



NEXT

901 KING ST W

NEXT LEVEL OFFICE SPACE



901 King St W offers flexible, modern workspaces that help businesses achieve their goals and support their employees' wellness and lifestyles while being in one of the most celebrated and amenity-rich neighbourhoods in Toronto.

NEXT LEVEL SPEED

901 King St W boasts the fastest fiber optic connection in the King West neighbourhood. Have the unique opportunity to run a direct, secure and exclusive pipe to the Bell building located behind 901 King St W.





MOVE-IN READY SPACE



DIRECT TTC ACCESS

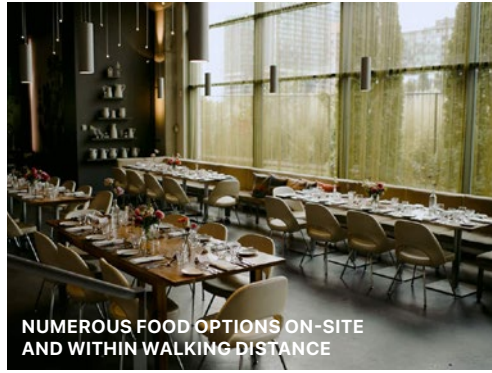


SECURE BIKE PARKING & SHOWER FACILITIES



attractive

ONLY 200 METERS AWAY



NUMEROUS FOOD OPTIONS ON-SITE AND WITHIN WALKING DISTANCE



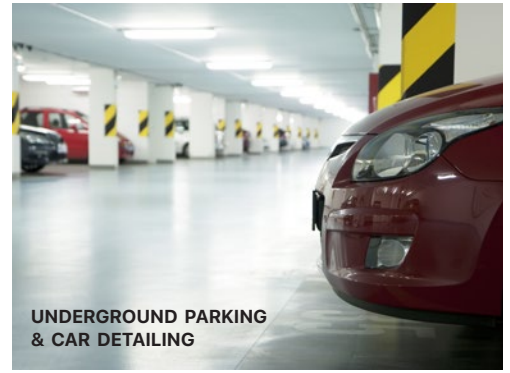
EV PARKING



LOFTED CEILINGS



SECURE ACCESS



UNDERGROUND PARKING & CAR DETAILING



WALK-IN CLINIC ON-SITE



SPA ON-SITE



PHARMACY ON-SITE

WORLD CLASS TENANT BASE



Join one of the most creative workplace communities in the city. 901 King St W is home to internationally recognized brands, convenient on-site amenities, and everything the city has to offer right at the door step.

THE NEXT STAGE OF YOUR BUSINESS



As your business grows, so should your office environment. 901 King St W is undergoing a significant transformation in 2023 to elevate the tenant experience. From a stunning new exterior facade to a completely refreshed lobby and common space, we can't wait to show you what's next!

