

445 - 455 KING STREET WEST



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

PROPERTY
HIGHLIGHTS

Premium brick-and-beam building located in the heart of Toronto’s King West neighbourhood. The building offers a vibrant and lively workplace with a thriving arts and culture scene, trendy shops, diverse dining options and excellent public transit. This centrally located, amenity-rich area is an ideal location to enhance organizational culture, productivity and engagement.

CLASSIFICATION	Allied Heritage
NET RENT	Contact Agents
ADDITIONAL RENT*	\$25.81 PSF
TELECOM PROVIDER	Beanfield
TRANSPORTATION	8 min. walk to PATH 18 min. walk to Union Station 1 min. walk to 504 King Streetcar 10 min. walk to St. Andrew Subway Station

FEATURED SUITES

11,009 SF

2nd Floor
200

Full Floor Opportunity

*Excludes in-suite janitorial & in-suite hydro & utilities



SUITE
HIGHLIGHTS

FLOOR	2nd
SUITE	200
SF	11,009
AVAILABILITY	Immediate

- Full Floor Opportunity
- Open Concept Brick-and-Beam Space
- High Ceilings Throughout
- Ample Natural Light
- Parking Available



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

AMENITIES
WITHIN 1KM

41

Coffee Shops

18

Fitness Centres

94

Acres of Park &
Green Space

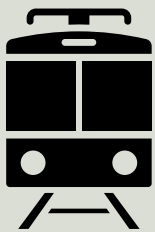
257+

Restaurants

10

Grocery Stores

NEIGHBOURHOOD
CONNECTIVITY



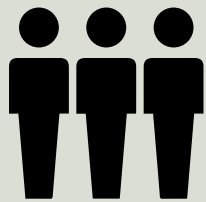
120,000
RIDERS PER DAY

445 King West Streetcar | 455 Spadina Streetcar



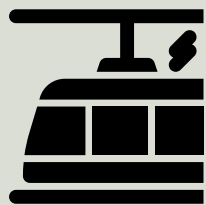
47,000+
VEHICLES

At King-Spadina per day



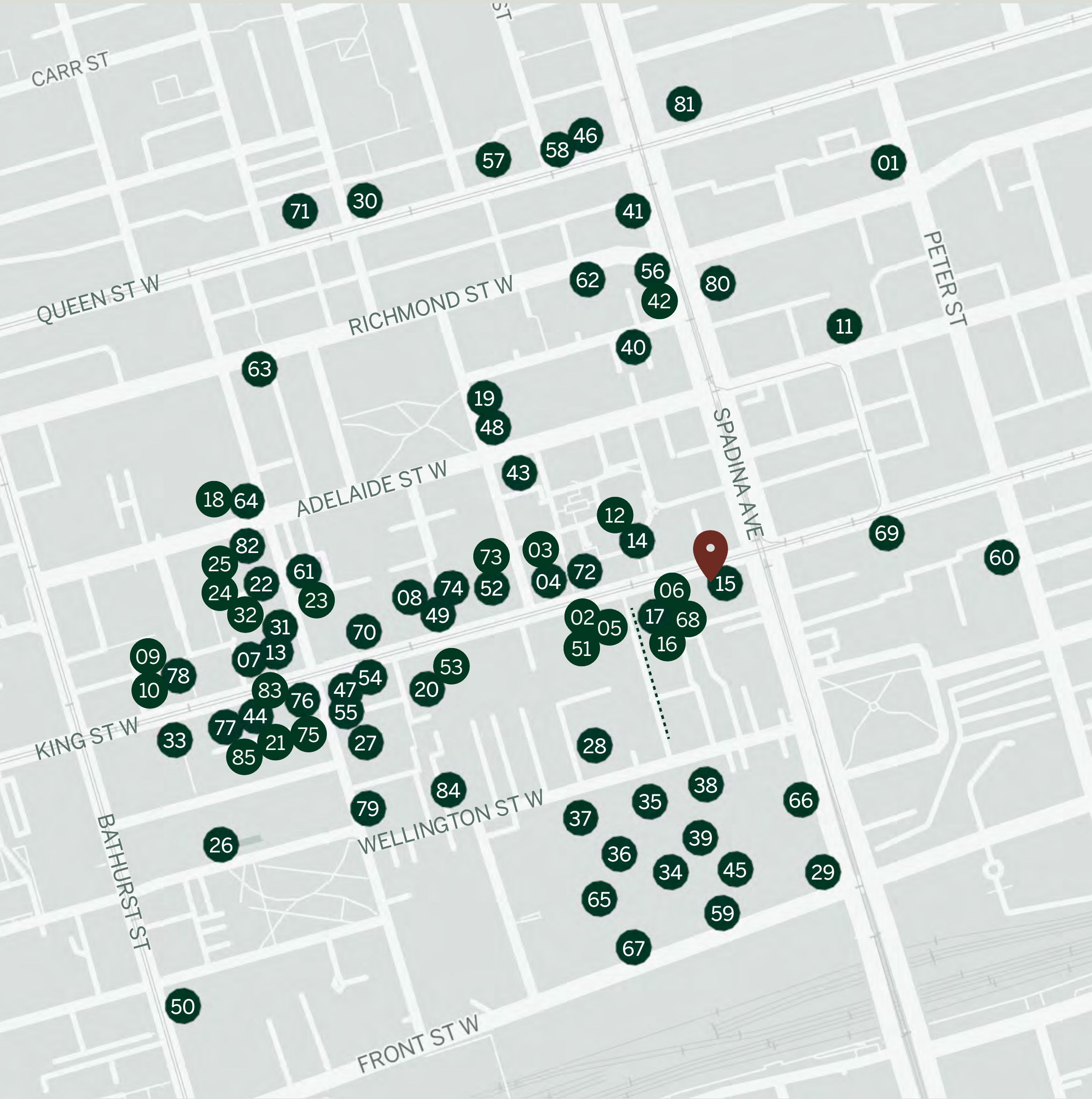
36,000+
PEDESTRIANS

At King-Spadina per day



Future Transit
ONTARIO LINE

King-Bathurst & Queen-Spadina



AMENITY MAP
FOOD & BEVERAGE

RESTAURANTS

- 1. Ricarda's
- 2. Baro
- 3. Myth
- 4. Cibo Wine Bar
- 5. Rodney's Oyster House
- 6. Marbl
- 7. Dasha
- 8. The Keg
- 9. 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. Bridgette 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

