

185 SPADINA AVENUE



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

Located at the intersection of two iconic neighbourhoods, Queen West and Spadina, 185 Spadina Avenue offers a vibrant and convenient workplace. With a thriving arts and culture scene, trendy shops, and diverse dining options, you'll have everything you need within walking distance. Enjoy easy access to public transportation and seamless connections to the rest of Toronto.

CLASSIFICATION	Allied Flex
GROSS RENT*	Contact Agents
TELECOM PROVIDER	Beanfield/Bell
TRANSPORTATION	Nearby Public Transit 12 min. walk to PATH 23 min. walk to Union Station 1 min. walk to 510 Spadina Streetcar 12 min. walk to Osgoode Subway Station

FEATURED SUITES

6,012 SF

Basement

B01

8,000 SF

1st Floor

100

8,121 SF

2nd Floor

200

8,127 SF

3rd Floor

300

8,137 SF

4th Floor

400



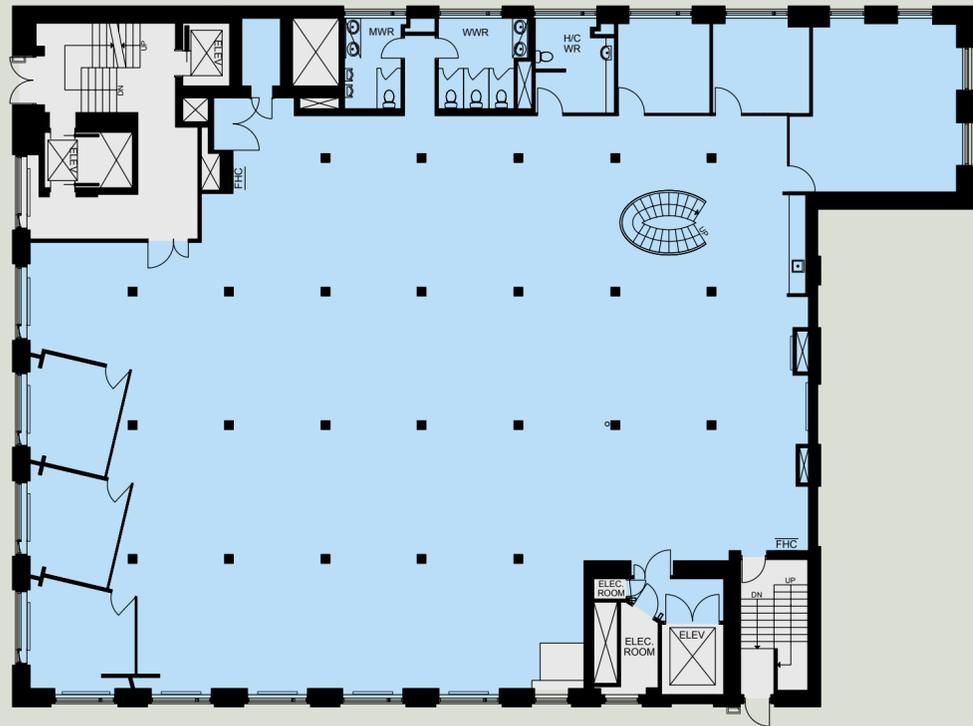
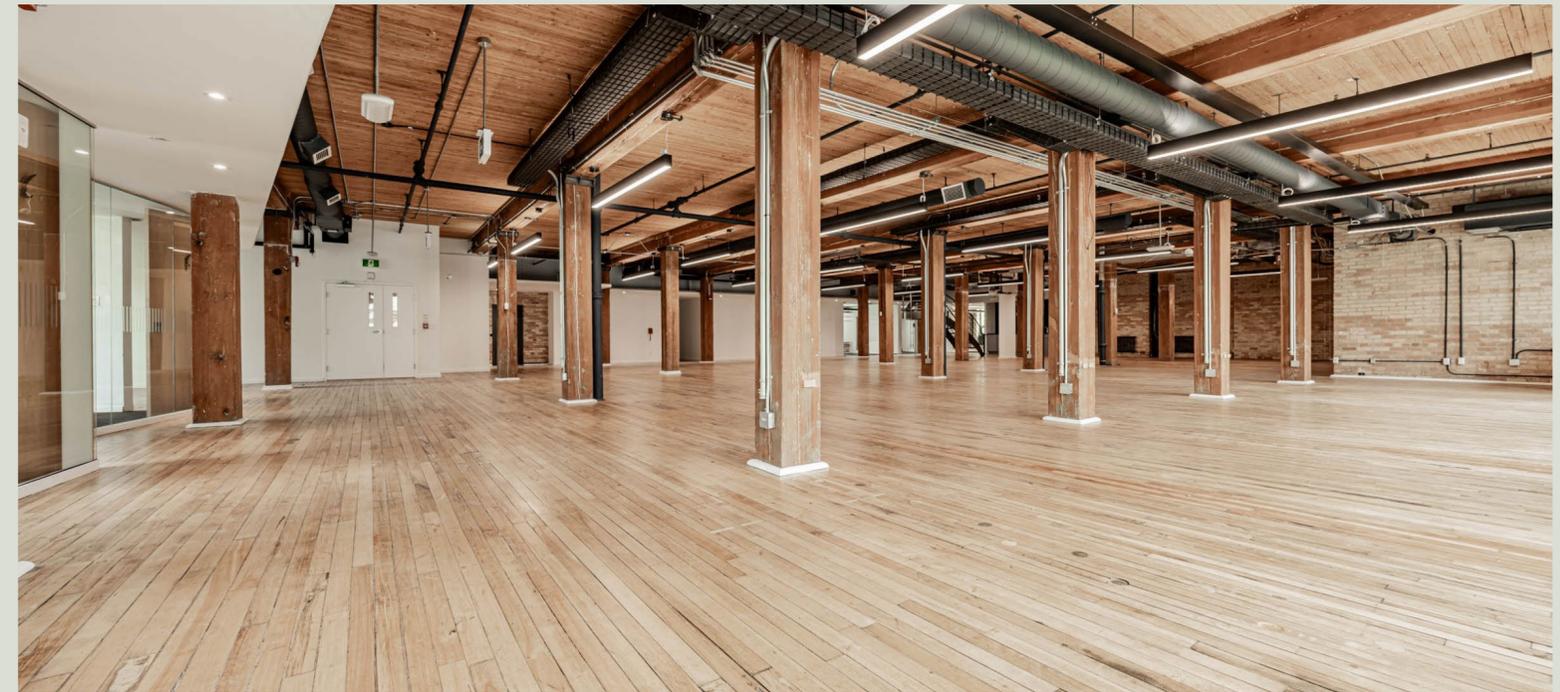
Full Building Opportunity

