



GWL REALTY
ADVISORS

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GWL Realty Advisors Inc.

www.gwira.com

BUILDING HIGHLIGHTS

Connected via Toronto's internationally renowned underground pedestrian walkway system (the PATH) as well as the Queen Street subway station (which will also be the future station of the Ontario Line), with entrances on Yonge Street and Richmond Street.



SECURITY

CONCIERGE & SECURITY SYSTEM



PUBLIC TRANSIT

WALKING DISTANCE TO PUBLIC TRANSIT



PATH ACCESS

DIRECT ACCESS TO THE PATH

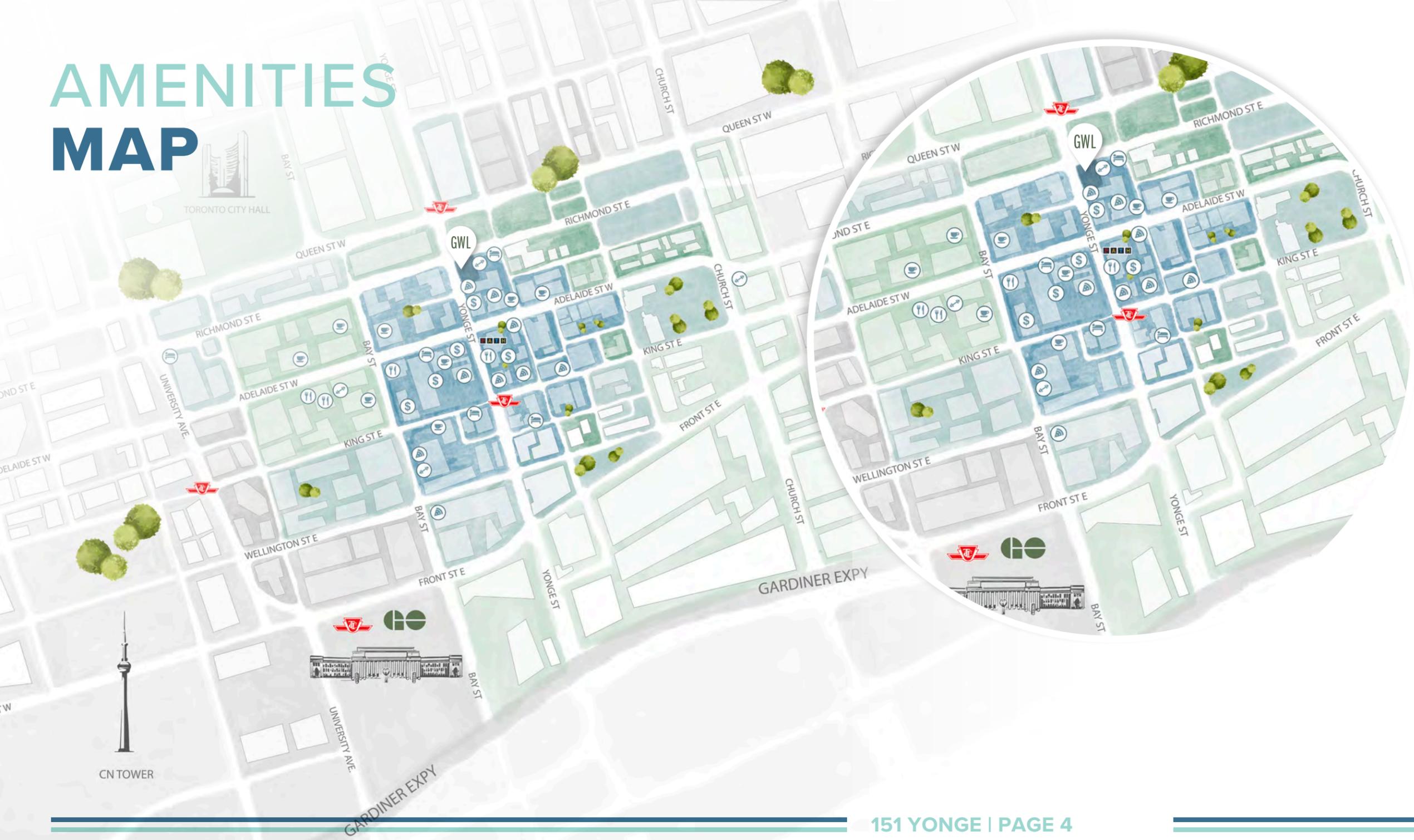


WALKING DISTANCE

WALKING DISTANCE TO RESTAURANTS & SHOPS



AMENITIES MAP



• TRANSPORTATION:

