



WELCOME TO THE NEW URBAN OASIS.

Located steps away from King and Strachan, ZEN King West is redefining Toronto's urban lifestyle. Home to some of the largest tech companies and featuring a thriving cultural scene, network of parks, restaurants and coffee shops, the location is one of the most desirable destinations for businesses, millennials and young families.

Everything about ZEN King West is dedicated to better living. The lobby encourages a peaceful state of mind with its feature fireplace and warm palette. iQ FOOD CO., on the ground floor, will assist you in living a health-conscious lifestyle with delicious and sustainable menu choices. On the podium, you'll discover ZEN Spa. A 5-star, European-style facility that's over 3,000 sq. ft. with hot and cold plunge pools, an oversized steam room, private massage rooms, waterside cabanas and more. When you want to get energized, there's 5,000 sq. ft. of fitness facilities available including a dedicated space for strength-training, cardio, yoga and The Sky Track; a 200 metre outdoor Olympic-style running track. Whether it's mind, body or soul, you'll be able to achieve a healthier state of living. Unearth your greatest self with the lifestyle created by ZEN King West.

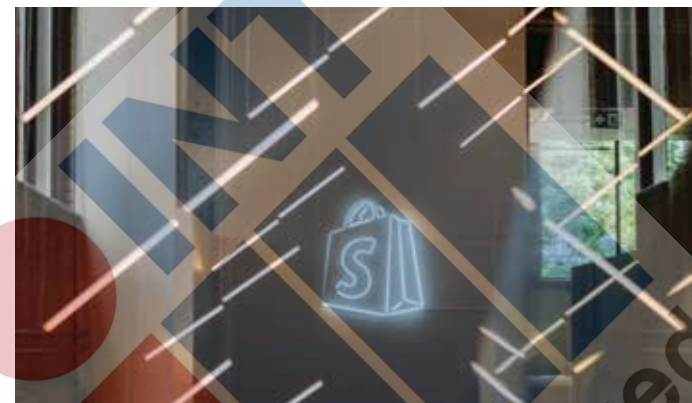
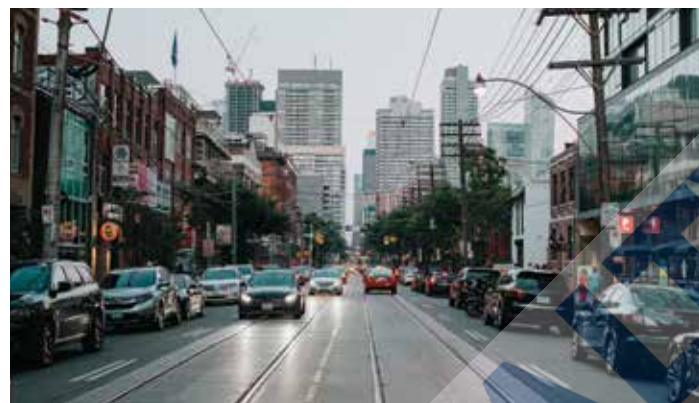


