

# KING WEST

## VILLAGE

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# **LAND** ACKNOWLEDGEMENT

King West is on the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. It is covered by Treaty 13 with the Mississaugas of the Credit.

01

**KING WEST  
THEN & NOW**

02

**SPACE THAT  
TELLS A STORY**

03

**BE PART OF  
SOMETHING**

04

**MADE FOR  
KING WEST VILLAGE**

01

**KING WEST**

THEN & NOW

# **WELCOME TO KING WEST VILLAGE**

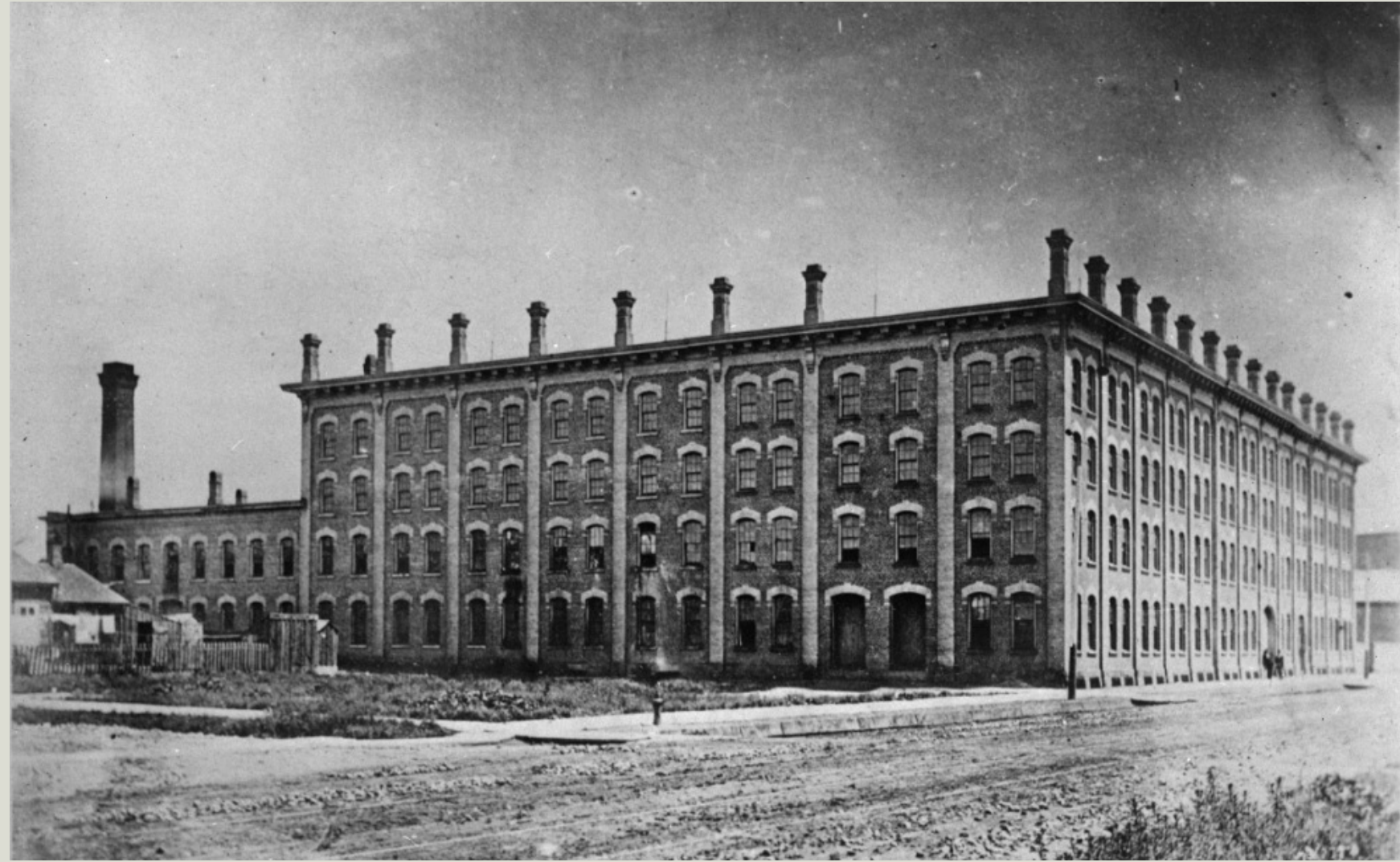
King West has evolved dramatically over the last two decades. The vibrancy and attractiveness of the area has brought an influx of residential living, restaurants, retailers and office workers.

Today, there are more reasons to love not just the street, but the whole neighbourhood—not just King West, but King West Village.

King West Village provides residents, workers and visitors with the best Toronto has to offer; an intimate yet worldly village-like atmosphere to live, work, gather and enjoy.



King-Spadina Intersection



E.C. Gurney & Co. Stove Foundry (built 1872) | 500-522 King St W



Dominion Paper Box Company (built 1903) | 469 King St W



Richardson House (later Spadina Hotel built 1873) | 460 King St W



Spadina and King West (ca. 1900-1920) City of Toronto Archives

# THROUGH THE YEARS

While King Street was present in the original plans for the Town of York, what we know as King West emerged with Toronto's 1837 westerly expansion and was, from the onset, a major and active industrial and commercial corridor.

The area saw a surge in development in the mid-1800s and evolved into a busy industrial and manufacturing centre, eventually becoming the Garment District. While it stayed a prominent industrial area for most of the 20th century, the 1990s saw a decline—that is, until the “Two Kings” redevelopment plan unlocked private sector development, bringing office tenants, retailers and residents to the area, and restoring vibrancy to the neighbourhood.

