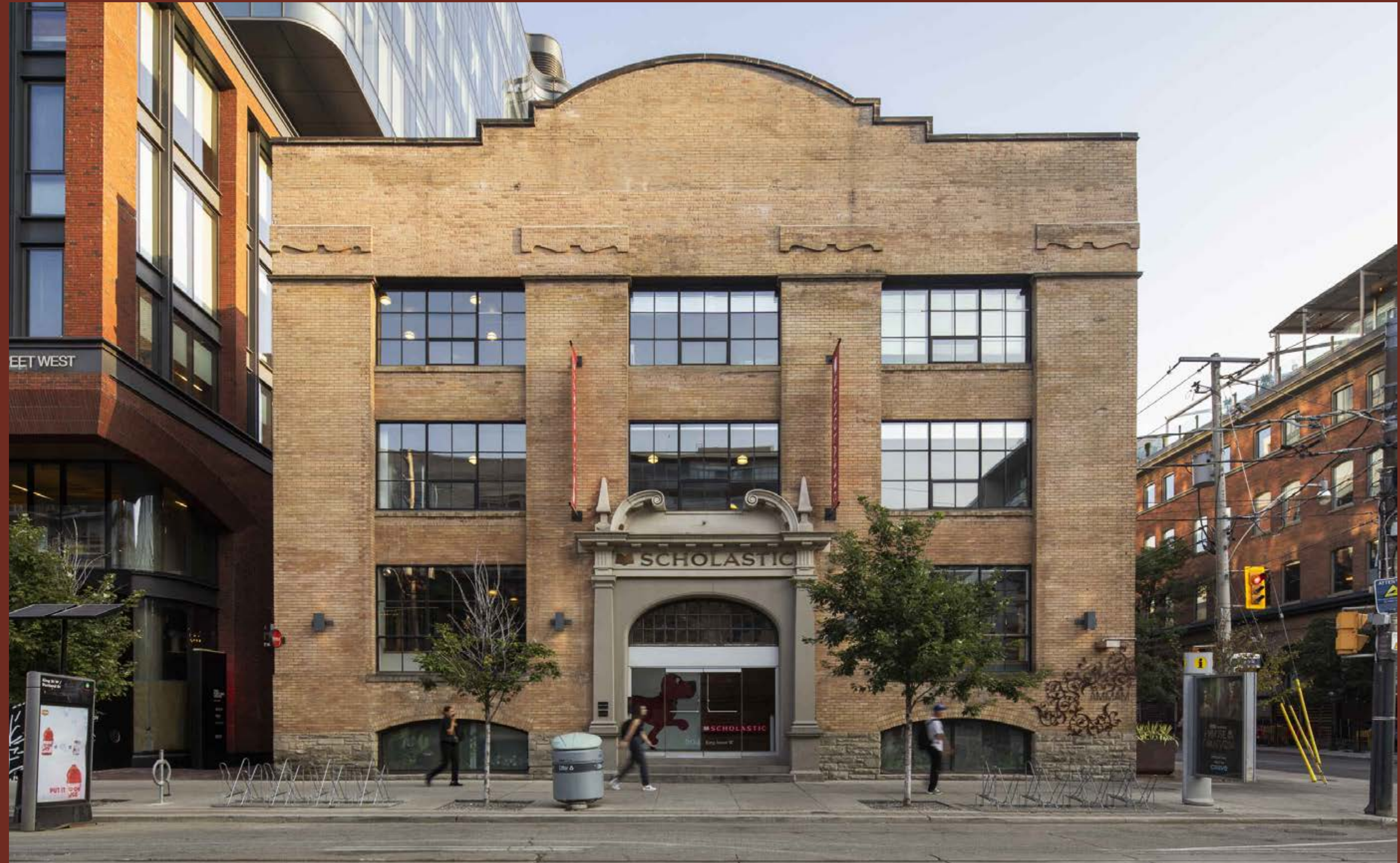


604 KING STREET WEST



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

Situated in the heart of King West, this heritage brick-and-beam building has recently been upgraded. In an amenity-rich urban neighbourhood full of upscale restaurants, entertainment options and a rich arts and culture scene, 604 King Street West is an ideal location to enhance organizational culture, productivity and engagement.

