



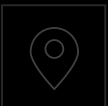
 **KING**
TORONTO



 CUSHMAN &
WAKEFIELD

ALLIED west bank





WELCOME TO KING TORONTO

Project Details

- Address:** 485 to 539 King St W
- Project:** King Toronto
- Developer:** Allied Properties REIT & Westbank Corp.
- Architect:** Bjarke Ingels Group (BIG)
- Commercial Parking:** 70 Stalls (approx)
- Ceiling Heights:** Below Grade - 22 FT
Above Grade - 15-20 FT




 **91,065 SF**
Office Space

 **440 Units**
Residential

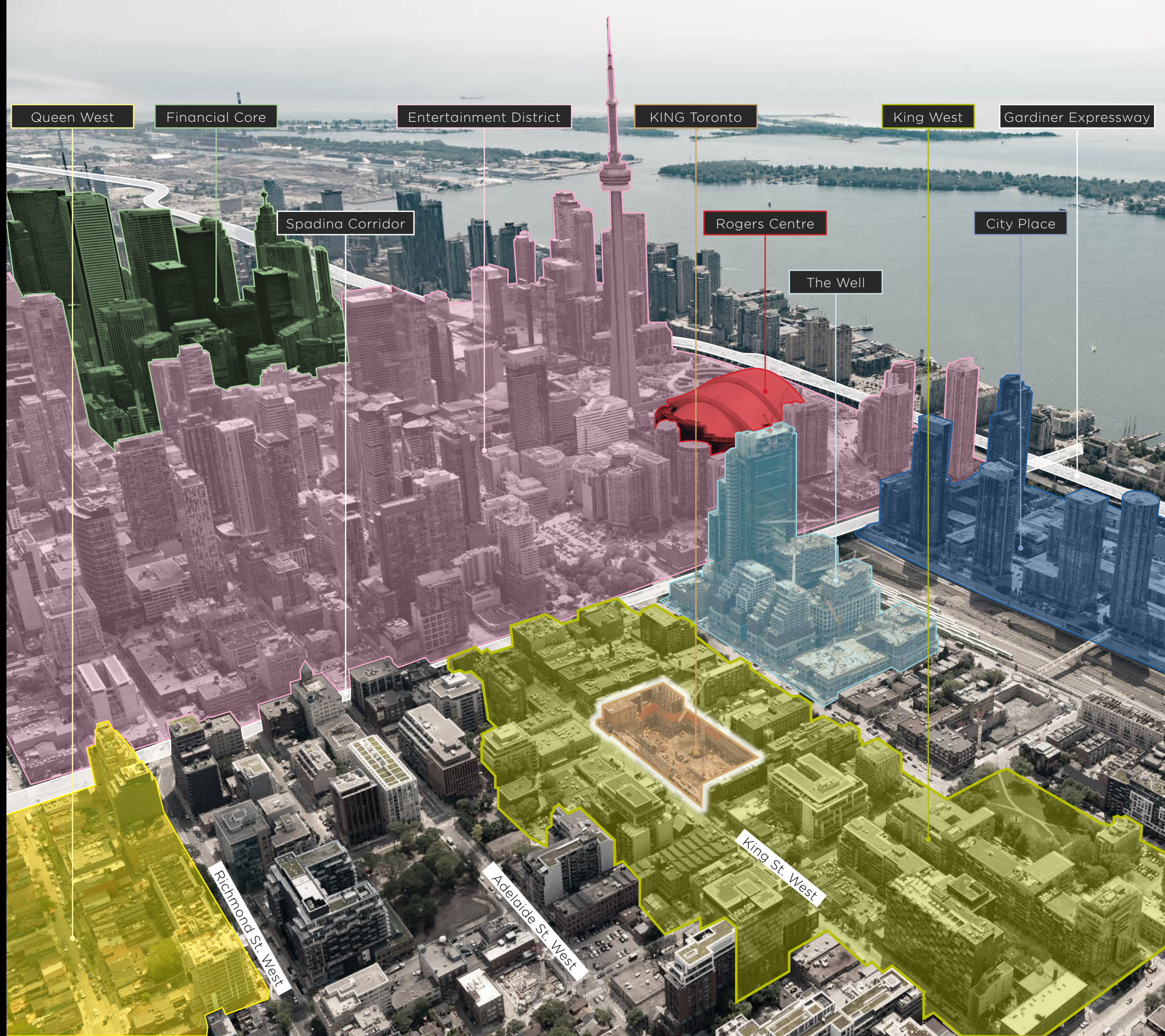
 **107,518 SF**
Retail Space

 **463 FT**
Total Project Frontage

 **41,077 SF**
Below Grade Opportunity

 **2.34 Acres**
Total Site Area





LOCATION

King Toronto is placed in between the most energetic, vibrant and dense neighbourhoods in the downtown west area of Toronto, bordering The Entertainment District, King West, The Financial Core and Cityplace. The site is also within walking distance to some landmarks in the area, such as the CN Tower, Scotiabank Arena, Rogers Centre, and Metro Toronto Convention Centre.