**Excludes utilities and in-suite janitorial*

SUITE HIGHLIGHTS

FLOOR	1st Floor	SF	8,000
SUITE	100	AVAILABILITY	Immediate

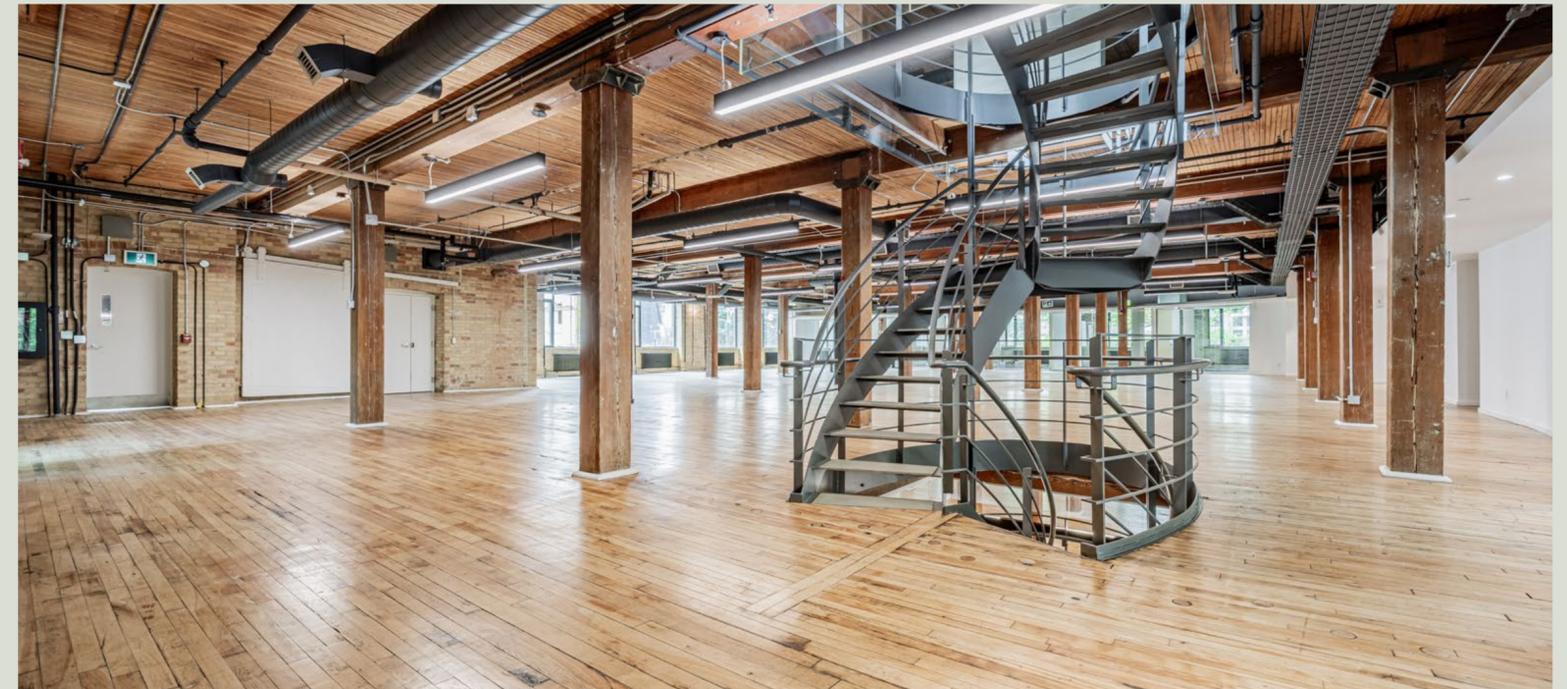
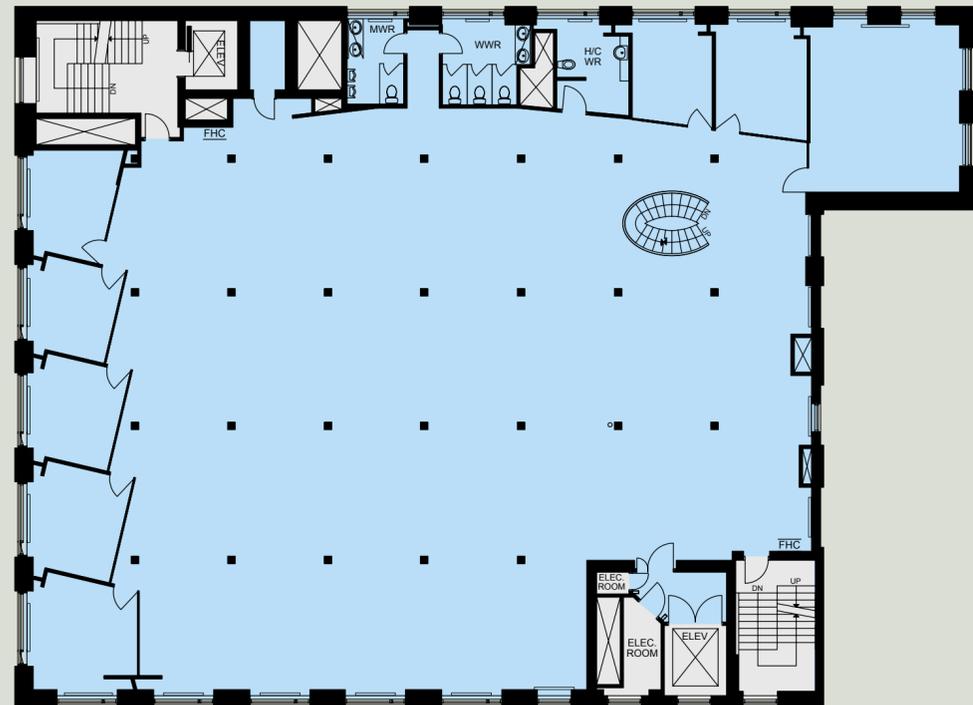
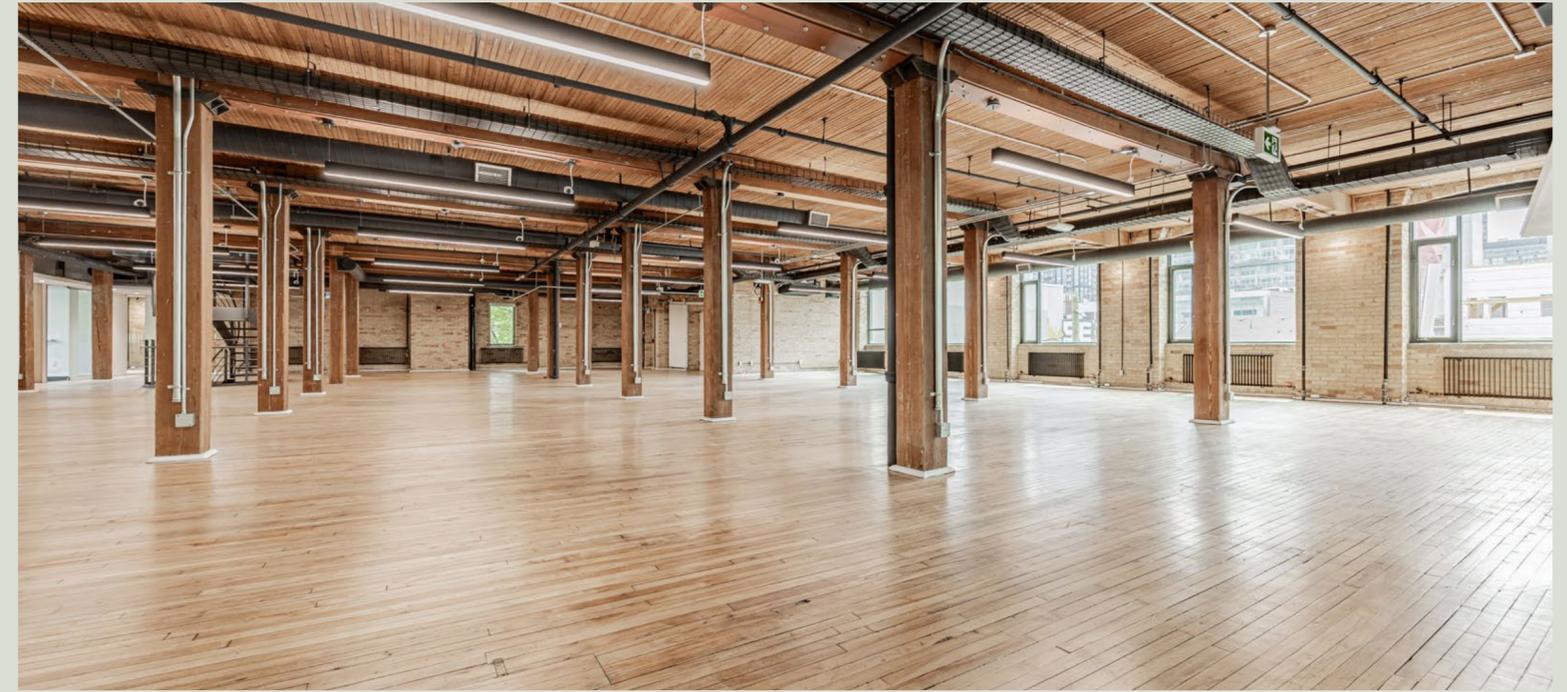
- Full floor opportunity
- Suite can be leased separately or with additional floors
- Newly renovated space with upgraded lighting, new kitchenette and refinished hardwood floors
- Suite is built out with mostly open workspace, offices/meeting rooms, kitchenette and private in-suite washrooms