# VILLAGE IN A CITY



King West Village is nestled just west of the financial core, with easy access to all the city has to offer.

**NEIGHBOURHOOD  
CONNECTIVITY**



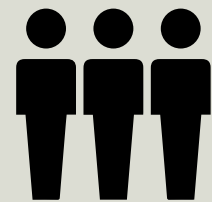
**120,000+**  
RIDERS PER DAY

504 King West Streetcar | 510 Spadina Streetcar



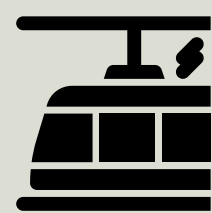
**47,000+**  
VEHICLES

At King-Spadina per day



**36,000+**  
PEDESTRIANS

At King-Spadina per day



**Future Transit**  
ONTARIO LINE

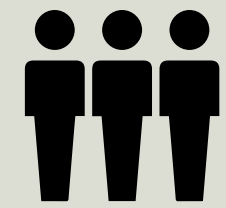
King-Bathurst & Queen-Spadina



425 King St W



## DEMOGRAPHIC SNAPSHOT



**43,469**  
DAYTIME POPULATION



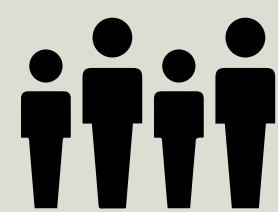
**20,170**  
HOUSEHOLD POPULATION



**\$144,566**  
HOUSEHOLD INCOME

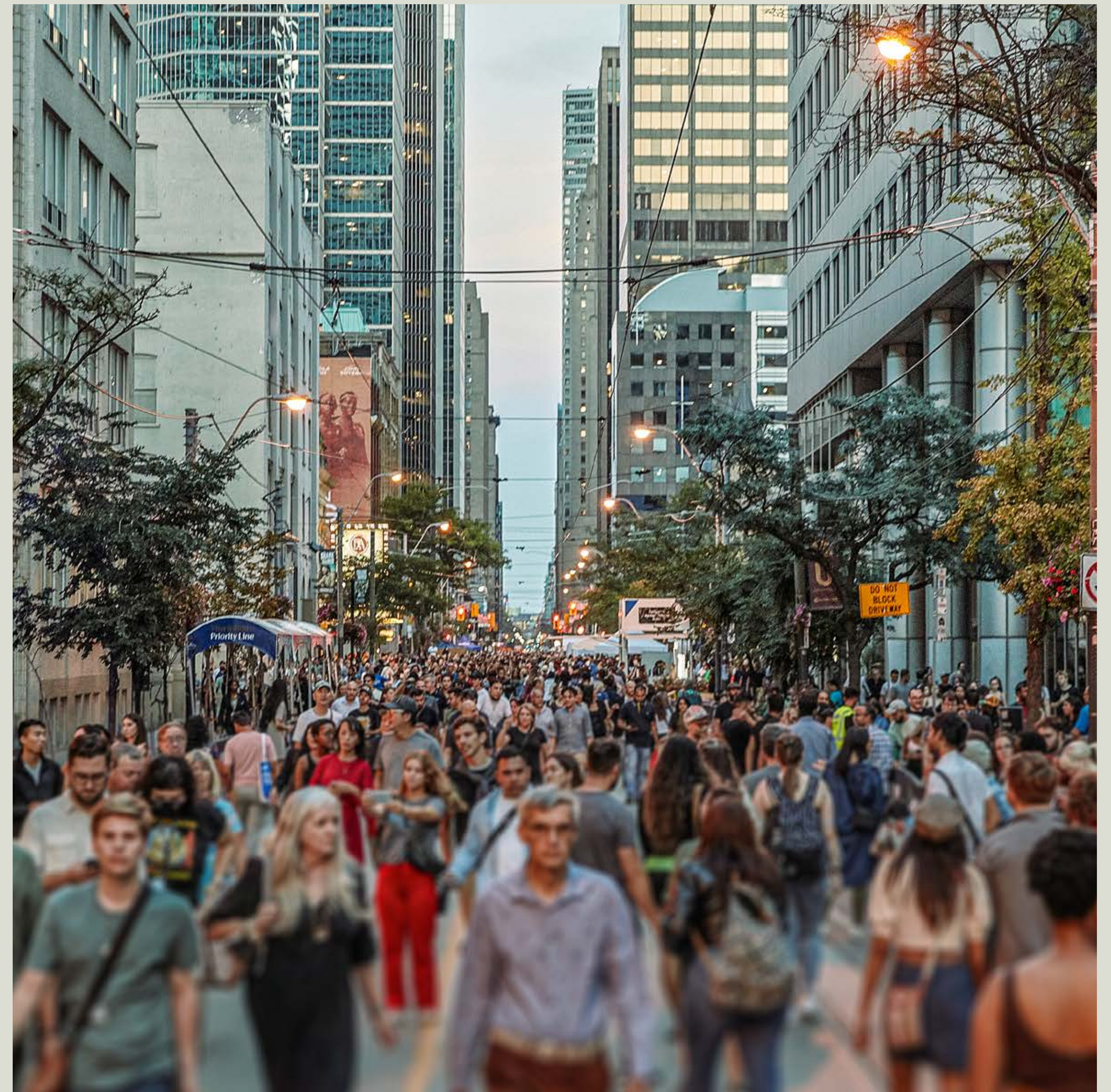


**78%**  
UNIVERSITY EDUCATED



**34 Years Old**  
MEDIAN AGE

Source: Environics 2023 | 544 King St W 0.5km radius



02

**SPACE THAT**  
**TELLS A STORY**

King West Village tells the story of Toronto's dynamic past as the original site of a foundry, carriage-top and silver-plating factories, textile and apparel warehouses and a hotel for 19th-century noblemen. The neighbourhood's rich industrial history and distinctive building design offer a unique look and feel that sets it apart from the rest of downtown.

