



TIMBER. TALENT. TECHNOLOGY.

251 QUEENS QUAY EAST
NOW OPEN

Hines  CBRE

T3 MEETS THE WATER'S EDGE



BUILDING SPECIFICATIONS

AVAILABILITY & TIMING

PLANNED FUTURE GROWTH OPPORTUNITY

PHASE 1 - 251,000 SQ. FT. COMPLETE
PHASE 2 - 251,000 SQ. FT. 30-36 MONTHS*

ADDITIONAL RENT (EST. 2025)

\$26.90/SF (INCLUDING UTILITIES & JANITORIAL)

INCENTIVES

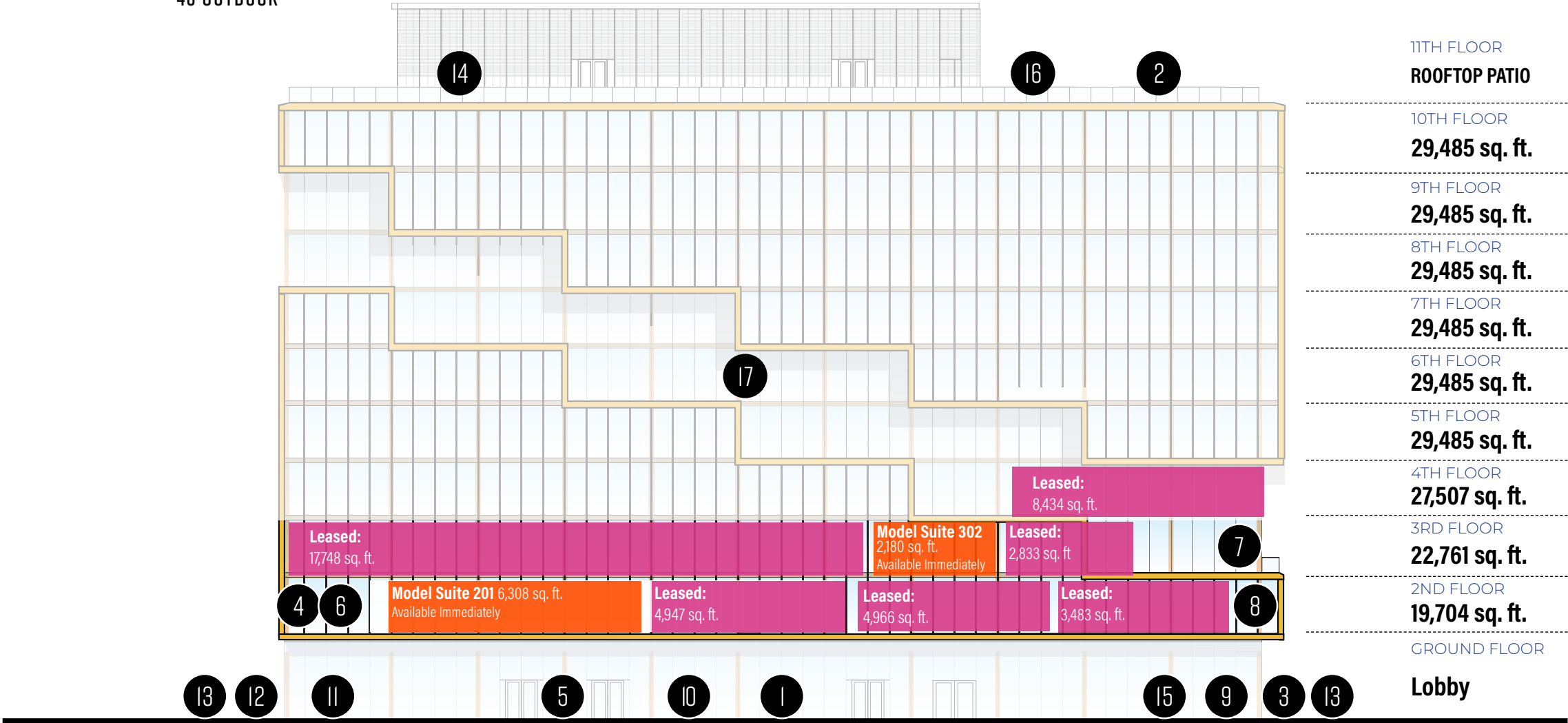
IMIT APPROVED

PARKING

CAR 74 STALLS
EV-READY 20 STALLS
BIKE STALLS 130 INDOOR, RESERVED
 40 OUTDOOR

AMENITIES

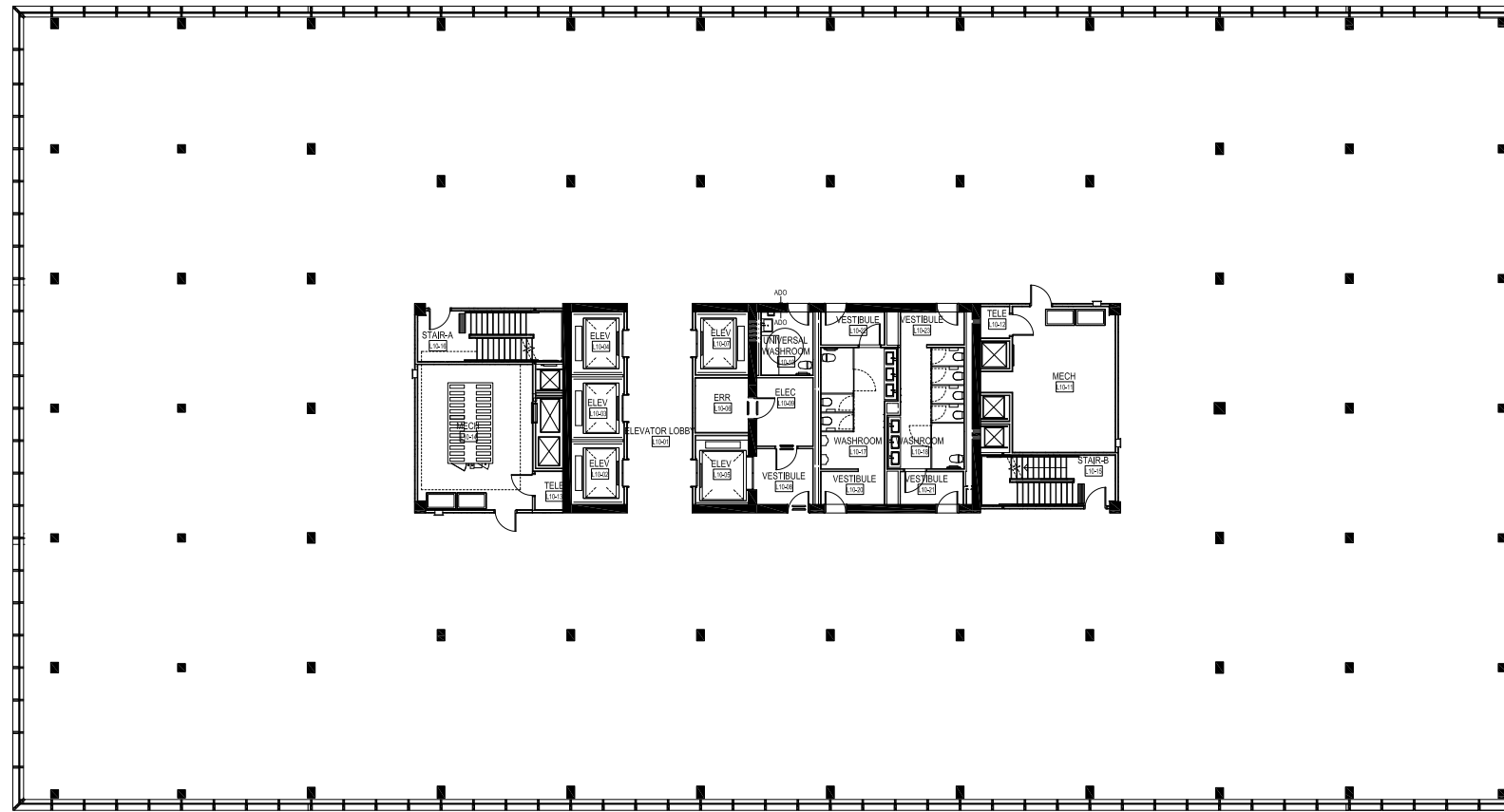
1. DEDICATED PRIVATE UNION STATION SHUTTLE
2. EXCLUSIVE & COMMON AREA ROOFTOP PATIOS WITH 360° VIEWS OF THE CITY AND LAKE ONTARIO
3. DOUBLE-HEIGHT, DAYLIGHT-FILLED LOBBY
4. STATE-OF-THE-ART FITNESS FACILITY
5. CAR & EV-READY PARKING AREA
6. TENANT CHANGE ROOMS & SHOWERS
7. DEDICATED CONFERENCE CENTRE
8. COLLABORATIVE TENANT LOUNGE
9. 24/7 SECURITY & DAYTIME CONCIERGE
