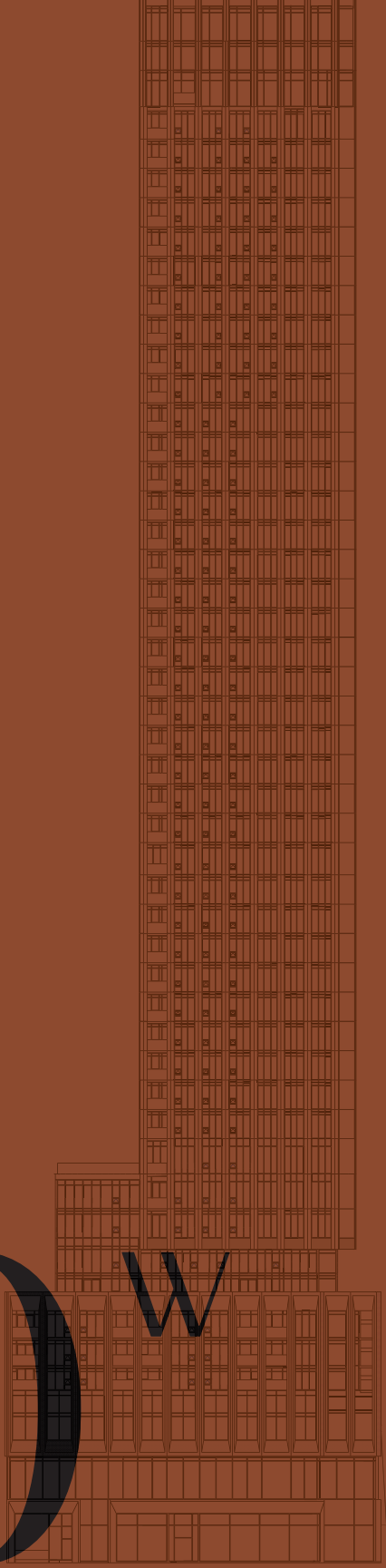


FOUR HUNDRED KING WEST

1000 W



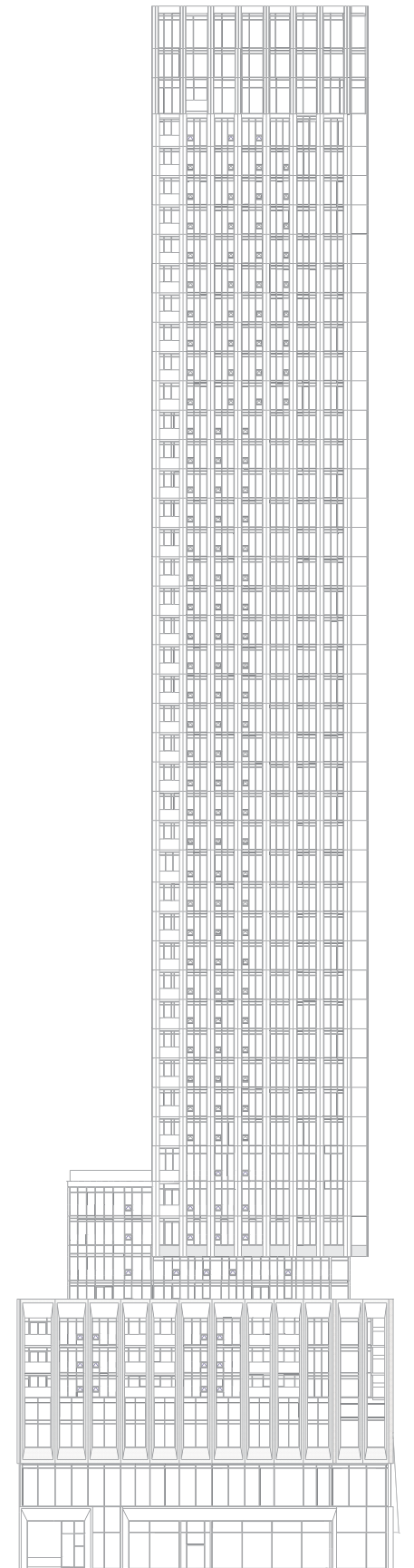
THE BEST IS YET TO COME

Architecture by
Quadrangle

Interior design by
U31

Retail facade design by
Quadrangle

47 storeys





NEW HEIGHTS OF PERFECTION

In the heart of King West, a luxurious new 47-storey condominium residence takes its place as this celebrated downtown neighbourhood's startling new icon. 400 King West heralds the arrival of an exhilarating home for those drawn to the bright lights and the energy, the creativity, commerce, and convenience. Monolithic, stalwart, 400 King West stands with the presence of a resolute, unwavering friend, looking to the future with a feeling of confidence.