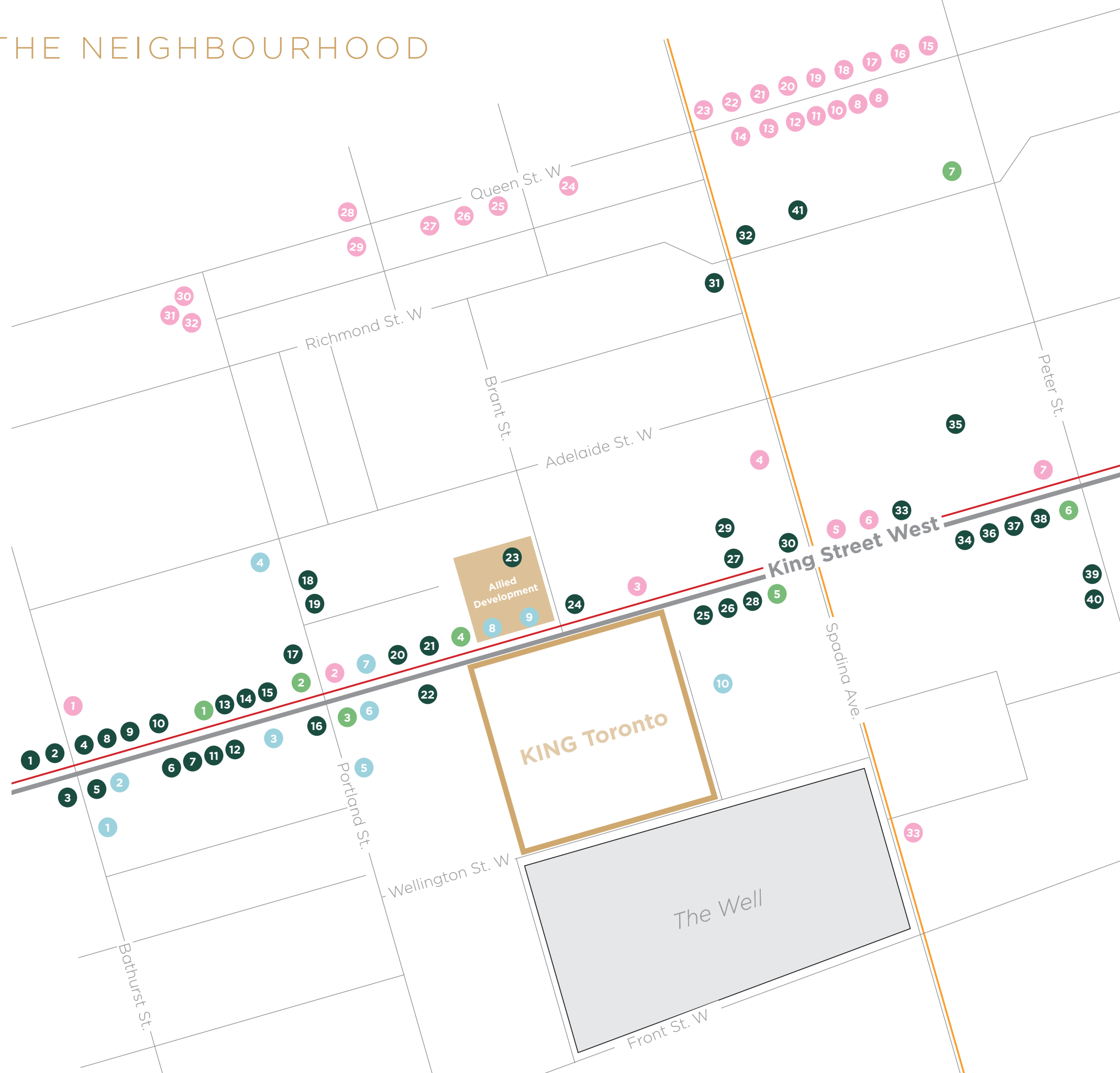


SUCCI

TIUNK

511

THE NEIGHBOURHOOD



FOOD & BEVERAGE

- | | |
|---------------------|---------------------------|
| 1. Hero Burger | 22. Pizzeria Libretto |
| 2. McDonald's | 23. Jacob's Steakhouse |
| 3. Wild Wing | 24. Cibo Wine Bar |
| 4. Regulars | 25. Baro |
| 5. Bank Note | 26. Rodney's Oyster House |
| 6. Oretta | 27. Weslodge Saloon |
| 7. Lavelle | 28. SOMA Chocolate |
| 8. Brioche Doree | 29. Patria |
| 9. Lapinou | 30. Quantum Coffee |
| 10. Parlour | 31. Freshii |
| 11. iQ | 32. Fresh on Spadina |
| 12. Wvrst | 33. Aroma Espresso Bar |
| 13. Lov | 34. Bar Hop |
| 14. Ascari | 35. Khao San Road |
| 15. Dasha | 36. Starbucks |
| 16. Locals Only | 37. Calii Love |
| 17. Buca | 38. Bisha Hotel |
| 18. Gusto 101 | 39. Moretti |
| 19. Jimmys Coffee | 40. Wahlburgers |
| 20. The Keg | 41. Ricardas |
| 21. Wilbur Mexicana | |

RETAIL

- | | |
|-------------------------|----------------------------|
| 1. Black Toe Running | 18. Brandy Melville |
| 2. Dollarama | 19. Petview |
| 3. Shoppers Drug Mart | 20. Casper |
| 4. HomeSense | 21. Fjallraven |
| 5. Fresh & Wild | 22. Nobis |
| 6. Noah's Natural Food | 23. MAC |
| 7. Shoppers Drug Mart | 24. Urban Outfitters |
| 8. Ollie Quinn | 25. NEON |
| 9. Adidas | 26. Vitaly |
| 10. Saje | 27. Original |
| 11. Club Monaco | 28. SVP Sports |
| 12. Steve's Music Store | 29. Mama Loves You Vintage |
| 13. Eb Games | 30. Joe Fresh |
| 14. H&M | 31. Loblaws |
| 15. MEC Toronto | 32. Winners |
| 16. Lush | 33. LCBO |
| 17. Lululemon | |