NEXT TO EVERYTHING YOU NEED

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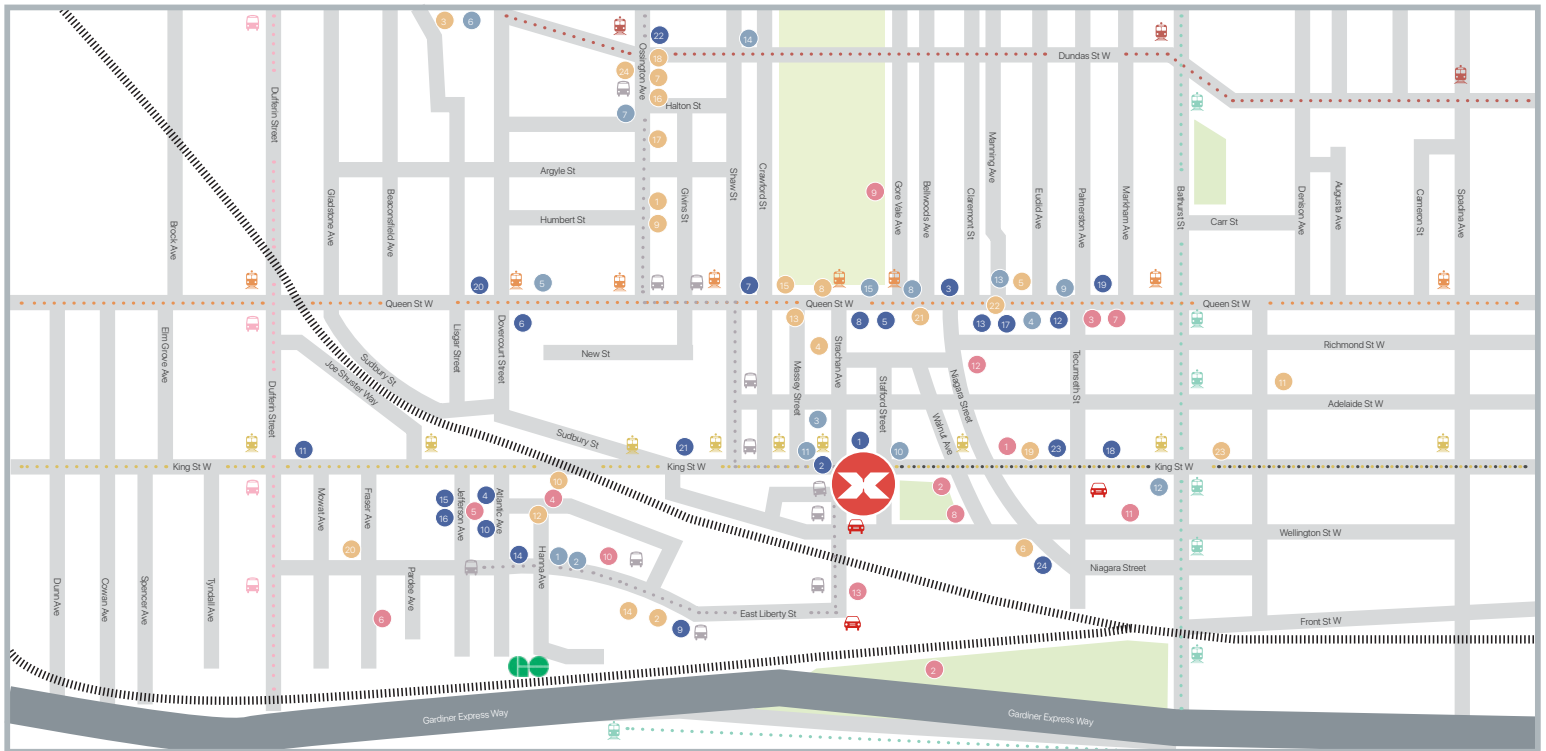
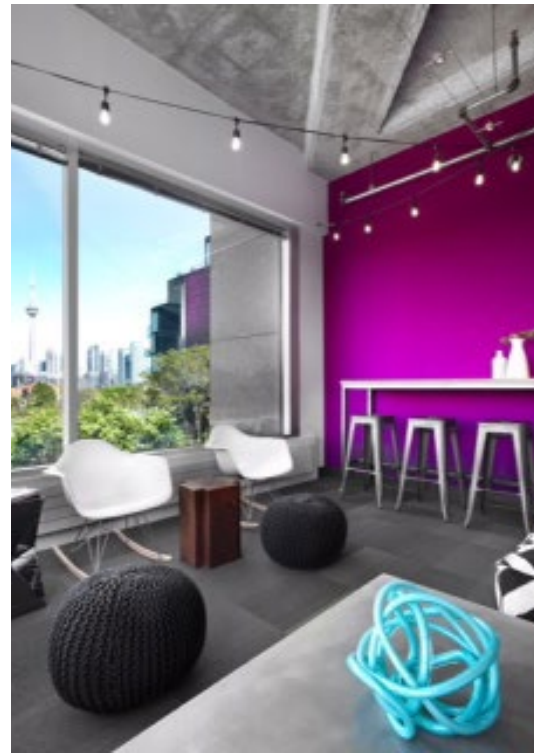
WALK SCORE

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TRANSIT SCORE

92

BIKE SCORE



FOOD

1. ALI BABA/PIZZA NOVA/BIBAB
2. KING RUSTIC KITCHEN
3. HOOKEY'S FISH & CHIPS
4. BURGER DROPS
5. MATTY'S PATTY'S
6. OTTO'S BIERHALL
7. JULES BISTRO
8. LA DIPIERE
9. WENDY'S
10. THE CRAFT BRASSERIE
11. SUBWAY
12. BLOOMERS
13. SUD FORNO
14. MAURYA EAST INDIAN ROTI
15. SIX TRIANGLES
16. LIBERTY VILLAGE CAFE
17. TATSU SUSHI
18. THAI ONE ON
19. NORTH OF BROOKLYN
20. THE BURGER'S PRIEST
21. LAO-THAI
22. THE LAKEVIEW
23. COCO RICE THAI
24. OLD YORK BAR & GRILL