ATTAINING NEW HEIGHTS



400 KING WEST

At 400 King West, you're on top of the world, in generously proportioned suites endowed with elegant modern design.

Luxurious amenities complement your lifestyle, refreshing your spirit and inspiring an optimistic outlook. This exclusive address, an urban oasis of style and taste, gives you carte blanche to the best of the city - the ultimate freedom.

PEAK EXPERIENCE

Brimming with modern architecture and urban street art, and set amidst impeccably preserved historical buildings, 400 King West is graced with a premium location within the Entertainment District. A prestigious lifestyle awaits you, minutes from glittering film festivals, premier dining, music and sports experiences, and some of the best shopping in the world.



THE CITY ON YOUR DOORSTEP



When everything you need is only a few steps from home and everywhere you want to go is easily accessible by transit, there's more time left for enjoying the good things in life.

King and Spadina is a paradise for walkers and transit users. Shops, restaurants, theatres and cinemas are all right outside your door or a few minutes' walk away.

For out of town trips, Billy Bishop Airport is either a quick streetcar ride away or less than half an hour on foot, if you feel like exercise before your flight. Nearby Union Station gives you access to the UP Express to Pearson Airport, as well as Via and Go trains.

WALK SCORE **98** TRANSIT SCORE **100**

TIME YOUR TTC TRIPS

12 min UNION STATION

12 min EATON CENTRE

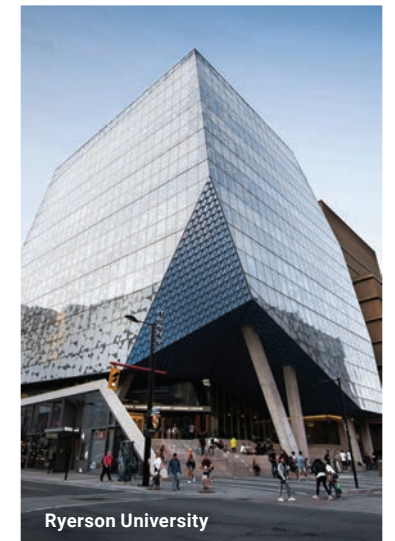
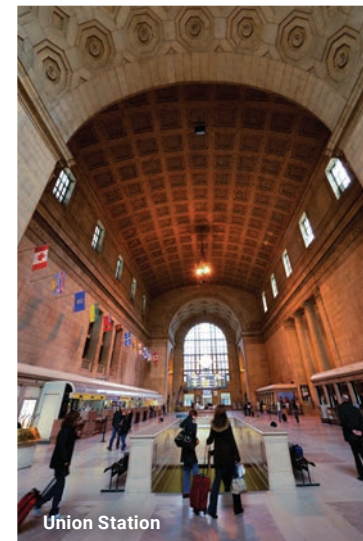
13 min TORONTO WATERFRONT

20 min BILLY BISHOP AIRPORT

15 min UNIVERSITY OF TORONTO

18 min RYERSON UNIVERSITY

As well as living in the centre of the Entertainment District, at 400 King West you're also mere steps from all the TTC routes you need to get anywhere in the GTA. Take advantage of the TTC network that surrounds you, for getting to the office, attending classes, visiting friends and going out on the town.



CONVENIENCE THAT MOVES YOU



504 KING STREETCAR

Right below 400 King West, the 504 King streetcar whizzes along its traffic-free route with priority over vehicles. You can catch it every 5-8 minutes, 24/7.

510 SPADINA STREETCAR

Also steps from home is the 510 Spadina streetcar, which travels along dedicated tracks between Spadina Station (on the Bloor subway line), south along Spadina through Chinatown, and along Queens Quay West on the lakefront to Union Station.

ST. ANDREW'S SUBWAY STATION

St. Andrew's subway station on the University line is only five blocks away, so you can either walk or take the streetcar there. Travel one stop south to Union, and either disembark there or continue on two more stops to Queen station and the Eaton Centre.

UNION STATION

At Union Station you can hop on a Go train to leave the downtown area or get away to destinations such as Kitchener, Barrie and Oshawa. To catch your flight at Pearson Airport, take the UP Express train, with only a 25-minute ride from Union.