SUITE HIGHLIGHTS

FLOOR	2nd Floor	SF	8,121
SUITE	200	AVAILABILITY	Immediate

- Full floor opportunity
- Suite can be leased separately or with additional floors
- Newly renovated space with upgraded lighting and refinished hardwood floors
- Suite is built out with mostly open workspace, offices/meeting rooms and private in-suite washrooms



SUITE HIGHLIGHTS

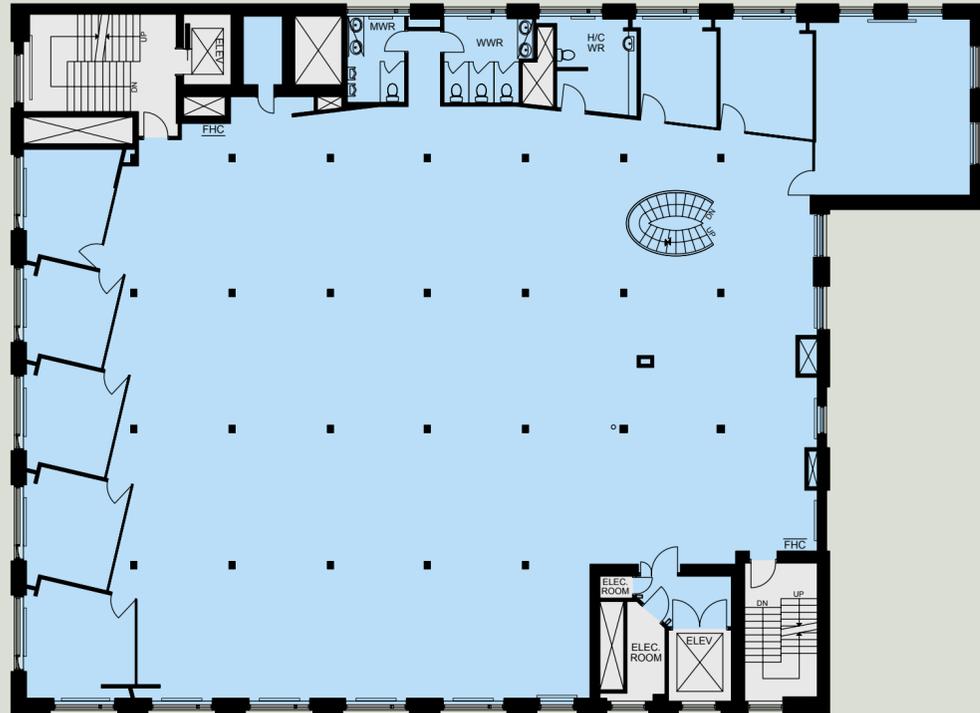
FLOOR 3rd Floor

SUITE 300

SF 8,127

AVAILABILITY Immediate

- Full floor opportunity
- Suite can be leased separately or with additional floors
- Newly renovated space with upgraded lighting and refinished hardwood floors
- Suite is built out with mostly open workspace, offices/meeting rooms and private in-suite washrooms