10. RETAIL PLAZA
11. BIKE REPAIR STATION & RACKS
12. SEPARATE FITNESS & BIKE ENTRANCE
13. EAST & WEST OUTDOOR COMMUNAL LOUNGES
14. FAST, IN-BUILDING WIFI
15. LOBBY COFFEE SHOP
16. ROOFTOP SERVERY
17. DOUBLE-HEIGHT FLOOR OPPORTUNITIES



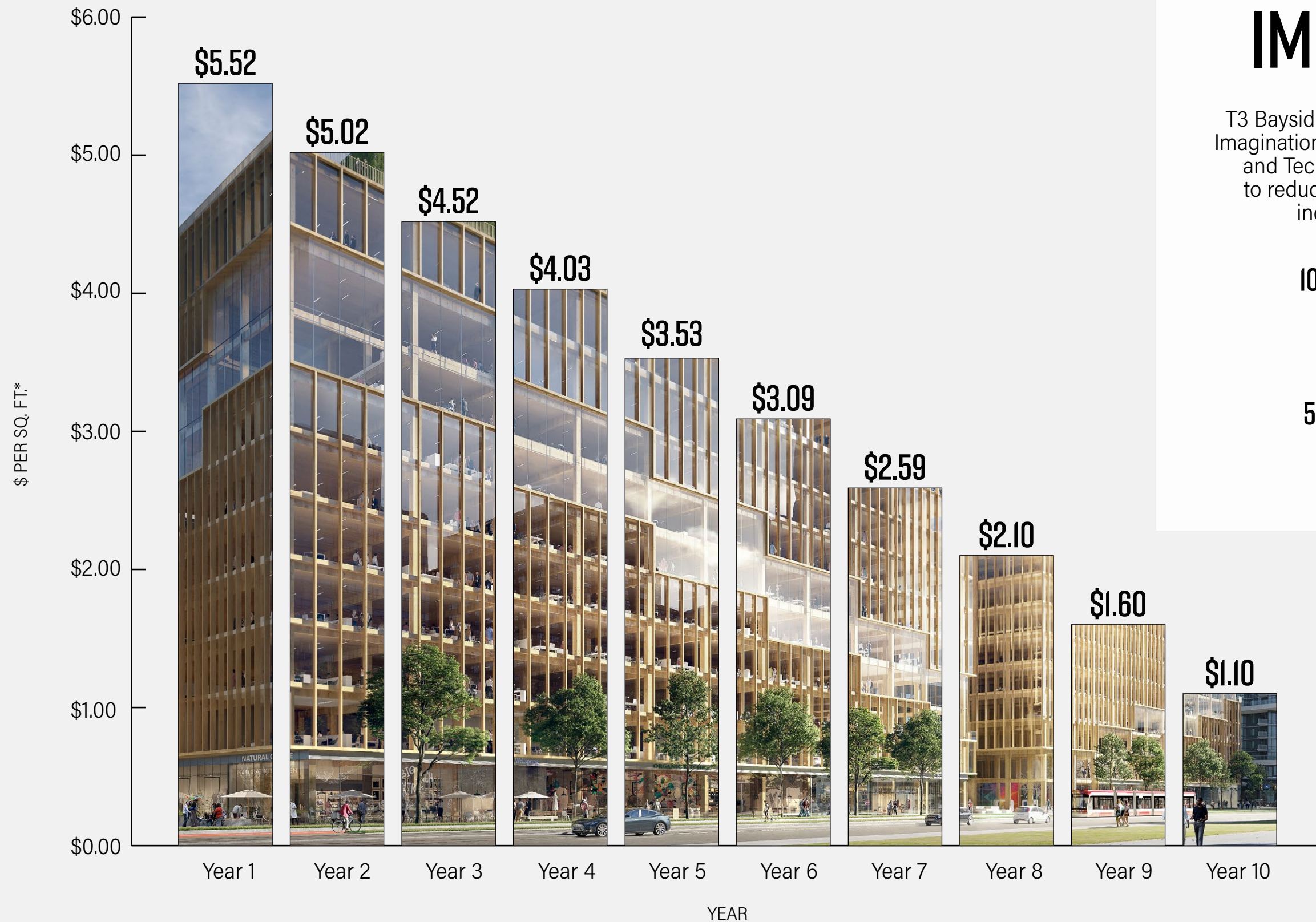
*from lease execution

FLOOR PLAN

- 13' floor-to-floor heights
- 10'-3" floor-to-ceiling windows provides natural light that penetrates to the core of the building
- Unique double-height office floor opportunities with generous ceiling heights
- Exposed ceiling showcases timber structure, while providing additional height
- Large, open floor plans with 45' lease spans
- Generous core depths and column spacing for planning flexibility
- Modern, highly efficient HVAC
- Poured concrete between floors ensures no sound, dust or vibration transfers



*ARTIST RENDERING & CONCEPT DRAWING; NOT AS DELIVERED. SUBJECT TO CHANGE.



