

Step into 901 King St W, where high performance meets limitless potential. Featuring over 226,000 SF of open office space with exposed ceilings, sprawling collaborative areas, and the highest underground parking ratios in the market, this premier destination is designed to exceed all expectations.



Move in ready spaces



Flexible 37,000 SF floor plates



Lofted 12' ceilings that maximize natural light



Newly renovated lobby space with secure access



Direct TTC access



Ground-floor retail



Secure bike parking, showers, and change rooms



Fastest fiber optic connection in the King West neighbourhood



Connect by Crown mobile app

## **REFUEL & RELAX**

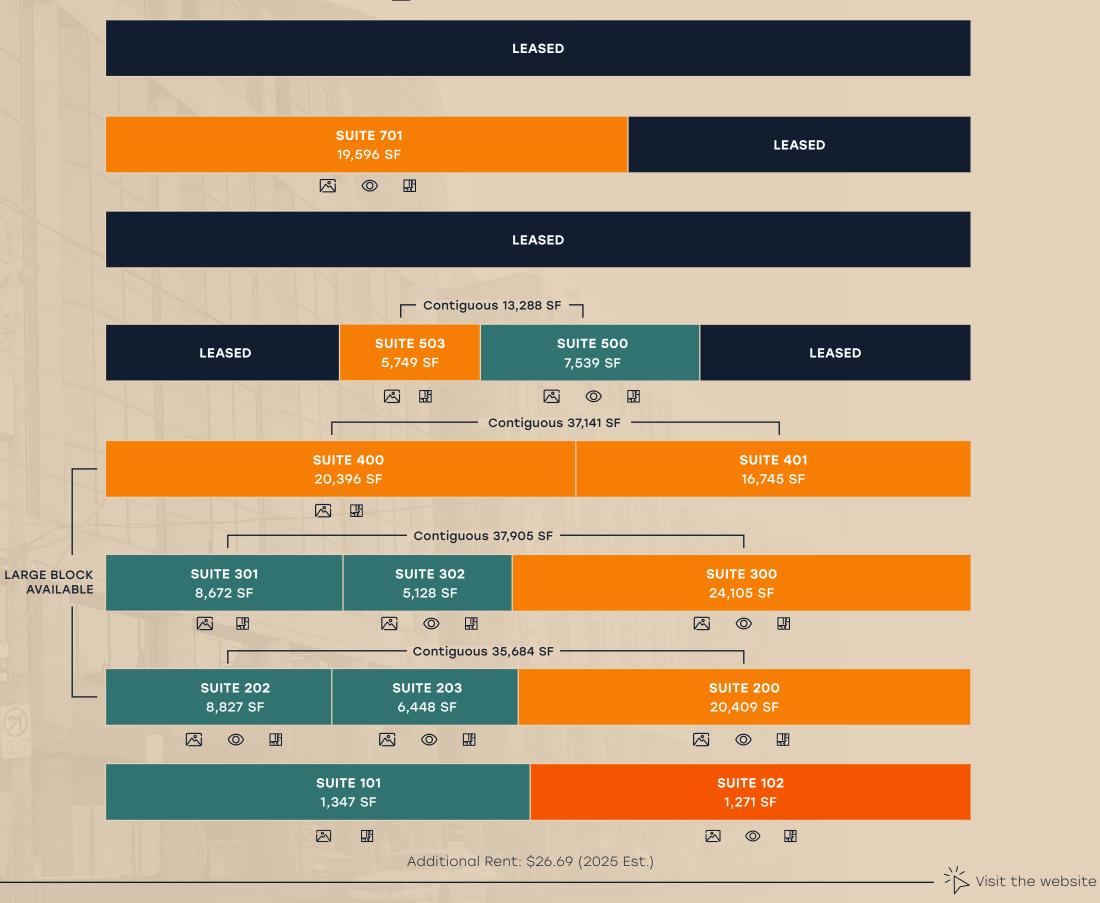
On-Site Wellness Retail







Images Tour Floor Plan



Model Suite

Retail

Available

Leased

## OUTPERFORMING THE COMPETITION

With an impressive list of certifications and designations, including Fitwel, LEED Gold, BOMA 360 Performance Building, with lightning-fast fiber-optic connectivity and robust power supply, 901 King St W is designed to maximize efficiency and drive peak performance.