SUITE HIGHLIGHTS

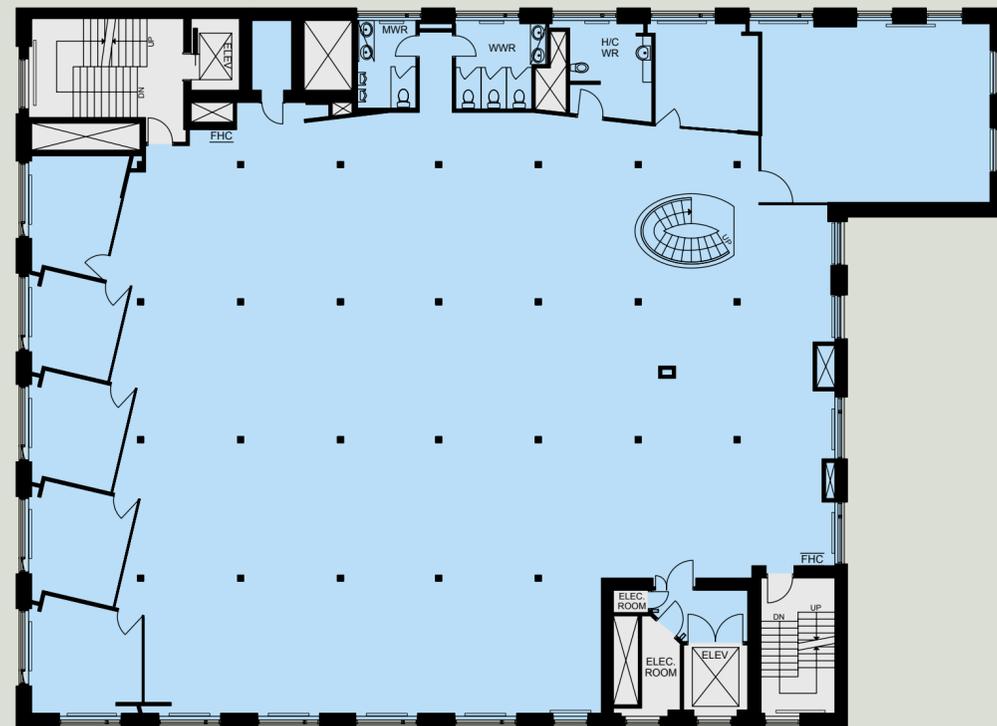
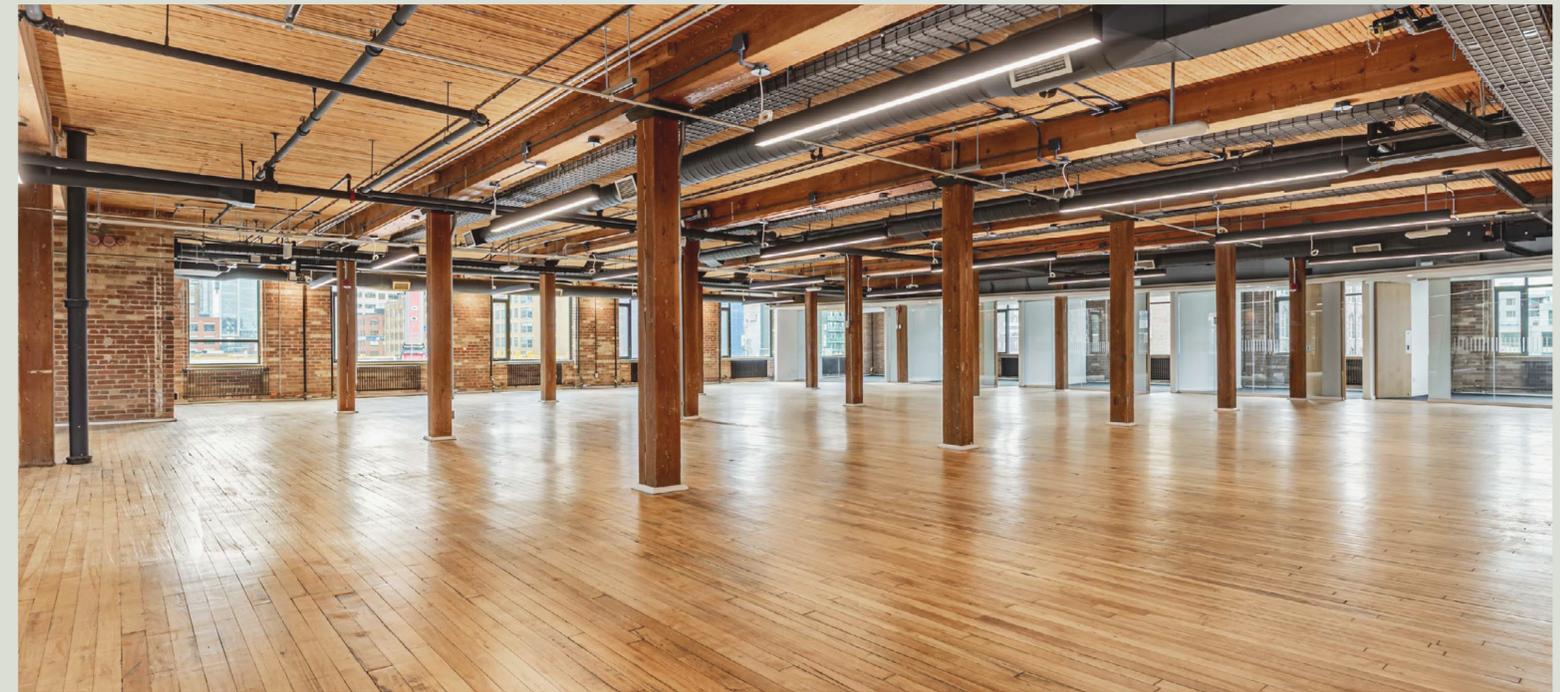
FLOOR 4th Floor

SF 8,137

SUITE 400

AVAILABILITY Immediate

- Full floor opportunity
- Suite can be leased separately or with additional floors
- Newly renovated space with upgraded lighting and refinished hardwood floors
- Suite is built out with mostly open workspace, offices/meeting rooms and private in-suite washrooms