- GO TRAIN STATION
- Union Station
- TTC
- PARKING

• AMENITIES

HOTELS

- The St. Regis Toronto
- Cambridge Suites Toronto
- One King West Hotel & Residence
- Executive Hotel Cosmopolitan Toronto
- Hilton Hotel Toronto

COFFEE SHOPS

- Pilot Coffee Roasters
- Vereda Central Coffee Roasters
- Dineen Coffee Co.
- Timothy 's World Coffee
- Au Pain Doré Bakery
- Daily Ritual Cafe
- 11:59 Bar Café
- Starbucks
- Second Cup

RESTAURANTS

- CRAFT Beer Market Toronto
- Astor Lounge
- Cactus Club Cafe First Canadian Place
- Edna + Vita
- John & Sons Oyster House
- The Chase
- Lucie
- Sansotei Ramen
- Carisma
- Terroni
- Nami Japanese Restaurant
- Hy's Steakhouse & Cocktail Bar
- Leña Restaurante
- Jump Restaurant
- Cantina Mercato

FOOD COURT

- Touch
- The Poke Box
- Pizzaiolo
- McDonald's
- Hero Certified Burgers
- Fast Fresh Foods
- Mamma's Pizza
- Big Smoke Burger
- Sultan's Mediterranean Grill

- Wat Ah Jerk Caribbean Grill
- The Indian Canteen
- Market Street Catch

GYMS

- GoodLife Fitness Toronto
- Adelaide Club
- 6S Fitness
- Equinox Bay Street

• FINANCE:

BANKS

- TD Bank
- RBC Royal Bank
- Scotiabank

• WALKABILITY SCORE:



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AVAILABLE SUITES



SUITE

- 500

- 502

- 601

- 900

- 1100

- 1901

SQ. FT.