# FIND SPACE THAT FITS YOUR TEAM

Allied works to support you as a partner. Over a third of our tenants across the country have grown within our portfolio. We have helped them find the workspace to best accommodate their business, brand and team. As your partner, we co-invest in your vision by providing space that nurtures creativity and amplifies your organizational culture.



425 King St W

**ALLIED  
HERITAGE**



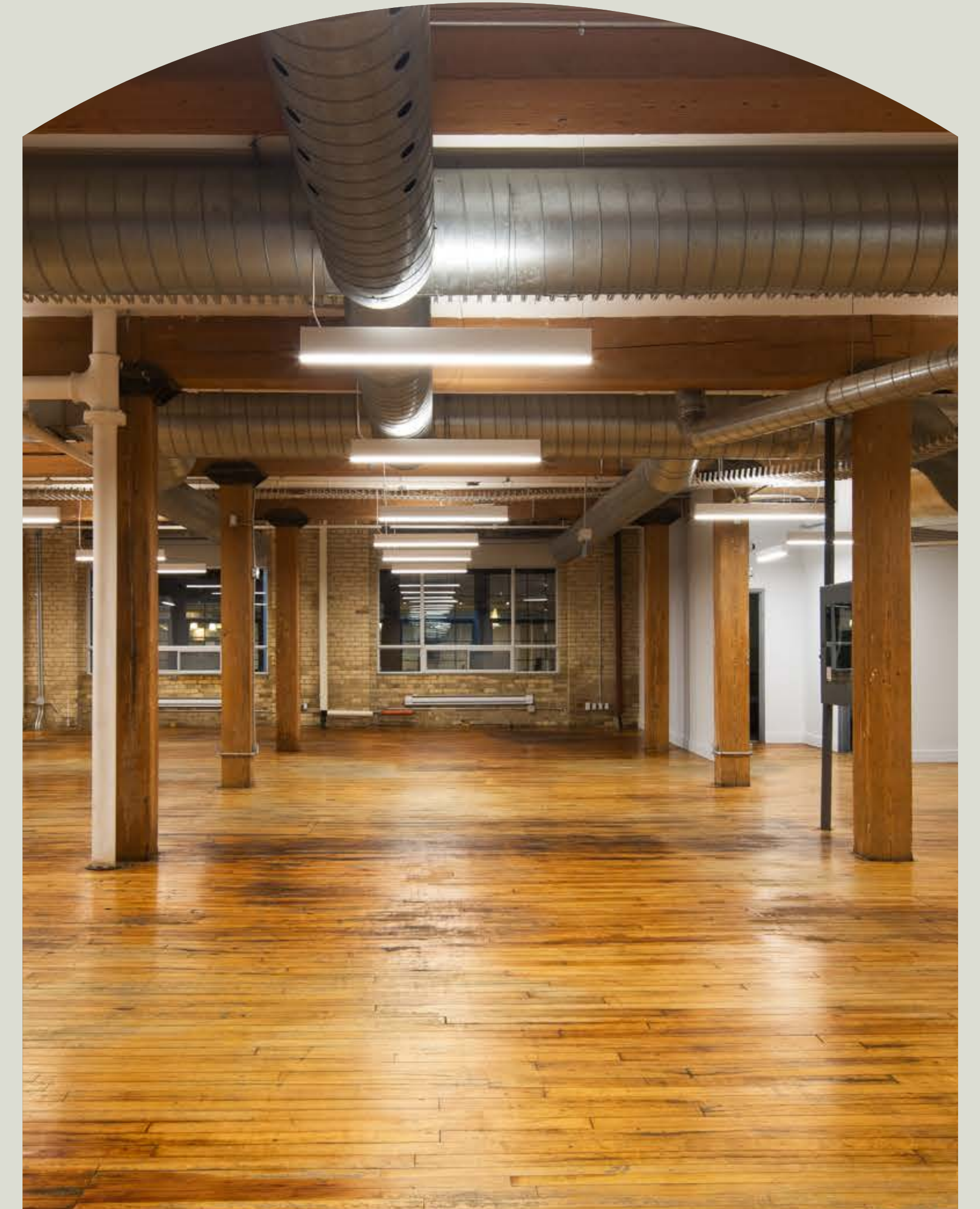
420 Wellington St W

**ALLIED  
MODERN**



The Well | 8 Spadina

**ALLIED  
FLEX**



379 Adelaide St W

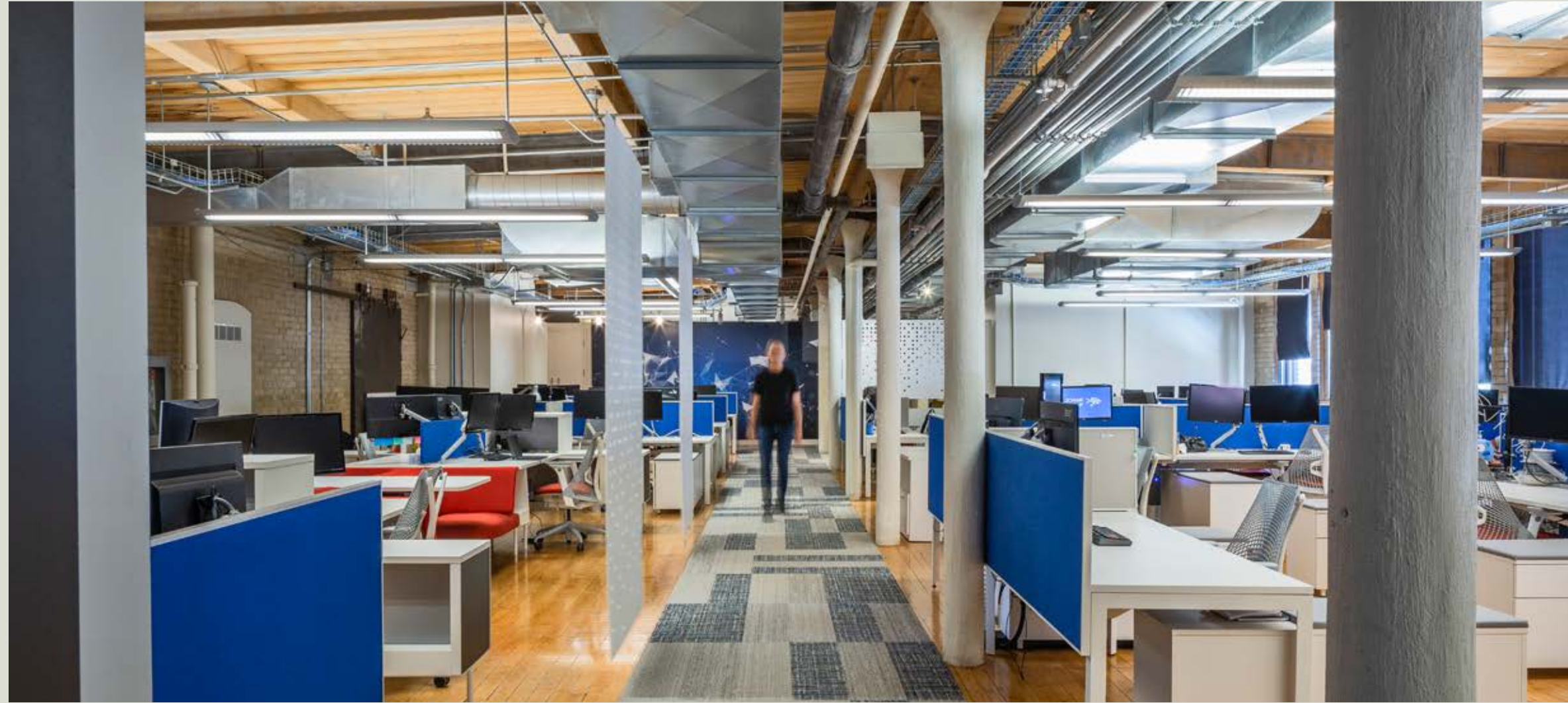
# ALLIED HERITAGE

Premium brick-and-beam updated to meet the needs of 21st century knowledge workers.

