

WORKING

STREET WEST

HIGH VIBES.
HIGH PERFORMANCE.

DESIGN THAT HITS DIFFERENT

901 KING ST WEST



1/650 SF underground parking with car detailing



22 minutes to Union Station



13 minutes to Exhibition GO station

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

the coffee.
ザ・コーヒー

SIXTH SENSE
SPA & NAIL LOUNGE



BUILDING AVAILABILITIES

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Images



Tour



Floor Plan

LEASED

SUITE 701
19,596 SF

LEASED



LEASED

Contiguous 13,288 SF

LEASED

SUITE 503
5,749 SF

SUITE 500
7,539 SF

LEASED



Contiguous 37,141 SF

SUITE 400
20,396 SF

SUITE 401
16,745 SF



Contiguous 37,905 SF

SUITE 301
8,672 SF

SUITE 302
5,128 SF

SUITE 300
24,105 SF



Contiguous 35,684 SF

SUITE 202
8,827 SF

SUITE 203
6,448 SF

SUITE 200
20,409 SF



SUITE 101
1,347 SF

SUITE 102
1,271 SF



Additional Rent: \$26.69 (2025 Est.)



Visit the website



Available



Leased



Model Suite



Retail

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

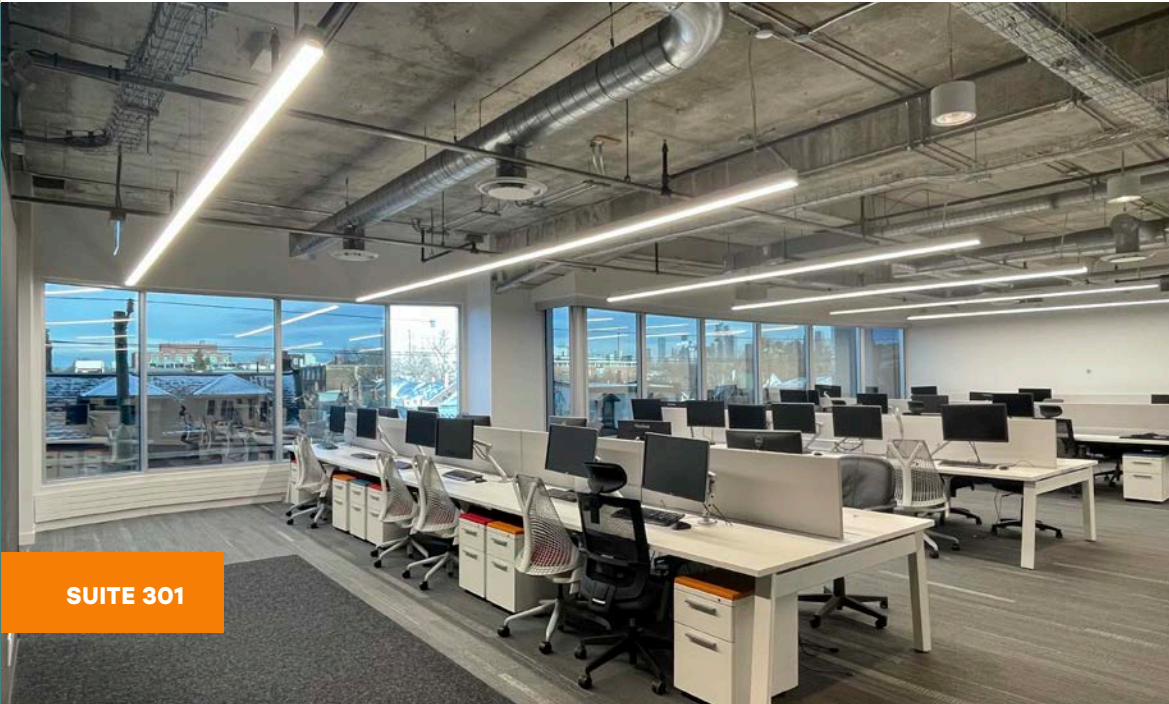
Our team constantly identifies, reviews, and implements sustainability measures, providing occupants with increased comfort, access to fresh, clean air, and a healthy work environment. Our efforts are aligned with industry leading certifications and achievements.



SUITE 200



SUITE 203



SUITE 301



FIRST IMPRESSIONS **ARE EVERYTHING**

901 King St W is getting a major glow-up. With a stunning, new exterior façade and extensive upgrades to the atrium lobby, this space is being transformed for the next wave of innovators ready to make their mark.

WORK HARD. 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.



AMENITIES WITHIN A 3 KM RADIUS

812

RESTAURANTS

137

RETAIL

14

FITNESS

21

ARTS &
ENTERTAINMENT

12

HOTELS

94

WALK SCORE

92

BIKE SCORE

92

TRANSIT SCORE

STAND-OUT LOCATION

TORONTO'S ENTERTAINMENT
DISTRICT THAT CATER TO
EVERY TASTE

KING WEST

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



A DYNAMIC MIX OF ART,
FASHION, AND MUSIC

QUEEN WEST

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



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

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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All dimensions, renderings and pricing are approximate. Actual usable area may differ from that stated herein. E.&O.E.
Renderings and photography are artist's concept and for mood and impression only. *Broker **Sales Representative