NIGHTLIFE/ENTERTAINMENT

- | | |
|------------------|-------------------|
| 1. Love Child | 6. Lost and Found |
| 2. EFS | 7. Everleigh |
| 3. Laissez Faire | 8. Belfast Love |
| 4. Petty Cash | 9. Early Mercy |
| 5. Bar Buca | 10. SPIN Toronto |

HEALTH & BEAUTY/FITNESS

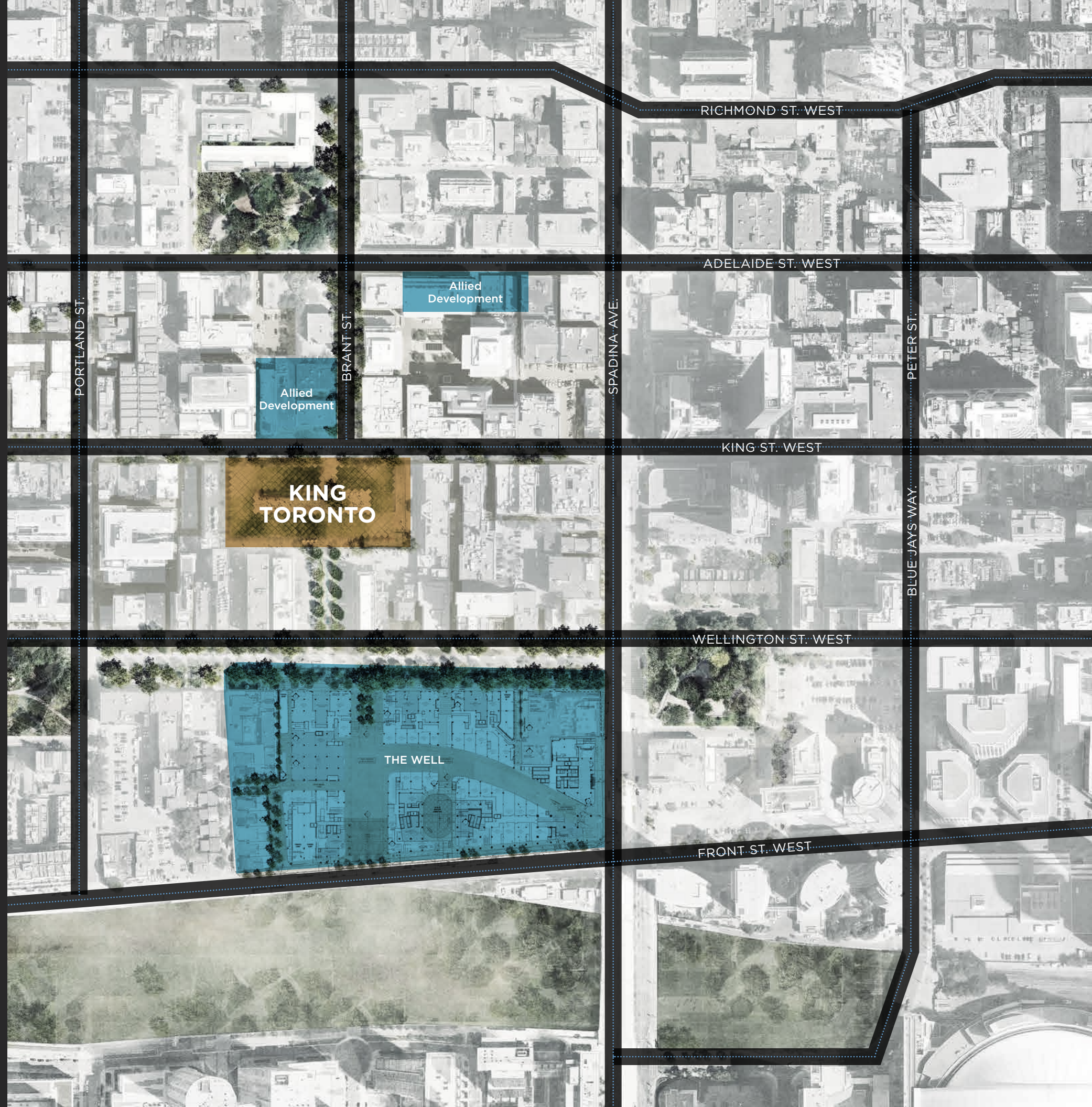
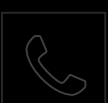
- | | |
|---------------------------------------|----------------|
| 1. Blo Blow Dry Bar | 5. Totum |
| 2. Hammam Spa | 6. Fit Factory |
| 3. Steinberg John & Associates Studio | 7. BOLO |
| 4. Her Majesty's Pleasure | |





ALLIED DEVELOPMENT CONNECTIVITY MAP

KING Toronto is part of a larger scale King West connectivity plan to create a pedestrian friendly connected network of mixed use developments servicing the entire area. KING Toronto is placed strategically in the centre of this network



RICHMOND ST. WEST

ADELAIDE ST. WEST

KING ST. WEST

WELLINGTON ST. WEST

FRONT ST. WEST

PORTLAND ST.

BRANT ST.

SPADINA AVE.

PETER ST.
BLUE JAYS WAY

**KING
TORONTO**

Allied
Development

Allied
Development

THE WELL



INCOMING & CURRENT OFFICE DENSITY

The Toronto Downtown West office market continues to expand with flagship new developments housing some of the world's most prominent office tenancies.