DRINKS

1. BOHMER
2. BRAZEN HEAD
3. THE DOCK ELLIS
4. PENNIES
5. THE DOGS BOLLOCKS
6. EDULIS
7. FOXLEY
8. FRESH
9. UNION
10. MILDRED'S TEMPLE KITCHEN
11. NOCE
12. MERCI MON AMI
13. OYSTER BOY
14. LOCAL PUBLIC EATERY
15. LE SWAN
16. PIZZA LIBRETTO
17. REPASADO
18. SALT
19. OVEST
20. OLD SCHOOL
21. SWEET LULU
22. TERRONI
23. LAVELLE
24. THE PAINTED LADY

CAFES

1. BALZAC'S COFFEE
2. AROMA
3. TIM HORTONS
4. NAAN AND CHAI
5. EL AMACEN
6. FULL OF BEANS COFFEE HOUSE
7. I DEAL COFFEE
8. NADEGE
9. JIMMY'S COFFEE
10. WALLACE ESPRESSO
11. FORGET ME NOT CAFE
12. STARBUCKS

FITNESS

1. STUDIO LAGREE
2. BASEBALL DIAMONDS
3. HONE FITNESS
4. F45 TRAINING
5. FUSION KINETICS
6. JOE ROCKHEADS
7. OXYGEN FITNESS
8. POOL AND TENNIS COURTS
9. TENNIS COURTS
10. SAKSHI HARI YOGA
11. SAANA YOGA
12. MULA YOGA
13. ALTEA ACTIVE

TRANSIT

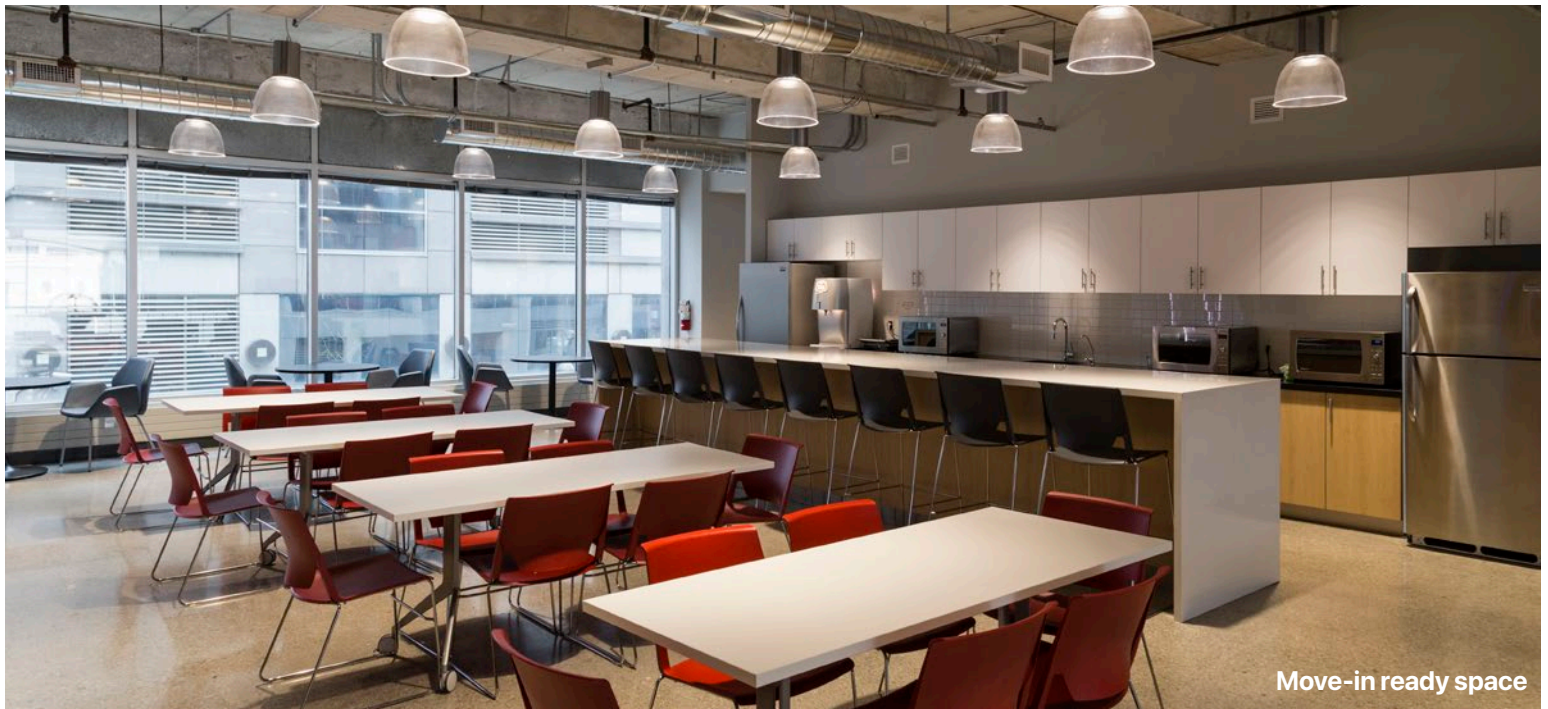
- GO TRANSIT, EXHIBITION STATION
- DUNDAS TTC STREETCAR
- QUEEN TTC STREETCAR
- KING TTC STREETCAR
- BATHURST TTC STREETCAR
- OSSINGTON TTC BUS
- DUFFERIN TTC BUS
- WEST SHUTTLE (TO UNION STATION)
- AUTOSHARE