CLASSIFICATION	Allied Heritage
NET RENT	Contact Agents
ADDITIONAL RENT*	\$28.52
TELECOM PROVIDERS	Beanfield
TRANSPORTATION	15 min. walk to PATH 24 min. walk to Union Station 1 min. walk to 504 King Streetcar 18 min. walk to St. Andrew Subway Station

FEATURED SUITES

6,789 SF
1st Floor
100

13,452 SF
2nd Floor
200

Full Floor Opportunity

13,742 SF
3rd Floor
300

Full Floor Opportunity

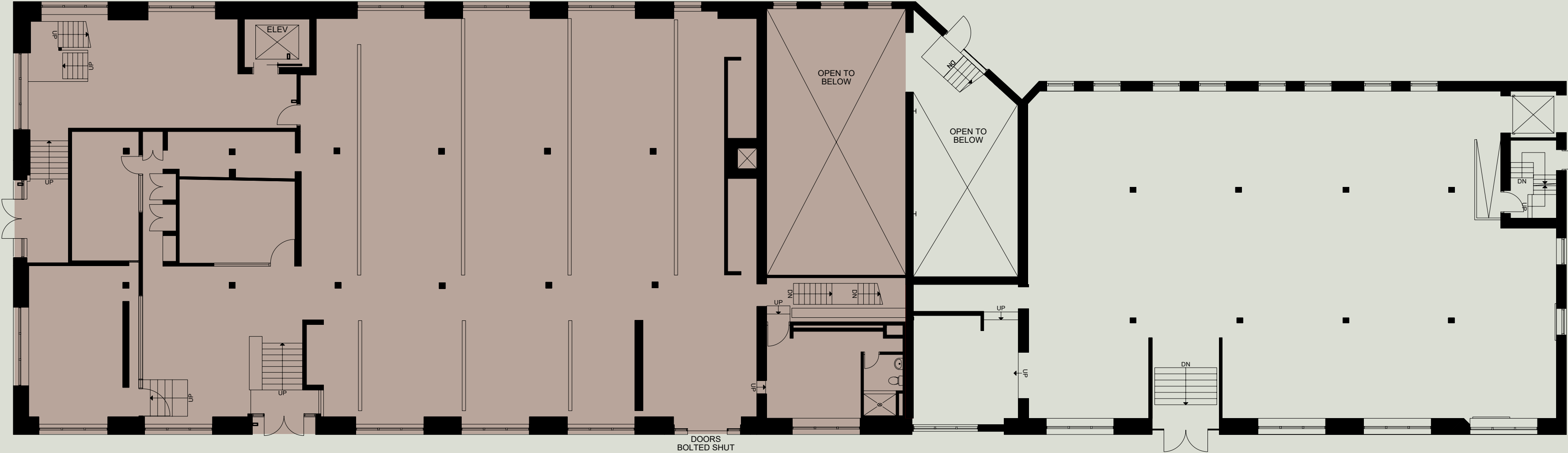


*Excludes utilities & in-suite janitorial.

SUITE
HIGHLIGHTS

FLOOR	1st
SUITE	100
SF	6,789
AVAILABILITY	Immediate

- Open Concept Brick-and-Beam Space
- High Ceilings Throughout
- Ample Natural Light
- Parking Available
- Suite can be leased separately or with additional floors



SUITE
HIGHLIGHTS

FLOOR	2nd	SF	13,452
SUITE	200	AVAILABILITY	Immediate

- Open Concept Brick-and-Beam Space
 - High Ceilings Throughout
 - Ample Natural Light
 - Full Floor Opportunity
- Potential Signage Opportunity
 - Parking Available
 - Tenant Exclusive Patio
 - Suite can be leased separately or with additional floors



SUITE
HIGHLIGHTS

FLOOR	3rd	SF	13,742
SUITE	300	AVAILABILITY	Immediate

- Open Concept Brick-and-Beam Space
 - High Ceilings Throughout
 - Ample Natural Light
 - Full Floor Opportunity
- Potential Signage Opportunity
 - Parking Available
 - Tenant Exclusive Patio
 - Suite can be leased separately or with additional floors



