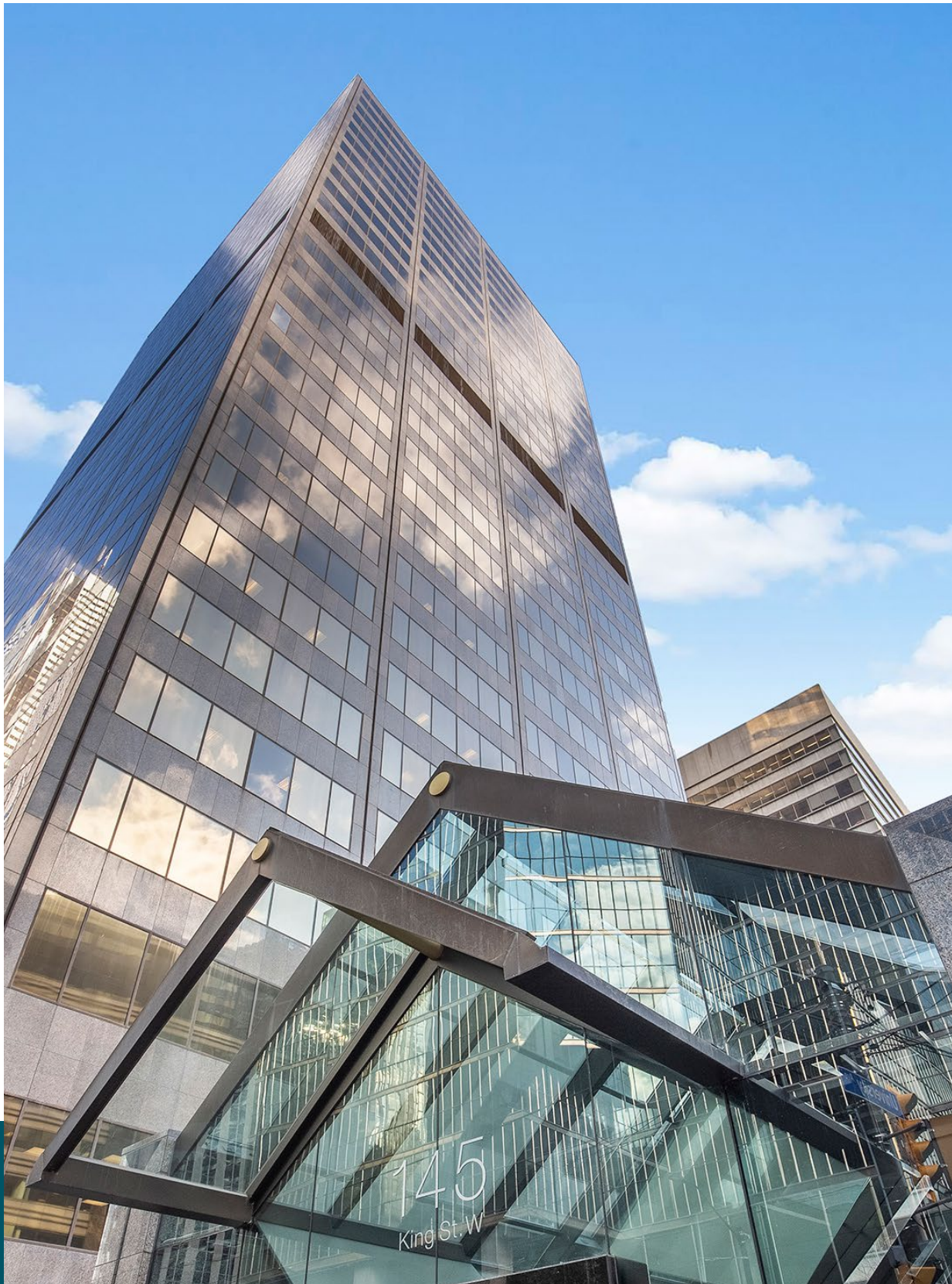




145 King West

THE KINGS





An Elevated Experience



QuadReal presents 145 King West – an opportunity to be located in the very heart of Toronto's vibrant Financial District at King and University.

Straddling both the Financial District and the Entertainment District, 145 King West is central to Union Station and the PATH underground walkway. 145 King West has a proud history in the area and is surrounded by Canada's five major banks and the country's most prominent firms, as well as captivating restaurants, shops, theatres and more. Regal in stature – a commanding presence, and close to all amenities for today's urban worker.