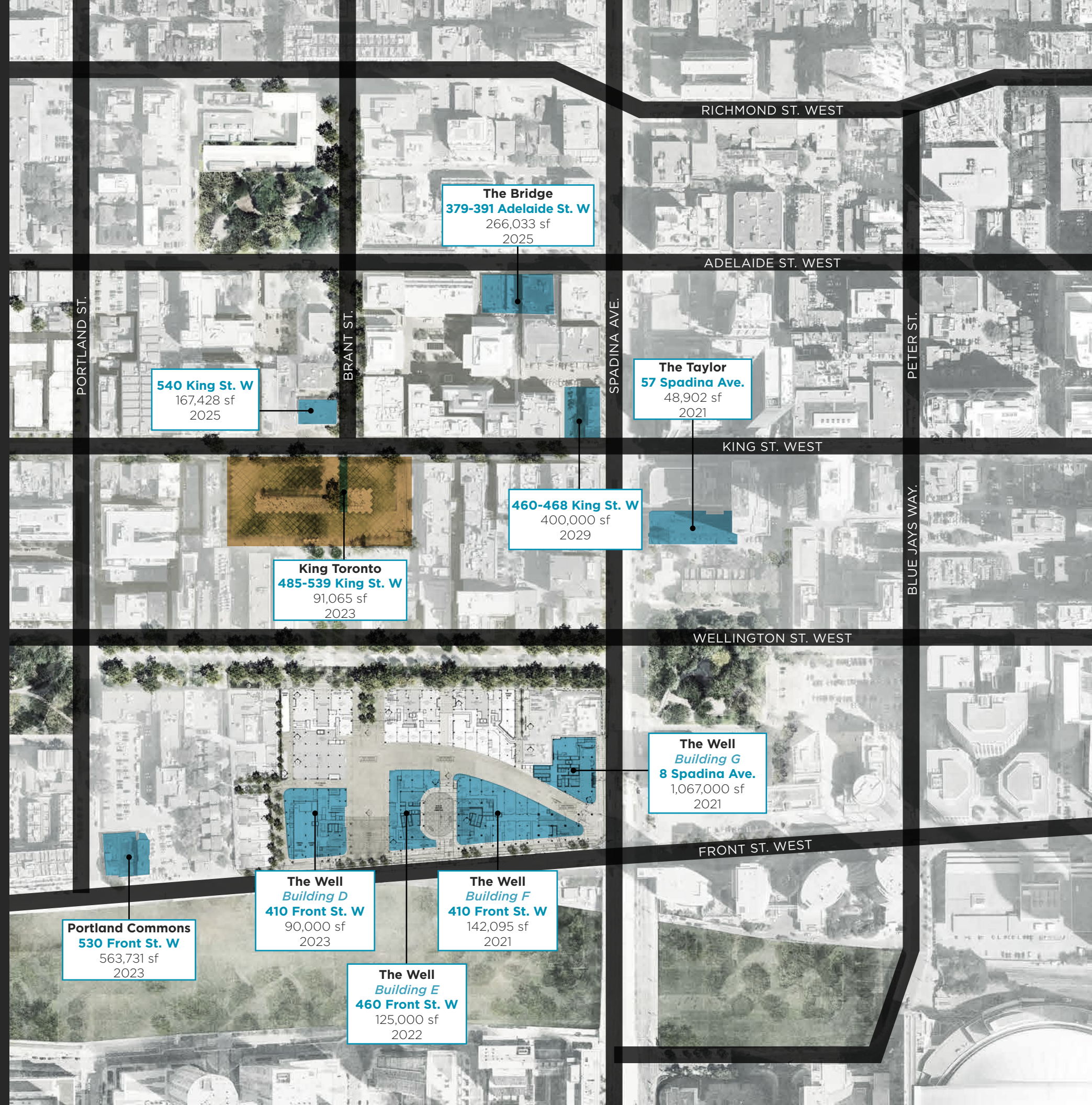
Downtown West Office Stats:

CURRENT INVENTORY
11,883,380 SF

TOTAL INCOMING SF:
3,794,262
(including The Well & King Toronto)

Daily Population

80,000



INCOMING RESIDENTIAL DEVELOPMENTS

Toronto as a whole currently has a total

105,823

of new residential units proposed to be built

Pre/Under Construction

5,217

NEW UNITS

Currently within this map range, there are a total of 5,217 new residential units currently under construction. In the greater area surrounding this vicinity, there is a larger total of 10,296 units currently under construction.

Proposed Developments

11,224

NEW UNITS

Currently within this map range, there are a total of 11,224 new residential units proposed and under review to be built. In the greater area surrounding this vicinity, there is a larger total of 16,949 units proposed to be built.





THE AREA DEMOGRAPHICS

Within 10 minutes of King Toronto, you will find:

66,013
Total Population

\$123,983
Avg. Household Income

34
Avg. Age

Residents spend over

40%

more on restaurant dining when compared to Toronto



Restaurants

Household
\$7,757

Aggregate Spending
\$295,055,597



Grocery

Household
\$6,940

Aggregate Spending
\$263,988,977

Strong population & income growth expected for residents within the next 10 years

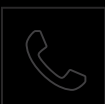
35%

Population Increase

54%

Avg. Income Increasing





VIND MURG
VOUIS LITTON

ALLIED'S TOP KING WEST RETAIL TENANT PORTFOLIO

Allied REIT has been the sole reason for the most successful collection of restaurants, bars, cafes, and retailers in the King West neighbourhood with some of the highest sales numbers in the city, and the most stable bustling nightlife.



