

# KING WEST VILLAGE



# **WELCOME TO KING WEST VILLAGE**

This neighbourhood 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.

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.



# THE NEIGHBOURHOOD

Located west of the financial core. King West Village features industrial heritage from 19th-century foundries, factories and warehouses. This history creates distinctive architecture and a unique character separating it from downtown Toronto.



# 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



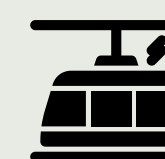
**47,000+**  
VEHICLES

At King-Spadina per day



**36,000+**  
PEDESTRIANS

At King-Spadina per day



**Future Transit**  
ONTARIO LINE

King-Bathurst & Queen-Spadina

# 427 KING STREET WEST



# SUITE DETAILS

<b>FLOOR</b>	Lower Level
<b>SUITE</b>	B01
<b>SIZE</b>	6,599 SF
<b>NET RENT</b>	Call Listing Agent
<b>ADDITIONAL RENT</b>	\$22.78 PSF (Est. 2026)
<b>AVAILABILITY</b>	Immediately

- Signature lower level retail location at King & Spadina
- Dedicated entrance vestibule on King Street West
- Premises features exposed brick-and-beam characteristics and ample natural light off Spadina Avenue
- Wheelchair accessible



 Available Suite



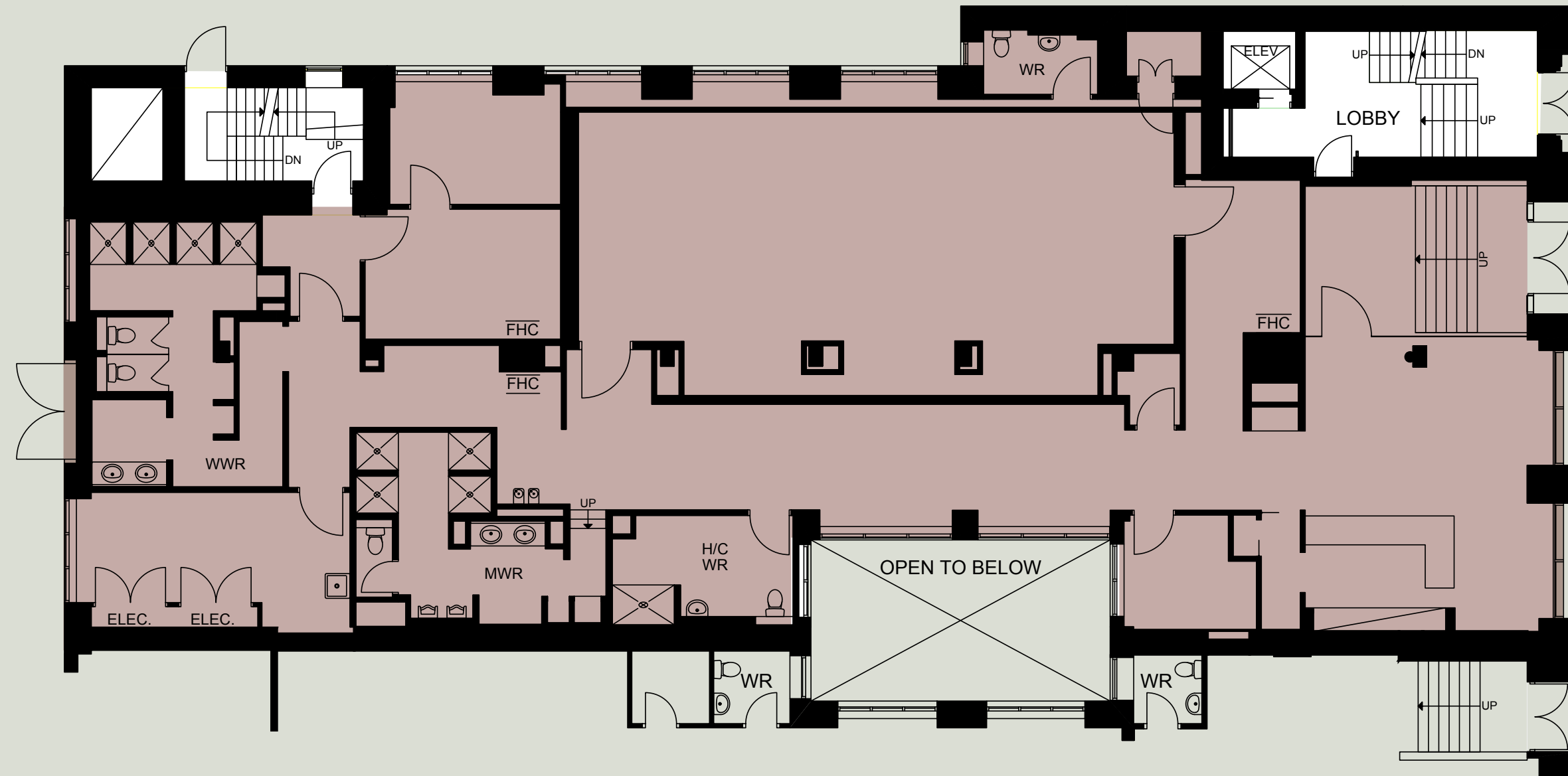
# 435 KING STREET WEST



# SUITE DETAILS

<b>FLOOR</b>	Walk-up
<b>SUITE</b>	103
<b>SIZE</b>	4,962 SF
<b>NET RENT</b>	Call Listing Agent
<b>ADDITIONAL RENT</b>	\$22.78 PSF (Est. 2026)
<b>AVAILABILITY</b>	Immediately