IMIT GRANT

T3 Bayside is supported by Toronto's Imagination, Manufacturing, Innovation and Technology (IMIT) Grant will to reduce additional rent psf and increase possibilities.

10-YEAR AVERAGE*:

\$3.31

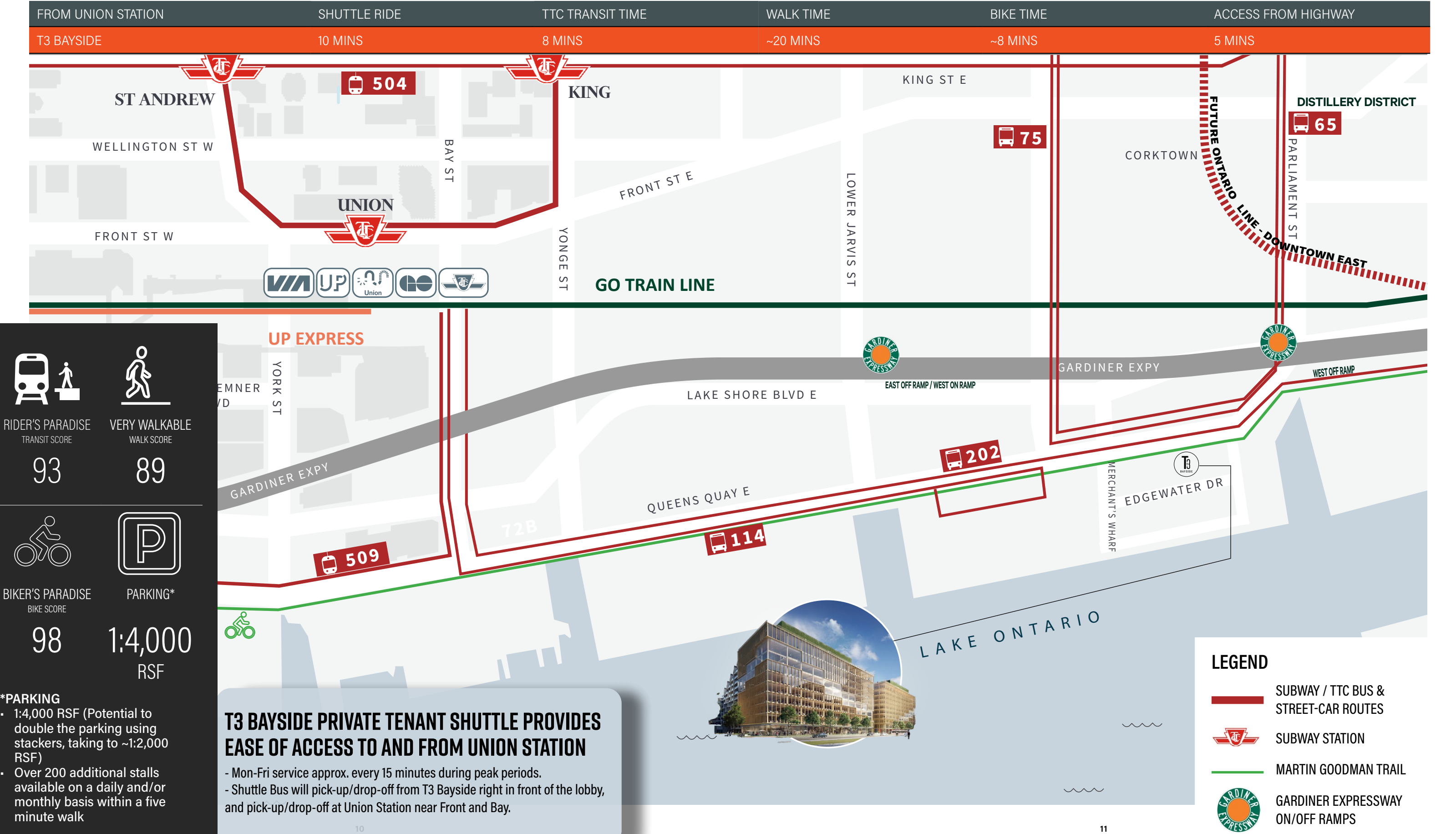
5-YEAR AVERAGE*:

\$4.52

*Note: grant numbers provided are estimates only.

In order for a tenant to receive the grant, they must meet program requirements.

LOCATION: CONVENIENT AND ACCESSIBLE





The perfect place to build your company's future.

Toronto's vibrant Bayside community sets the stage for an elevated work experience that will inspire the world's most high-performing companies.

Now complete, T3 Bayside Phase I brings 251,000 sq. ft. of modern, creative office space to Downtown Toronto's eastern waterfront.

A planned twin building, adjacent to Phase I, will provide a rare opportunity for companies to build a true corporate campus experience and accommodate future growth.

