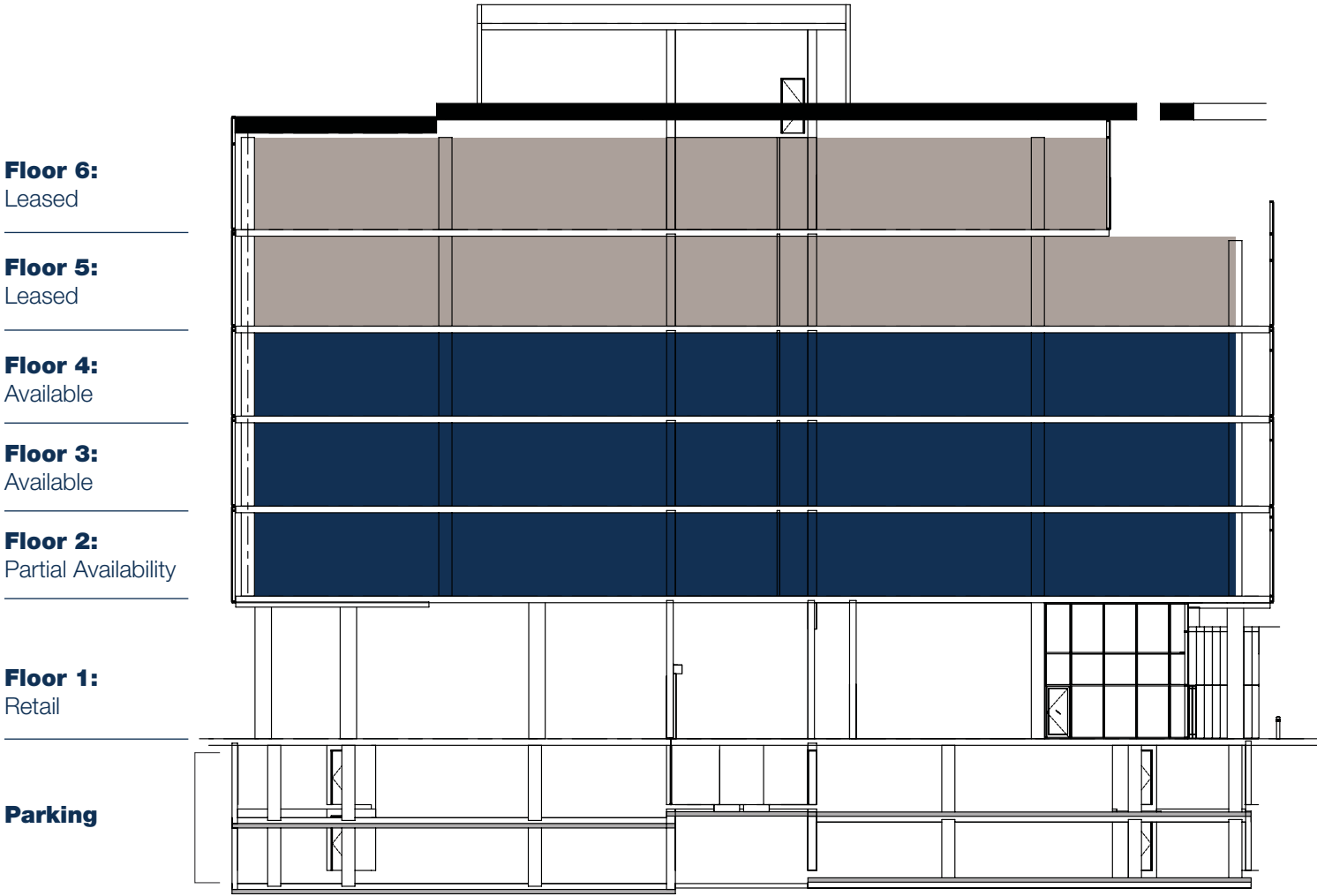
Cafe Pyrus



Crafty Ramen



Stacking Plan