6,490 sq. ft

3,798 sq. ft

4,964 sq. ft

18,299 sq. ft

18,299 sq. ft

3,617 sq. ft

OCCUPANCY

Available August 1st, 2026

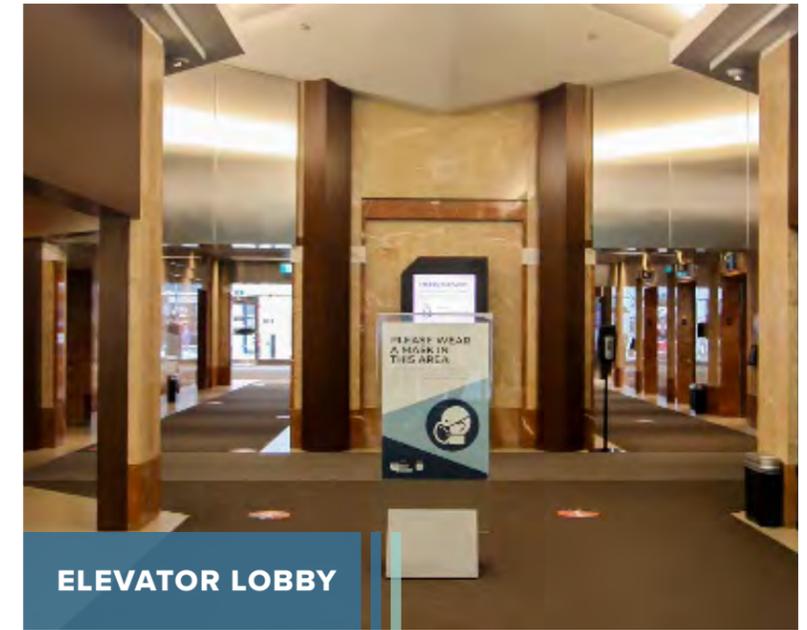
Available February 1st, 2027

Available August 1st, 2026

Available February 1st, 2027

Available April 1st, 2026

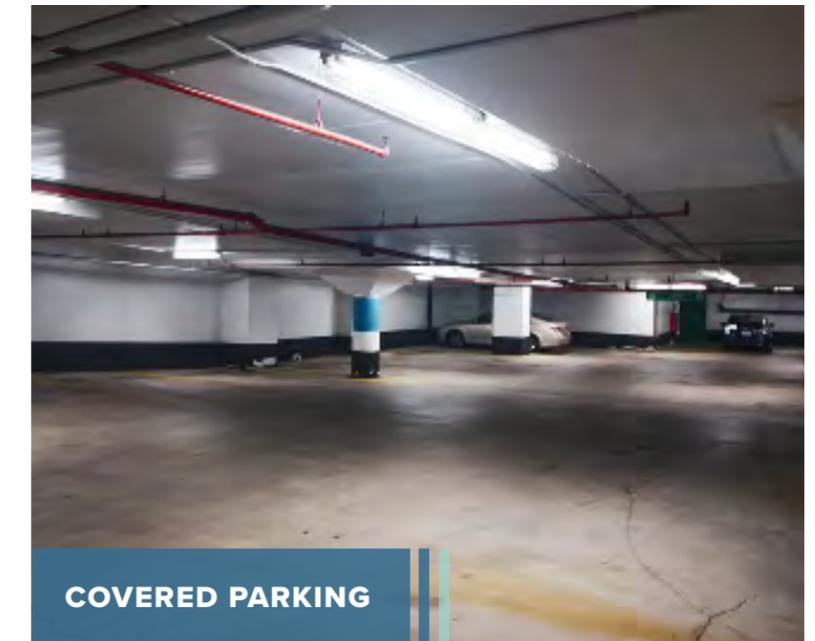
Available Immediately



ELEVATOR LOBBY



MAIN LOBBY



COVERED PARKING

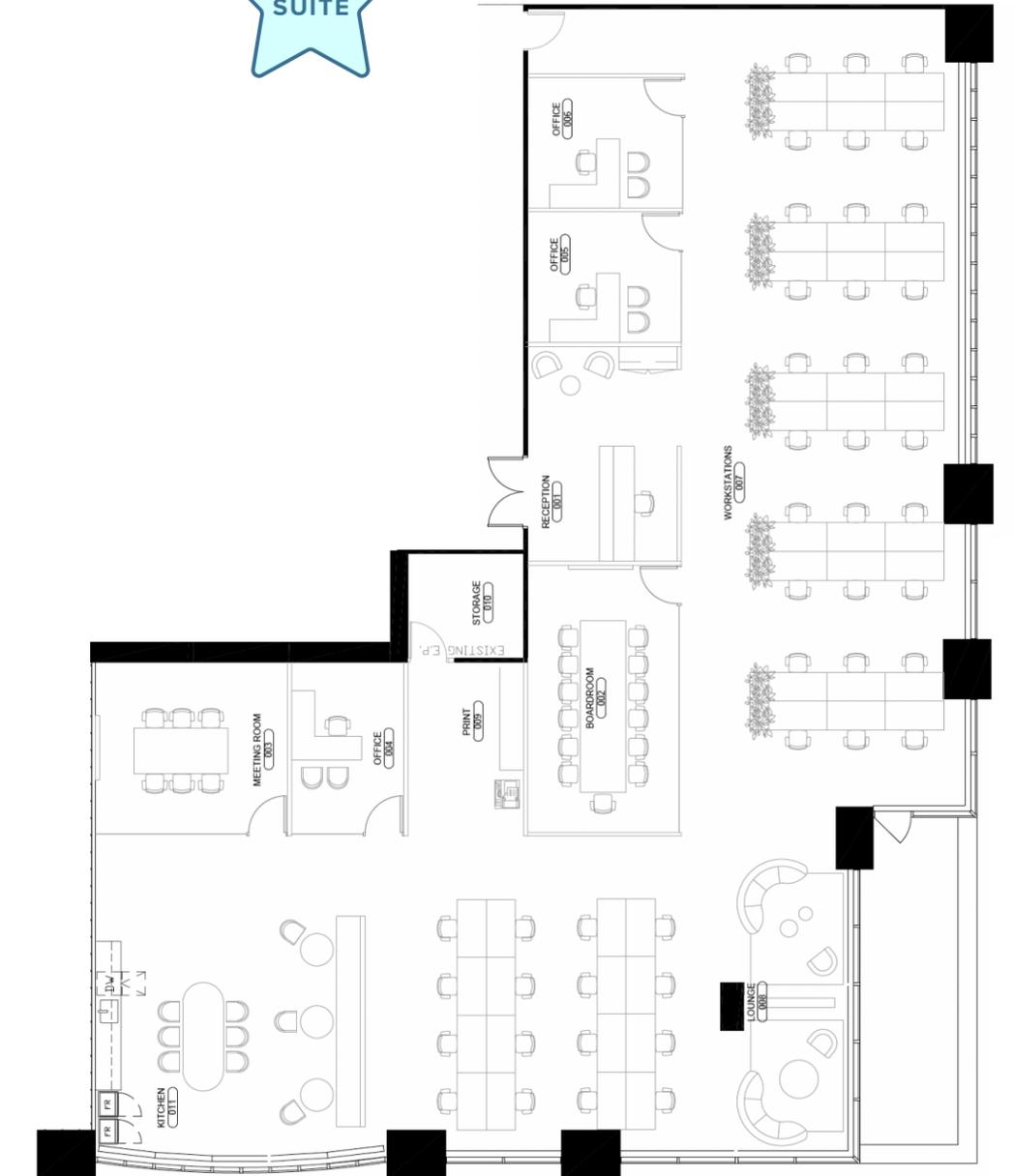


SUITE 500 | 6,490 SQ. FT.



AVAILABLE AUG 1ST, 2026