BENCHMARK STANDARDS

to help you achieve optimal health, productivity and efficiency



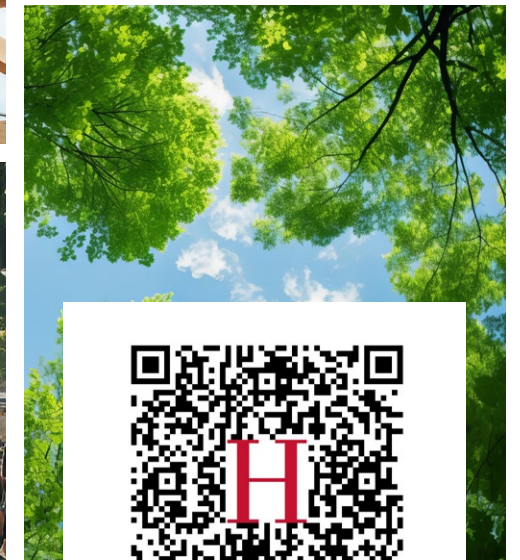
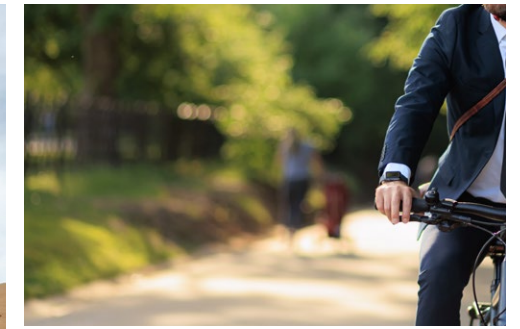
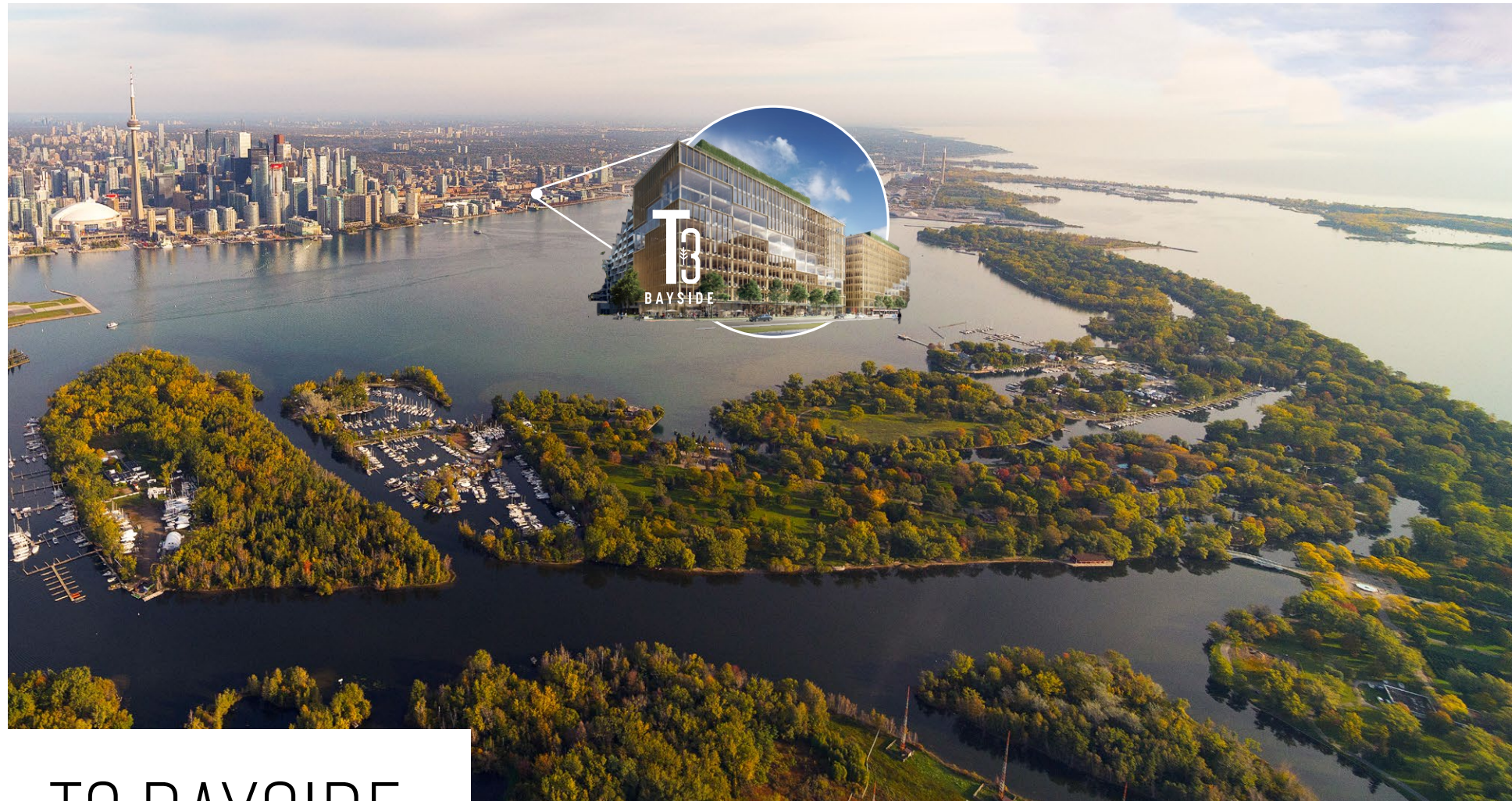
TARGETING
LEED GOLD
STANDARD



TARGETING
WIRED
PLATINUM



TARGETING
WELL-READY
CERTIFICATION



VIEW FULL REPORT

T3 BAYSIDE: YOUR ESG SOLUTION.

Since being founded in 1957, Hines has a long history of **delivering properties that benefit the planet**, the communities in which they sit and the tenants who occupy them. This includes a firm-wide net-zero target by 2040. T3 Bayside elevates this commitment by seeking to be the top choice for tenants who are prioritizing ESG within their businesses.

ENVIRONMENTAL

- ✦ 40-50% reduction in embodied carbon due to use of timber structure
- ✦ LEED Gold
- ✦ Sustainably sourced, local timber
- ✦ Bicycle infrastructure to encourage cycling to work
- ✦ 20 Electric Vehicle charging stations within the building
- ✦ Efficient and sustainable building systems including the re-using of grey water, prioritizing bio-based materials, etc.

