

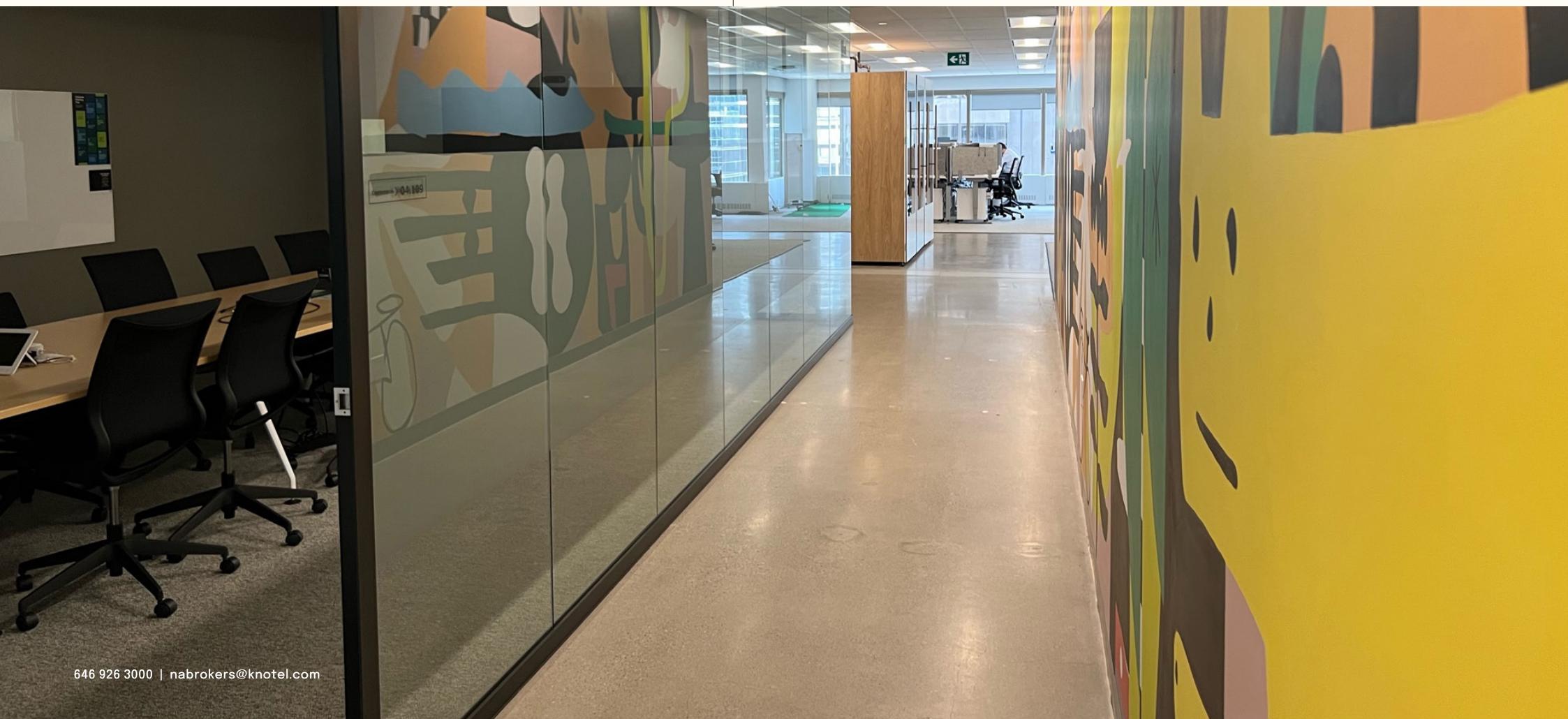
KNOTEL

121 King Street West

121 King St. W, Toronto, ON M5H 3X7

23,119 RSF

4th Floor

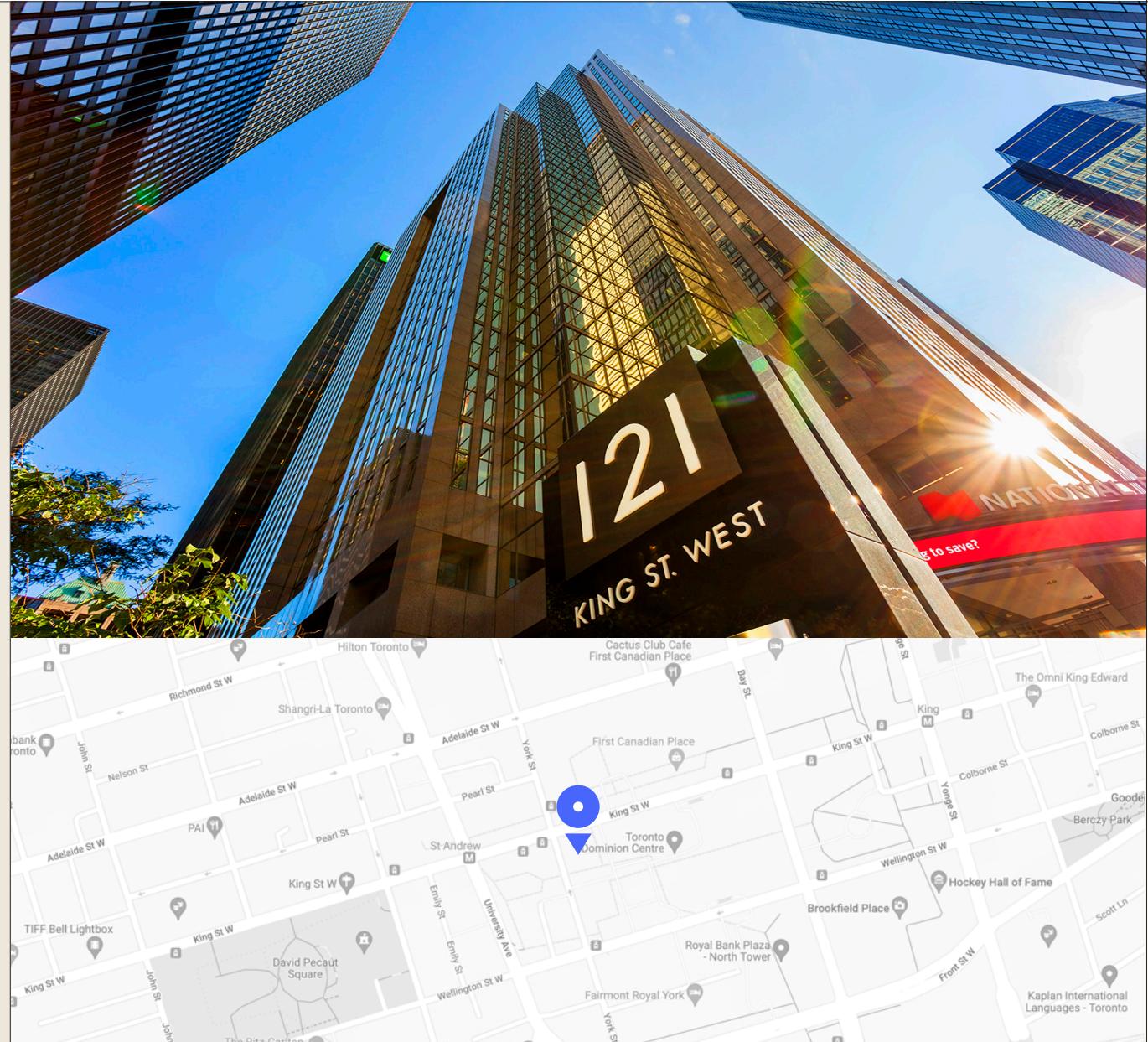


121 King Street West

Centrally located in the heart of the Financial Core at the corner of York Street and King Street, 121 King Street West is a Class A 25-storey office tower with LEED EB GOLD and BOMA BEST 3 environmental certification.

The building is one block from King St. and Bay St. and easily accessible from the King Streetcar route and Union Station. It is PATH connected to over 70 buildings, 30 KM of tunnels, walkways, public transit, and 1,200 retailers.

23,119 RSF is available on the fourth floor, fully fitted out and managed by Knotel.