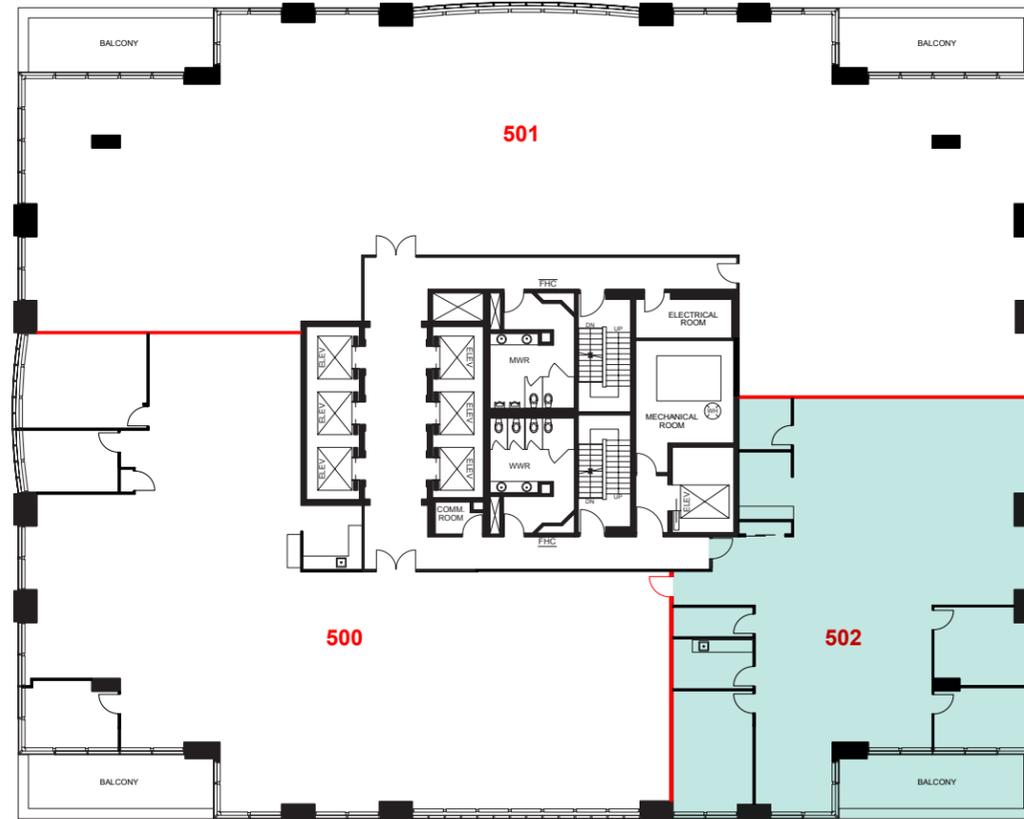
- Model Suite to Come!
- A modern reception area that makes a strong first impression.
- 46 high-performance workstations designed for productivity.
- A fully equipped meeting room for presentations and video calls.
- A 13-person boardroom for strategic discussions.
- Three private offices for leadership and focused work.
- An open collaboration zone to spark creativity and teamwork.
- A stylish open-style kitchen that encourages social interaction.