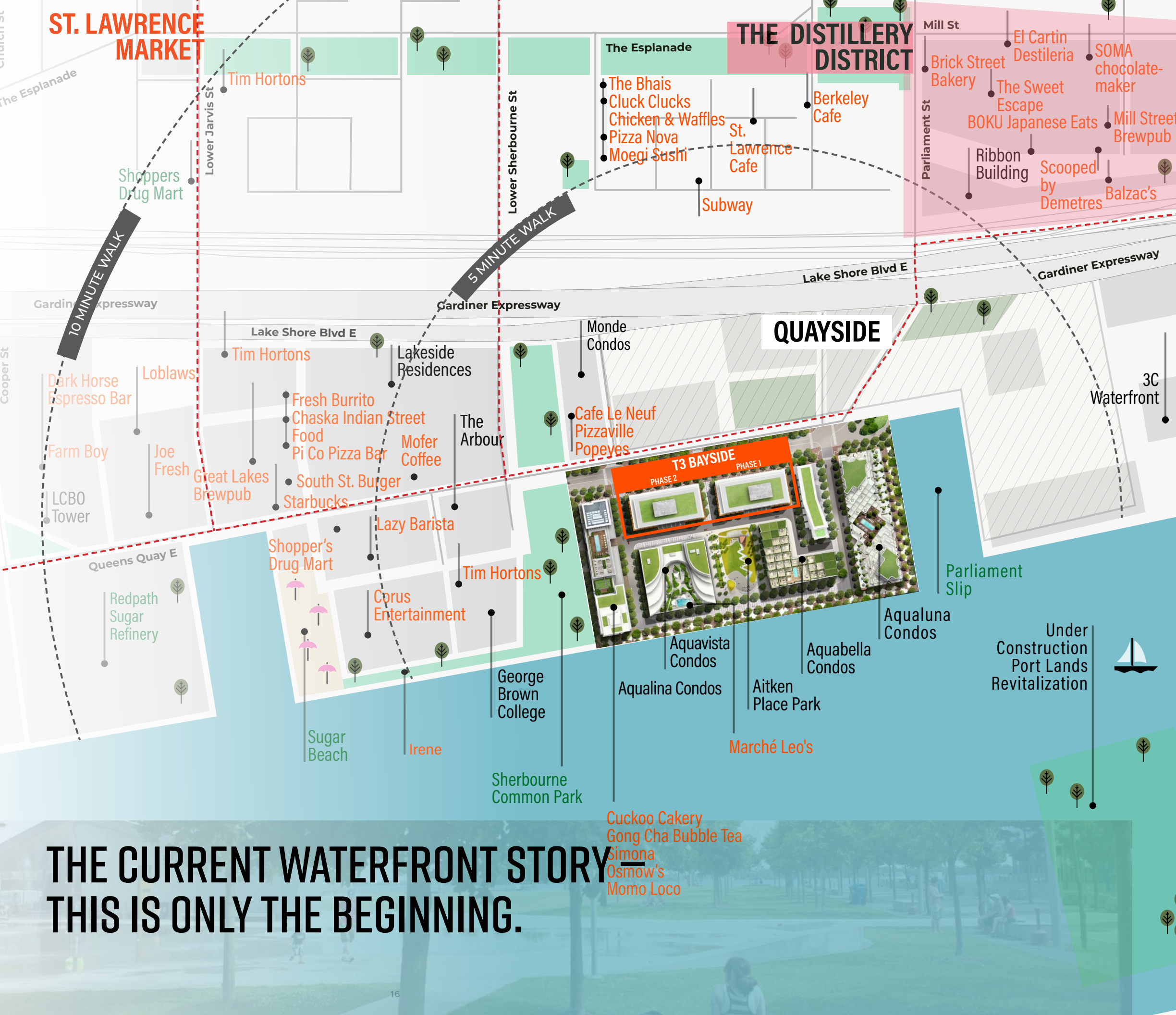
SOCIAL

- ✦ WELL certification
- ✦ Neighborhood WiFi encourages outdoor work
- ✦ City of Toronto daycare in neighboring Hines development
- ✦ Surrounding Bayside neighborhood is 20% affordable housing
- ✦ Club quality fitness facility in the building and Community Centre in neighboring Hines' Aqualuna development, encourage health/wellness

GOVERNANCE

- ✦ Includes Hines' new Digital Client Experience technology platform which will track carbon emissions, electricity and water usage, as well as other critical governance data
- ✦ Hines publicly issues annual reports on its progress on all Environmental, Social and Governance pillars
- ✦ During construction period, construction waste was tracked





NEARBY: RESTAURANTS AND CAFES // NATURAL AMENITIES

The existing Bayside community is abundantly surrounded by retail amenities, natural trails and beaches and newly constructed residential properties. But this is only the beginning, the future of the waterfront continues to push the boundaries of innovation bringing more playful amenities and state-of-the art office and residential developments that make Bayside an exciting destination to be a part of.

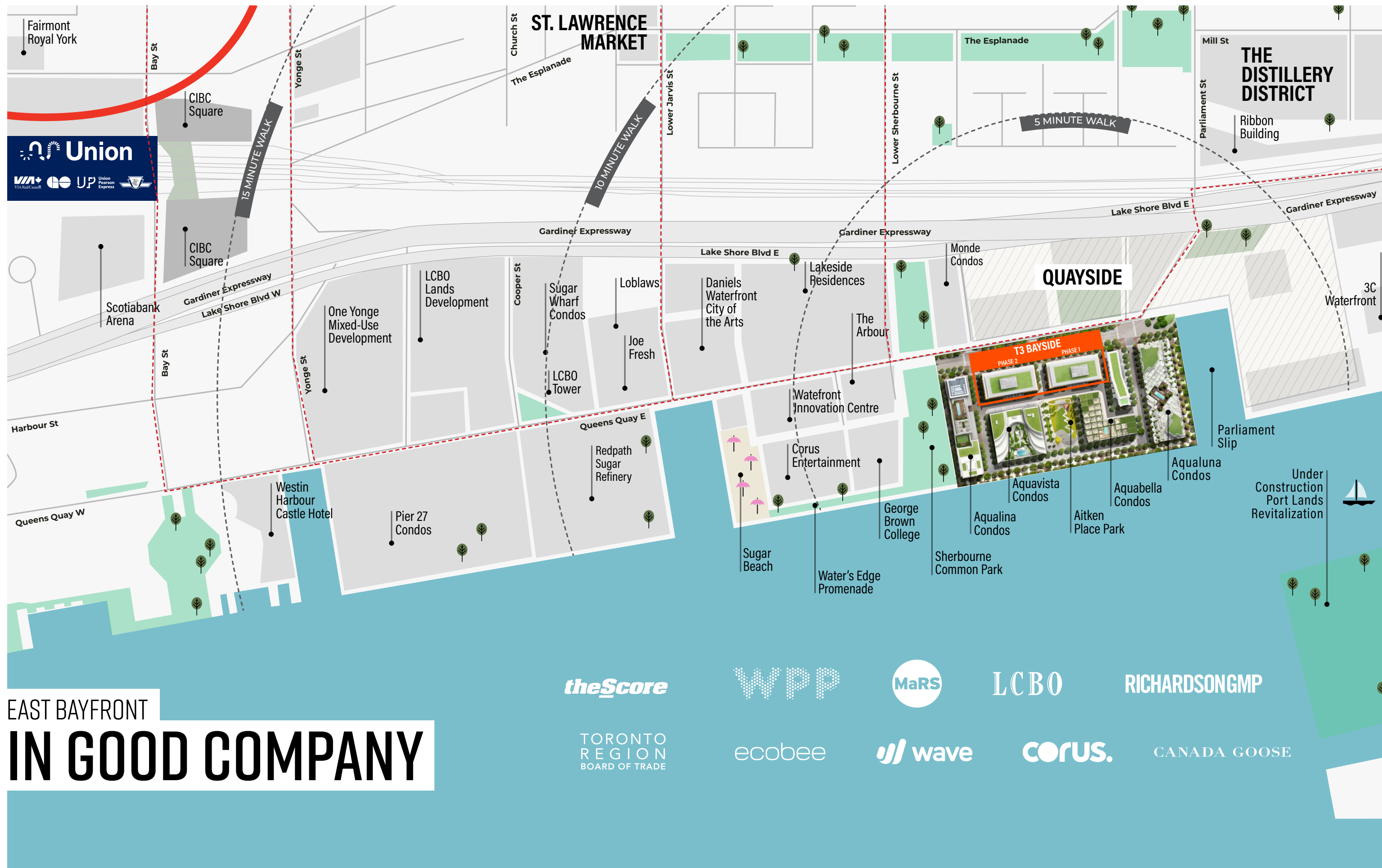
A BRAND NEW, MASTER-PLANNED COMMUNITY FOR INNOVATION

As the new urban gateway into the Bayside community, T3 Bayside vividly animates the pedestrian experience and public realm between the city and Lake Ontario.