- Walk-up retail space on King Street West
- Strong exposure featuring over 30 FT of frontage
- Pre-fixed boutique fitness premises (former Soul Cycle)
- Existing change rooms and shower infrastructure



King Street West

 Available Suite



# 455 KING STREET WEST



# SUITE DETAILS

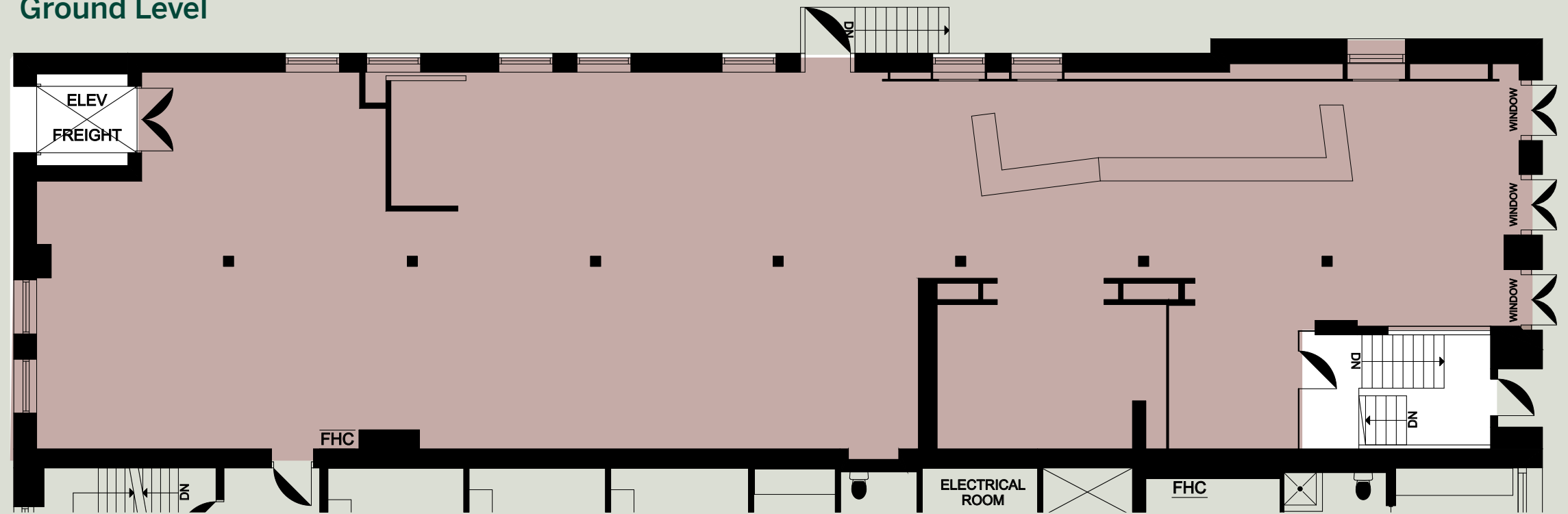
<b>FLOOR</b>	Ground Level - 3,516 SF Lower Level - 3,551 SF
<b>SUITE</b>	B01
<b>TOTAL</b>	7,067 SF
<b>NET RENT</b>	Call Listing Agent
<b>ADDITIONAL RENT</b>	\$18.86 PSF (Est. 2026)
<b>AVAILABILITY</b>	Immediately

- Signature full service restaurant offering on prime King Street West
- Large format patio space located on the laneway
- Corner premises features fantastic branding and exposure
- Pre-fixed kitchen infrastructure in place