A reflection of the beauty and history of King West's industrial past, Allied Heritage workspaces cater to the senses and inspire creativity through unique architectural features, high ceilings, natural materials and abundant natural light.



420 Wellington St W



461 King St W



Toronto Silverplate Building (570) | 552-570 King St W



Imperial Bank of Canada Branch (441) | 441-443 King St W



420 Wellington St W



E.C. Gurney & Co. Stove Foundry | 500-522 King St W



W.J. Gage Building | 80 Spadina Ave



425 King St W



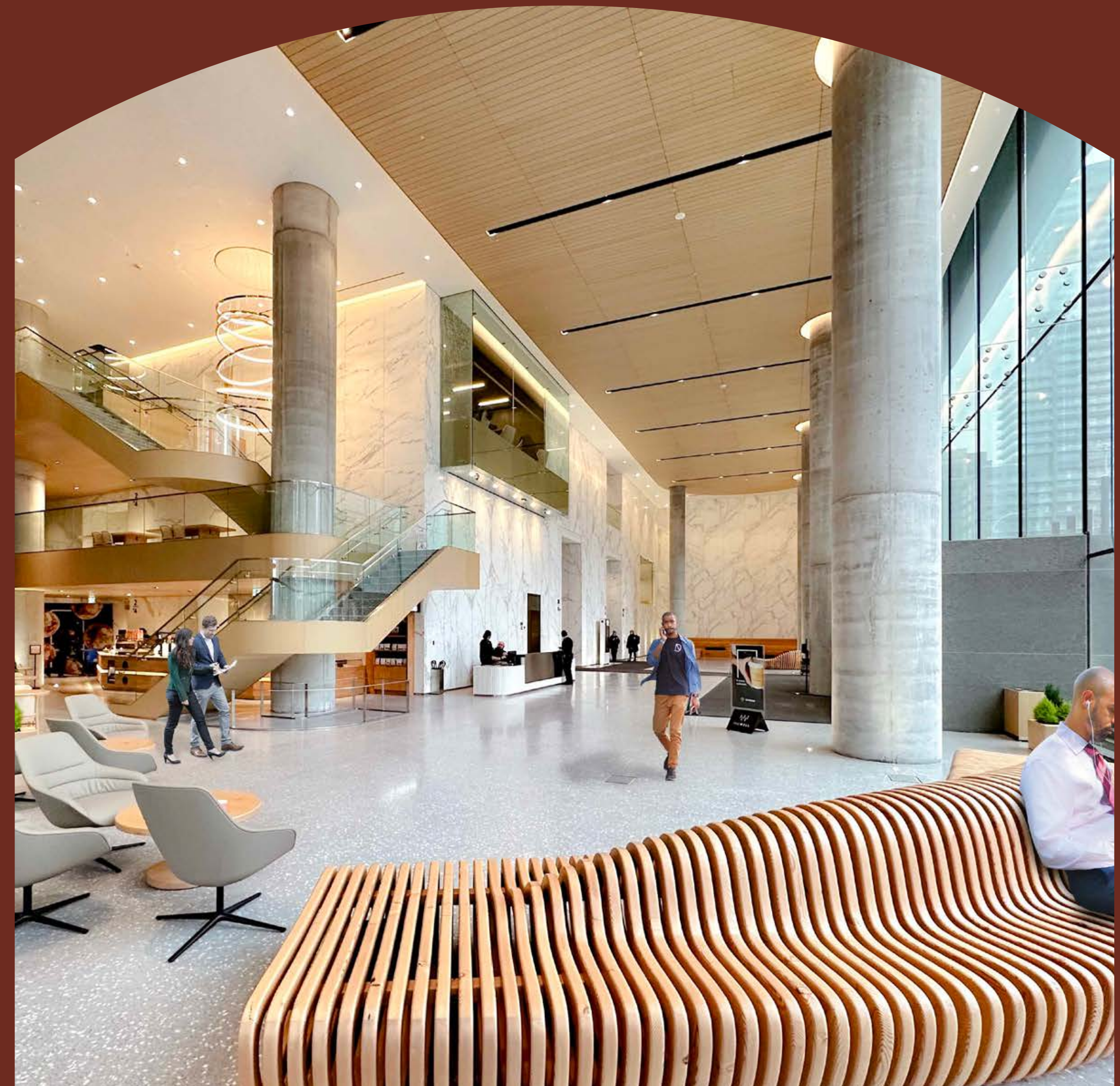
Krangle Building (445) & Toronto Pharmacol Building (455) | 445-455 King St W