SUITE HIGHLIGHTS

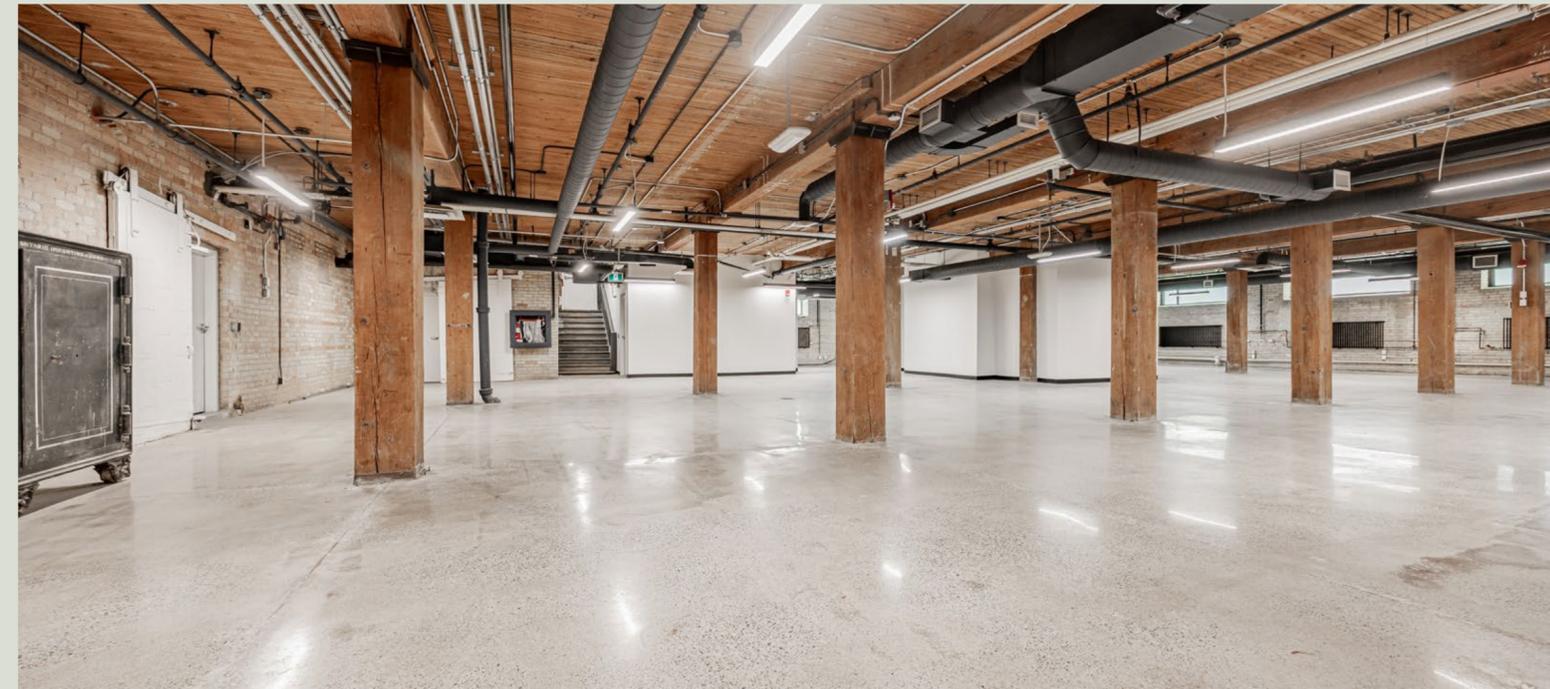
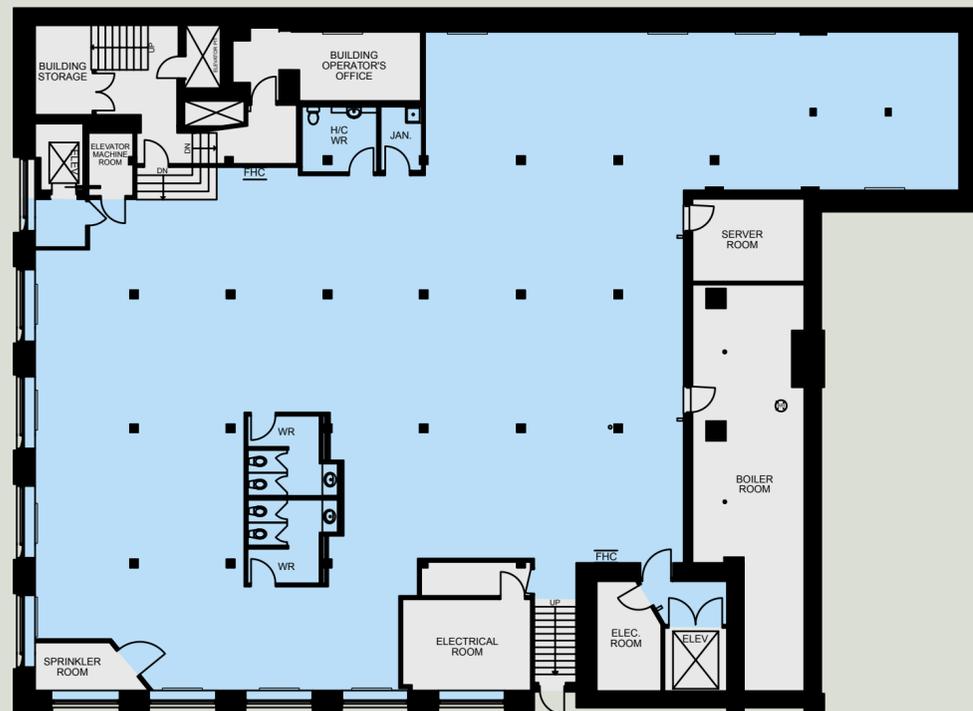
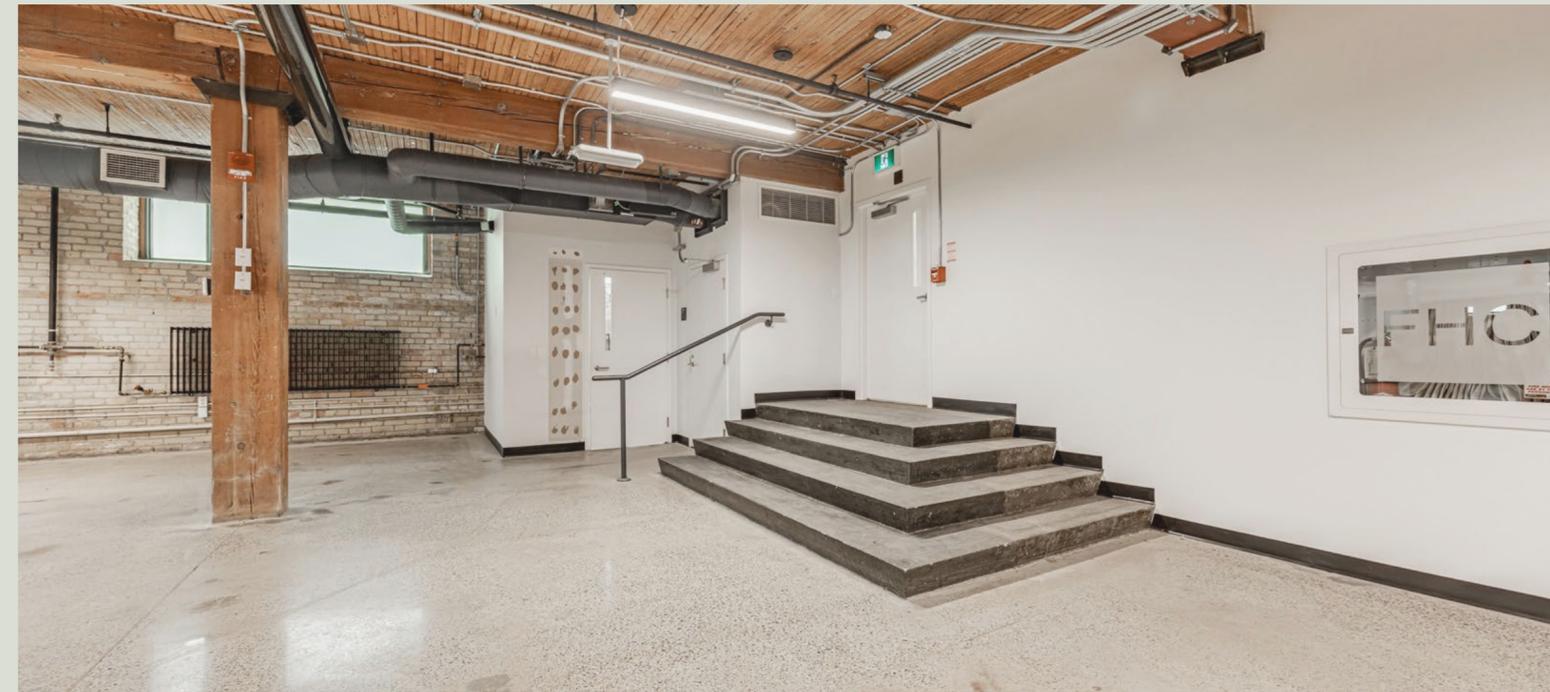
FLOOR Basement