145

KW

145

KW



QuadReal Property Management

Our QuadReal team takes pride in delivering exceptional customer service that creates a seamless experience for our communities. Excellence lives here. That's why we're committed to creating sustainable environments, spaces that bring value to people both now, and for years to come.*

We don't just serve our communities, we're part of them. Working in partnership with our communities, our on-site staff offers a tangible presence, providing hands-on, in-person guidance to each and every one of our customers. QuadReal+ provides real-time engagement while QuadReal CONNECT delivers 24/7 professional support, so our customers can stay connected wherever they are.

*Managed by QuadReal Property Group, Brokerage



At QuadReal we're proud to serve the people who call our communities home. That's why we developed QuadReal CONNECT, a 24/7 service centre that offers our customers the professional support they need at any time, day or night.

Available on iPhone, Android and desktop, QuadReal+ seamlessly integrates building services, operations and amenities. So whether you're in the office or working remotely, you can stay connected with your community, wherever you are. For more info visit quadrealplus.com



Quick Facts

BUILDING SIZE
644,550 SF

TYPICAL FLOORPLATE:
24,500 SF*

*Full floor gross-up factor approximately 4%

Accreditations:

- BOMA Best Platinum
- LEED 4.1 Platinum
- Wired Score Platinum
- Rick Hansen Foundation Accessibility Certification
- Fitwel – 2 Star
- Fitwel Viral Response Certified
- 2024 ENERGY STAR Certification
- 2018 BOMA Toronto Certificate of Excellence + The Outstanding Building of the Year

Amenities/Features:

- Direct subway access
- Full food court
- On-site property management
- PATH connected
- Secure, tenant-only bike storage locker
- On-site fine dining - Modus Ristorante
- New fitness centre in 2025

Major Tenants:

- Home Capital
- CBRE
- RFA Capital
- CPA - Chartered Professional Accountants

Parking:

Ratio	1/3,500 SF
Unreserved	\$295 stall/month
Reserved	\$425 stall/month

Building Specifications



PARKING

- 2 levels of underground parking that accommodate a total of 209 parking stalls
- Access via York Street
- 6' clearance
- Car wash services and EV charging stations available
- Secure, tenant-only bike storage located in parking garage



SECURITY

- Security personnel 24/7
- New state-of-the-art access control system installed 2020
- 2 stage Simplex fire alarm system
- Emergency standby building generator
- Escort services available to accompany you to your vehicle after hours



ELEVATORS

- 7 low-rise elevator cabs
- 6 high-rise elevator cabs
- 1 freight elevator servicing whole building
- 2 parking elevators servicing lobby, concourse and parking levels



CEILING HEIGHTS

- Slab to Slab – Approx. 12' *
 - Drop Ceiling – Approx. 9' *
- * Very little variance between floors



HVAC

- Central HVAC with Enwave's Deep Lake Water Cooling Technology
- Fresh air intake
- Meets ASHRAE standard 62.1
- Air Filtration, MERV-14



ENVIRONMENTAL/ SUSTAINABILITY STATS AND INITIATIVES

- LEED 4.1 Platinum
- Fitwel – 2 Star
- BOMA Best Platinum
- 2024 ENERGY STAR Certification