Ascari
620 King Street West



Baro
485 King Street West



Buca
75 Portland Street



Cibo
522 King Street West



Dasha
620 King Street West



Lapinou
642 King Street West



LOV
620 King Street West



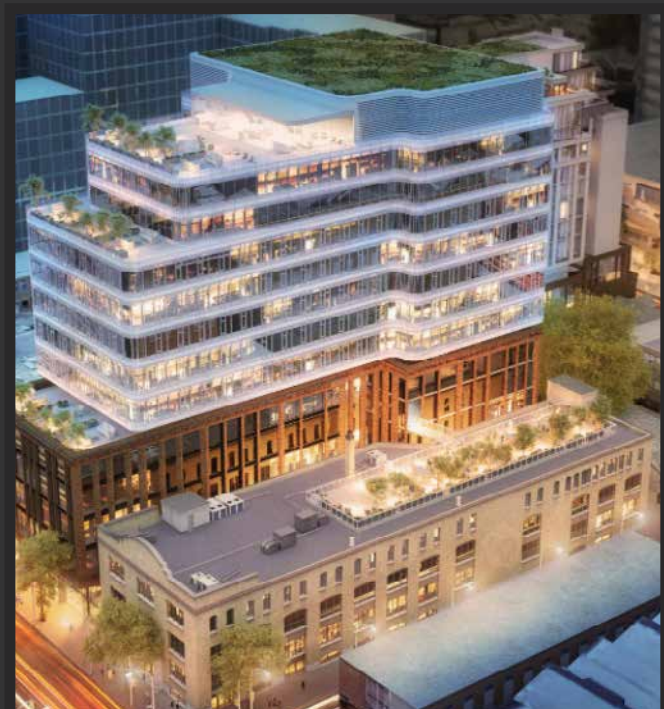
The Parlour
642 King Street West

ALLIED'S KEY OFFICE TENANT PORTFOLIO

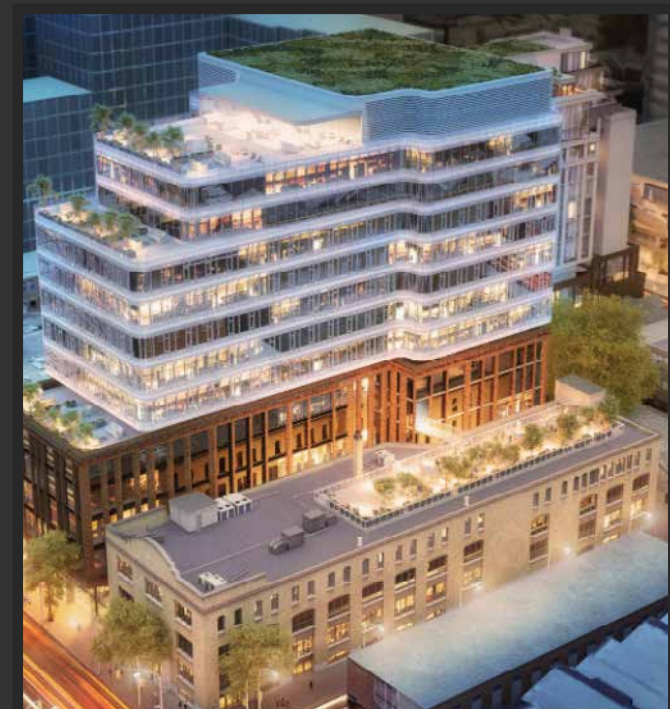
Allied REIT has the strongest boutique and tech tenant portfolio in Toronto, and is the majority owner of buildings on King West. They have shaped and curated the King West market since its initial uprising, and continue to bring the most desired office tenants to the neighbourhood in both new developments and restored heritage buildings.



eOne
134 Peter Street



Shopify
620 King Street West / The Well (Coming Soon)



Indigo
620 King Street West



Wealthsimple
80-82 Spadina Avenue



eBay
500-522 King Street West



McCain
439 King Street West



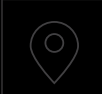
Nvidia
425 King Street West



Intuit
The Well



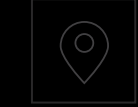
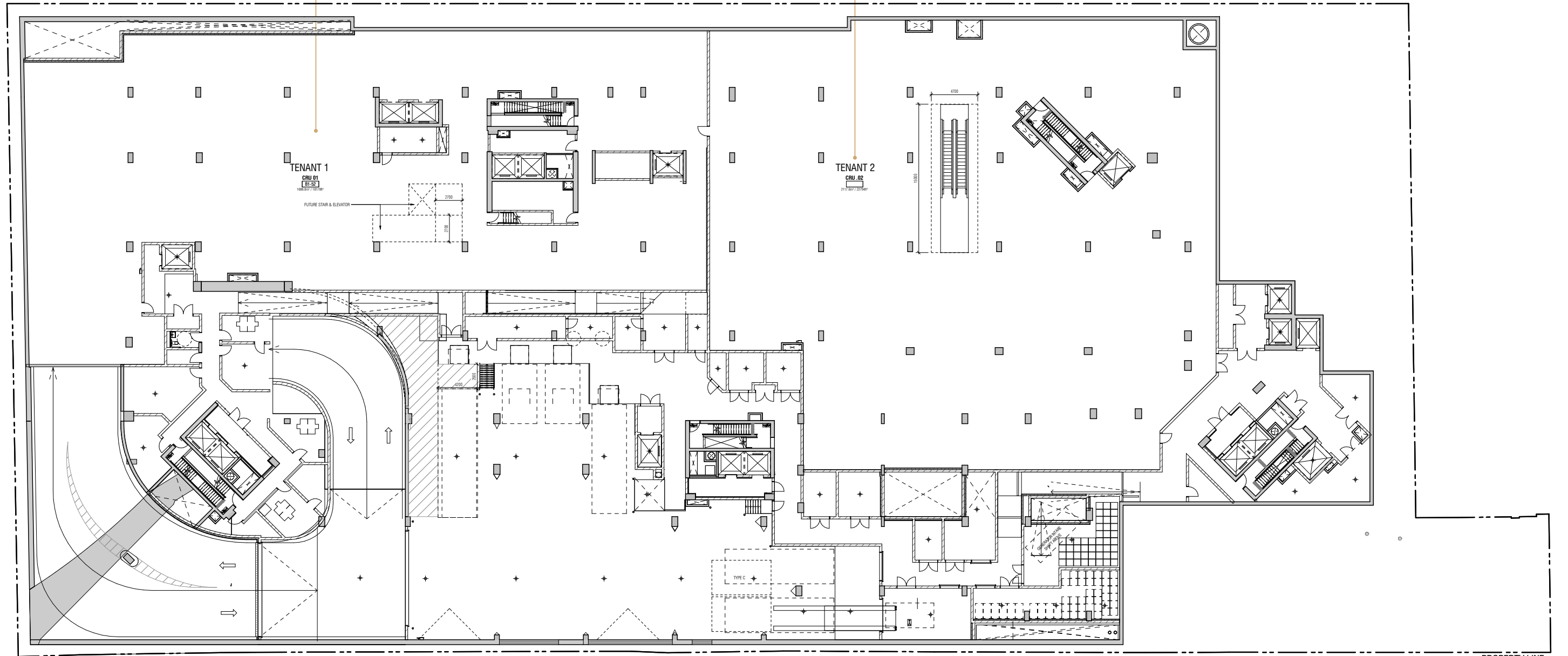
Thomson Reuters
19 Duncan Street