BILLY BISHOP AIRPORT

To get to Billy Bishop Airport, it's a quick, easy trip on the 510 Spadina streetcar south to Queen's Quay, then transfer to the 509 streetcar for the few blocks west to Bathurst. And if Uber and cabs are your thing, you'll always find them cruising King West.

For self-propelled travel, take advantage of the bike lanes that surround you, with either your own bike or a rental from the Bike Share Toronto stands right at King & Charlotte.



ELECTRIFY YOUR SENSES



The King West neighbourhood presents opportunities for every urban pleasure imaginable. A life of style and variety, of excitement and amusement can be yours, surrounded as you are by gourmet food retailers and restaurants, designer clothing boutiques, live theatre venues, cinemas, and the biggest sporting and entertainment venue in Toronto: Rogers Centre. Queen Street West, Chinatown and the Eaton Centre are easy to get to on foot, or simply take the streetcar and watch the streetscapes go by.



IT'S SHOW TIME

- 1. Royal Alexandra Theatre
- 2. Princess of Wales Theatre
- 3. Four Seasons Centre for the Performing Arts
- 4. TIFF Bell Lightbox
- 5. Factory Theatre
- 6. Roy Thomson Hall



EPICUREAN HEAVEN



1



2



3



7



8



9



4



5



6



10



11



12

1. Dasha
2. Ruby Soho
3. WVRST
4. Lee
5. Figo
6. Pizza Libretto
7. Baro
8. Bar Wellington
9. Porchetta & Co
10. Labora
11. SOMA Chocolatemaker
12. Wide Open

MAXIMIZE DISCOVERY

RESTAURANTS & CAFES

1. Patria
2. Weslodge
3. Cibo Wine Bar
4. The Keg
5. Brioche Doree
6. Regulars
7. The Parlour
8. Ascari
9. Wilbur Mexicana
10. Anejo
11. Labora
12. Ruby Soho
13. Lee
14. WVRST
15. Dasha
16. General Assembly Pizza
17. Pizza Libretto
18. Khao San Road
19. Fresh
20. Baro
21. Big Smoke Burger
22. Figo Toronto
23. Forget About it Supper Club
24. La Fenice
25. O&B Canteen
26. Milagro

CLUBS & BARS

27. Belfast Love
28. Northern Maverick Brewing Co.
29. Early Mercy
30. Lavelle

RESTAURANTS & CAFES

31. Banknote Bar
32. Wide Open
33. Bar Hop
34. Goldie
35. EFS
36. Lost and Found
37. Fox on John
38. Amsterdam BrewHouse
39. Belgian Moon Brewery

THEATRES & CINEMAS

40. TIFF Bell Lightbox
41. Princess of Wales Theatre
42. Royal Alexandra Theatre
43. Roy Thomson Hall
44. Factory Theatre
45. Four Seasons Centre for the Performing Arts

GOURMET TAKEOUT

46. Cali Love
47. Flock Rotisserie + Greens
48. IQ
49. Salus Fresh Foods
50. Millie Patisserie
51. Strange Love Coffee
52. Porchetta & Co.

FOOD & BEVERAGE SHOPS

53. SOMA Chocolatemaker
54. Fresh & Wild
55. LCBO
56. Bulk Barn

RESTAURANTS & CAFES

57. Forno Cultura
58. Noah's Natural Foods
59. City Market
60. Rabba Fine Foods

SHOPPING

61. Patagonia
62. Lee Valley
63. HomeSense
64. BlackToe Running
65. DeSerres
66. Shopper's Drug Mart
67. Detox Market
68. Marshalls
69. Michael's