Building Lobby

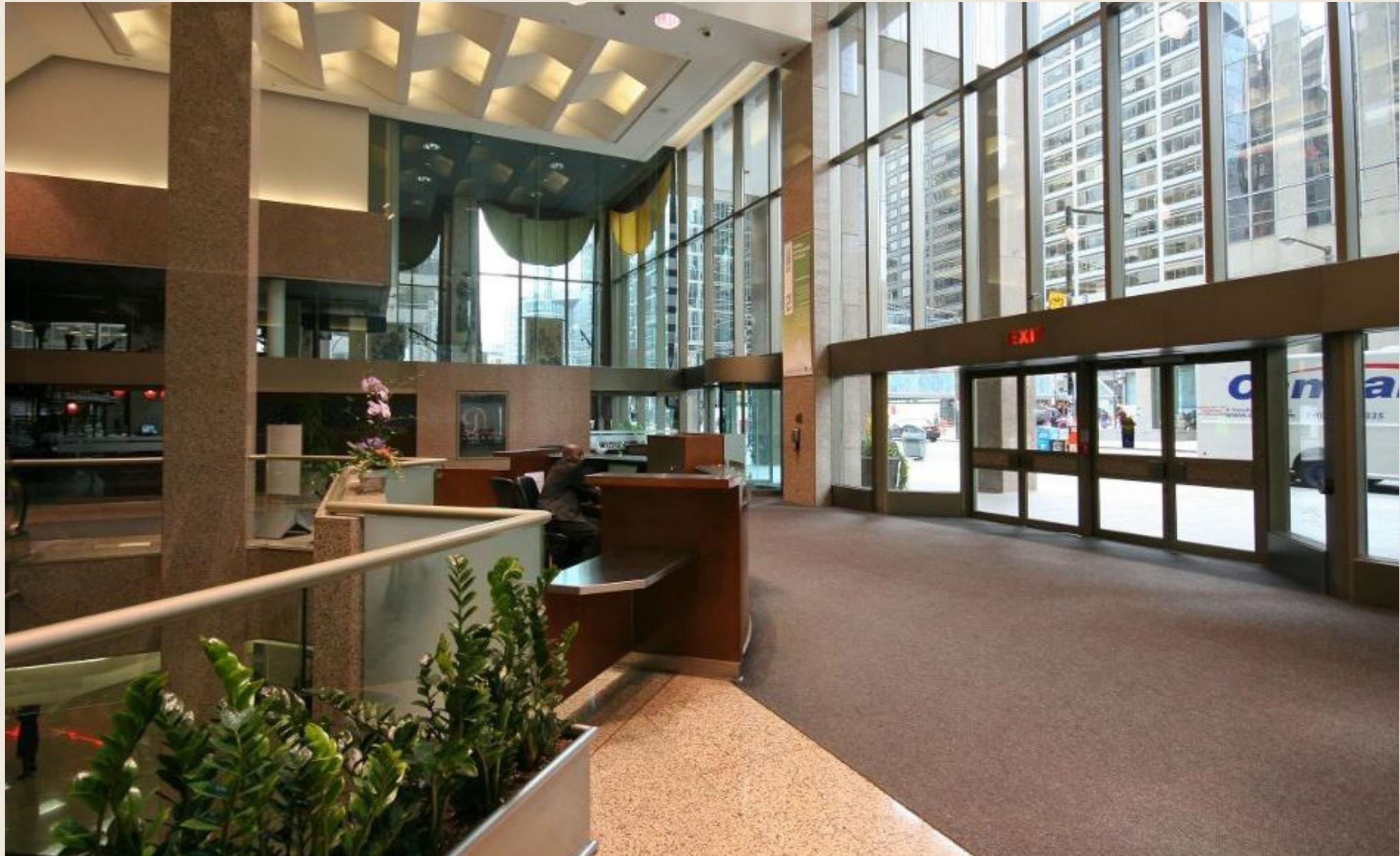


Image Courtesy of CoStar

4th Floor

23,119 RSF

200 Workstations

Square Footage

Rentable Square Feet 23,119

WPS Numbers

Dedicated Workstations 200
Collaboration Seats 120
Enclosed Meeting Seats 95

Room Counts

Meeting Spaces

Workspaces	6	Customer storage	1
Small Meeting Room (4p)	7	Wellness Room	1
Medium Meeting Room (6p)	4	Single Use Restroom	1
Large Meeting Room (10p)	2	Multiple Use Restroom	2
Large Meeting Room (14p)	1	Janitor Closet	1
Phonebooths (1p)	9	IT Room	2

