

461 King Street West  
Toronto, Ontario

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With more than 200 properties across the country, Allied is a leading owner-operator of distinctive urban workspaces in Canada's major cities. Allied's portfolio, comprising more than 15 million square feet, is defined by its thoughtful, human-centric design and an inimitable occupant experience. Join a nationwide community of knowledge-based organizations, attract and retain top talent, and ignite workplace culture in a space that is conducive to human wellness, diversity, and connectivity in the heart of Canada's most vibrant urban neighbourhoods.

### PROPERTY HIGHLIGHTS

Situated in the heart of King West, this premium brick-and-beam building has recently been upgraded with a new kitchenette, boardroom, and client-facing areas. In an amenity-rich urban neighbourhood full of upscale restaurants, entertainment options and a rich arts and culture scene, 461 King Street West is an ideal location to enhance organizational culture, productivity and engagement.

### NEIGHBOURHOOD AMENITIES

Toronto's vibrant King West neighbourhood is known for its lively night-life and thriving arts scene. With a plethora of upscale restaurants, bars and clubs, it's the ideal destination for work and play. Centrally located, King West offers easy access to major transportation hubs, making it perfect for organizations seeking a dynamic downtown presence.

### TELECOM PROVIDER

- Beanfield

### TRANSIT

- 1-minute walk to streetcar (504 King)
- 7-minute walk to PATH
- 13-minute walk to St. Andrew subway station
- 15-minute walk to Union station