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

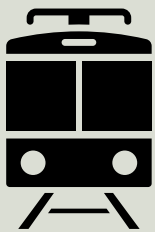
257+

Restaurants

10

Grocery Stores

NEIGHBOURHOOD
CONNECTIVITY



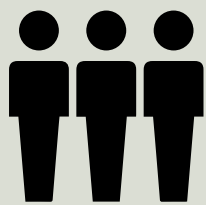
120,000+
RIDERS PER DAY

504 King West Streetcar | 510 Spadina Streetcar



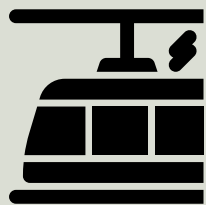
47,000+
VEHICLES

At King-Spadina per day



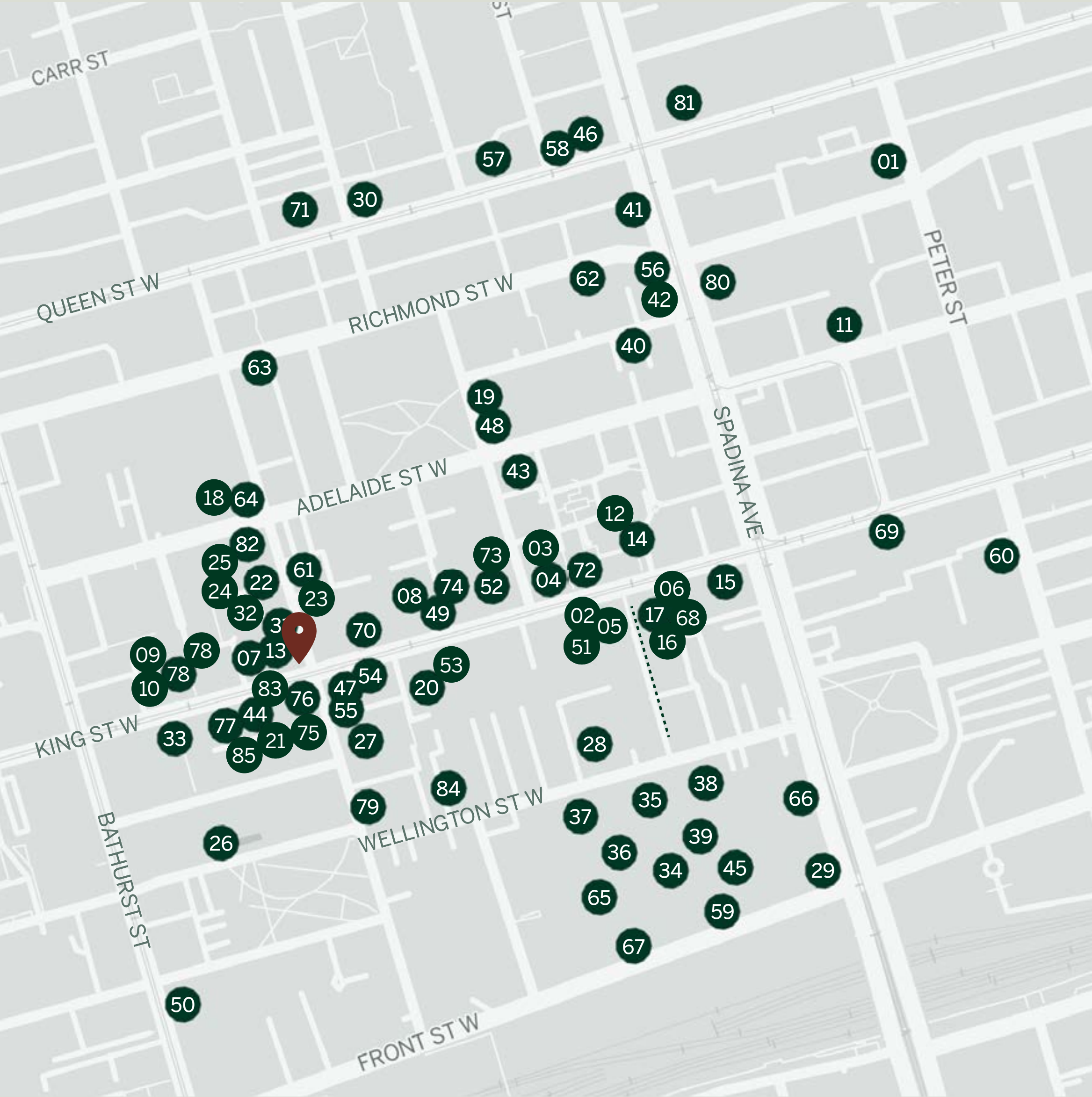
36,000+
PEDESTRIANS

At King-Spadina per day



Future Transit
ONTARIO LINE

King-Bathurst & Queen-Spadina



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

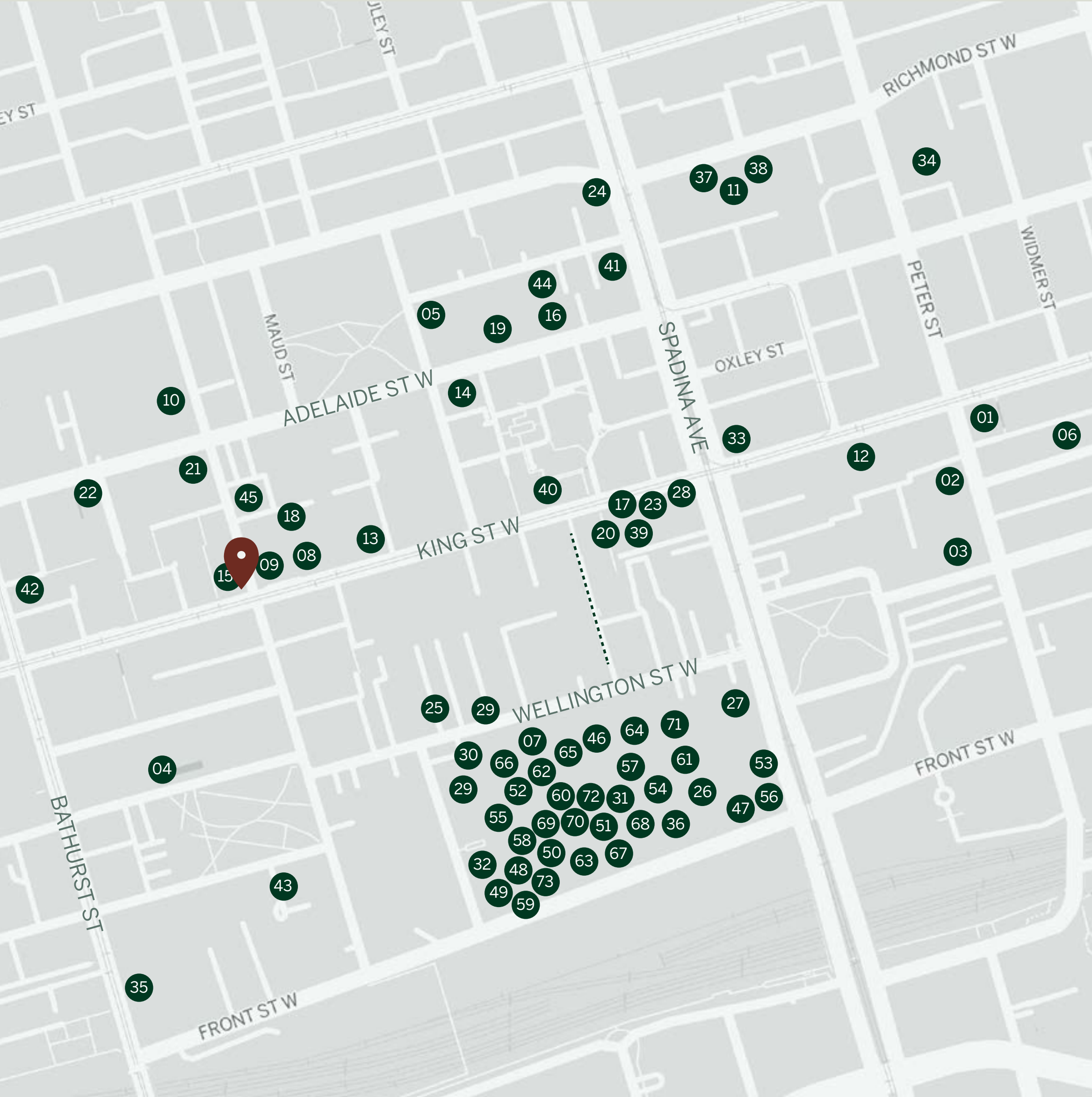
- 68. SPIN Toronto
- 69. Bar Hop
- 70. Century
- 71. BarChef
- 72. Call Her Juliet
- 73. Early Mercy
- 74. Belfast Love
- 75. 2Cats
- 76. Ruby Soho
- 77. Kissa
- 78. Deer Lady
- 79. Bar Wellington
- 80. Wide Open
- 81. Horseshoe Tavern
- 82. Petty Cash
- 83. Locals Only
- 84. Cherry's High Dive
- 85.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

604 King Street West
 Future Pedestrian Laneway

100
WALK SCORE

99
BIKE SCORE

99
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

 604 King Street West
-- -- Future Pedestrian Laneway

JOIN THE VILLAGE

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

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