SUITE 502 | 3,798 SQ. FT.

AVAILABLE FEB 1, 2027

- Build out includes a boardroom, a good mix of offices/meetings rooms, kitchen and open area for workstations and collaboration

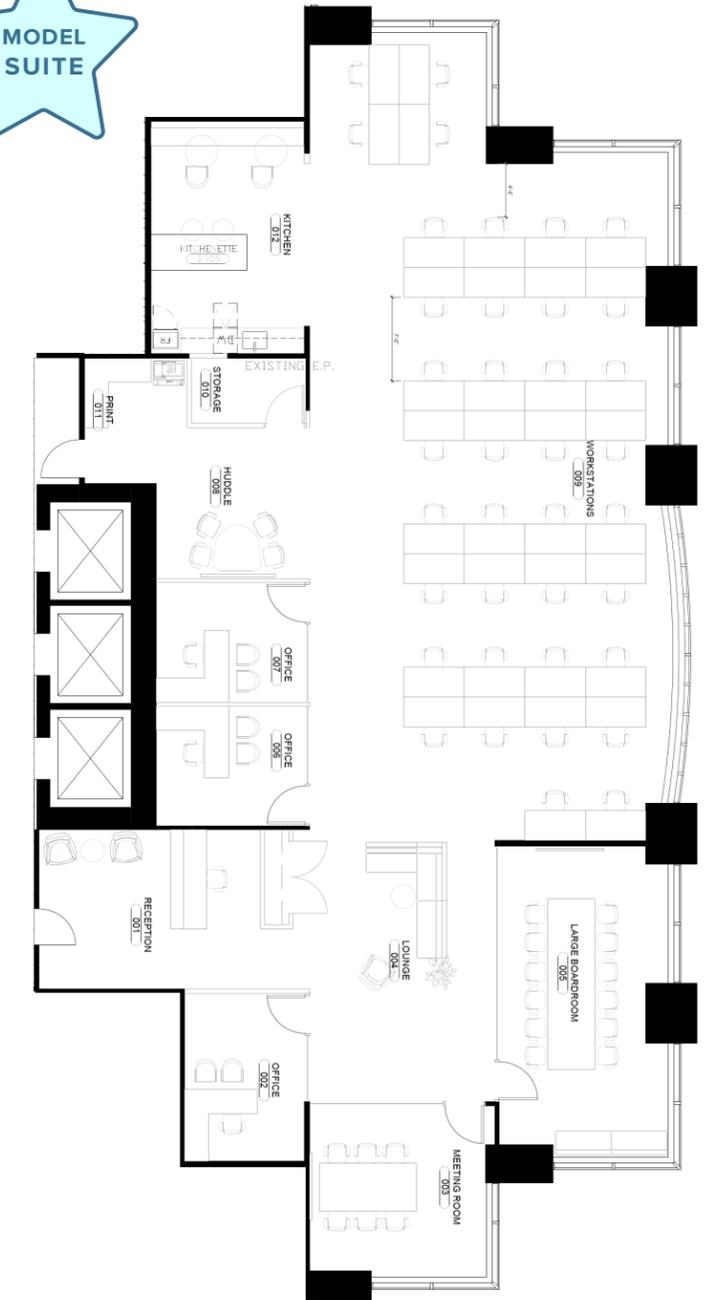


SUITE 601 | 4,964 SQ. FT.