Visitors, tenants and neighbors can enjoy the dynamic Aitken Place Park, take advantage of 80,000 sq. ft. of curated retail shops, walk along the Water's Edge promenade, or enjoy community amenities, such as the day care, dog run and community centre.

An enhanced public realm awaits at Bayside.





EAST BAYFRONT

IN GOOD COMPANY



AMENITIES & NEIGHBOURHOOD

T3 Bayside tenants will have access to the East Bayfront neighbourhood, while still remaining part of Hines' Bayside community. Tenants can enjoy:

- Dynamic public spaces surrounding T3 Bayside, such as Aitken Place Park, Sugar Beach & Sherbourne Common
- Fresh food and unique shops at two of Toronto's most celebrated cultural areas: St. Lawrence Market & The Distillery District
- Close proximity to the the Water's Edge Promenade
- Connectivity to Beanfield's open-access broadband network guaranteeing ultra-fast internet connections
- Being part of Toronto's new innovation corridor with more than two million sq. ft. of office developments being constructed
- Future access for LRT directly in front of the building
- Private, dedicated transportation to Union Station with connections to TTC, GO Transit, LRT & the UP Express
- Direct access to the Martin Goodman Trail with ample bike stalls, car/EV-ready parking & a designated ride-share area
- Neighbourhood WIFI that ensures tenants stay connected wherever they are in Bayside
- Nearby access to the Gardiner Expressway & Don Valley Parkway — allowing tenants to avoid inner-city congestion



A STATEMENT ROOFTOP

A stunning 360-degree rooftop overlooks gorgeous sightlines of the lake and city.

Perimeter walkways connect to a rooftop bar surrounded by a lush green roof and vine wall creating a communal, social atmosphere.

A wealth of seating options — inviting couches that stimulate collaboration and teamwork; benches along the perimeter for uninterrupted views of the thriving neighbourhood below; and relaxed private seating options — help draw your focus and let your creativity flow.

SIGNATURE DOUBLE-HEIGHT AMENITY SPACES

PREMIUM TENANT LOUNGE

A premier lounge rooted in wellness. Expansive timber connects tenants to nature, while sunlight fills the space with warm, natural light. Tenants can work privately, meet with clients or hold refreshing team meetings — fostering a greater sense of camaraderie and community.

FLEXIBLE COLLABORATIVE SPACE

A modern floor-to-ceiling glass curtain wall creates a sunlight-filled space in the dedicated tenant conference centre. With presentation-ready technologies and bench seating, tenants are always prepared for virtual conferences, townhalls, team summits, or hosted events.



SUN-SOAKED, SPACIOUS LOBBY

Step into the striking lobby, where timber and glass frame a spacious open atrium. Entrance ways lead to vibrant outdoor space with unobstructed views of the water, to the retail plaza and to Queens Quay East with future-planned LRT.



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UNPARALLELED ACCESS

Exclusive to T3 Bayside, a private Union Station transportation service connects tenants to Toronto's largest transit hub with connections to the TTC, GO Transit, LRT, UP Express, and VIA Rail. For a healthier commute, T3 Bayside is located directly off the Martin Goodman Trail.

ENHANCED WORK/LIFE BALANCE

Dedicated fitness and cycle areas feature a sunlight-filled, at-grade bike locker room and club quality change rooms — all accessible via a tenant-only entrance located directly across from the Martin Goodman Trail.

A NEW GENERATION OF MODERN OFFICE

T3 BAYSIDE CROSS-SECTION



33

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WOOD MEANS WELLNESS.

Wood is elemental. It's authentic. It infuses workplaces with warmth and energy and brings buildings to life.

Each space inside T3 Bayside has been designed with a biophilic approach, connecting people to nature with the goal of improving health, elevating mood, and enhancing productivity.

It's all about providing architectural surroundings that elevate your people and products in an environmentally sustainable way.

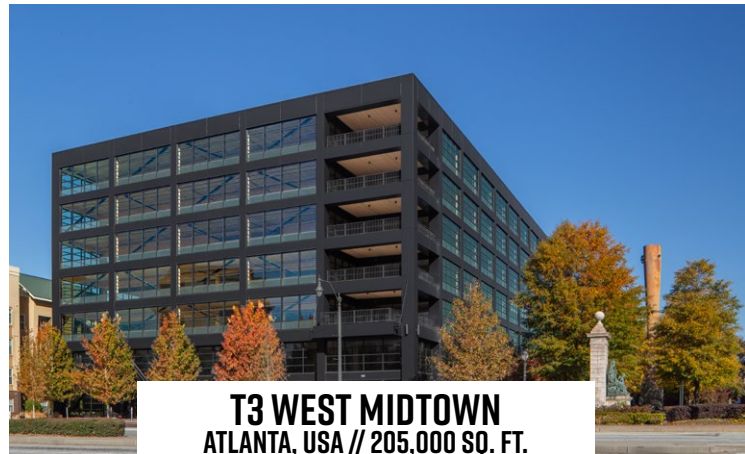




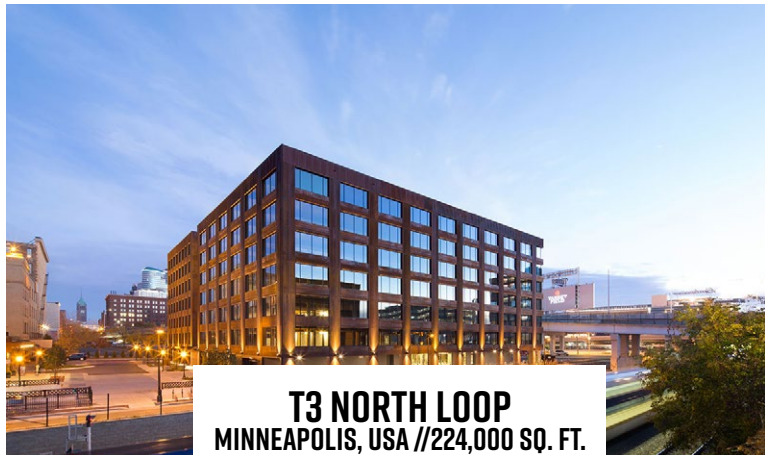
T3 BAYSIDE PHASE I
TORONTO, CANADA // 251,000 SQ. FT.



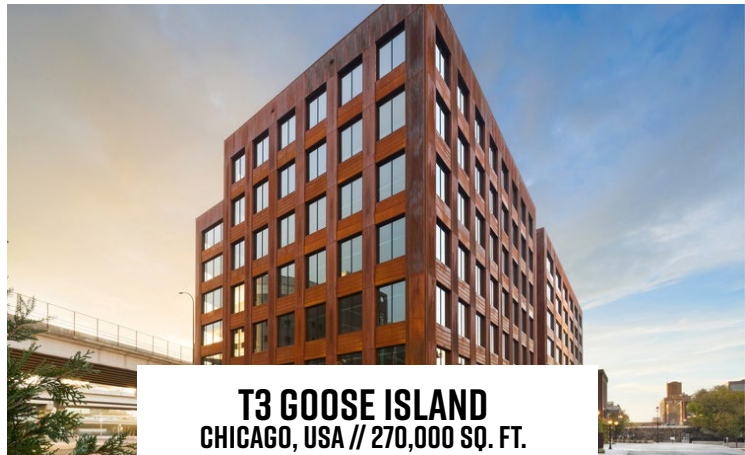
T3 RINO
DENVER, USA // 250,000 SQ. FT.