SF 6,012

SUITE B01

AVAILABILITY Immediate

- Full floor opportunity
- Suite can be leased separately or with additional floors
- Suite is built out with open workspace and private in-suite washrooms



IT ALL HAPPENS HERE

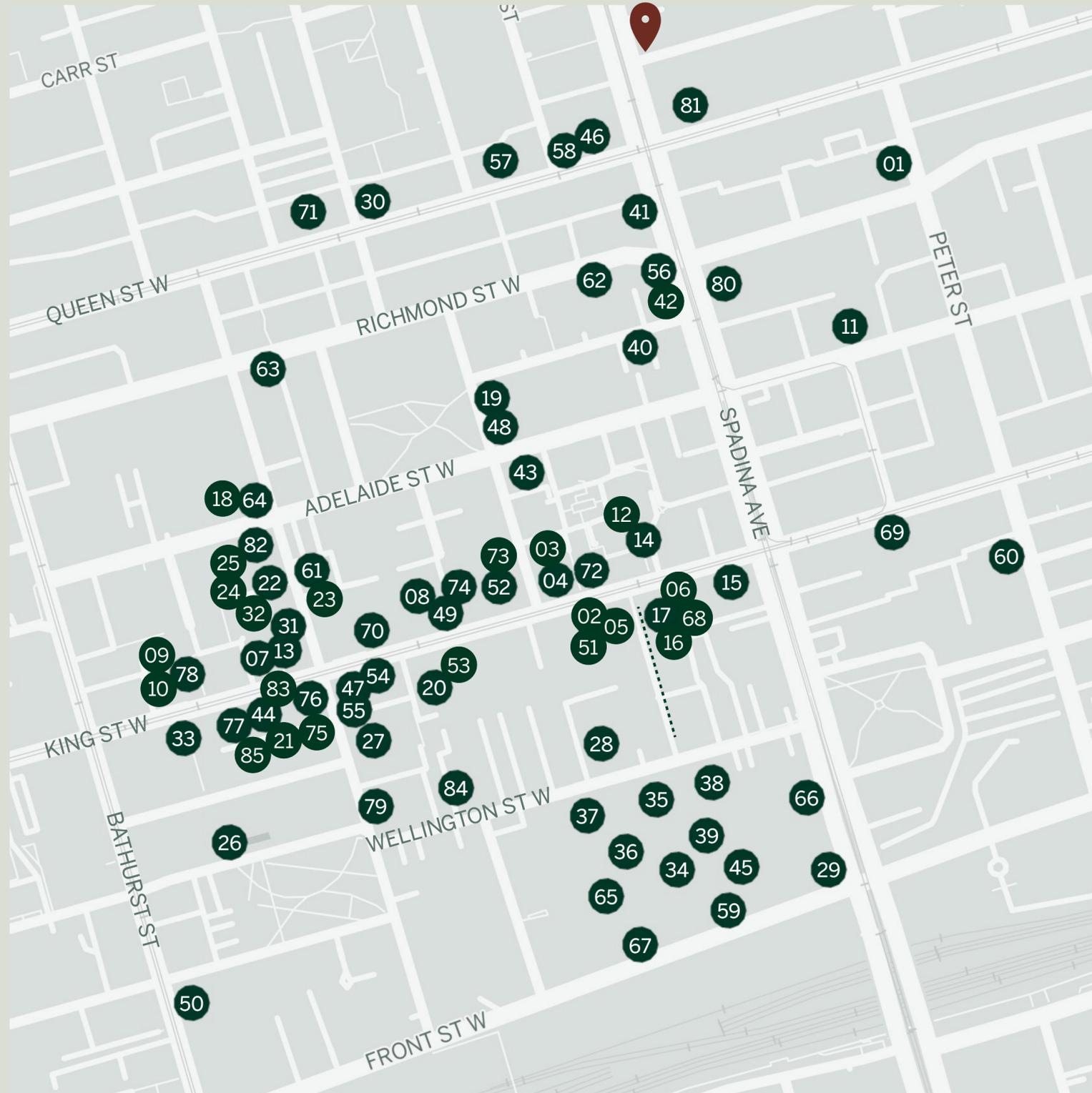
Block by Allied at 460 King offers users of King West Village a gathering space designed for social connection and unique programming to complement the workday experience.