Laneway

Ground Level



Lower Level



King Street West

 Available Suite



# 12 BRANT STREET



# SUITE DETAILS

**FLOOR** Ground Level - 3,516 SF  
Lower Level - 3,551 SF

**SUITE** 100 | B100

**TOTAL** 11,343 SF

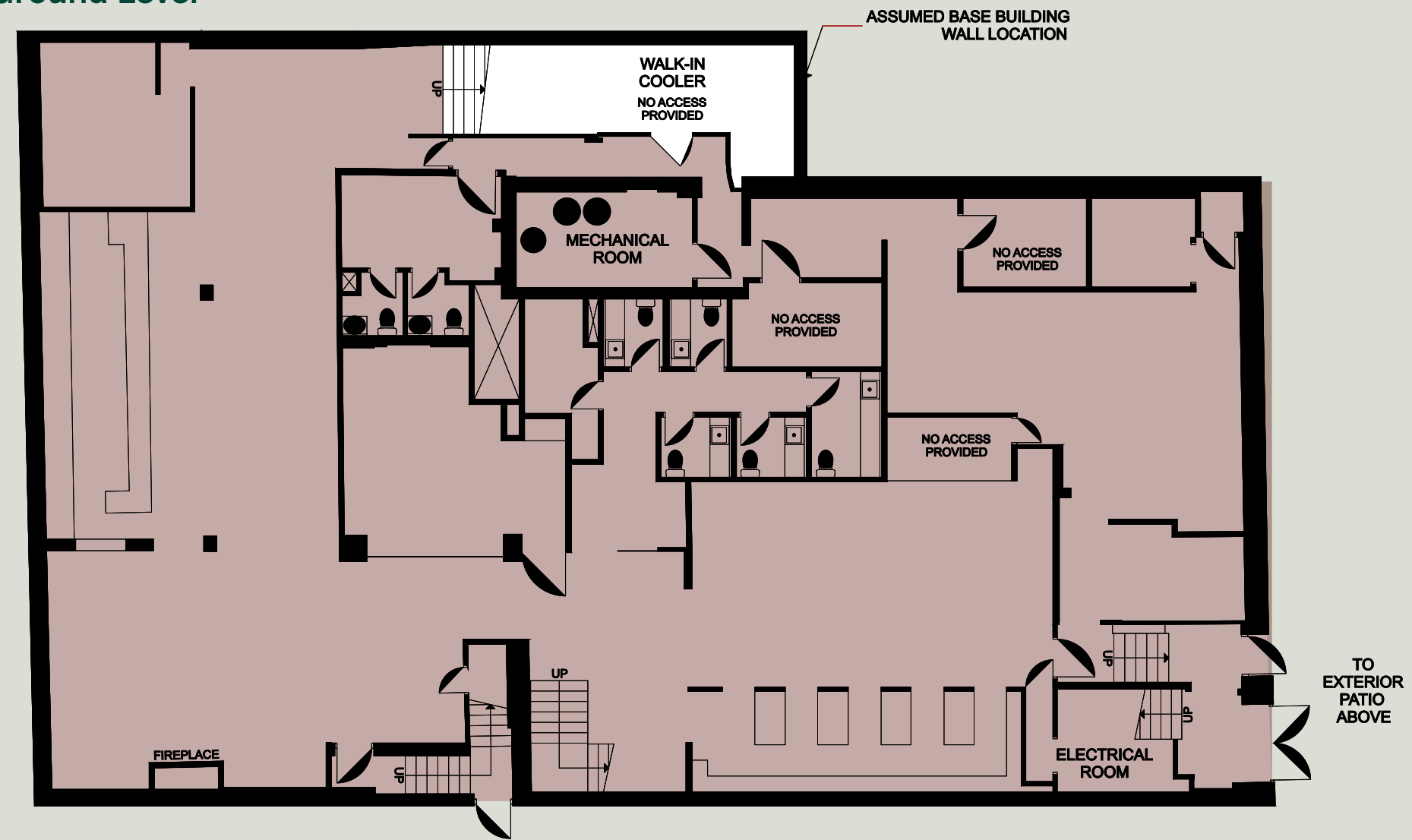
**NET RENT** Call Listing Agent

**ADDITIONAL RENT** \$16.56 PSF (Est. 2026)

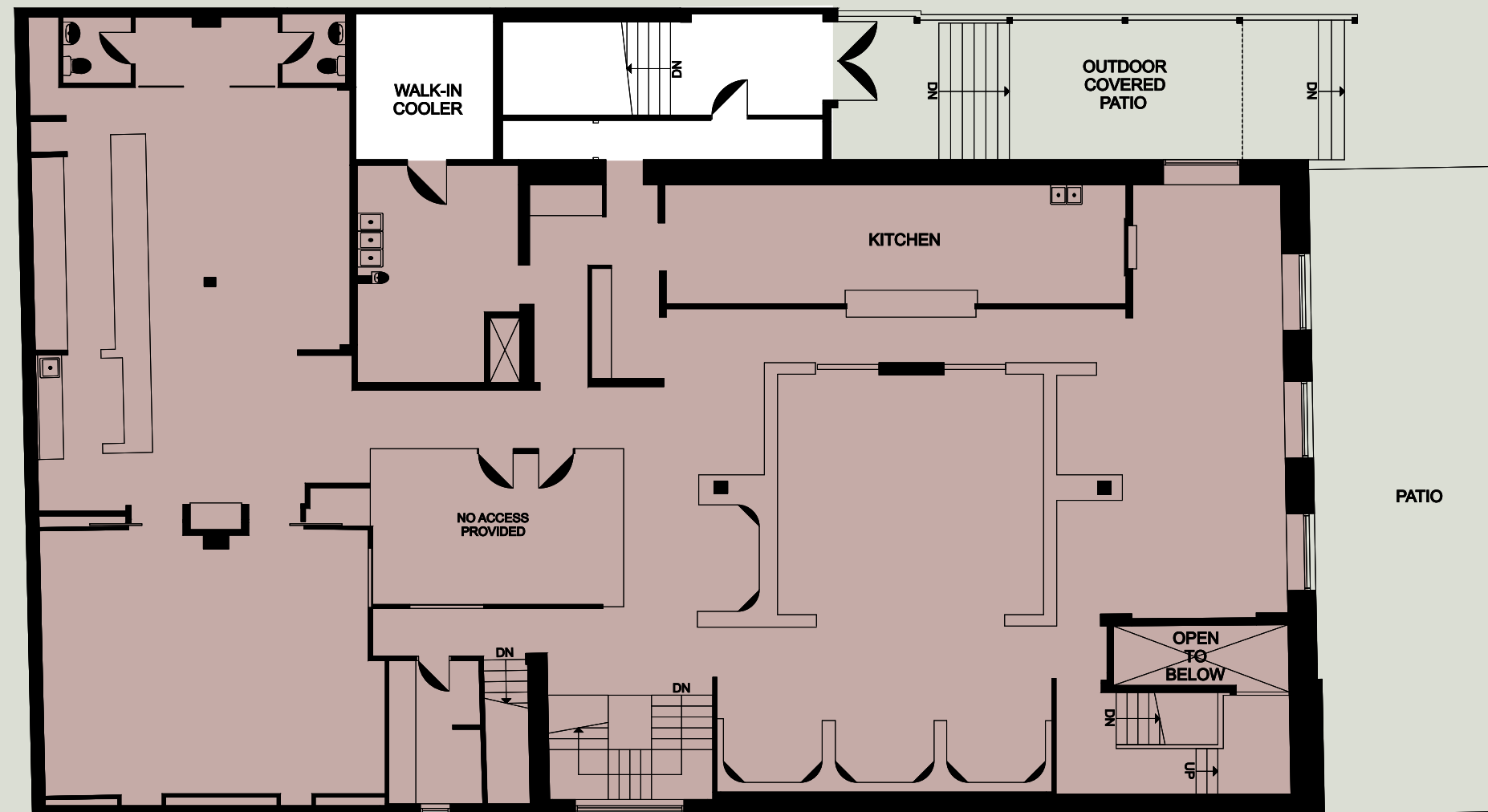
**AVAILABILITY** Immediately

- Iconic, standalone retail building located in the heart of King West Village
- Building features a unique two-level layout
- Pre-fixed full service restaurant premises
- Patio or parking available in front of the building on Brant Street