CAFÉS

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

BARS & ENTERTAINMENT

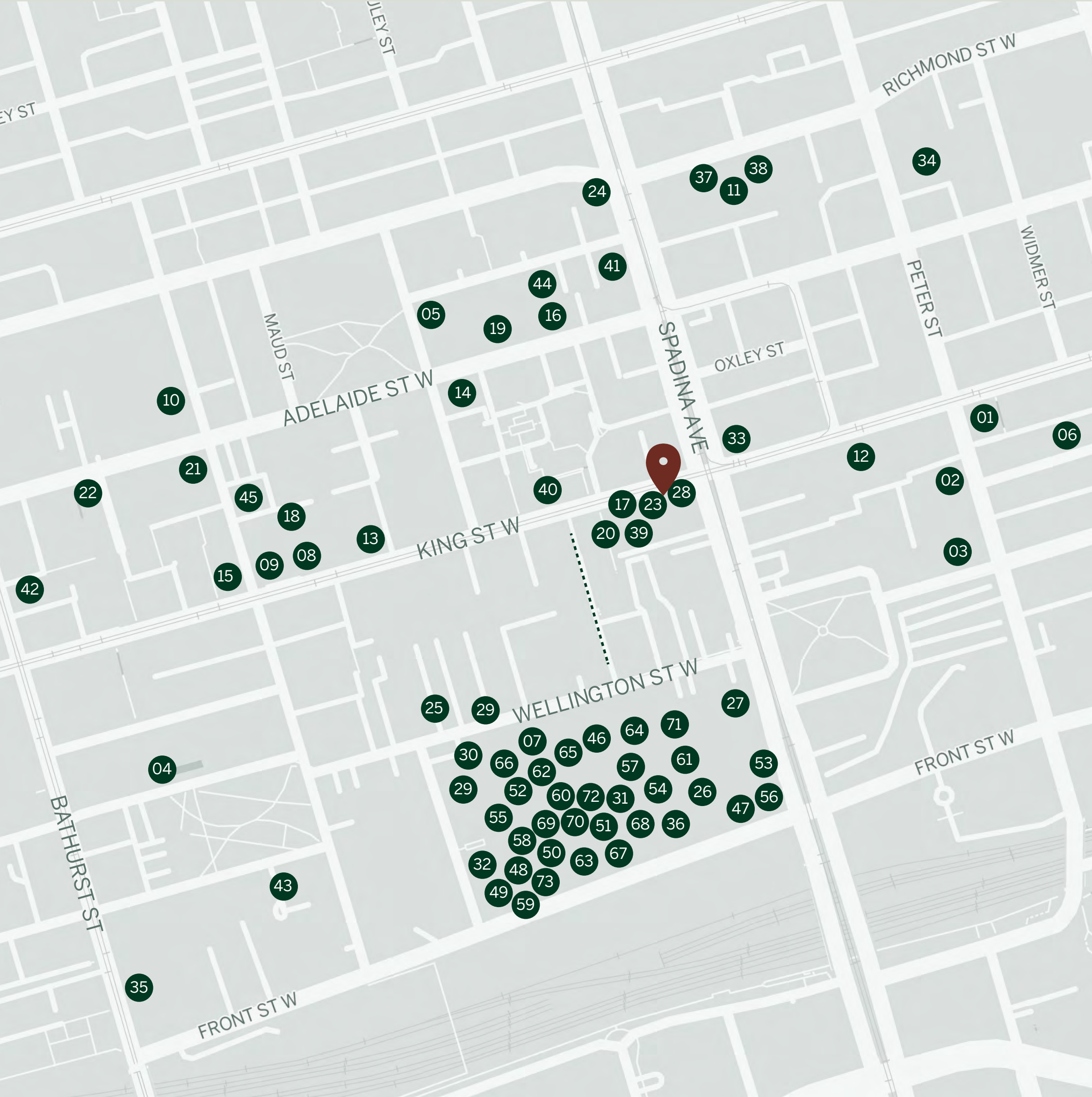
- 68. SPIN Toronto
- 69. Bar Hop
- 70. Century
- 71. BarChef
- 72. Call Her Juliet
- 73. Early Mercy
- 74. Belfast Love
- 75. 2Cats
- 76. Ruby Soho
- 77. Kissa
- 78. Deer Lady
- 79. Bar Wellington
- 80. Wide Open
- 81. Horseshoe Tavern
- 82. Petty Cash
- 83. Locals Only
- 84. Cherry's High Dive
- 85.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

 445-455 King Street West
 Future Pedestrian Laneway

100
WALK SCORE

98
BIKE SCORE

100
TRANSIT SCORE



AMENITY MAP
EVERYTHING ELSE

HOTELS

- 1. Sutton Place Hotel
- 2. Bisha Hotel
- 3. The Soho Hotel
- 4. 1 Hotel
- 5. Ace Hotel
- 6. Le Germain Mercer

ARTS & ENTERTAINMENT

- 7. Arcadia Earth
- 8. Arts Museum
- 9. 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. Room1six
- 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

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 Future Pedestrian Laneway

JOIN THE VILLAGE

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