AVAILABLE AUG 1ST, 2026



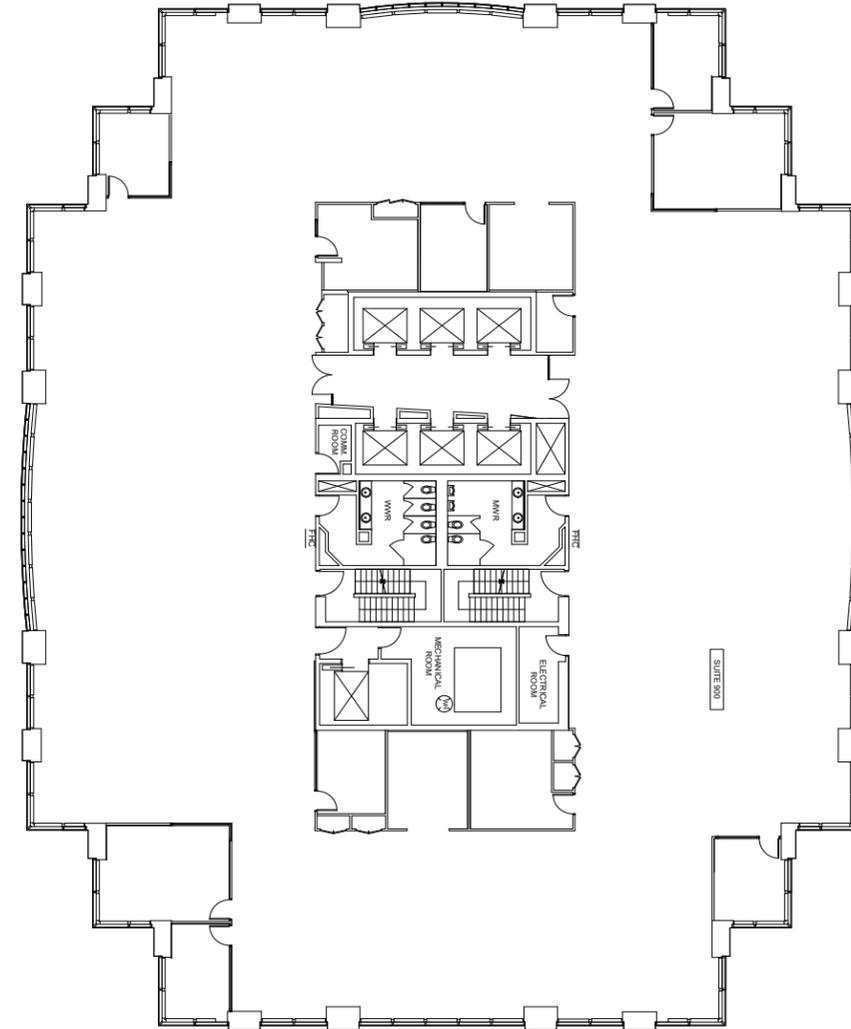
- Model Suite to Come!
- Reception Area – A welcoming space for visitors.
- 12-Person Boardroom – Equipped for executive meetings and presentations.
- Meeting Room – Ideal for team discussions and collaboration.
- Three Private Offices – Designed for leadership and focused work.
- Open Kitchen – A modern communal space for social interaction.
- Storage Area – Organized and secure for supplies and equipment.
- Open Work Area – Flexible layout for workstations and collaboration.



SUITE 900 | 18,299 SQ. FT.