Ground Level



Lower Level



 Available Suite

Brant Street

# 602-604 KING STREET WEST



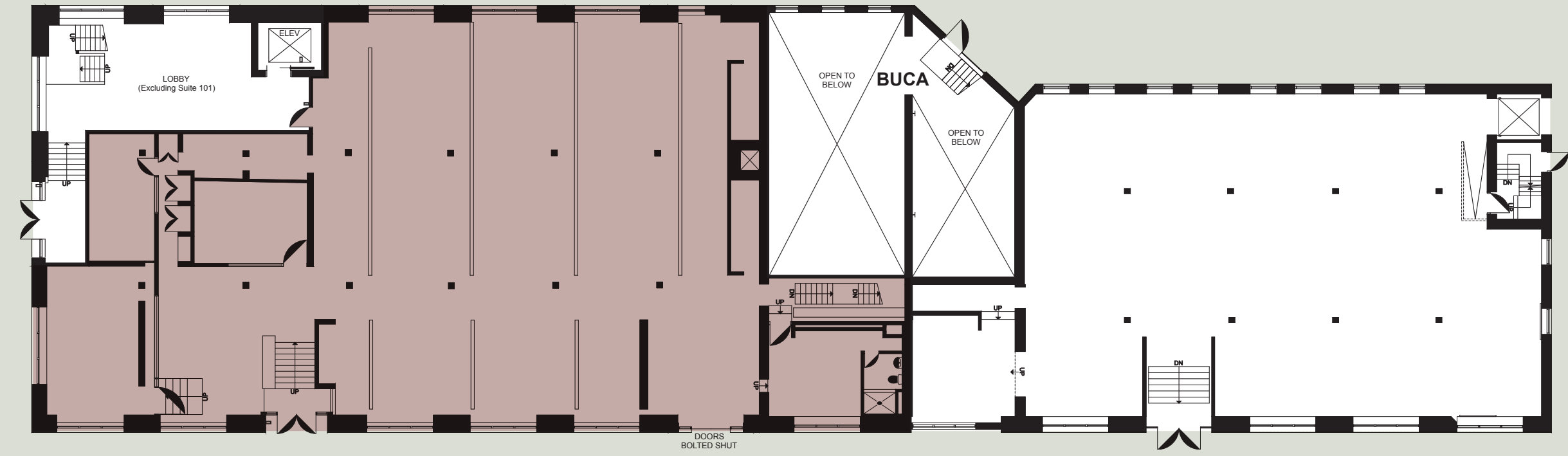
# SUITE DETAILS

<b>SUITE</b>	100
<b>SIZE</b>	6,789 SF
<b>NET RENT</b>	Call Listing Agent
<b>ADDITIONAL RENT</b>	\$24.95 PSF (Est. 2026)
<b>AVAILABILITY</b>	Immediately

- Walk-up premises with dedicated entrance off of Portland Street
- Clean retail unit featuring brick-and-beam character
- Corner exposure and branding on King Street West and Portland Street
- Ideal for clean retail uses including fashion, health and wellness and professional services