YOUR NEXT WORKPLACE

From flexible suites for growing start-ups to large blocks of space for established firms, 901 King St W can accommodate your business needs and set your business up for success.



OUR LATEST AVAILABILITIES →



Move-in ready space

901 KING ST W OFFERS:

- Fastest fiber optic connection in the King West neighbourhood
- Wirescore Certifications
- 37,000 SF floor plates allow for expansion
- Lofted '12' ceilings with endless natural light
- 1/650 SF underground parking for employees and visitors
- Showers and change rooms for tenant use
- Move in ready spaces
- TTC access at your front door



Dynamic collaboration space

NEXT IN TENANT EXPERIENCE

901 KING ST W 2.0

We're committed to helping our tenants do their best work.



BOMA 360 PERFORMANCE BUILDING

901 King St W has earned the prestigious BOMA 360 Performance Building designation, which demonstrates that this building is outperforming the competition across all areas of operations and management including operational efficiencies and tenant satisfaction.



SECURE CONNECTIONS

At 901 King St W you have the unique opportunity to run a direct, secure and exclusive pipe to the Bell building located behind the building providing you with the fastest fiber optic connection in the King West neighbourhood.



WIRESCORE CONNECT

Select your internet service provider quickly and easily, at no extra cost. WiredScore will engage with internet service providers picked by you and obtain a series of competitive quotes. And work with our tenants to choose the best package(s) for their needs. Finally, WiredScore will interface with the internet service provider for an improved order and installation process. Get started: wsconnect@wiredscore.com

CONNECT BY CROWN

With our app, Connect by Crown, tenants can book building amenities, access useful building info, contact Property Management and stay up to date with the building and retailers in the neighbourhood all on their mobile phone.



CURRENT ISPs:

Aptum (Cogeco), Beanfield, Bell, Rogers, Telus, Zayo

LEADERS IN ESG

901 King St W is ranked
in the top quartile for low
energy consumption.



E-MAP

Crown and BGO are deeply committed to furthering ESG principles at 901 King St W and have enrolled in the Energy Management Action Plan "E-MAP" - meeting regularly to identify, analyze and adjust utility use. Our team constantly identifies, reviews, and implements sustainability measures, allowing 901 King St W's consumption performance to improve as well as increasing comfort for building occupants.



URBAN BEE HIVES

The rooftop connects our building to nature through urban bee hives. Becoming a bee-friendly building through our partner, Alveole, this initiative has a positive impact on our city, environment and ecosystem.



FRESH AIR QUALITY

Access to fresh, clean air a key priority for us. We strive to provide the best Indoor Air Quality by purifying the fresh air coming in and the recirculated air we breathe. We ensure clean air for all of our tenants through an upgraded HVAC system with UV Light Bars to kill airborne bacteria and Ion Plasma systems to purify the air.

CERTIFICATIONS & ACHIEVEMENTS



LEED Gold



BOMA Best
Silver



WiredScore
Gold



Performance score
ranked 2nd in North
America



Fitwel
Certified



BOMA 360
Performance Building

CROWN

Founded in 2001, Crown Realty Partners acquires, leases, manages and redevelops commercial real estate assets across Ontario. Crown has a well established track record, an experienced team and takes a hands-on approach to provide superior returns for our investors and better workplaces for businesses operating within our portfolio.

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