## **FUTURE-READY TECH**



Seven high-speed service providers



Capacity for additional service provider installations



Multiple entry points for diverse communication options



Multiple risers for physical diversity and disruption protection



Unique opportunity to run a direct, secure and exclusive pipe to the Bell building located behind 901 King St W





## SUSTAINABLE ENVIRONMENT

Our team constantly identifies, reviews, and implements sustainability measures, providing occupants with increased comfort, access to fresh, clean air, and a healthy work environment. Our efforts are aligned with industry leading certifications and achievements.







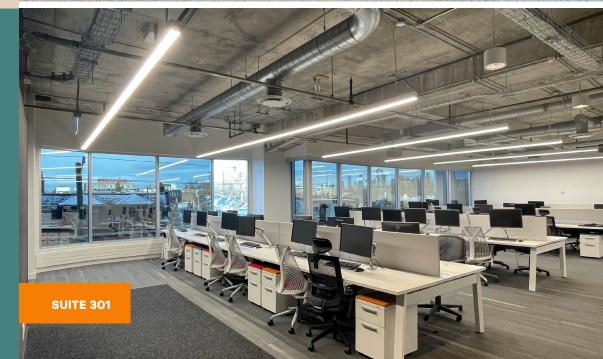














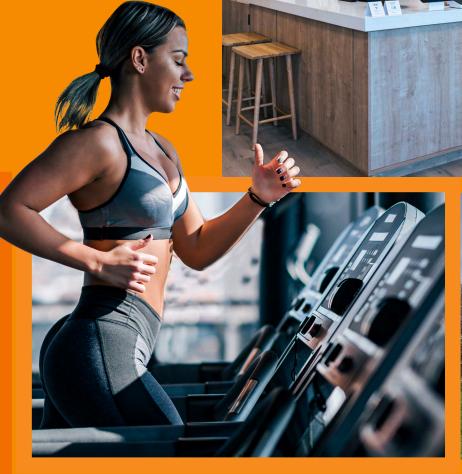
# WORKHARD. PLAY HARDER.

901 King St W is strategically located in the vibrant core of Toronto's lifestyle trifecta—King West, Queen West, and Ossington. With an exciting blend of trendy cafés, eclectic restaurants, chic boutiques, and endless entertainment options, this location creates the ultimate urban playground from sunrise to sunset.

94
WALK SCORE

**92**BIKE SCORE

92
TRANSIT SCORE







812 137 14
RESTAURANTS RETAIL FITNESS

21 ARTS & ENTERTAINMENT

HOTELS

TORONTO'S ENTERTAINMENT
DISTRICT THAT CATER TO
EVERY TASTE

A DYNAMIC MIX OF ART, FASHION, AND MUSIC

ONE OF THE COOLEST STREETS
IN THE WORLD - SOURCE:
TIME OUT MAGAZINE, 2022

## **KING WEST**

Altea Active, Arvo Coffee, Fluffy Paws Pet Care, Stanley Park, King Rustic Kitchen & Bar, NoDo, Pizza Wine Disco

## **QUEEN WEST**

Trinity Bellwoods, Park & Province,
Gravity Pope,
Prime Seafood Palace

## **OSSINGTON**

Bellwoods Brewery, Bang Bang Ice Cream, Soos, Mamakas Taverna, Blondie's, Superpoint, Paris Paris, Haifa Room







## MORE THAN SQUARE FOOTAGE

Since its inception in 2001, Crown Realty Partners has aimed to be Canada's premier choice for commercial real estate management. Renowned for delivering superior investment returns, Crown adopts a hands-on, integrated approach to develop flexible strategies that benefit their tenants and their local communities.

63
BUILDINGS UNDER
MANAGEMENT

10.6M SF
UNDER MANAGEMENT

170+
EMPLOYEES



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