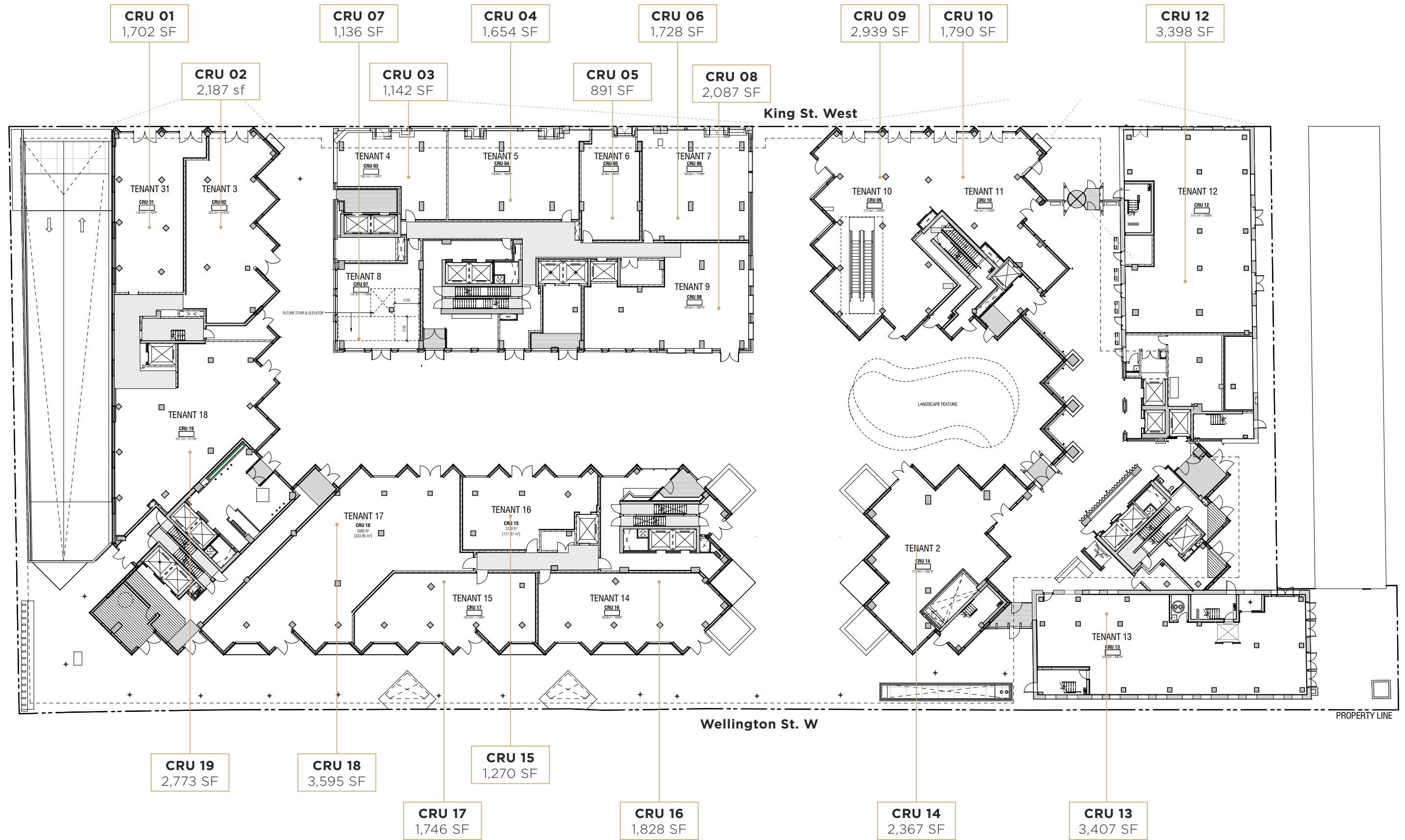
BELOW GRADE

CRU 01
18,178 SF

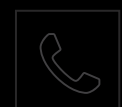
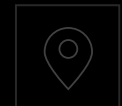
CRU 02
22,794 SF