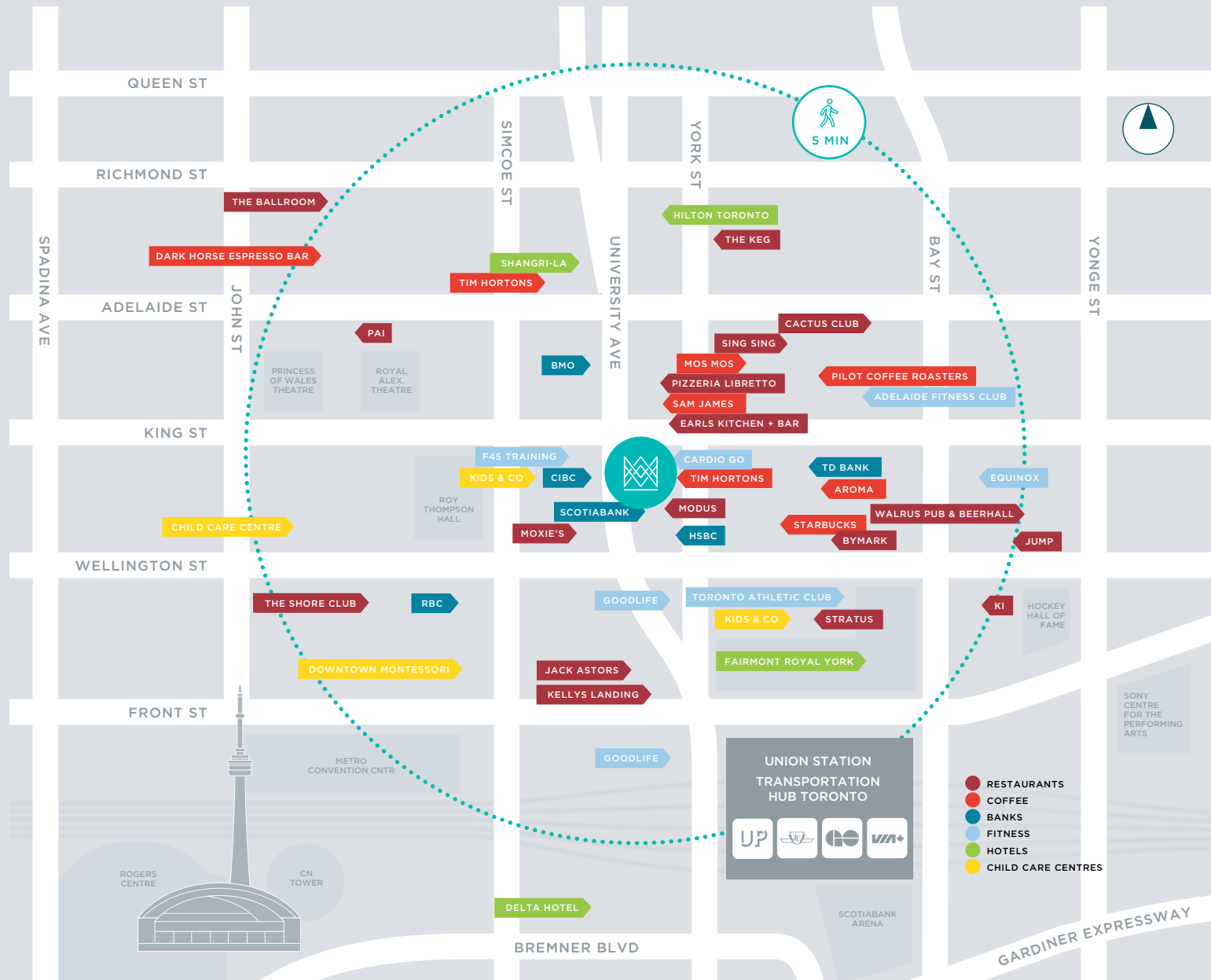


SMART BUILDING FEATURES

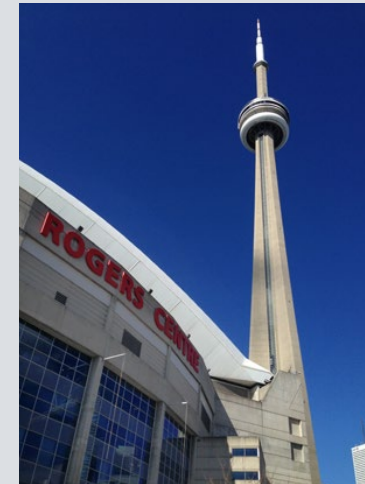
Digital platforms and sensors are deployed throughout the building to increase operational efficiency, enhance health and wellness, improve sustainability, optimize costs and create unique user experiences.

- **QuadReal+ App**
Order food, register for events, connect with management, check real-time building conditions and more through our tenant app.
- **Integrated Operations Management**
Our "single pane of glass" integrated operations platform allows us to leverage AI and machine learning to achieve maximum efficiency of the building systems for comfort and optimize costs.
- **Digital Sensors**
Traffic counters allow us to understand real-time occupancy to optimize HVAC systems and property services.

The Neighbourhood



At the apex of Toronto's vibrant downtown core, 145 King West is within a short walk of some of the city's most vital venues: The Metro Convention Centre, Scotiabank Arena and The Rogers Centre, where the movers and shakers of the day come to work and play. Surrounding these destinations are world-class restaurants, casual dining emporiums, bars, and clubs with all manner of fare to please every foodie's palette both during and after work.