# ALLIED MODERN

High-performance new builds, with a classic and soulful feel.

Newly built office space offering the best in workspace design by building on all we've learned from operating premium brick-and-beam for over three decades.

Allied Modern assets feature expansive lobbies and tasteful modern finishes and are executed at a level of quality that will stand the test of time.



The Well | 8 Spadina





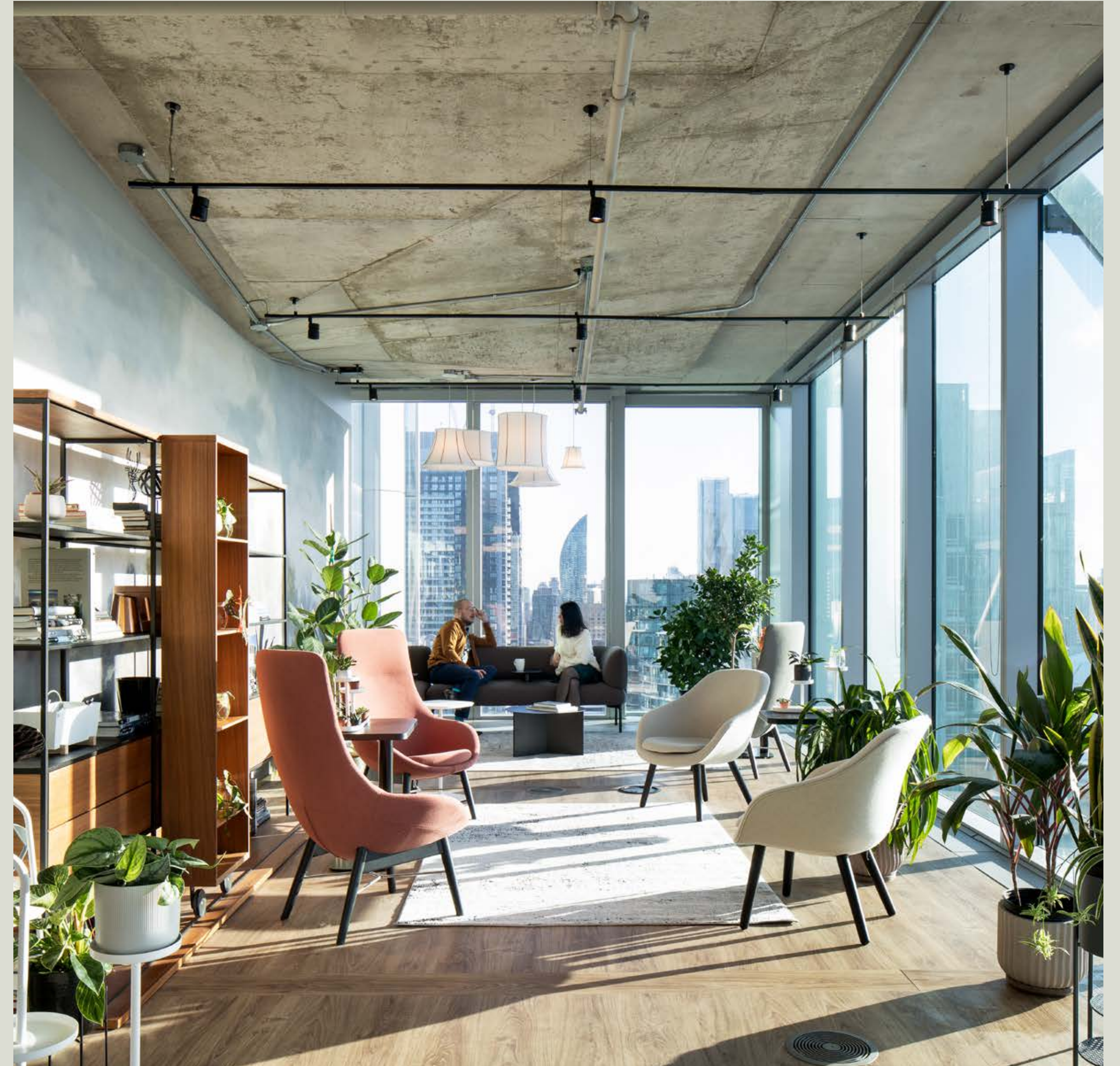
The Well



The Well | 8 Spadina



The Well | 8 Spadina



The Well | 8 Spadina



King Portland Centre | 620 King St W



King Portland Centre | 620 King St W



King Portland Centre | 620 King St W



QRC West | 134 Peter St



QRC West | 134 Peter St

# ALLIED FLEX

Versatile workspace solutions that align to where you are on your business journey.