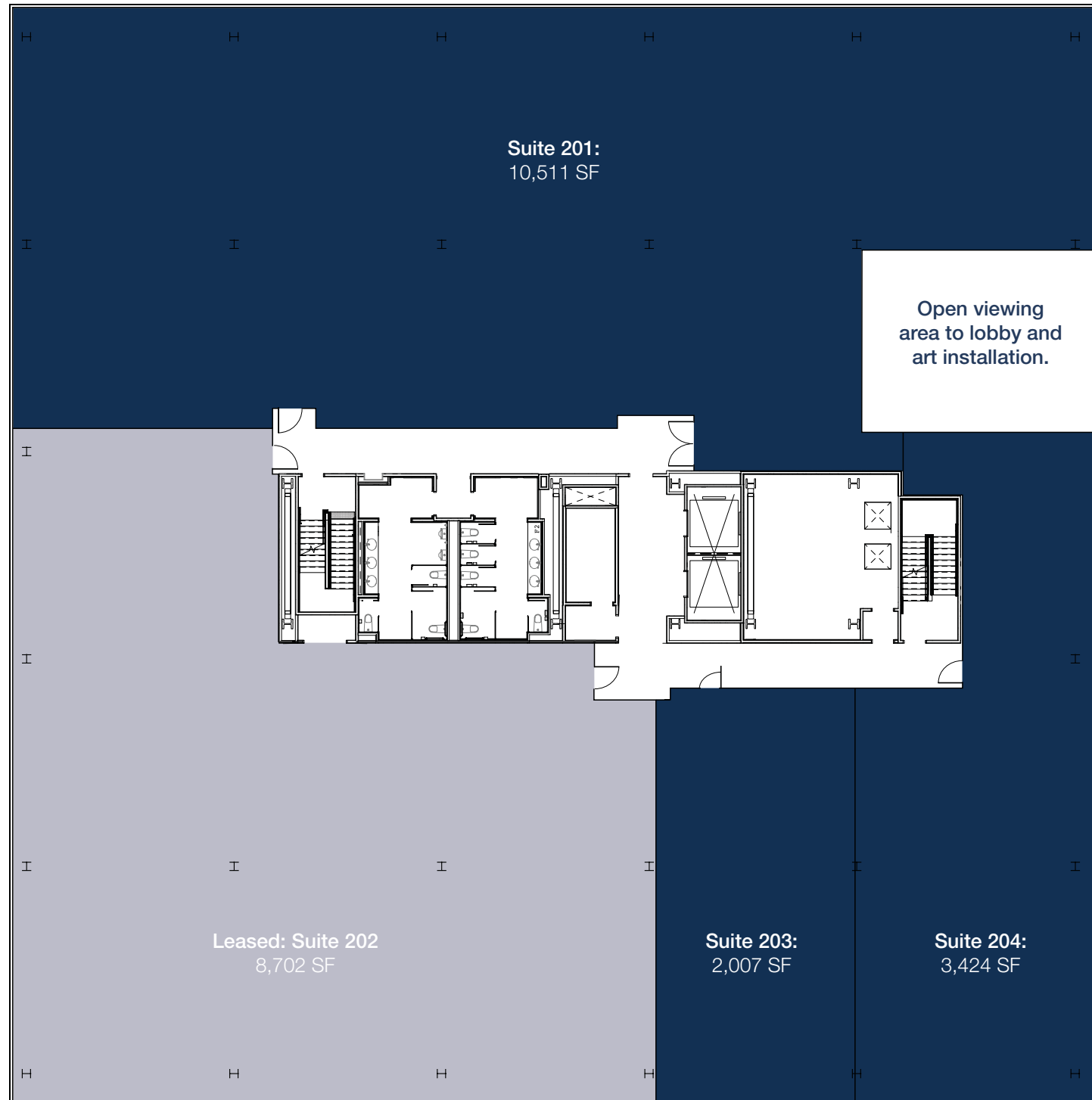


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