GROUND FLOOR



SECOND FLOOR

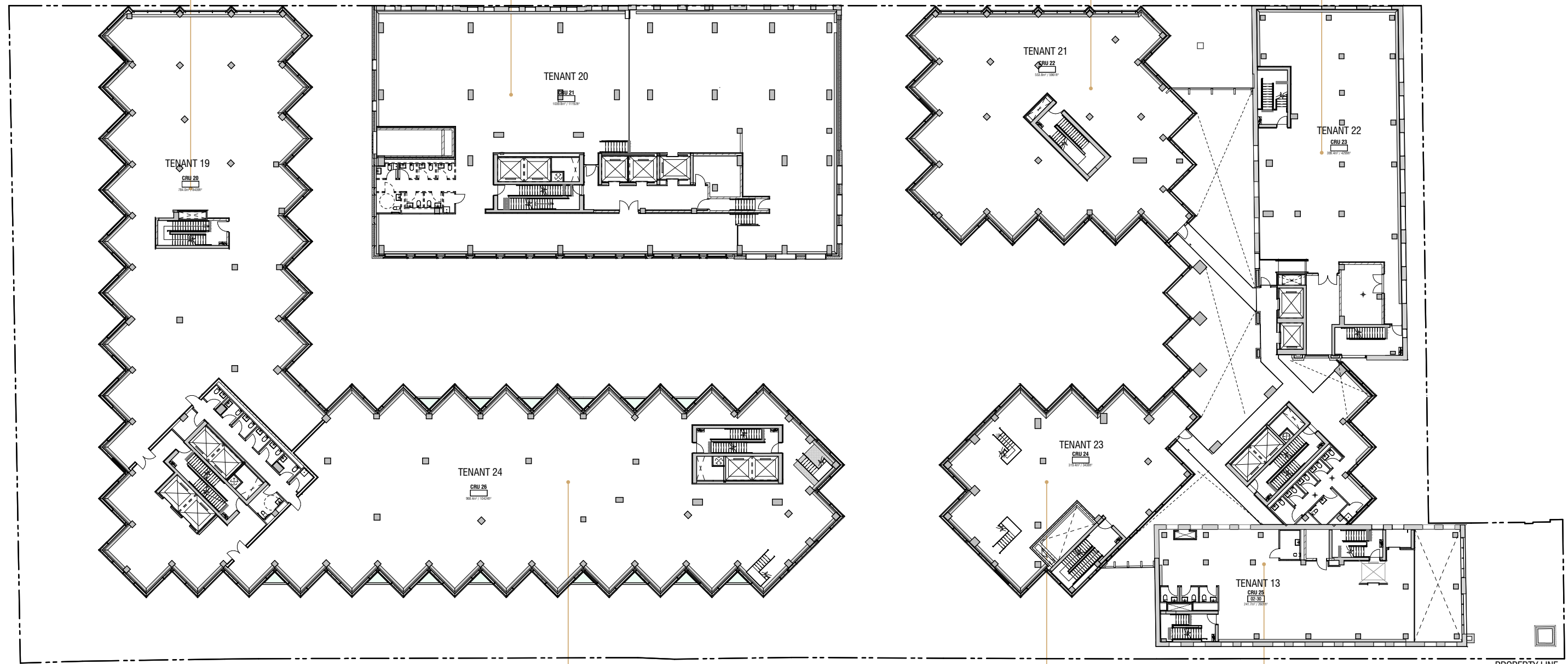


CRU 20
8,439 SF

CRU 21
11,119 SF

CRU 22
5,961 SF

CRU 23
4,299 SF

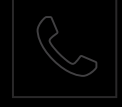
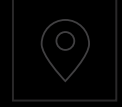