SPAS & SALONS

70. Hammam Spa
71. Blo Blow Dry Bar
72. Majesty's Pleasure

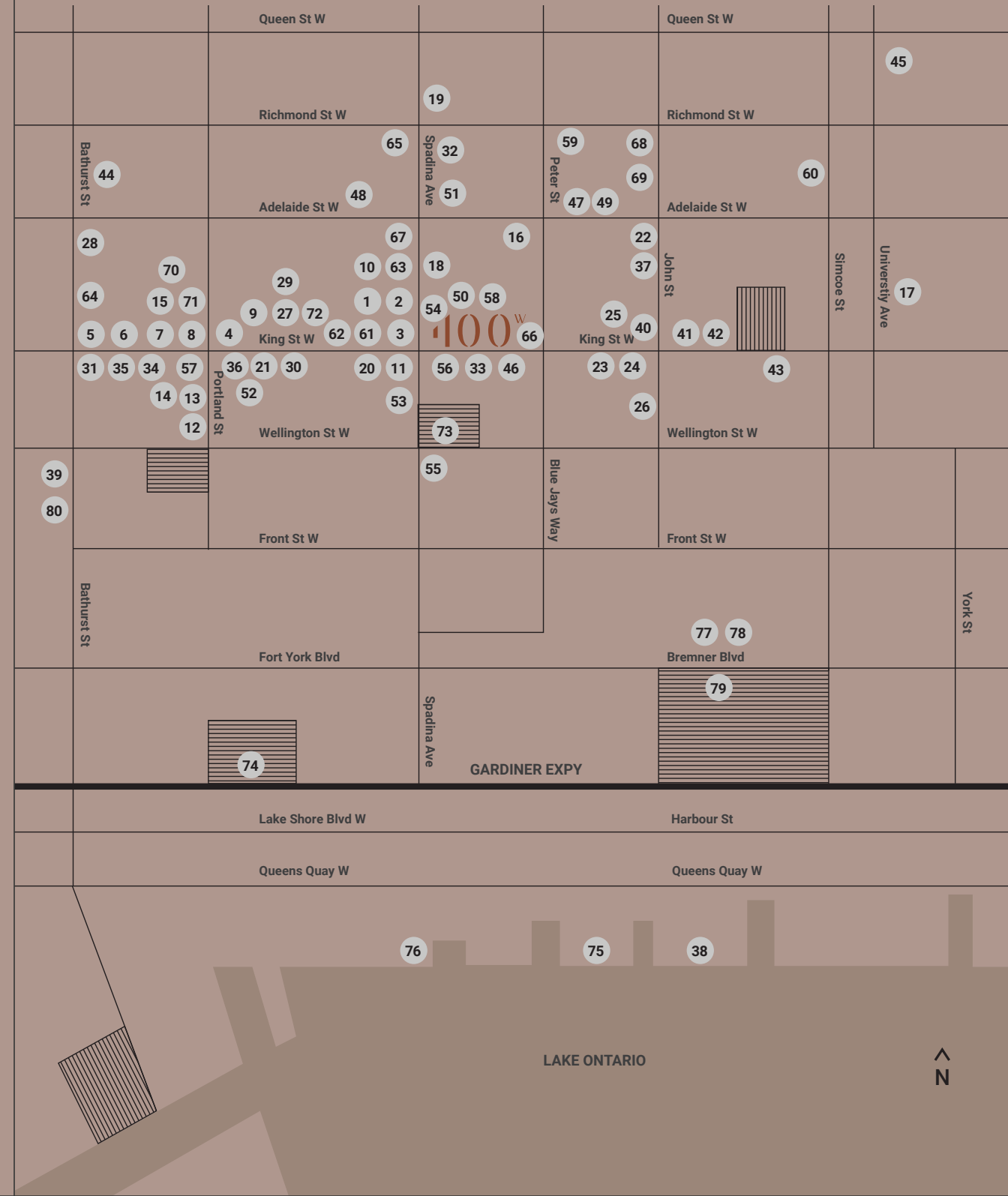
PARKS

73. Clarence Square Dog Park
74. Canoe Landing Park
75. HTO Park
76. Spadina Quay wetland

ATTRACTIONS

77. CN Tower
78. Ripley's Aquarium
79. Toronto Railway Museum
80. Stackt Market

City life doesn't get any better than this! With so many places to go and things to do, all within walking distance of 400 King West, we've mapped out your neighbourhood with a curated selection of the top spots.



COOL AND CONFIDENT



Inspired by the neighbourhood's handsome, red-brick, industrial-era warehouses and its cool vibe as the Entertainment District, Quadrangle architects designed 400 King West to quietly, confidently make an impact on Toronto's skyline.

The sleek condominium tower rises from a podium of warm brick, to two storeys of glass that house shopping and entertainment – with a floor above devoted to amenity spaces. Above the podium, the building melts back from the street and resolves into a sleek white tower, defined by a disciplined grid of precast concrete and glass, framing windows and balconies. At the very top, spectacular penthouse suites feature full-height glazing and thin fluted frames that sit at the top of the tower like a crown.

APPROACHABLE ELEGANCE



LOBBY

Stepping into the elegant lobby at 400 King West, you're immersed in an ambience that balances serenity with invigoration. The sophisticated interior design by U31 at this new downtown landmark is a glamorous contemporary take on minimalism, with oak, marble and other natural materials incorporated for warmth and visual interest.