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A
NEIGHBOURHOOD

WITH
MANY

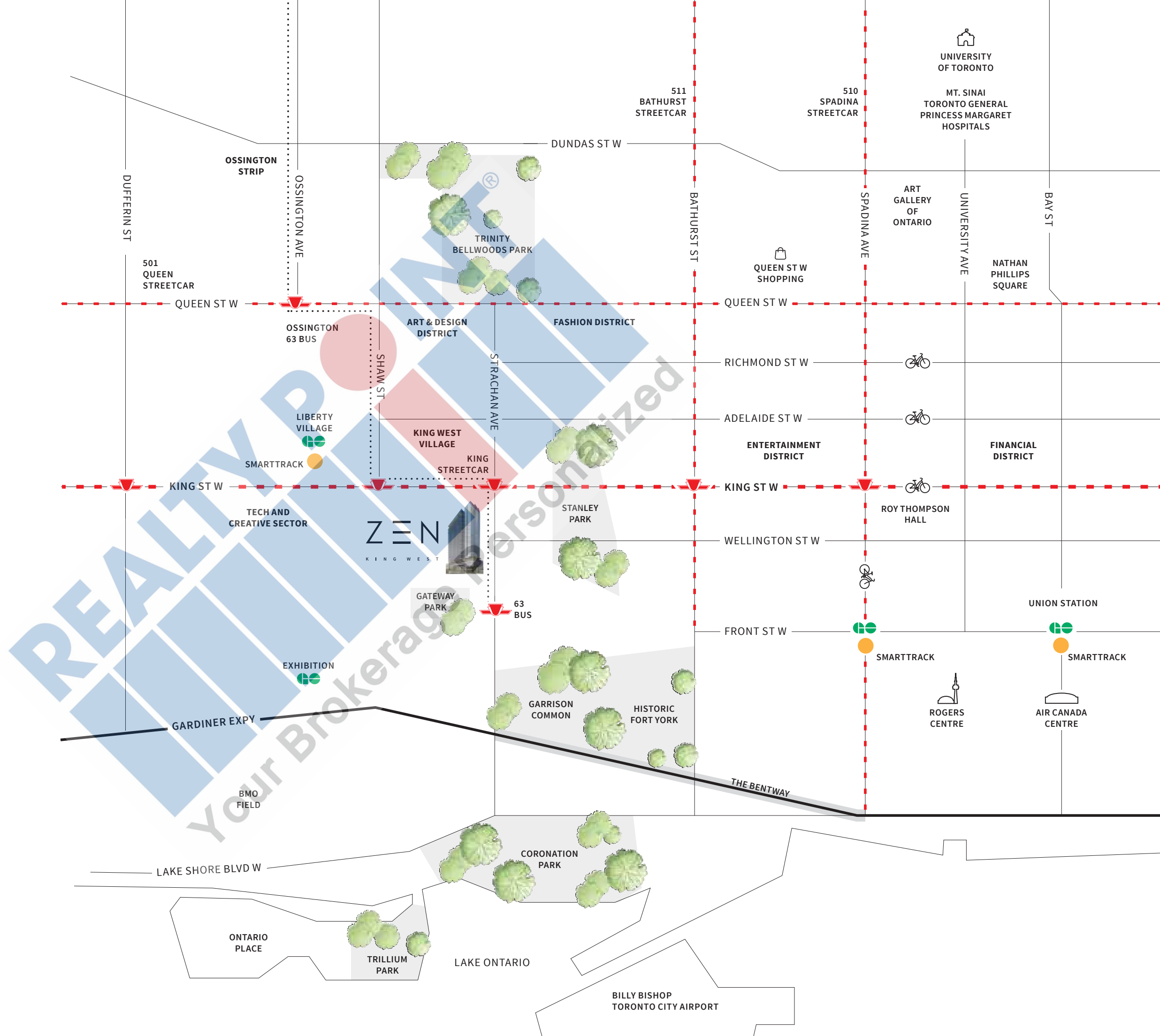
PATHS.



King West Village is a neighbourhood brimming with **chic restaurants, unbeatable shopping and non-stop nightlife**. If you're looking for more culinary adventures, names like Buca, Lee and Portland Variety are all popular stops. You can also lead a more active lifestyle as **some of the city's best public parks** like Trinity Bellwoods, Stanley Park, Historic Fort York and Garrison Common are all nearby. Saturated with successful tech firms like Shopify, Kobo, eBay and Uber; **King West Village is also known as the tech hub of Toronto with a business community that's on track to grow and flourish**. Seamless access to the best of Toronto is a given with transit right at your doorstep. Hop on a **dedicated King Street Streetcar**, The Gardiner Expressway or get to Billy Bishop Airport in minutes; and with a planned SmarTrack location in the works, you'll get from A to B in no time at all.

Illustration is artist's impression.

- 2 MIN > STANLEY PARK
- 3 MIN > CNE
- 3 MIN > TRINITY BELLWOODS PARK
- 4 MIN > GARDINER EXPRESSWAY
- 5 MIN > ENTERTAINMENT DISTRICT
- 5 MIN > WATERFRONT
- 9 MIN > ROGERS CENTRE
- 10 MIN > AIR CANADA CENTRE
- 10 MIN > BILLY BISHOP
- 12 MIN > FINANCIAL DISTRICT
- 12 MIN > UNION STATION
- 14 MIN > UNIVERSITY OF TORONTO





EAST VIEW FROM PENTHOUSE

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SOUTH VIEW FROM PENTHOUSE



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WITH STRUCTURE COMES HARMONY.



Illustration is artist's impression.