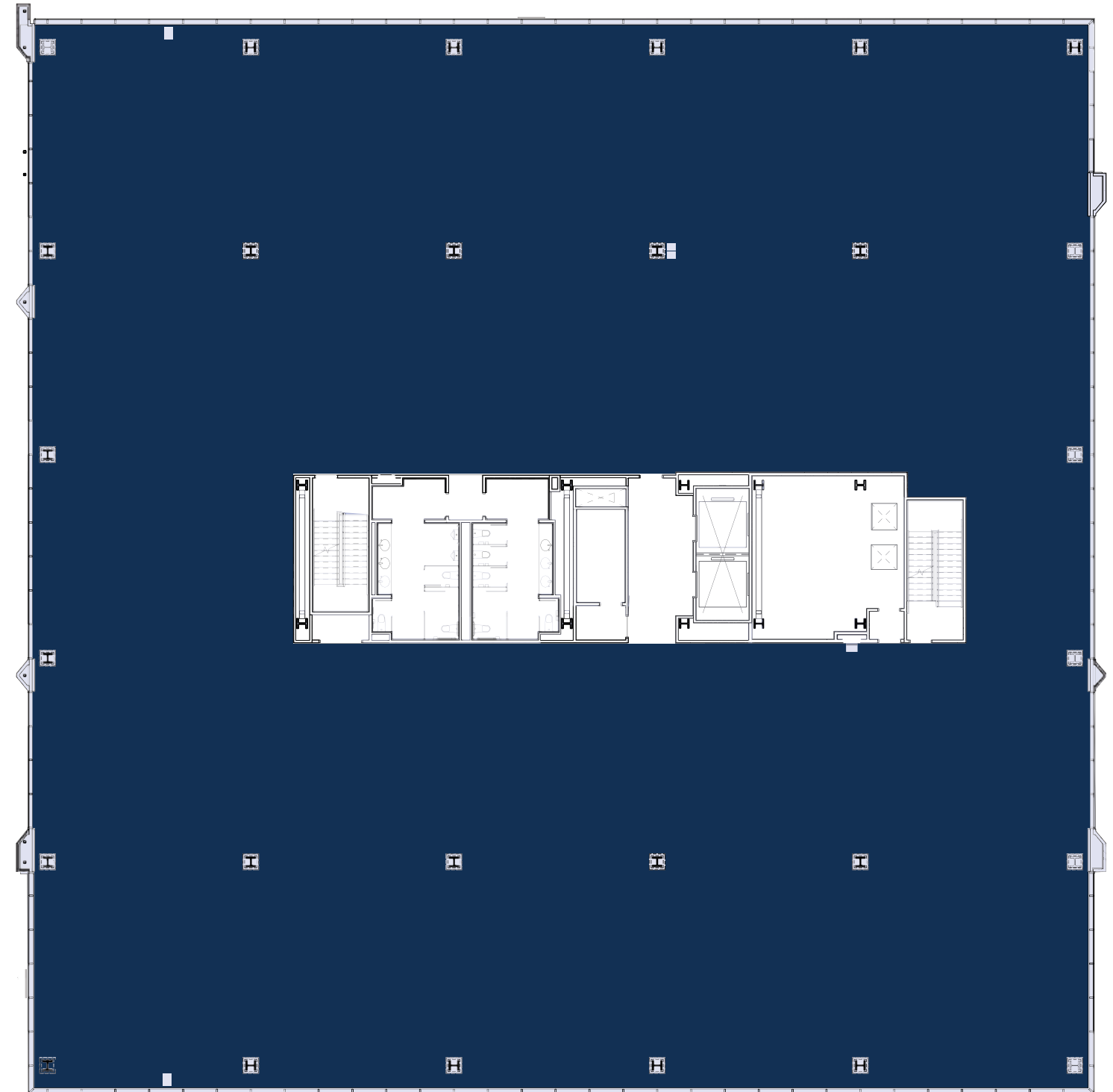
Floor Plans