Throughout the interior spaces, contrasting elements complement and highlight the stunning tone-on-tone colour palette. Linear details on the ceilings and walls contrast with the softer, rounded edges of furniture and decor, and minimal brass and bronze accents add the subtle glow of metal.

400 KING WEST AMENITIES

3RD FLOOR

- 1. FITNESS STUDIO
- 2. FAMILY LOUNGE
- 3. BUSINESS LOUNGE
- 4. EXECUTIVE LOUNGE
- 5. GAMING LOUNGE
- 6. 400^W LOUNGE
- 7. WI-FI LOUNGE
- 8. OUTDOOR TERRACE



As a retreat from the cares of the day, a venue to host sparkling social events and a play space whatever your age, the amenities at 400 King West will surpass your expectations. Each amenity space has been meticulously planned to put you at ease and instill a feeling of well-being.



12TH FLOOR

- 1. SKY LOUNGE
- 2. OUTDOOR TERRACE
- 3. CHANGE ROOM
- 4. SAUNAS
- 5. OUTDOOR POOL

THE PLAZA PROMISE



WE PROMISE TO ALWAYS BUILD WHAT WE SELL. TO TREAT OUR CUSTOMERS HOW WE WISH TO BE TREATED. TO DELIVER QUALITY HOMES OF LASTING VALUE.

Congratulations on choosing a Plaza home. When you partner with Plaza, you partner with the preferred high-rise builder of new homeowners. Presented by Tarion, The Homeowners' Choice Awards celebrate building excellence in Ontario. We're grateful to have been recognized by our homeowners for our premier customer care and customer service. Your satisfaction is our greatest achievement.

★ PROUDLY VOTED BY OUR HOMEOWNERS THE 2018 AND 2020 HIGH-RISE BUILDER OF THE YEAR.

THE PURITY OF SUCCESS



LASTING VALUE AS A STANDARD FEATURE

Since 1982, the Plaza philosophy of providing a uniformly high level of standard quality in every condominium we build has made our name synonymous with lasting value. We were among the first condominium developers and builders in Toronto to include such finishes as granite counters and floors, marble bathroom counters and floors, halogen lighting, undermount sinks, porcelain tile, engineered hardwood floors and stainless steel appliances as standard features rather than costly upgrades.

Building in more quality from the beginning is a hallmark of every Plaza community, which has resulted in condominium suites that have greater market value today, and have lasting value for tomorrow.

PLAZA PURCHASER LIAISON



YOUR SATISFACTION GUARANTEED

We ensure hands-on customer service at every step of the way. Your dedicated Plaza purchaser liaison makes sure you are well informed about your new home. From financial obligations, warranty and maintenance procedures to the legal aspects of your home ownership, we've got your questions answered. Our Plaza name is synonymous with lasting value and our customer care approach is synonymous with your lasting satisfaction.

CONVERGENCE OF TALENT

QUADRANGLE is a multidisciplinary architecture, master planning, and interior design practice based in Toronto, Canada. Projects span the spectrum of the built environment, focusing on mixed-use, residential, retail, commercial, content media and other projects. Quadrangle believes that beauty and business go together, working with clients to achieve thoughtful architecture and design.

U31 is an award-winning interior architecture and design studio led by creative principals, Kelly Cray, Neil Jonsohn and financial principal, Nancy Dyson. The firm focuses on diverse commercial, residential and hospitality projects for clients across the globe, including luxury homes and large scale mixed-use developments. With over 20 years of industry experience, U31 continuously challenges convention, while seeking to satisfy clients' needs and rise above expectations.



FEATURES & FINISHES



You will be surrounded with a superior level of quality that provides you with lasting value in design, architecture, materials and finishes in every area of your new home.

- Airy nine-foot high smooth-finish ceilings, as per plan
- Laminate flooring throughout
- Sleek custom cabinetry designed with a selection of contemporary finishes and choices of quartz countertops
- Miele contemporary cooktop with wall oven and fully integrated refrigerator-freezer with optional cabinetry matching front panels
- Panel ready dishwasher
- Wall mounted microwave hood range
- Soft-closing kitchen cabinetry
- Stainless steel, undermount sink with Moen single lever faucet in the kitchen
- Ceramic or Porcelain tile flooring in bathrooms
- Spacious soaker tubs and frameless glass door on standalone showers, as per plan
- Undermount sinks with a selection of quartz countertop in bathroom
- Moen faucets throughout
- Stacked front-loading washer and dryer
- Window coverings throughout

PLAZA®