### SUITE INFORMATION

SUITE	SF	TYPE	AVAILABILITY
300	17,071	Office	Immediate

Includes Utilities & Excludes In-Suite Janitorial

### NET RENT

Call leasing agent

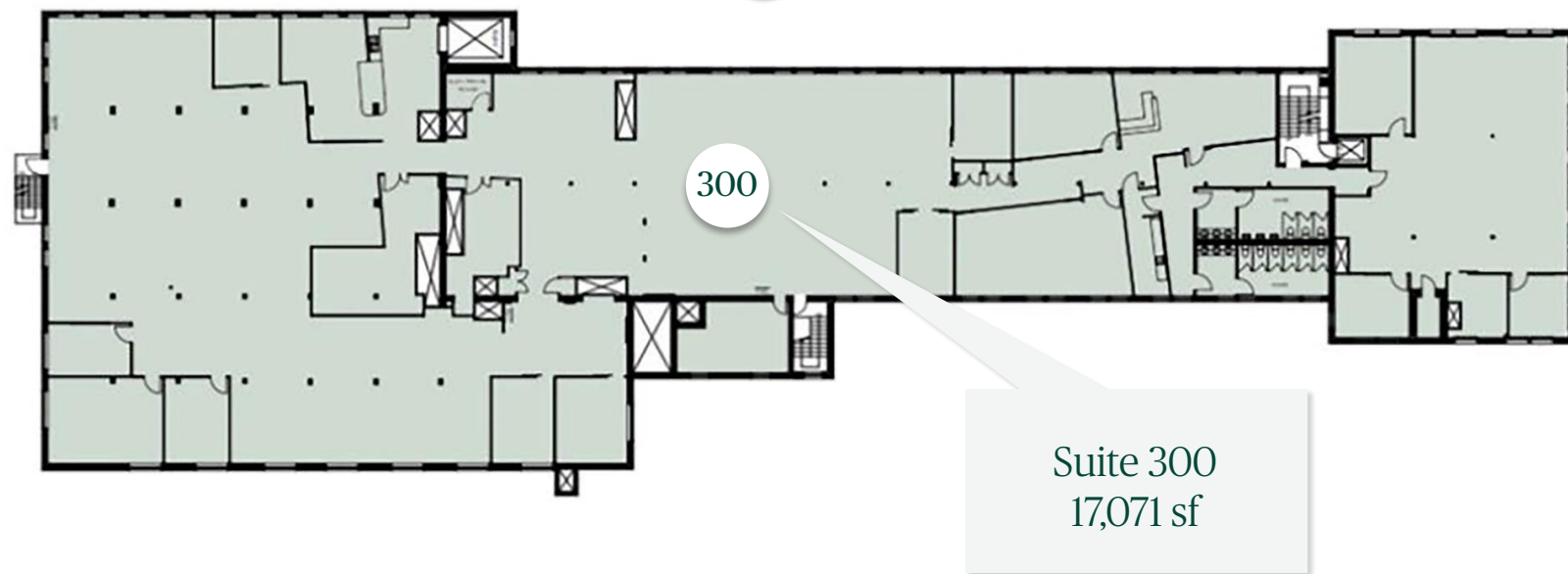


### ADDITIONAL RENT

\$23.89



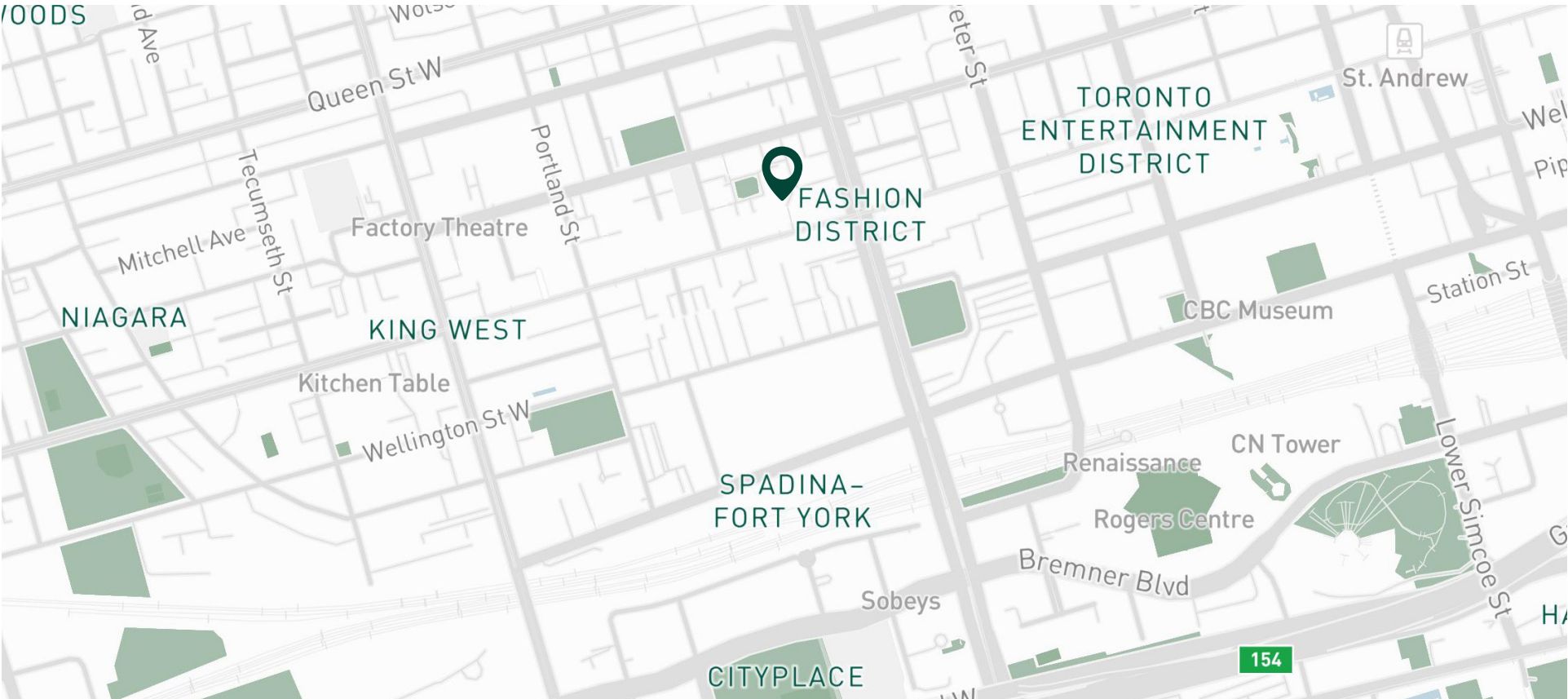
# 461 King Street West Third Level Floorplan



# 461 King Street West

## Amenities Map

Be in the heart of a vibrant, amenity-rich, urban neighbourhood.



### LOCATION

Walk Score® | 99  
Transit Score® | 100  
Bike Score® | 98  
Less than one minute walk to streetcars

### RESTAURANTS

Big Smoke Burger  
Buca  
Gusto 101  
Le Sélect Bistro  
Rodney's Oyster House  
The Parlour  
Wilbur Mexicana

### HEALTH & WELLNESS

Barre3  
Body Blitz Spa West  
Elle Fitness & Lifestyle  
Hammam Spa  
Peridot Wellness  
Platinum Health & Wellness  
Totum Life Science  
Well BYND

### SERVICES

BMO Bank of Montreal  
LCBO  
Loblaws  
Marriott City Centre  
Petro Canada  
RBC Royal Bank  
Roadhouse Park  
Sobeys

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