EAST AERIAL VIEW



ZEN King West, at 32 storeys, reflects the energy of the people who live there. With a sheer glass façade that gently folds to face the park at its southwest, it immediately connects with the streetscape and natural environment. The southern façade features a contrasting dark and horizontal band, while the canopy on the podium and tower is made of a sumptuous, warm-coloured cladding. On each side of the building, recessed balconies cascade down, adding to the overall design palette. Together, all of these elements forge into a unified architectural statement that honours the philosophy of ZEN King West. Beauty, sophistication and form, together as one.

Illustration is artist's impression.



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When you live at ZEN King West, you will find so many ways to nourish your body and mind and the experience begins as soon as you enter the lobby. Designed for exceptional comfort, the space is enveloped in warm tones and natural materials. The design details elevate the feeling with glimmers of rose gold in the finishes, custom lighting fixtures and an inviting feature fireplace.



iQ

A HEALTHY FOUNDATION

STARTS ON THE GROUND FLOOR.

LOBBY



To feed more than just your soul, iQ FOODS CO. is just steps away. With one of the country's most forward-thinking, health-conscious quick service food brands, you'll be able to make delicious and sustainable choices every day with seasonal gourmet meals, smoothies, snacks and coffee. It's healthy living at your doorstep.



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REVIVE.

RELAX.



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REPLENISH.

ZEN Spa is over 3,000 sq. ft of relaxation and comfort. Delivering a best-in-class spa experience, you can take a dip in the European-inspired hot and cold plunge pools, awaken your senses with chromatherapy experience showers, indulge in L'Occitane products, decompress in the oversized steam room or unwind with a private massage. In addition to this, you can relax in style at the private waterside cove seating, cabana zones, exterior lounge and outdoor recliners while you enjoy high-speed wireless internet or the calming water features.

When you want to get moving, there's 5,000 sq. ft. of fitness facilities with a dedicated space for strength-training, cardio, stretching, yoga and the Sky Track; a 200 metre, outdoor Olympic-style running track. Located on the expansive and elevated podium, it conveniently provides residents with a breath of fresh air while they work out. Whatever your pace, you can achieve your wellness goals close to home. That's the beauty of ZEN King West.



Illustration is artist's impression.

ZEN SPA A.M.





Illustration is artist's impression.

ZEN SPA P.M.





Illustration is artist's impression.

INTERIOR ZEN GYM / WEIGHT TRAINING ROOM

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INTERIOR ZEN GYM / CARDIO ROOM

Illustration is artist's impression.



Illustration is artist's impression.

EXTERIOR ZEN GYM / SKY TRACK



Illustration is artist's impression.

- 1. CROSSFIT AREA
- 2. SKY TRACK
- 3. CARDIO ROOM
- 4. WEIGHT TRAINING ROOM
- 5. EXTERIOR YOGA AREA
- 6. MULTI-PURPOSE YOGA/STRETCH/SPIN
- 7. EXTERIOR DINING AND LOUNGE
- 8. BBQ

- 1. COLD PLUNGE POOL
- 2. HOT PLUNGE POOL
- 3. WADING POOL
- 4. CHROMATHERAPY SHOWER
- 5. PRIVATE MASSAGE ROOMS
- 6. OVERSIZED STEAM ROOM
- 7. EXTERIOR LOUNGE



Illustration is artist's impression.

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 INT®

Your suite at ZEN King West is the ideal expression of elevated harmony. Your space has been thoughtfully designed with a mix of soft neutral tones, natural materials, efficient layouts and refined finishes. Each suite is designed for effortless flow-through living. This is more than home, it's your tranquil escape.



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INNER PEACE LIVES HERE.



Illustration is artist's impression.

SUITE PALETTE A



Illustration is artist's impression.

SUITE PALETTE B

BUILDING

- _ 24 hour, 7 day a week concierge
- _ Security coded access fob for all residents
- _ Two guest suites provided for residents' use
- _ Individual suite hydro and water metering

SUITES

- _ Smooth finished ceilings throughout
- _ Choice of flooring throughout entry, kitchen, dining, living areas and bedrooms from builder's standard samples
- _ Painted baseboards, doorframes and casings
- _ Exclusive use balconies, as per plan
- _ TV/telephone outlets in living/dining room and bedrooms
- _ Smoke detectors and sprinkler system
- _ Stacked washer/dryer
- _ All suites protected under the TARIION Warranty Corporation

Features and finishes subject to change without notice. E.+O.E.