AVAILABLE FEB 1, 2027

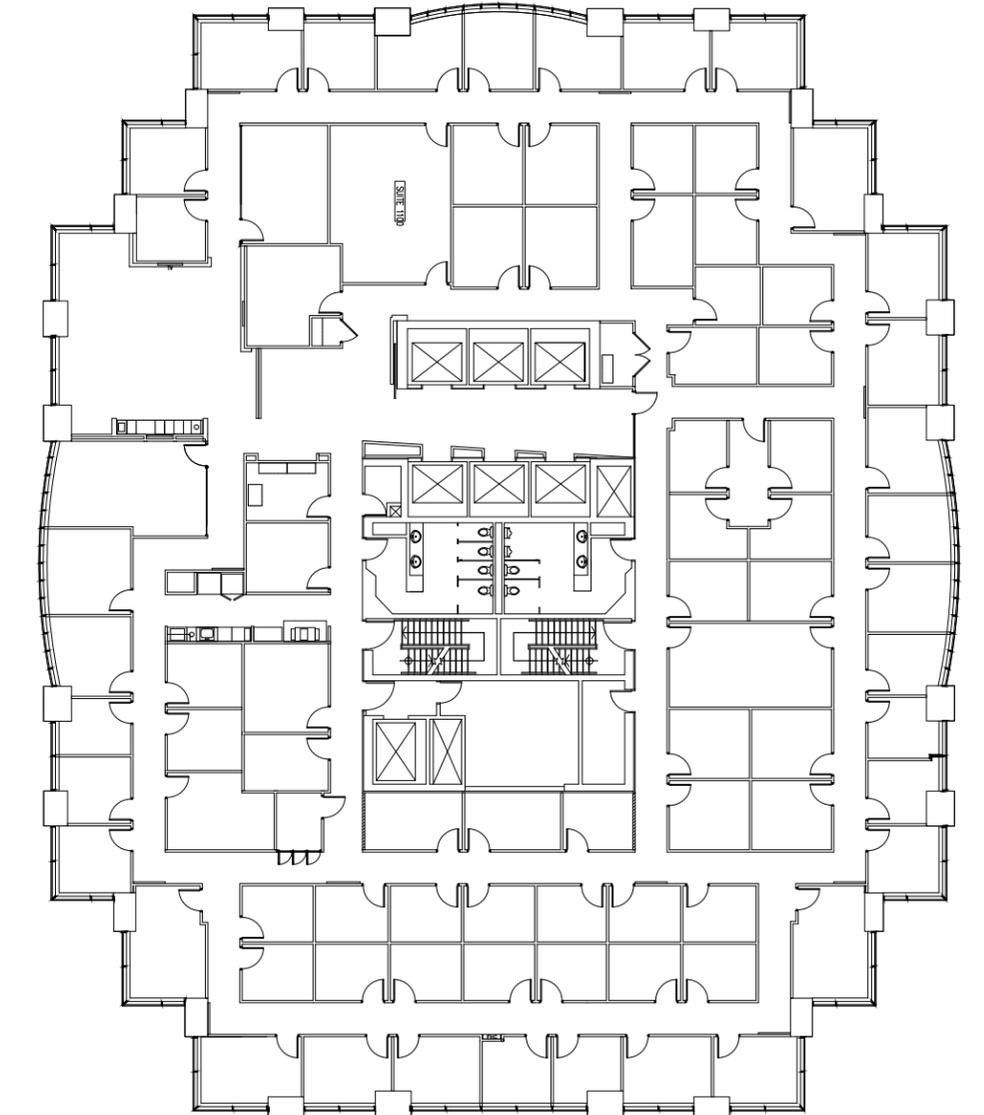
- Full floor opportunity
- Build out includes reception, a good mix of offices/meetings rooms, kitchen, and open area for workstations and collaboration



SUITE 1100 | 18,299 SQ. FT.