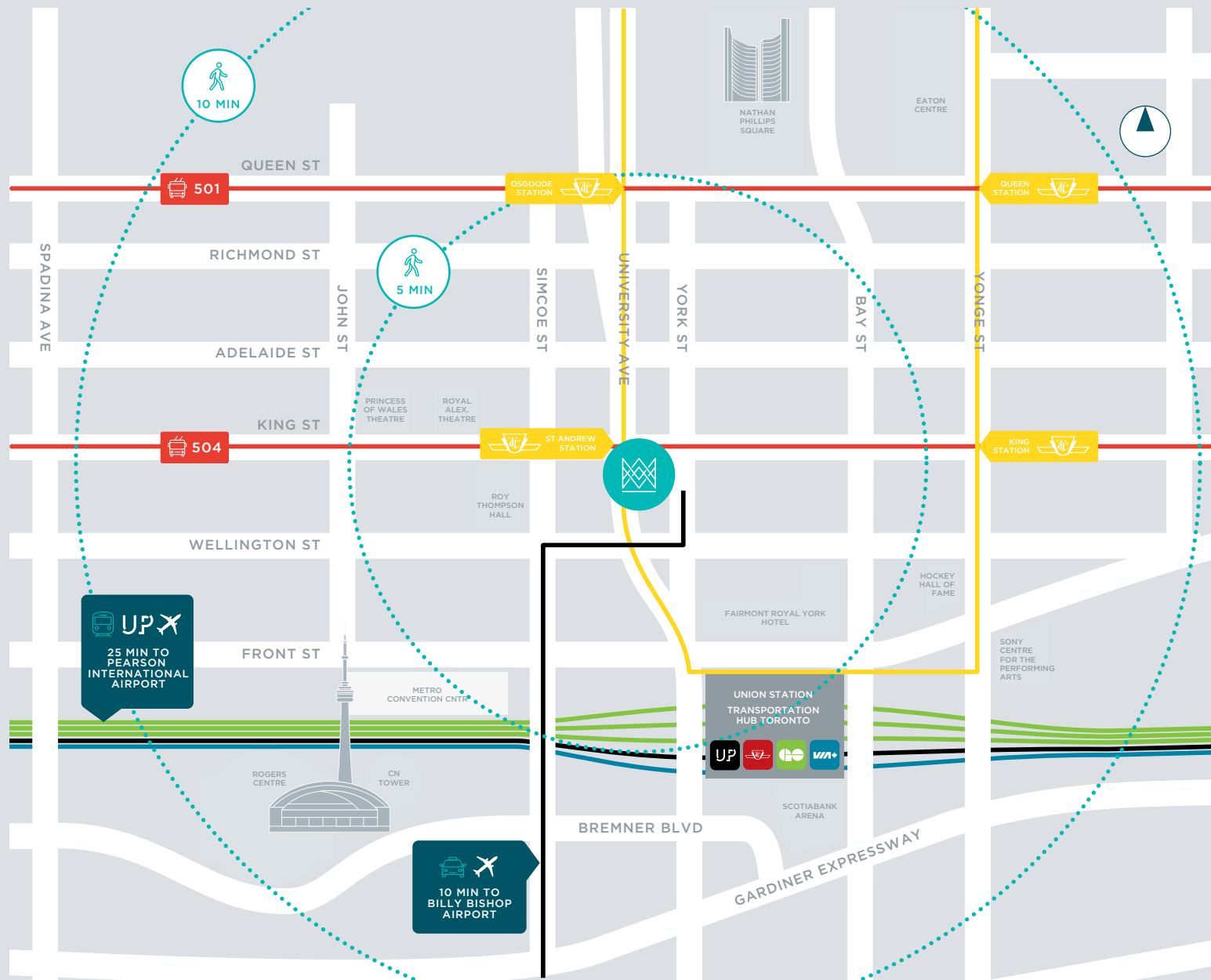
Access to the PATH

145 King West has direct access to the PATH, Toronto's underground walkway that links over 30 kilometers of the city's major tourist, entertainment, and business attractions.

Approximately 1,200 shops/services and more than 50 buildings/office towers, 20 parking garages, 6 subway stations, 2 major department stores, 8 major hotels, and a railway terminal are all connected through the PATH. According to Guinness World Records, the PATH is the largest underground shopping complex of its kind.