King Street West



Portland Street

 Available Suite



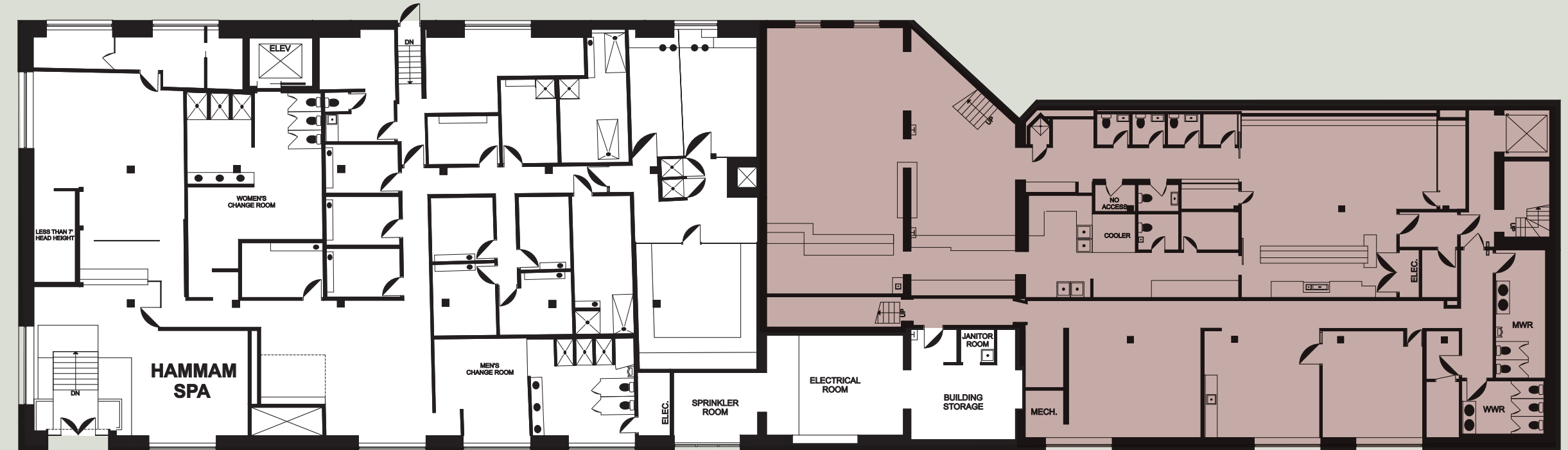
# SUITE DETAILS

<b>FLOOR</b>	Lower Level
<b>SUITE</b>	B100
<b>SIZE</b>	5,758 SF
<b>NET RENT</b>	Call Listing Agent
<b>ADDITIONAL RENT</b>	\$24.95 PSF (Est. 2026)
<b>AVAILABILITY</b>	Immediately

- Prominent laneway full service restaurant opportunity (formerly BUCA)
- Signature entrance vestibule featuring 20 FT ceiling heights
- Pre-fixed restaurant premises
- Laneway patio space available