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



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

CAFÉS

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

BARS & ENTERTAINMENT

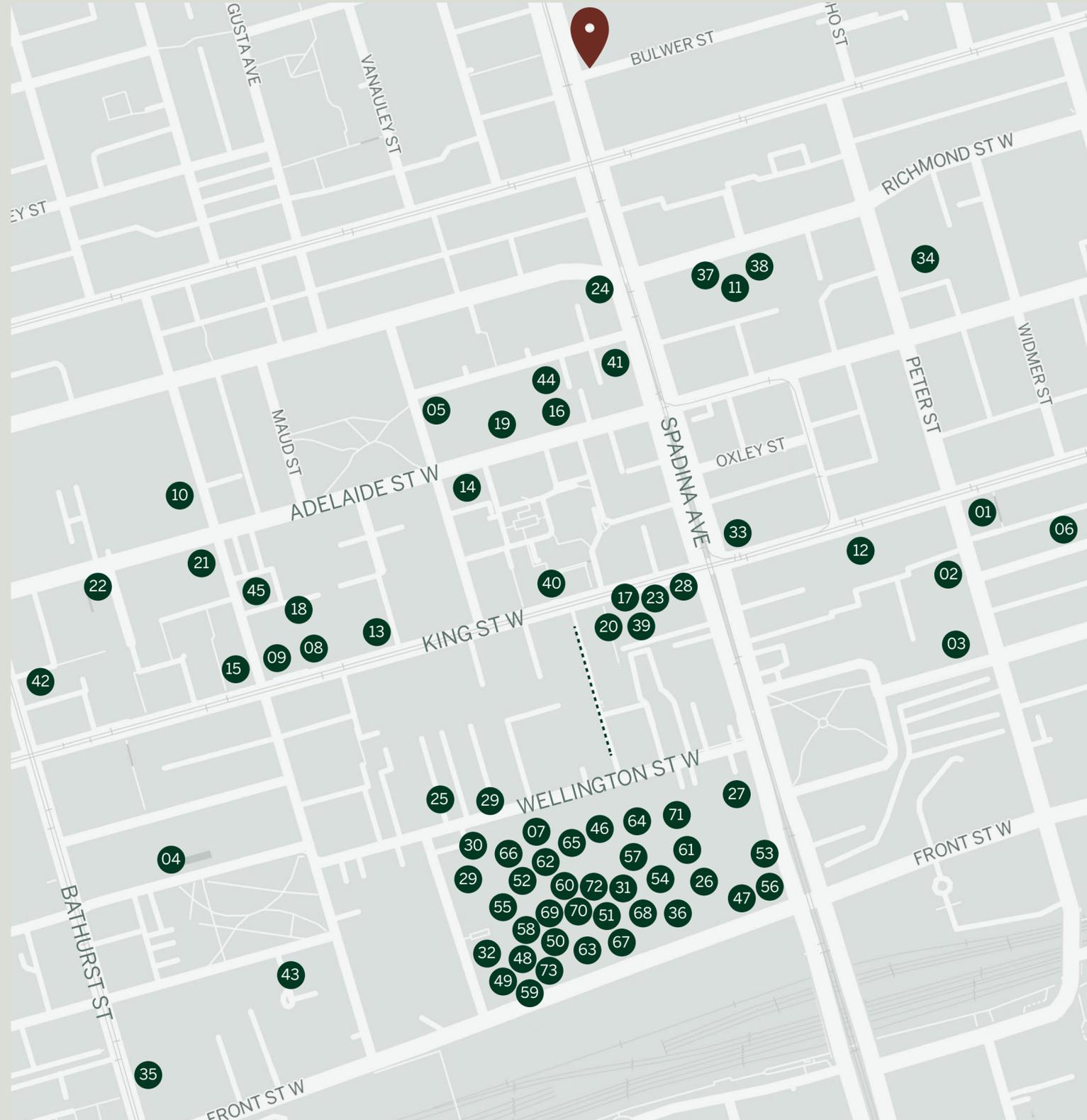
60. French Made
61. Jimmy's Coffee
62. Pilot Coffee Roasters
63. Farenheit Coffee
64. Forget Me Not Coffee
65. Fix Coffee + Bikes
66. De Mello
67. Quantum Coffee
68. SPIN Toronto
69. Bar Hop
70. Century
71. BarChef
72. Call Her Juliet
73. Early Mercy
74. Belfast Love
75. 2Cats
76. Ruby Soho
77. Kissa
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

 185 Spadina Avenue
 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. iArts 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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**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

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

JOIN THE VILLAGE

READ MORE ABOUT KING WEST VILLAGE [HERE](#)

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