Connected



Connected to Toronto's vast super transit system, 145 King West is easily accessible to and from any part of the city and beyond. With underground access to St Andrew Station – Pearson and Billy Bishop Airports are easily reached from Union Station.

-  **2-min** to Union Station from St Andrew Station

-  **400m walk** to Union Station

-  **4-min drive** to Gardiner Expressway
- 10-min drive** to DVP
- 20-min drive** to HWY 401
- 30-min drive** to HWY 407



Life at 145 King

More than just office space, 145 King West offers its tenants a robust lifestyle driven by exceptional programming that includes all aspects of the urban experience. Tenants of this inimitable building can look forward to ongoing programs for health, social pursuits, entertainment, and community service, including:

Community

- Seasonal Farmers' Markets
- Charitable Partnership Opportunities
- Summer and Winter Social Events
- Summer Music Series
- Regular Surprise and Delight Giveaways
- Seminars and In-person Programming



Giving Back

- Great Canadian Shoreline Cleanup
- Start 2 Finish Backpack Program
- CHUM Christmas Wish Toy Drive





Wellness

- Yoga Programs
- Therapy Dogs
- Sound Bath Therapy
- Green and Healthy Cleaning
- Bike Parking Facility
- Shower & Change Room Facilities (Located at 200 King St)



A Healthy Workplace

Our performance goals in fresh air supply, filtration, indoor air quality testing, humidity, and thermal comfort are guided by best practices from ASHRAE, Fitwel, and LEED.



AIR QUALITY

Maximizes the amount of fresh air intake during occupied times. Conducts biannual indoor air quality spot measurements with support from independent third-party consultants



FILTRATION

Highest level of MERV filters possible, removing a minimum of 90% of particulate matter along with bacteria, smoke, and many viruses



WATER SYSTEM

Maintains healthy water systems through regular testing and adherence to industry best practices



BAS

Building Automation System enables the management and control of the building into various zones. A zone control system allows one HVAC system to be efficiently used and modified at the same time across different areas or zones