2nd Floor



Floor Plans

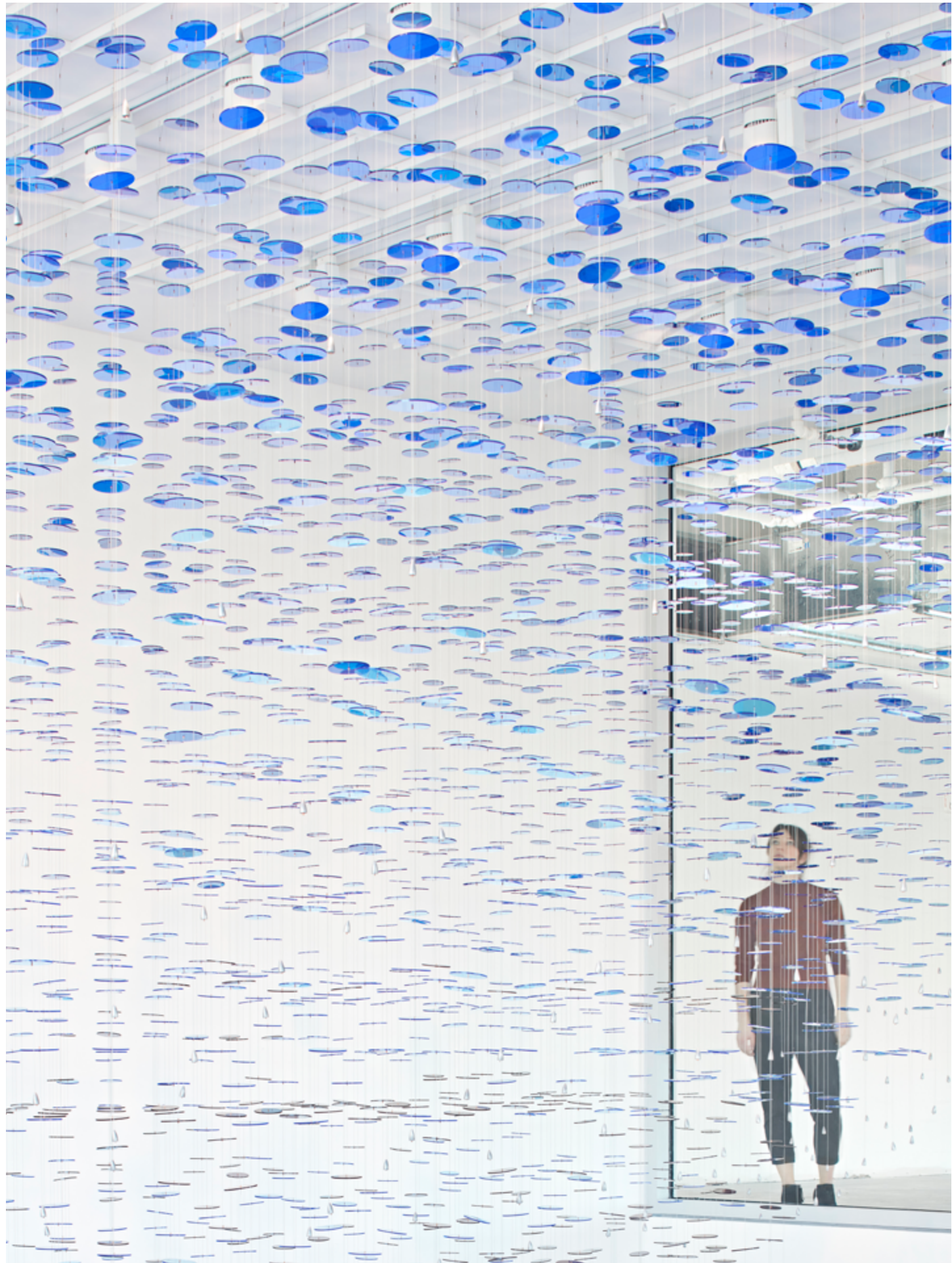
3rd Floor (25,591 SF) & 4th Floor (25,603 SF)