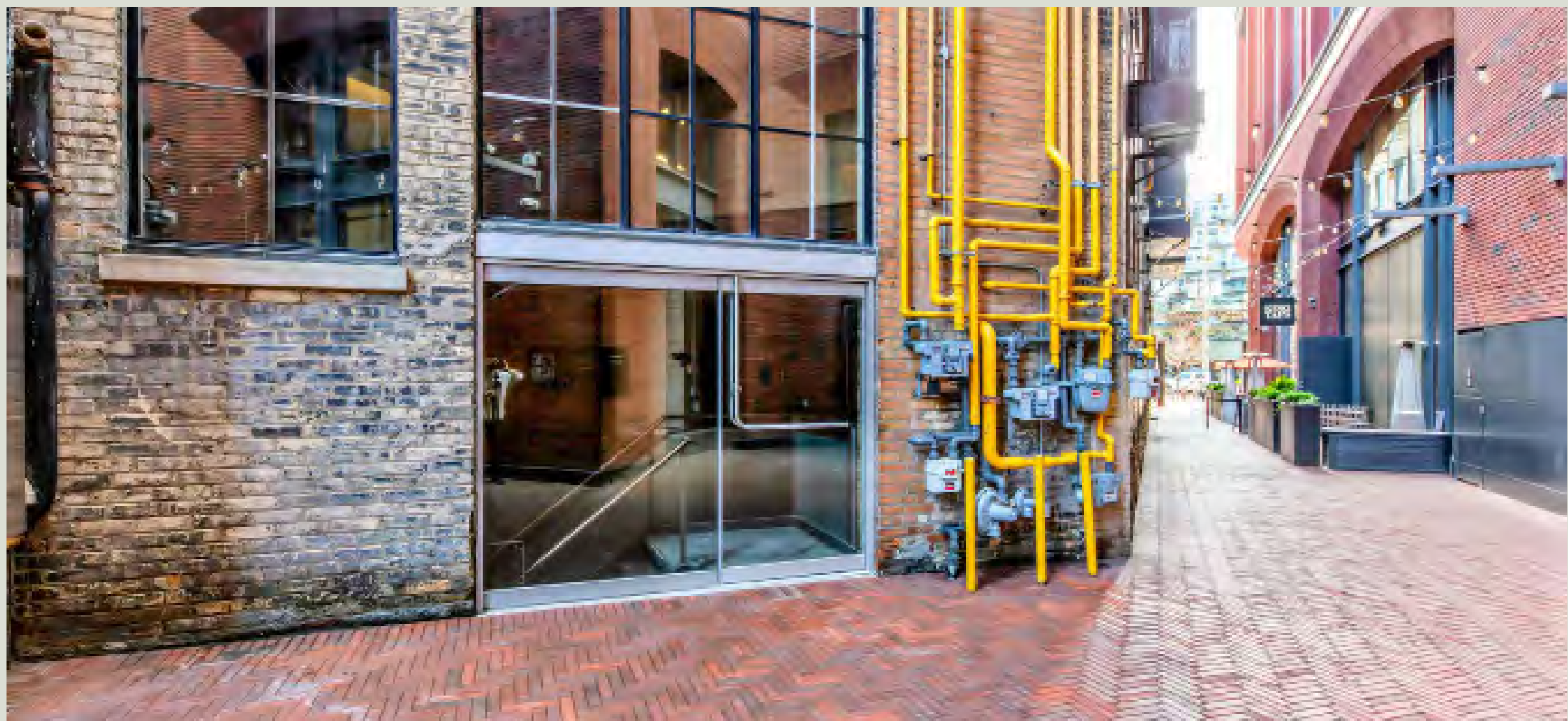


King Street West



Portland Street

 Available Suite



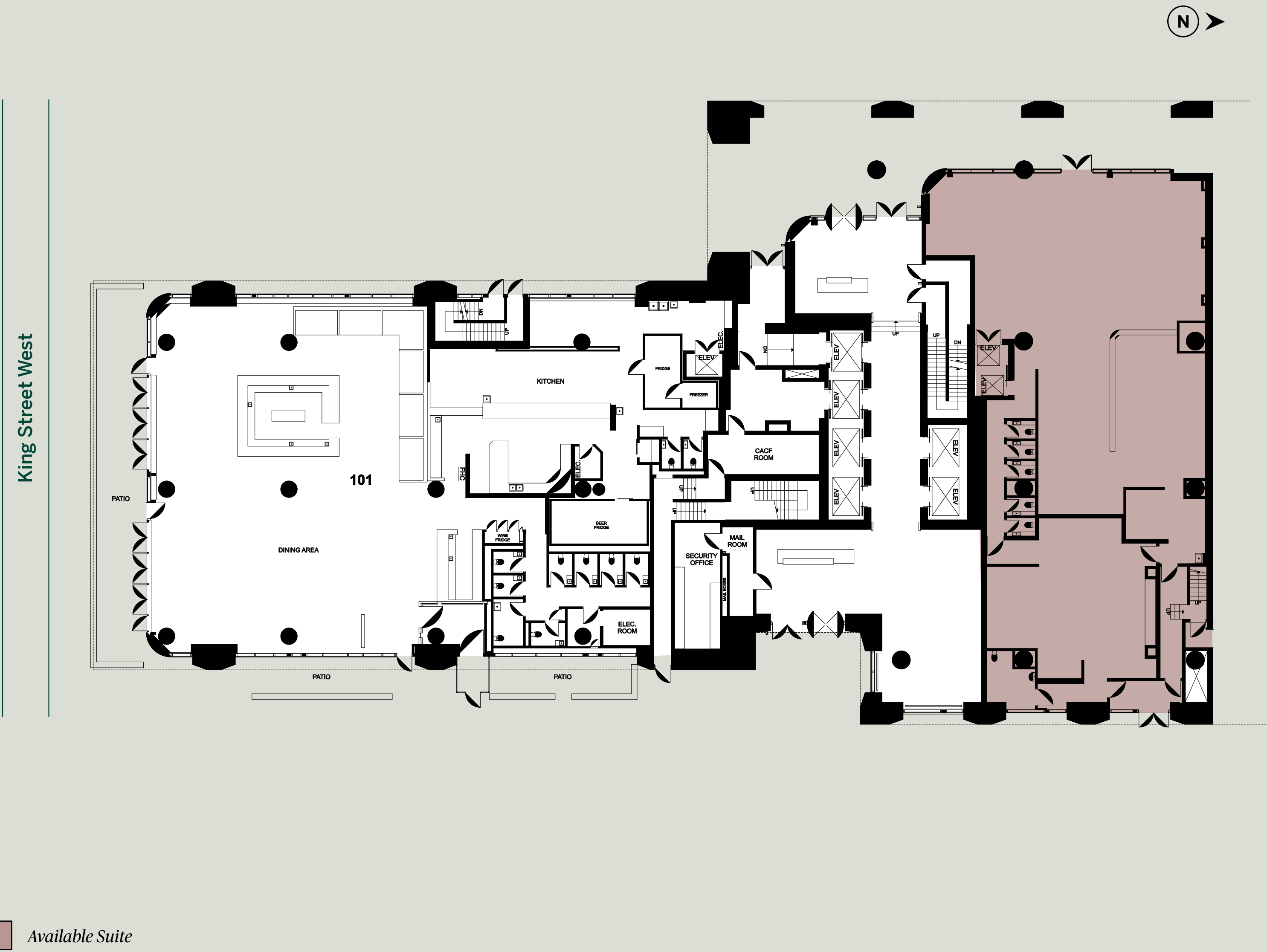
# 620 KING STREET WEST



# SUITE DETAILS

<b>FLOOR</b>	Ground Level - 5,443 SF Mezzanine - 4,202 SF
<b>SUITE</b>	103
<b>SIZE</b>	9,645 SF
<b>NET RENT</b>	Call Listing Agent
<b>ADDITIONAL RENT</b>	\$25.85 PSF (Est. 2026)
<b>AVAILABILITY</b>	Immediately

- Rare large-format retail premises located at the base of King Portland Centre
- High-end pre-fixed restaurant improvements throughout the premises (formerly Dasha)
- Unit features custom mezzanine level and secret rear bar area
- Strong co-tenancy located adjacent King Taps