ASHRAE

Meets ASHRAE standard of 20 cubic feet per minute per building occupant

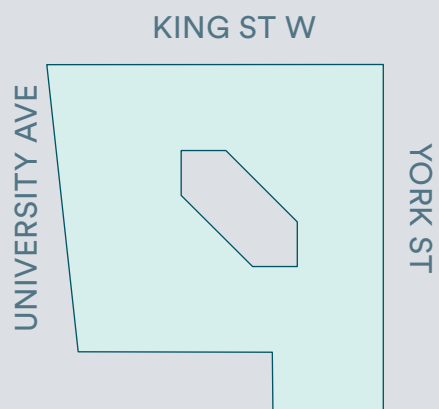


Fitwel[®]
Viral Response
Certified

FITWEL VIRAL RESPONSE MODULE

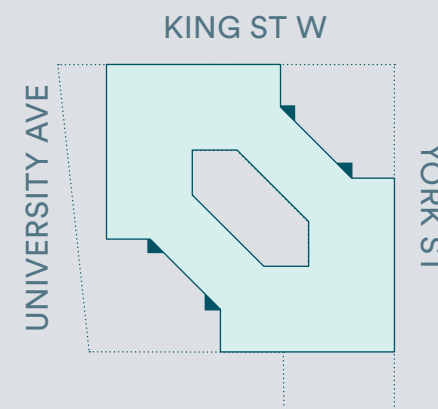
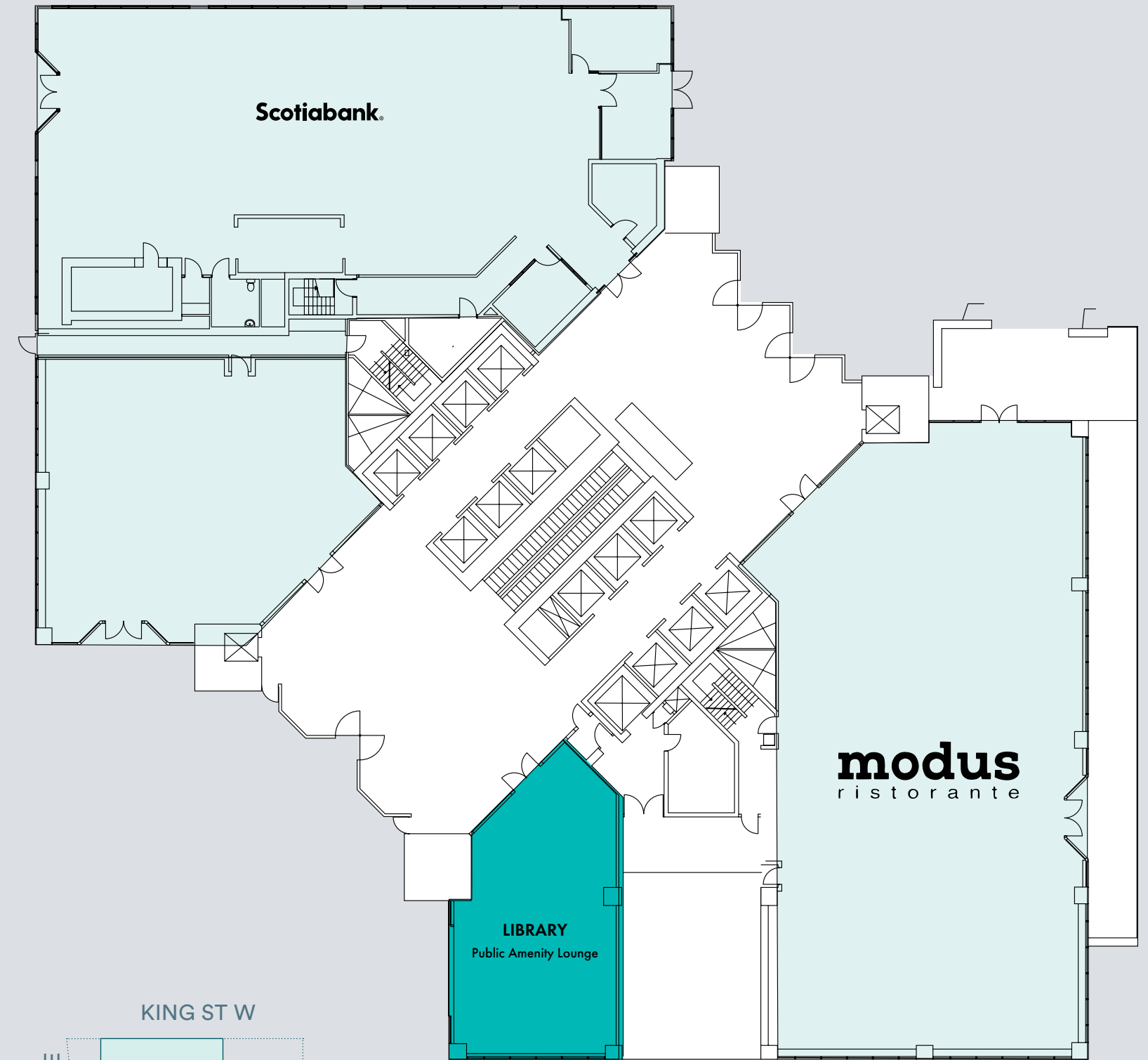
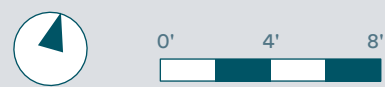
We care about your health. Creating safe environments for our tenants, residents and guests is part of QuadReal's commitment to health and wellness. In addition to enhancing our cleaning and air quality, in October 2020 QuadReal Property Group was among the first companies to certify our policies using the Fitwel Viral Response module to combat the spread of infectious respiratory diseases. Fitwel is a healthy building certification system that was originally created by the U.S. Centers for Disease Control (CDC), which remains the system's research and evaluation partner.

Retail & Amenities



Food Court Lower Level

*Retail leasing current as of Sept 2021



Ground Floor





The Green Room

Today's workplace is evolving and so are QuadReal's amenity offerings. Designed with our customers in mind, this beautiful new amenity space located at 200 King West provides a variety of ways to work, lounge, meet, collaborate and more.