AVAILABLE APR 1ST, 2026

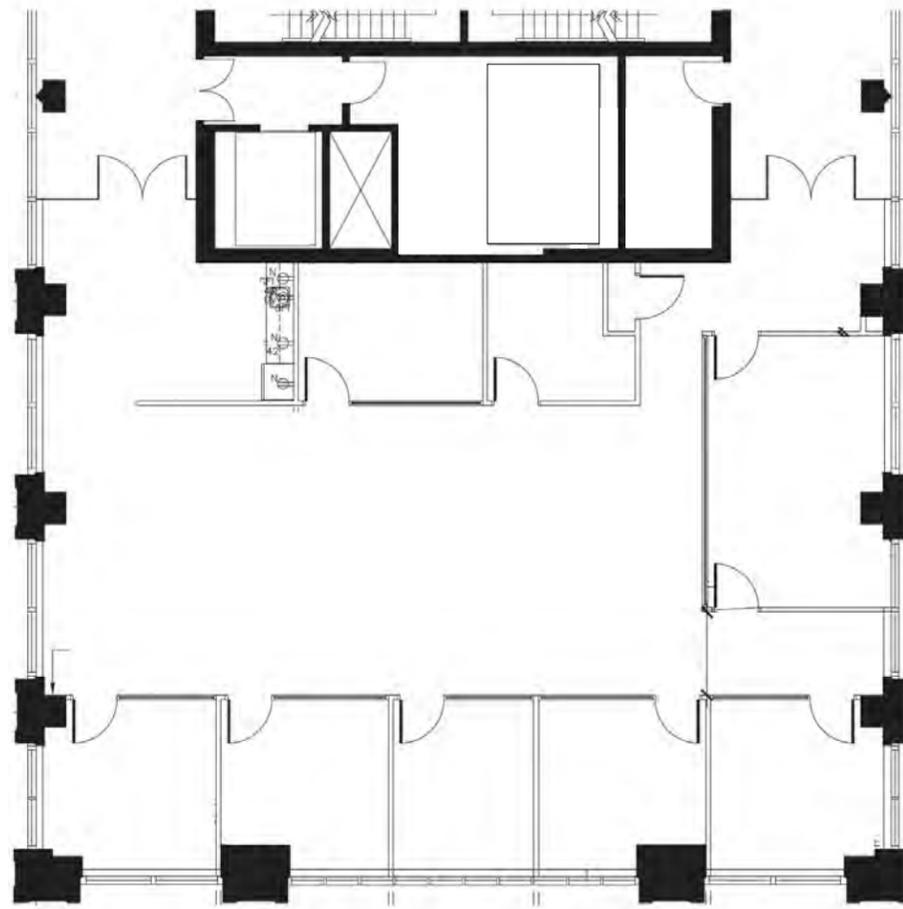
- Full-floor opportunity
- Heavily built-out suite featuring:
- Internal and external offices
- Multiple boardrooms
- Kitchen



SUITE 1901 | 3,617 SQ. FT.

AVAILABLE IMMEDIATELY

- Build out includes 7 offices/ meeting rooms, kitchen, boardroom, and open area



BUILDING OVERVIEW



TOTAL RENTABLE AREA:
298,173 sq. ft.



NUMBER OF STORIES:
20



YEAR BUILT:
1990

PROPERTY DESCRIPTION

- Typ. Floor Plate: 16,700 sq ft
- Posted Net Rate: Negotiable
- PSF Realty Tax: \$11.24
- PSF Utilities: Separately metered
- PSF Operating Costs: \$18.09
- PSF Additional Rent Total: \$29.33 (2026 est.)

ELEVATORS

- High rise: 6
- Freight: 1
- Parking: 2

PARKING

- Underground parking: 24hr access
- Underground parking: 289 stalls
- Underground parking ratio: 1 space per 1,050 sq. ft.
- Monthly parking cost: \$365/mth tenant rate + HST
\$385/mth non-tenant rate + HST
- Bicycle storage: 2 on Parking L-1

SAFETY AND SECURITY

- Fire detection system: YES
- Sprinkler system: YES
- Manned security: YES
- Security system: YES

POWER

- Typical power watts psf:
 - Tenant: 2 watts psf
 - Lighting: 2 watts psf
 - Other: 2 watts psf

HVAC

- HVAC dist system: Variable air volume
- HVAC hours: 8:00am - 6:00pm Mon to Fri
- After hours HVAC: \$35/hr (+ Admin Fee & HST)

BUILDING SPECIFICATION

- Ceiling Height: 9 ft
- Wall Type: Drywall
- Washrooms per floor: 2
- Fibre optic capability: YES (Beanfield, Bell, Cogeco, Cogent, Telus and Zayo)
- Shipping receiving: YES
- Emergency generator: YES

AWARDS & DESIGNATIONS

- BOMA 360
- BOMA BEST Gold
- BOMA Certificate of Building Excellence
- Rick Hansen Foundation Accessibility Certification
- TOBY Award: Office Building 250,000 - 499,000 sq. ft.

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