KITCHENS

- _ Contemporary kitchen custom designed by figure3 in a variety of colours from builder's standard samples
- _ Composite stone countertop from builder's standard samples
- _ Undermount, stainless steel sink
- _ Electric range
- _ Hidden cabinet cover dishwasher
- _ Microwave

BATHROOMS

- _ Composite stone countertop from builder's standard samples
- _ Tile from builder's standard samples
- _ Designer sink and faucet
- _ Bathroom cabinetry from builder's standard samples
- _ Bathtub as per plan
- _ Shower with enclosure, as per plan

SUITE PALETTE C



Illustration is artist's impression.

PROJECT TEAM

IBI GROUP ARCHITECTS was founded when Page+Steele Architects merged with IBI Group to form IBI Group Architects. IBI is a recognized leader in residential, hospitality, retail and mixed-use design. Under the leadership of Design Principal Mansoor Kazerouni, the firm has recently completed the award-winning Delta flagship hotel in downtown Toronto, and L'Avenue, a mixed-use project in Montreal, both destined to become landmark buildings. IBI, has also designed many of Toronto's exclusive high-end developments such as the Ritz Carlton Hotel and Residences (in association with KPF), the Hazelton Hotel and Residences, MuseumHouse on Bloor, and is currently working in major cities across Canada, United States, Dubai and India.

> ibigroup.com

FIGURE3 is Toronto's largest independent, multi-disciplinary interior design firm. The residential studio, led by Dominic De Freitas, has met with unfettered success, creating award-winning interiors in the residential sector across Canada and the United States. Central to figure3's approach is the guiding principal of transforming the future by connecting people to place. We begin every engagement by seeking to deeply understand how a space needs to be understood by the people using it. Then we apply the fundamental laws of how space should work to deliver transformative results. We couple deep insight with creative vision and transform it into real value.

> figure3.com

CORNERSTONE MARKETING REALTY was founded by Johnson Cheng and Shab Rajabzadeh, who have over two decades of invaluable real estate market experience. The team has built an enviable reputation with in-depth knowledge and thorough understanding of the Toronto market as well as the markets in global metropolitan centres. The two experts are known for their attention to detail when marketing high-rise developments with a key focus on Master Planned Communities. As real estate professionals, the partners have successfully sold many of the city's most well recognized projects including: Chaz Yorkville, 365 Church, Peter Street Condominiums, Harbour Plaza Residences, The Eglinton, 87 Peter, Soul Condos, Grid Condos, Connect Condos, Southside Condos, Axis and Vivo Condos and Transit City to name a few. When Transit City launched, Cornerstone Marketing Realty was instrumental in driving and accelerating Transit City's record breaking sales.

> cornerstonemarketing.ca

L.A. INC. is one of North America's foremost companies specializing in branding, marketing, and communications for major real estate developments throughout North America and Europe. The Toronto-based firm has created exciting and memorable brands and award-winning marketing programs for major developments in New York, South Florida, Las Vegas, Atlanta, Philadelphia, Chicago, Nashville, Minneapolis, Louisville, Cincinnati, Toronto, Montreal, Calgary, Ottawa, and Vancouver.

> la-ads.com

DEVELOPER

CENTRECOURT is focused on the development of well thought out high-rise condominiums located in close proximity to Toronto's major amenities, rapid transit network and employment areas. CentreCourt has completed or is actively developing eight high-rise residential communities throughout the Greater Toronto Area, collectively representing over 5,000 homes and \$1.5 billion dollars of development value. CentreCourt strives to exceed customer expectations and be leaders in the development industry. CentreCourt's developments are collaborative endeavors undertaken with best-in-class planners, architects, interior designers and construction trades in order to ensure that the homes that CentreCourt develops are of the highest quality standard. CentreCourt takes great pride in the positive impact that its developments have on home owners and the communities that they are a part of.

> centrecourt.com

COMPLETED PROJECTS

	PETER STREET	KARMA	INDX	CORE CONDOS
Number of Stories	40	50	54	26
Number of Residential Units	429 (100% sold)	495 (100% sold)	798 (100% sold)	233 (100% sold)
Project Status	Completed 2015	Completed 2016	Completed 2016	Completed 2017

PROJECTS UNDER DEVELOPMENT

	GRID	AXIS	TRANSIT CITY
Number of Stories	50	38	Three 55 storey towers
Number of Residential Units	563 (100% sold)	572 (100% sold)	1,728 (100% sold)
Project Status	Expected Completion 2018	Expected Completion 2019	Expected Completion 2020