CRU 26
10,424 SF

CRU 24
3,438 SF

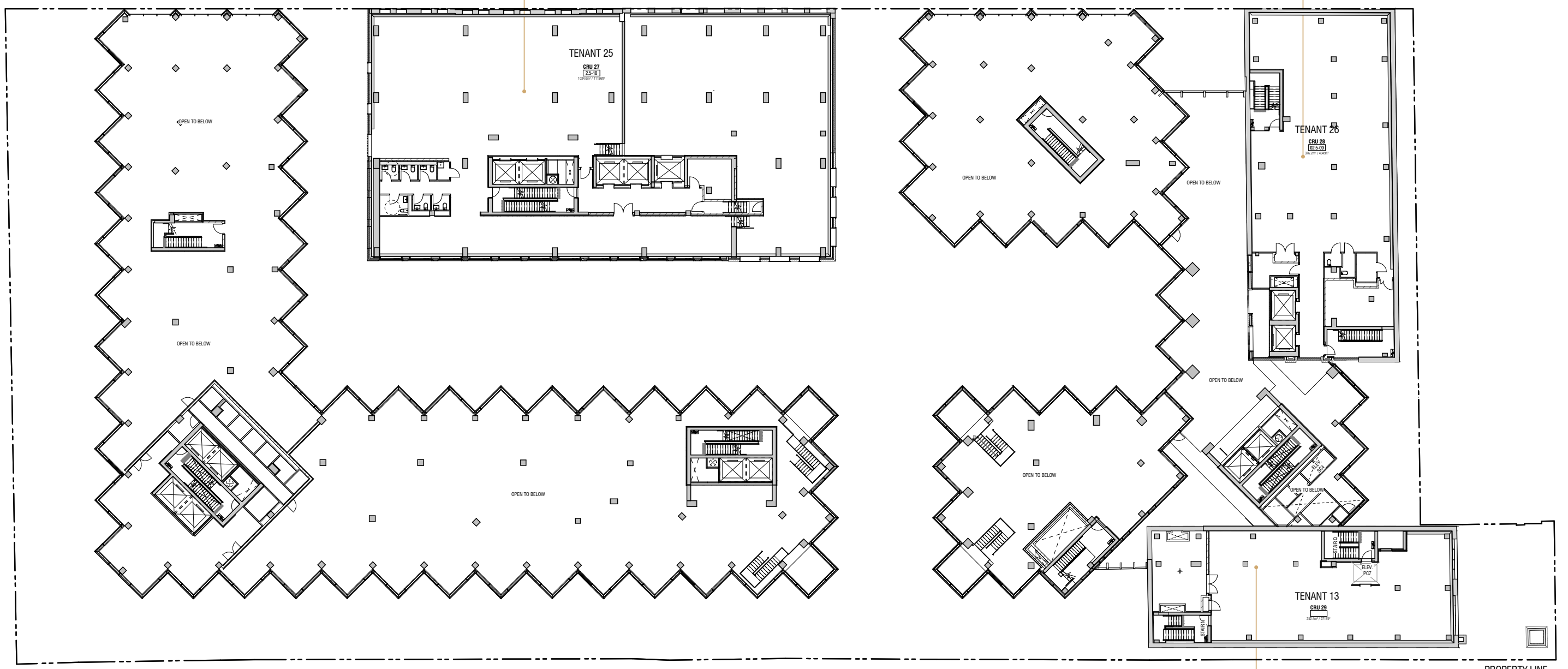
CRU 25
2,601 SF

SECOND FLOOR MEZZANINE



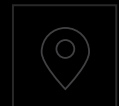
CRU 27
11,136 SF

CRU 28
4,049 SF



CRU 29
2,717 SF

THIRD FLOOR



Terrace 1
2,239 SF

CRU 31
6,289 SF

Terrace 2
3,087 SF

CRU 32
5,902 SF

CRU 33
4,028 SF

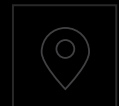


CRU 30
19,304SF

CRU 34
5,707 SF

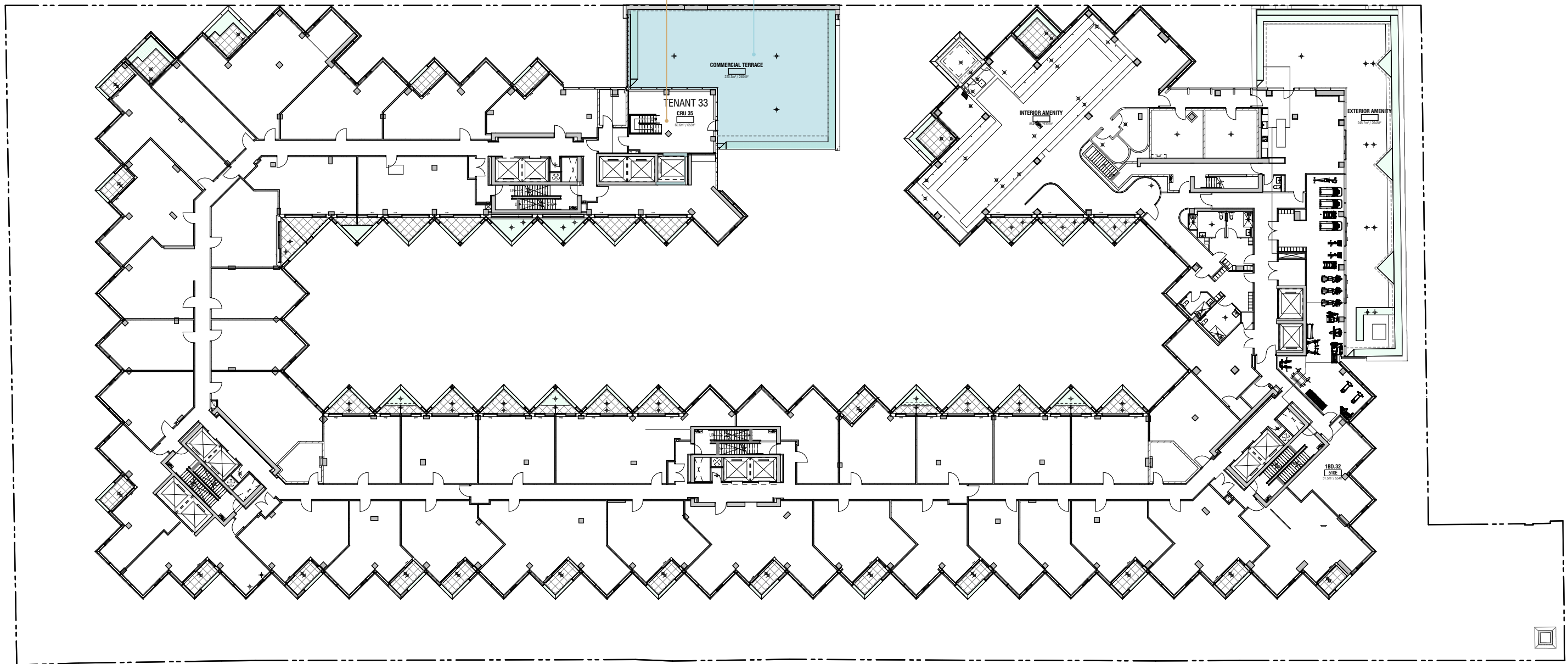
Terrace 3
3,237 SF

THIRD FLOOR PATIO



CRU 35
653 SF

Terrace 4
2,404 SF



PROPERTY LINE



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