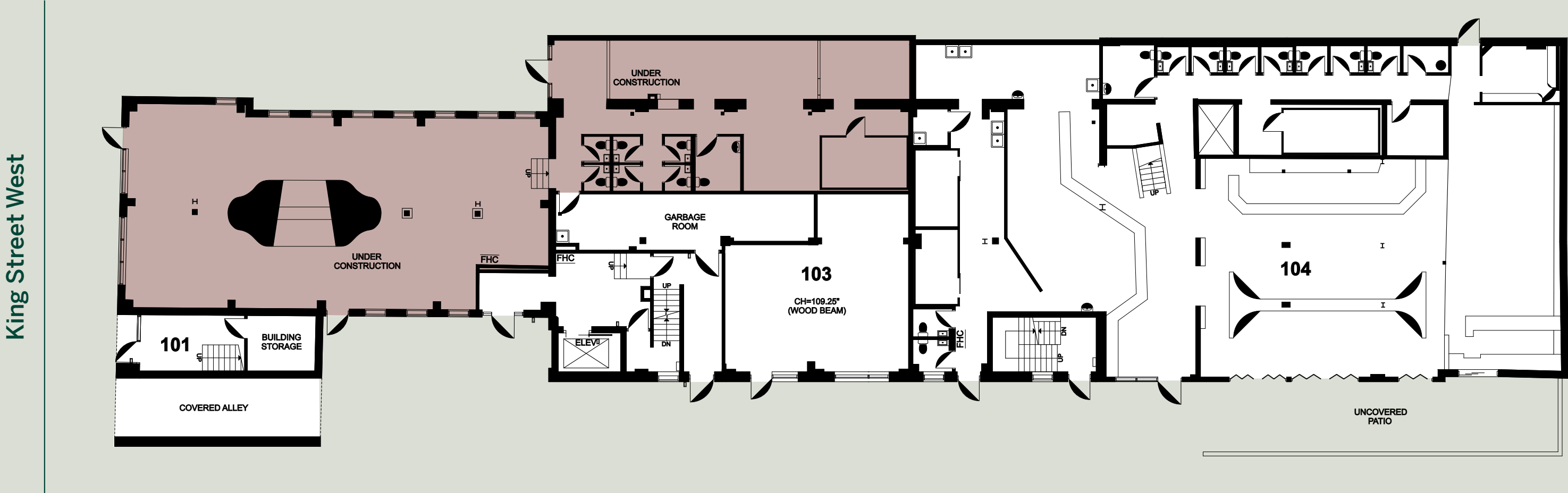
# 642 KING STREET WEST



# SUITE DETAILS

<b>FLOOR</b>	Ground Level
<b>SUITE</b>	102
<b>SIZE</b>	3,406 SF
<b>NET RENT</b>	Call Listing Agent
<b>ADDITIONAL RENT</b>	\$35.45 PSF (Est 2026)
<b>AVAILABILITY</b>	Immediately

- Pre-fixed restaurant premises on King Street West (formerly Lapinou)
- Boutique patio space available on West side laneway
- Unit features ample frontage and signage opportunities
- Beautiful brick-and-beam characteristics throughout



Available Suite



# NEIGHBOURHOOD AMENITIES





## AMENITY MAP FOOD & BEVERAGE

### RESTAURANTS

1. Aera
2. Alder
3. Avenue Open Kitchen
4. Baro
5. Bridgette Bar
6. Buca
7. Café Renee
8. Campechano
9. Casa Madera
10. Chica
11. Chubby's Jamaican Kitchen
12. Cibo Wine Bar
13. Dasha
14. Gusto 101
15. Laissez Faire
16. Lapinou
17. La Plume
18. Le Select Bistro
19. Little Sister
20. Lulu Bar
21. L'Avenue
22. Mandy's
23. Marbl
24. Miss Likklemore's
25. Myth
26. Noyaa
27. Oretta
28. Paris Texas
29. Patria
30. Pink Sky

31. Raku
32. Ricarda's
33. Ristorante Sociale
34. Rodney's Oyster House
35. SARA
36. Silent H
37. The Dorset
38. The Keg
39. The Parlour
40. Tutti Matti
41. Vela