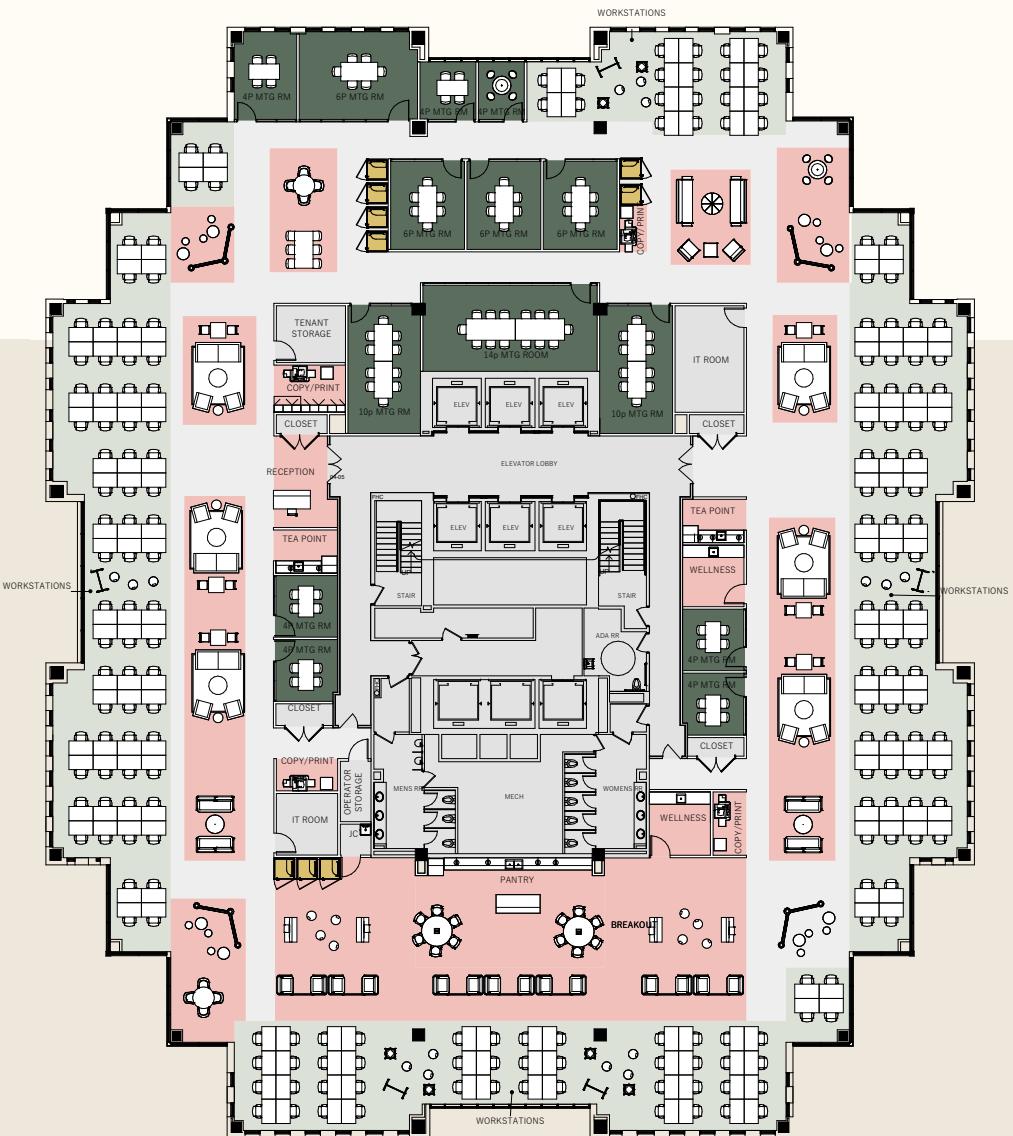
Room Counts

Collaborative Spaces

Reception	7
Lounge	4
Pantry	2
Tea Point	1
Print Station	9
Lockers	24
Breakout	28

Support Spaces

Customer storage	1
Wellness Room	1
Single Use Restroom	1
Multiple Use Restroom	2
Janitor Closet	1
IT Room	2
Additional Storage	4



Workstations Meeting Rooms Ancillary Phone Booths Core Areas Circulation



Lounge



Lounge



Pantry



Tea Point



Specification Summary



Cycle Spaces



ADA / DDA Compliant

Bike
Room



Access

24/7



Air-Conditioning Spec

M-F
8AM-6PM



Travel

Union Station - 8 minute walk
St. Andrew Station - 1 minute walk
Scotiabank Arena - 5 minute walk
City Hall - 7 minute walk

Billy Bishop Airport: 10 minute drive



Extras

Restaurants, hotels, retail within immediate walking distance



Next level workspace for the next level in your business. From space to services, we give companies the flexibility to grow and adapt.