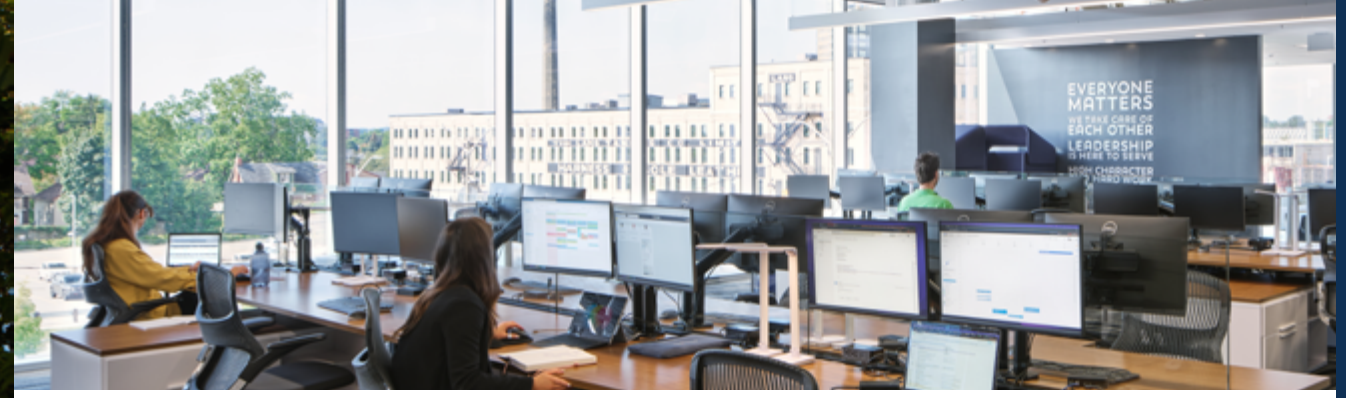
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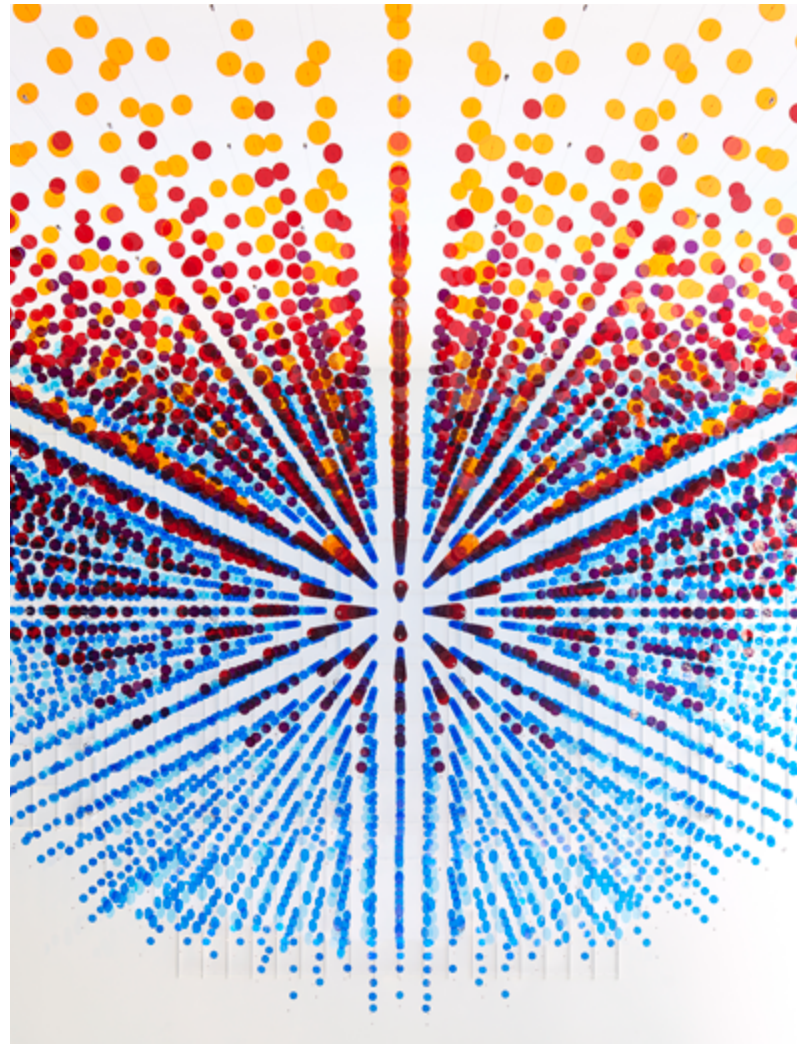


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