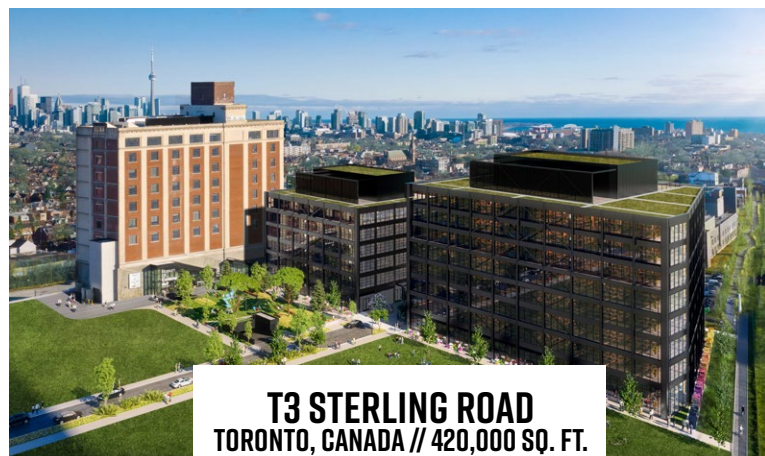
T3 WEST MIDTOWN
ATLANTA, USA // 205,000 SQ. FT.



T3 NORTH LOOP
MINNEAPOLIS, USA // 224,000 SQ. FT.



T3 GOOSE ISLAND
CHICAGO, USA // 270,000 SQ. FT.



T3 STERLING ROAD
TORONTO, CANADA // 420,000 SQ. FT.



T3 COLLINGWOOD
MELBOURNE, AUSTRALIA // 204,000 SQ. FT.

THE NEW GENERATION OF OFFICE.



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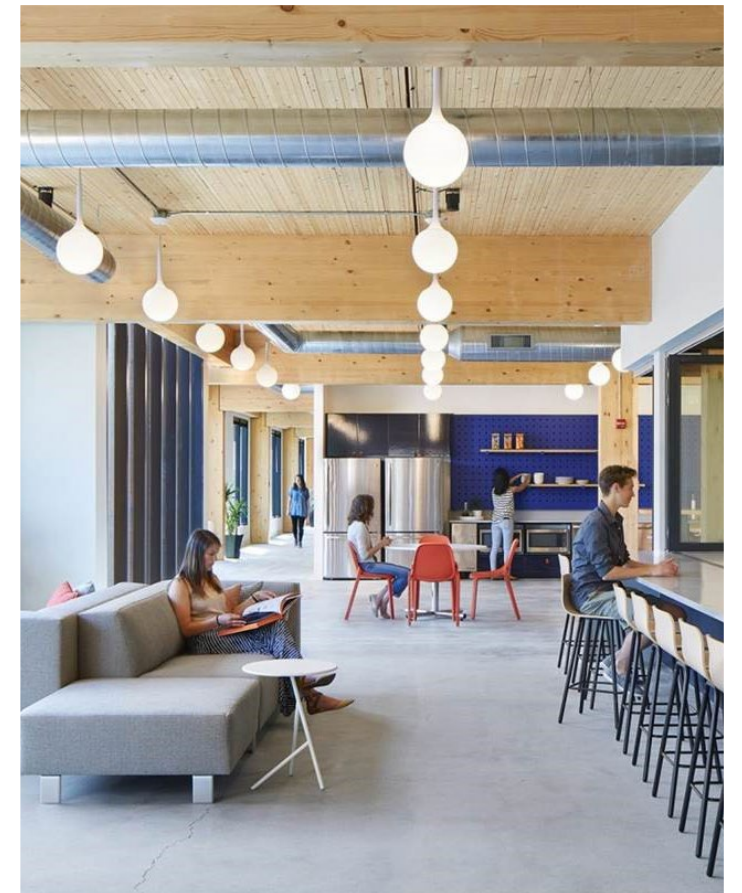
Hines' T3 concept is transformational - and it has already changed the conversation about the future of office. The concept originated in Minneapolis, with T3 North Loop, Hines now has 27 T3 projects completed, under construction or in-design in markets around the world.

Inspired by heritage buildings, T3 captures the creative energy of brick-and-beam and pairs it perfectly with the technology, style and amenities that are attracting some of the world's most progressive companies, like Meta and Amazon. Strengthened by renewable timber design, T3 is one of the most environmentally-friendly and sustainable building concepts in the market today.

Unite with like-minded companies worldwide as they join Hines' new generation of heavy timber buildings focused on innovation, wellness and sustainability.

Click to the left to learn more about the global timber movement.

EMPOWER YOUR PEOPLE TO DO THEIR GREATEST WORK YET.