Whether you're just getting started or in a moment of transition, Allied Flex workspace solutions are a perfect fit as you plan for what's next. Our spaces can be adapted to your needs with adjustable lease terms and flexible pricing.



379 Adelaide St W



544 King St W



383 Adelaide St W



468 King St W



468 King St W



468 King St W



379 Adelaide St W



379 Adelaide St W



379 Adelaide St W



03

**BE PART OF**  
**SOMETHING**

Allied's national tenant community includes over 1,700 organizations from across Vancouver, Edmonton, Calgary, Toronto, Kitchener, Ottawa and Montréal, representing tech, media, entertainment, life sciences, education, government, financial, professional services and more.

# IT ALL HAPPENS HERE

Block by Allied at 460 King offers users of King West Village a gathering space designed for social connection and unique programming to complement the workday experience.

Block features a café, bookable meeting rooms and premium indoor and outdoor event spaces, as well as an elevated boardroom for bringing your team together. King West Village tenants also receive access to unique events and programs, including:

- King West Block Party, a pop-up festival with music, food and games
- Allied Music Centre Community Membership, which offers discount tickets for Massey Hall, Roy Thompson Hall and TD Music Hall
- Events to acknowledge the National Day of Truth and Reconciliation, International Women's Day, Black History Month and Pride
- Opportunities to profile your business in BLOCK magazine, Allied's digital and print publication



Block by Allied | 460 King St W

Welcome to  
Block by Allied!

Feel invigorated and  
supported in your  
workday, from arrival to  
departure, from here to  
home.



Recharge and refuel at the main floor café to bring balance to your routine.



Allied tenants can drop in with colleagues or to work solo, whatever the day requires.



Host the team off-site on one of the multi-use floors.



Connect and learn with colleagues in a versatile space for creativity and connectivity.



The elevated boardroom is the perfect venue to host special events and intimate gatherings.





Gather your people in a dynamic outdoor environment ideal for hosting team-building events, product launches and other special occasions.



04

**MADE FOR**  
KING WEST  
VILLAGE

Situated in a mixed-use amenity-rich urban environment, King West Village has the restaurants, retailers and services to meet you and your team's daily needs (and then some).

# BESPOKE & TAILORED

A curated approach to restaurants and services creates a “made for King West Village” retail experience. We focus on the best operators to meet the needs of our dynamic downtown community, providing a range of amenities that support the lives of residents, workers and visitors.