### FOOD ON THE RUN

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

### CAFÉS

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

### BARS & ENTERTAINMENT

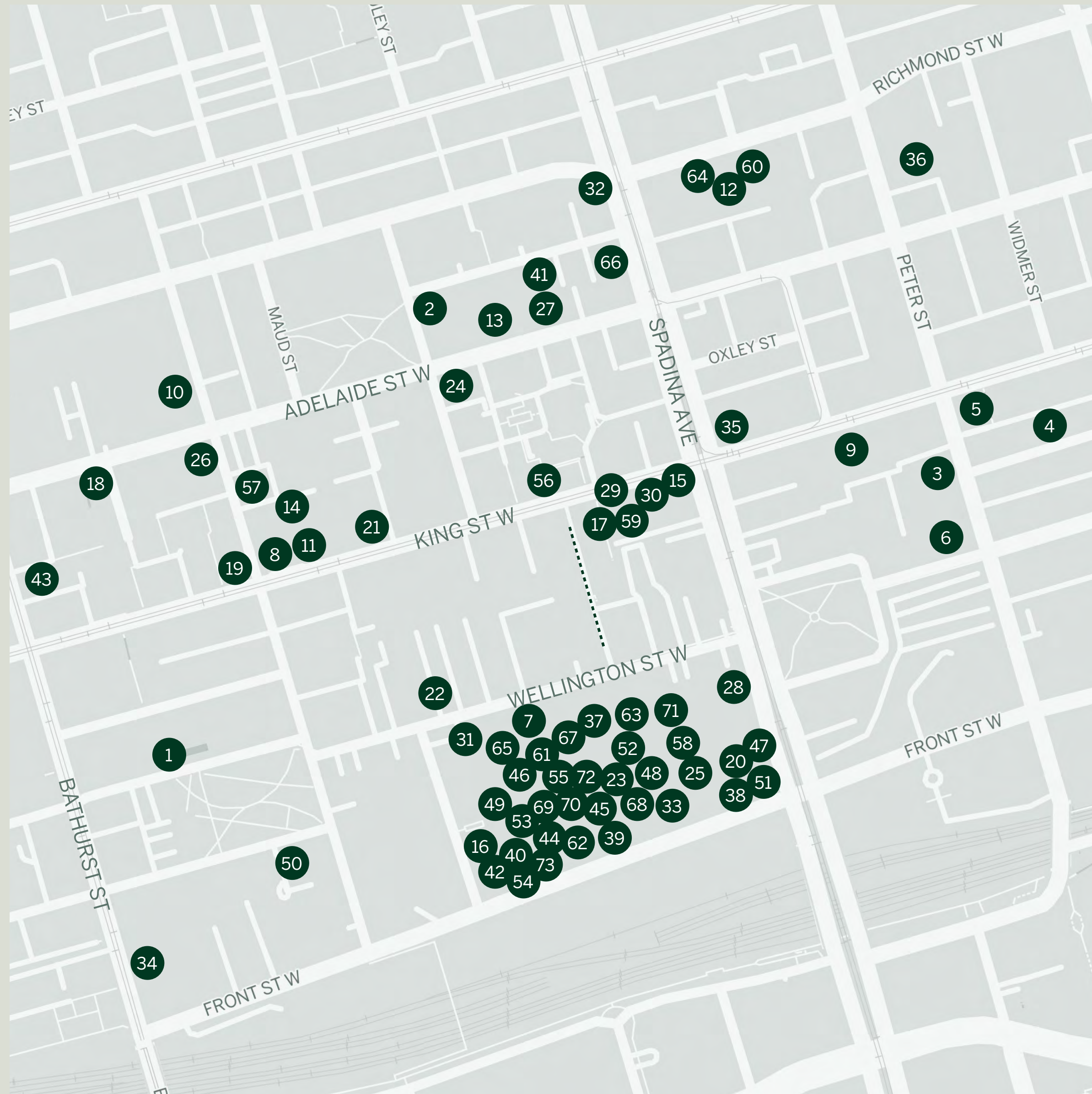
68. 2Cats
69. BarChef
70. Bar Hop
71. Bar Wellington
72. Belfast Love
73. Call Her Juliet
74. Century
75. Cherry's High Dive
76. Deer Lady
77. Early Mercy
78. Horseshoe Tavern
79. Kissa
80. Locals Only
81. Petty Cash
82. Ruby Soho
83. SPIN Toronto
84. Wide Open
85. WVRST

-- Future Pedestrian Laneway

**100**  
WALK SCORE

**100**  
BIKE SCORE

**100**  
TRANSIT SCORE



## AMENITY MAP EVERYTHING ELSE

### HOTELS

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

### ARTS & ENTERTAINMENT

7. Arcadia Earth
8. Clio Toronto
9. Escape Manor Toronto
10. Galeries d'Art Inuit Baffin
11. iArts Museum
12. Museum of Toronto

### HEALTH & WELLNESS

13. Barre3
14. Body Blitz
15. Elle
16. Etiket
17. Facile Med Spa
18. Gracie Barra Jiu-Jitsu
19. Hammam Spa
20. HealthOne
21. Majesty's Pleasure
22. Mobility House
23. Mobility House
24. Othership
25. Room1six
26. Spark Pilates
27. Stretch Lab

28. Sweat & tonic

29. Totum
30. Touch Massage Bar
31. Vie Nail & Beauty Salon
32. Yoga Tree

### GROCERY

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

### RETAIL

37. Accent & Co.
38. Adidas
39. Azur Fit
40. Bailey Nelson
41. Black-Eyed Susan's
42. Black Rooster Décor
43. Black Toe
44. Blue Banana Market
45. Design Republic
46. Frank and Oak
47. Giotelli
48. Gotstyle
49. Groovy Shoes
50. Hounds of York
51. Indigo
52. Le Creuset
53. Lululemon
54. Mr. Surprise
55. Park & Fifth

56. Patagonia
57. Portland Market
58. Sephora
59. Soma Chocolatemaker
60. Spacing Store
61. Steel n Ink
62. Structube
63. Suetables
64. Swipe Design
65. The Bone & Biscuit
66. The Detox Market
67. Tokyo Smoke

### EVERYDAY ESSENTIALS

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

-- Future Pedestrian Laneway

# JOIN THE VILLAGE

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

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