T3 MINNEAPOLIS//ZIPNOSIS OFFICE >

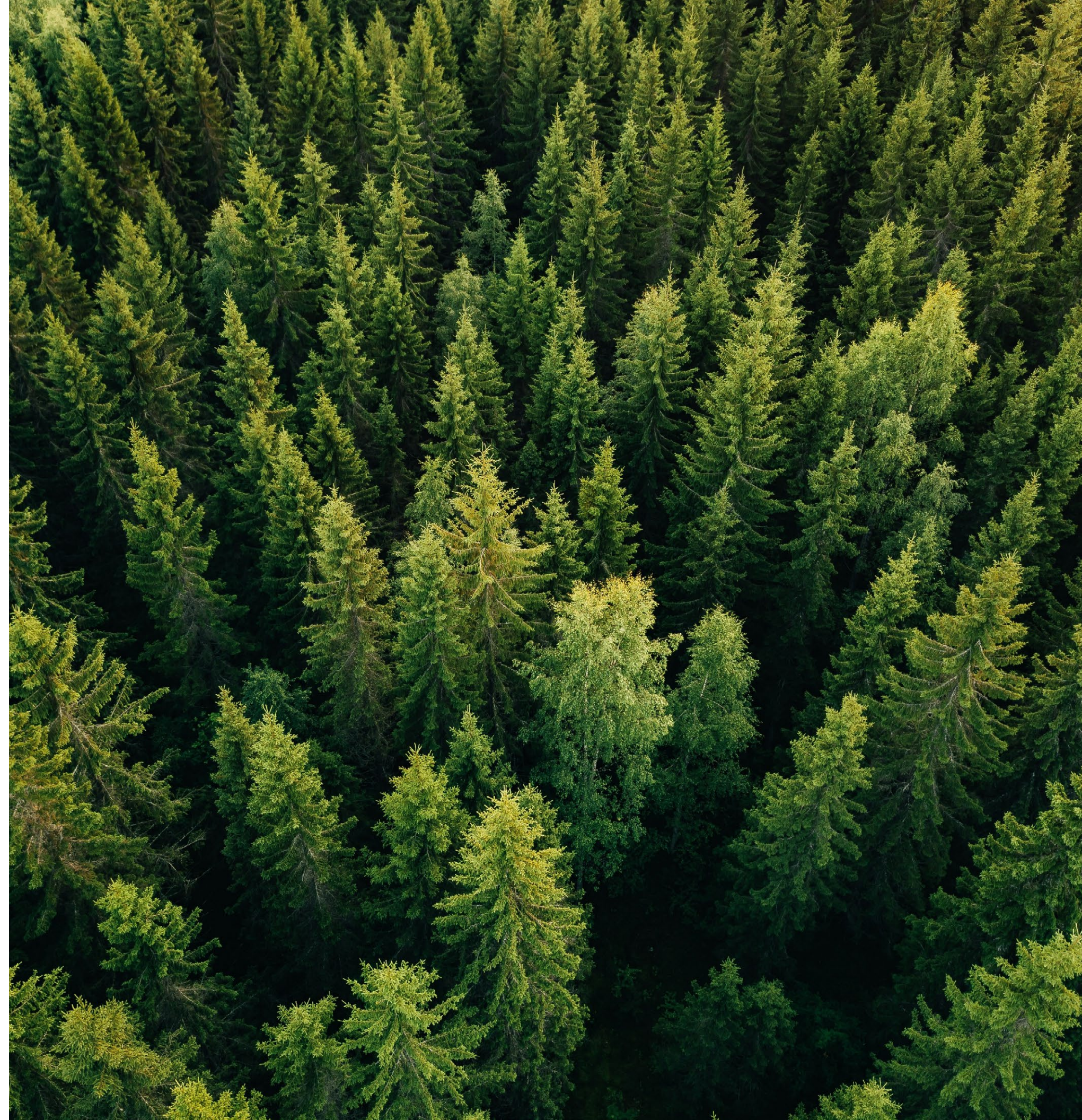
TIMBER STRENGTH. TRUE SUSTAINABILITY.

Sourced from young trees to maintain sustainable forestry practices, the timber used in T3 is one of the most ecological and renewable building materials.

It takes just 15 minutes to grow the amount of wood used in T3, but the benefits are abundant:

- 🌱 T3 will store 3,886 metric tons of carbon dioxide
- 🌱 T3 will take the equivalent of 2,708 cars off the road
- 🌱 T3 avoids 6,655 metric tons of carbon dioxide emissions

Replacing concrete & steel - both significant carbon emitters - timber absorbs and sequesters carbon, significantly reducing our environmental impact.



THE FUTURE WATERFRONT STORY – THE SKY’S THE LIMIT.



PARLIAMENT SLIP

A future world class public destination, 365 days of the year, featuring floating restaurants, a unique water ampitheatre and swimming pools at the WaveDeck, canoe/ kayak launches, water dock with concessions and water transport hub.



PORT LANDS DEVELOPMENT

Once completed in 2024, the Port Lands will feature a new river valley, which will create Villiers Island, and re-naturalize the mouth of the river. It will then come to welcome a residential community that will support a population of approximately 18,000-25,000 people and 25,000-30,000 jobs.



FUTURE TRANSIT LINE

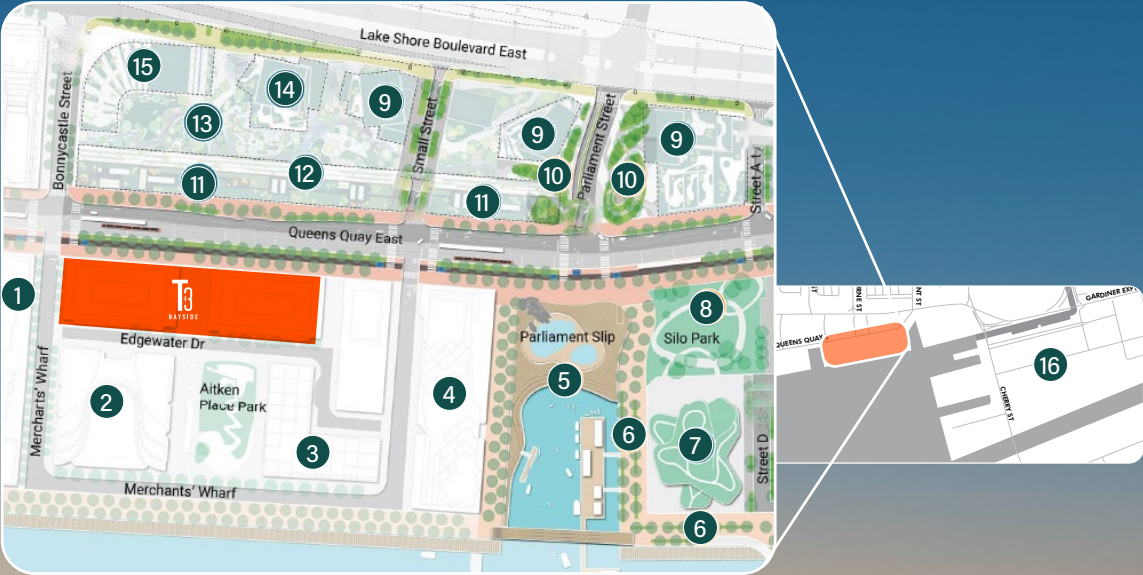
The planned Waterfront East LRT (WELRT) will run from Union Station south to the foot of Bay Street, east along Queens Quay to the Distillery Loop at Cherry Street, before turning south to serve the western Port Lands area.

QUAYSIDE

Quayside will soon be home to a sustainable community for people of all ages, backgrounds, abilities, and incomes – a 21st-century urban district that is dynamic, inclusive, and resilient. Quayside is planned to be a world-class community, and a key connection between the downtown waterfront, surrounding neighborhoods and the future Villiers Island.



- ① Aqualina
- ② Aquavista
- ③ Aquabella
- ④ Aqualuna
- ⑤ Parliament Slip
- ⑥ Water's Edge Promenade
- ⑦ Future School/Cultural Site
- ⑧ Silo Park
- ⑨ Future Development
- ⑩ Parliament Grove
- ⑪ Urban Farm
- ⑫ Timber House
- ⑬ Community Forest
- ⑭ The Overstory
- ⑮ The Western Curve
- ⑯ Port Lands Development



QUAYSIDE DEVELOPMENT



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