Baro

AMENITIES  
WITHIN 1KM

**41**

Coffee Shops

**18**

Fitness Centres

**94**

Acres of Park  
& Green Space

**257+**

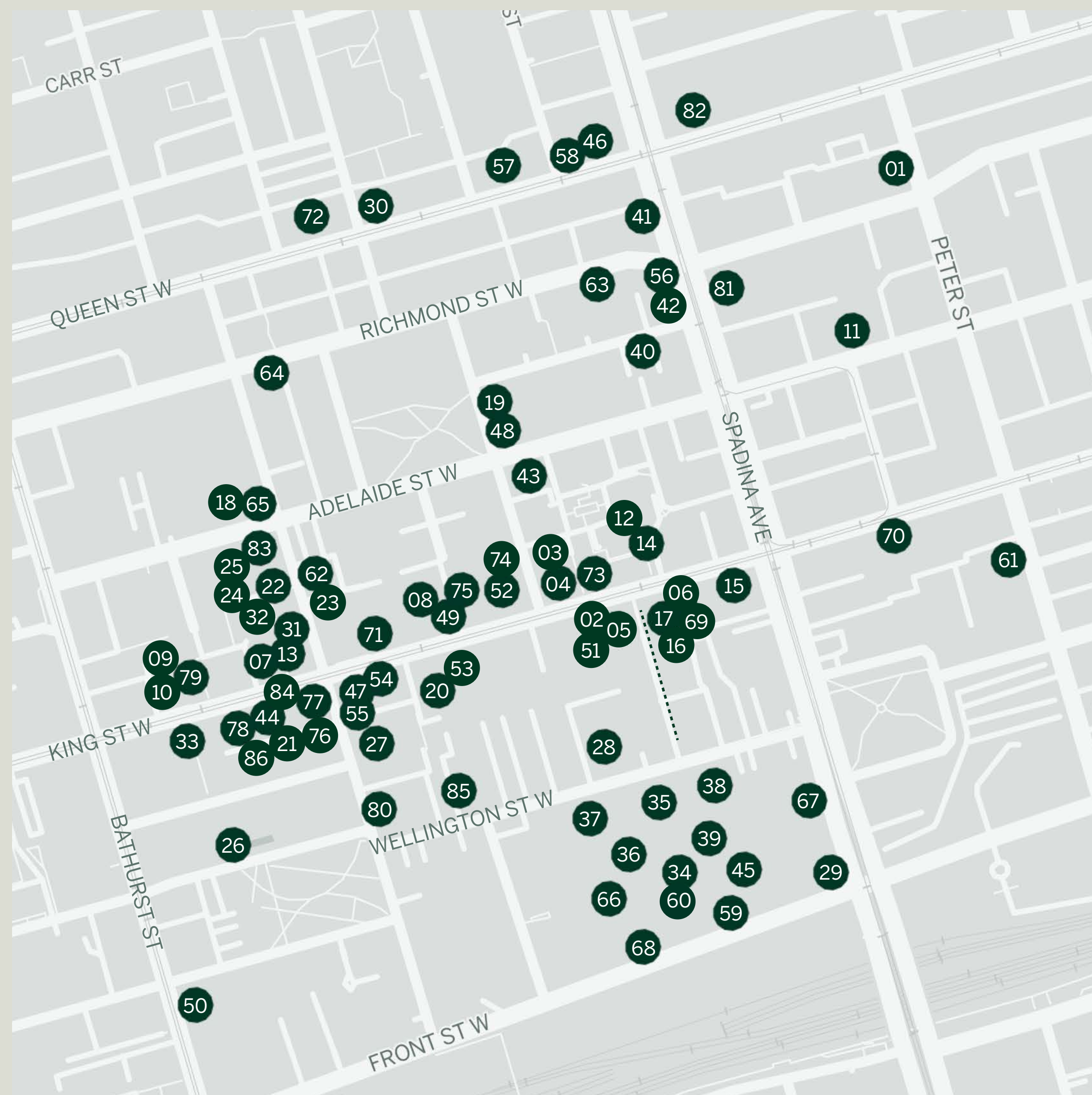
Restaurants

**10**

Grocery Stores



The Parlour



## AMENITY MAP FOOD & BEVERAGE

### RESTAURANTS

- 01 Ricarda's
- 02 Baro
- 03 Myth
- 04 Cibo Wine Bar
- 05 Rodney's Oyster House
- 06 Marbl
- 07 Dasha
- 08 The Keg
- 09 Lapinou
- 10 The Parlour
- 11 Tutti Matti
- 12 Patria
- 13 Buca
- 14 Pink Sky
- 15 Miss Likklemore's
- 16 Paris Texas
- 17 Silent H
- 18 Campechano
- 19 Alder
- 20 Ristorante Sociale
- 21 Laissez Faire
- 22 Café Renee
- 23 Gusto 101
- 24 Little Sister
- 25 Chubby's Jamaican Kitchen
- 26 Casa Madera
- 27 Chica
- 28 Le Select Bistro
- 29 Aera
- 30 Raku
- 31 Vela

- 32 SARA
- 33 Oretta
- 34 Noyaa
- 35 Mandy's
- 36 Bridge tte Bar
- 37 La Plume
- 38 Lulu Bar
- 39 The Dorset
- 40 Avenue Open Kitchen
- 41 L'Avenue

### FOOD ON THE RUN

- 42 Le Gourmand
- 43 What a Bagel
- 44 Nut Bar
- 45 Forno Cultura
- 46 Banh Mi Boys
- 47 The Burger's Priest
- 48 Impact Kitchen
- 49 Wilbur Mexicana
- 50 Kettleman's Bagel Co.
- 51 nook
- 52 Four Brothers Pizza
- 53 Porchetta & Co.
- 54 Tut's
- 55 6ix Donutz
- 56 Kumpfert & Kim
- 57 Pokito
- 58 Allywyn's
- 59 Prince Street Pizza
- 60 Wellington Market

### CAFÉS

- 61 French Made
- 62 Jimmy's Coffee
- 63 Pilot Coffee Roasters
- 64 Farenheit Coffee
- 65 Forget Me Not Coffee
- 66 Fix Coffee + Bikes
- 67 De Mello Coffee
- 68 Quantum Coffee

### BARS & ENTERTAINMENT

- 69 SPIN Toronto
- 70 Bar Hop
- 71 Century
- 72 BarChef
- 73 Call Her Juliet
- 74 Early Mercy
- 75 Belfast Love
- 76 2Cats
- 77 Ruby Soho
- 78 Kissa
- 79 Deer Lady
- 80 Bar Wellington
- 81 Wide Open
- 82 Horseshoe Tavern
- 83 Petty Cash
- 84 Locals Only
- 85 Cherry's High Dive
- 86 WVRST