We'll take care of managed services, leaving you with the freedom to focus on the important business of growing your potential.

Our Approach



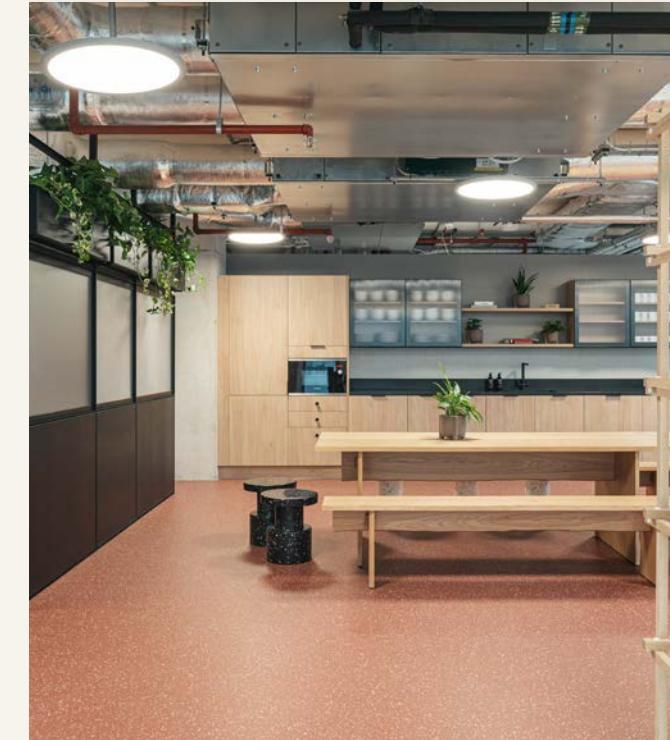
Discover

We'll meet with your team to understand your business, review our available portfolio of spaces and match based on your workspace needs.



Tailor

We partner with you to adapt the critical aspects of the workspace to make it feel like your own. Our expert team is on hand to help with your IT requirements, flexible layout options, and branding solutions.



Manage

We provide ongoing workspace management to help optimise and make your workplace experience better and more productive.

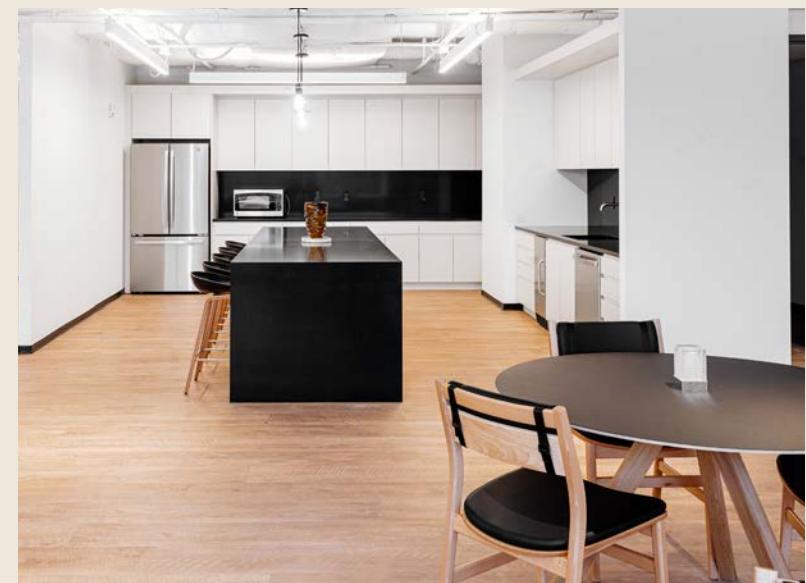
Managed Services

Services include:

- Tenant use electric and utilities
- Office equipment (printer, paper supplies)
- Daily cleaning
- Local Coffee
- Plants and plant maintenance
- IT Support services
- Repairs & preventative maintenance
- Maintenance ticket system going directly to your Workspace Associate

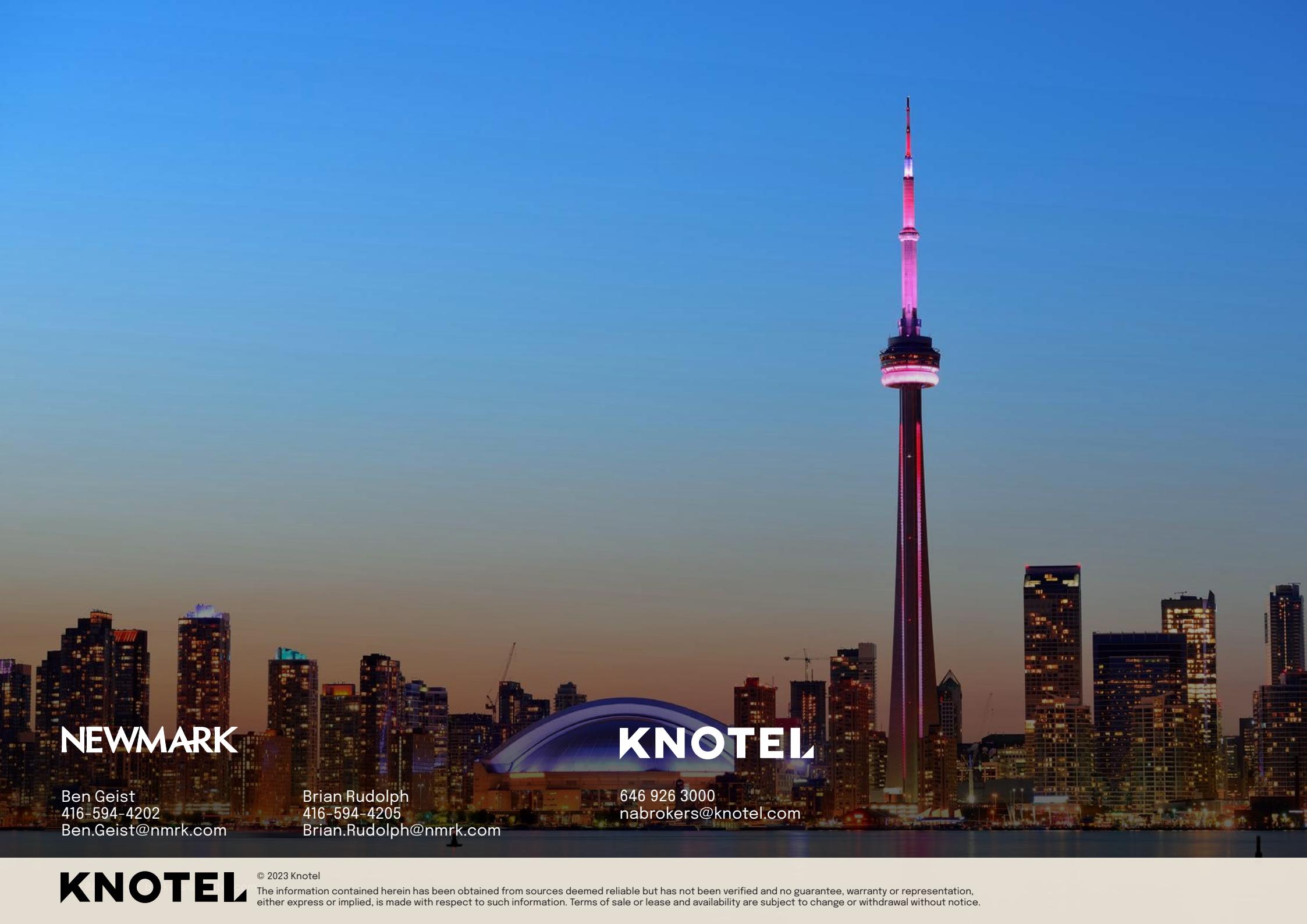


121 King Street West



Branding Services





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