.... Future Pedestrian Laneway



The Parlour



De Mello Coffee



Baro



Cibo Wine Bar



SOMA Chocolatemaker



Rodney's Oyster House



Othership



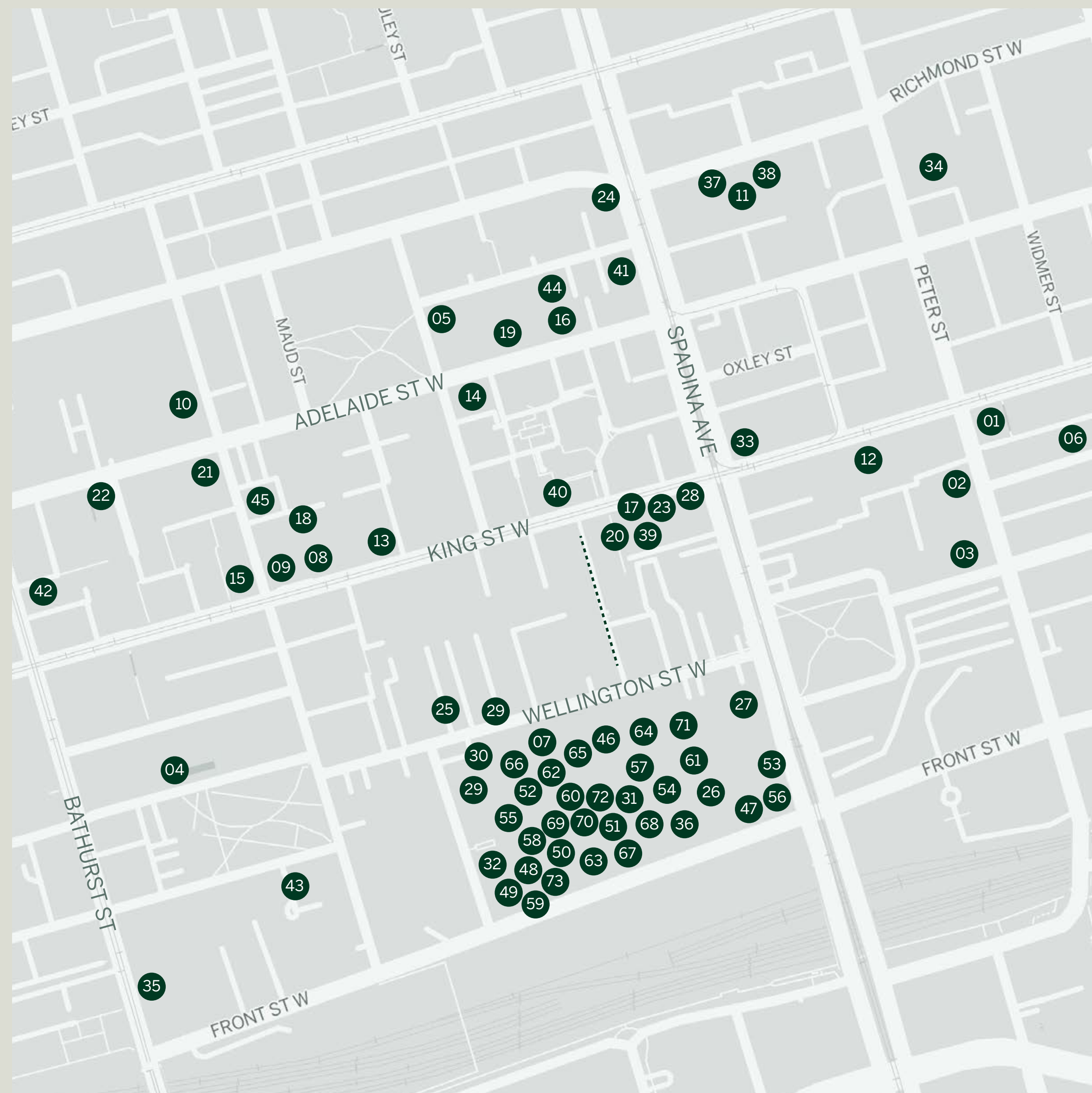
Dasha

Discover King West Village's hidden gem – the laneway nestled between Wellington and King. The vision for the laneway is to create a pedestrian thoroughfare animated with activations and specialty retailers, to attract and delight both locals and visitors.



For illustrative purposes only





## AMENITY MAP EVERYTHING ELSE

### HOTELS

- 01 Sutton Place Hotel
- 02 Bisha Hotel
- 03 The Soho Hotel
- 04 1 Hotel
- 05 Ace Hotel
- 06 Le Germain Mercer

### ARTS & ENTERTAINMENT

- 07 Arcadia Earth
- 08 iArts Museum
- 09 Clio Toronto
- 10 Galeries d'Art Inuit Baffin
- 11 Museum of Toronto
- 12 Escape Manor Toronto

### HEALTH & WELLNESS

- 13 Majesty's Pleasure
- 14 Othership
- 15 Hammam Spa
- 16 Stretch Lab
- 17 Totum
- 18 Body Blitz
- 19 Barre3
- 20 Facile Med Spa
- 21 Spark Pilates
- 22 Gracie Barra Jiu-Jitsu
- 23 Touch Massage Bar
- 24 Yoga Tree
- 25 Mobility House
- 26 Roomsix
- 27 Sweat & Tonic
- 28 Elle
- 29 HealthOne

- 30 Vie Nail & Beauty Salon
- 31 Mobility House
- 32 Etiket

### GROCERY

- 33 Fresh & Wild Food Market
- 34 Independent City Market
- 35 Farmboy
- 36 Aisle24

### RETAIL

- 37 Swipe Design
- 38 Spacing Store
- 39 SOMA Chocolatemaker
- 40 Patagonia
- 41 The Detox Market
- 42 Black Toe
- 43 Hounds of York
- 44 Black-Eyed Susan's
- 45 Portland Market
- 46 Accent & Co.
- 47 Adidas
- 48 Bailey Nelson
- 49 Black Rooster Décor
- 50 Blue Banana Market
- 51 Design Republic
- 52 Frank and Oak
- 53 Giotelli
- 54 Gotstyle
- 55 Groovy Shoes
- 56 Indigo
- 57 Le Creuset
- 58 Lululemon
- 59 Mr. Surprise

- 60 Park & Fifth
- 61 Sephora
- 62 Steel n Ink
- 63 Structube
- 64 Suetables
- 65 Tokyo Smoke
- 66 The Bone & Biscuit
- 67 Azur Fit

### EVERYDAY ESSENTIALS

- 68 BMO
- 69 Live Well Dental
- 70 Lumea
- 71 RBC
- 72 Scotiabank
- 73 Shoppers Drug Mart

.... Future Pedestrian Laneway

# **JOIN THE VILLAGE**

**ALLIED**



425 King St W