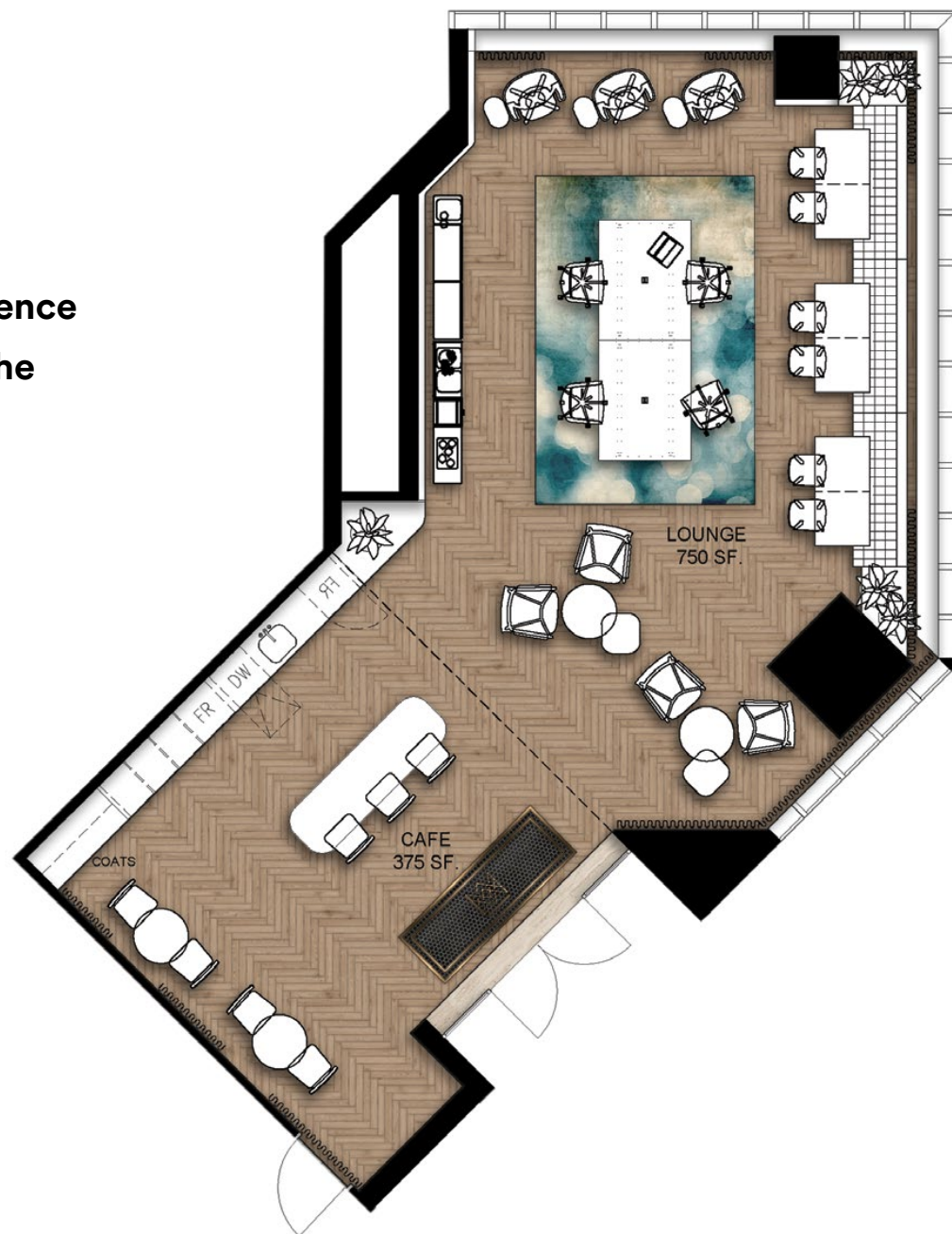
Space in The Green Room is available to book by 145 King Tenants and is located across the street.



THE GREEN ROOM

Features

- Beautifully designed
- Flexible work spaces
- Enhanced workday experience
- Conveniently located on the ground floor





Stacking Plan

Rentable SF	Floor	Availability
	28	
	27	
	26	
	25	
	24	
	23	
25,282 SF	22	Immediately
25,220 SF	21	Immediately
	20	
11,732 SF	19	July 2025
	18	
	17	
13,801 SF ¹	16	Immediately
	15	
14,230 SF	14	Immediately
	12	
	11	
	10	
	9	
	8	
	7	
13,392 SF	6	Immediately
	5	
	4	
	3	
21,060 SF	2	Immediately



¹ Multiple Suites. Ste 1610 – 2,429 SF / Vacant Ste – 11,372 SF



Design Flexibility

With flexible floorplates and ceilings, the sky's the limit when it comes to creating curated space to suit any design.



DENSITY STATS :

Rentable area **24,802 SF**

Rentable SF per person **189 SF**

Total Staff **131**



20 offices

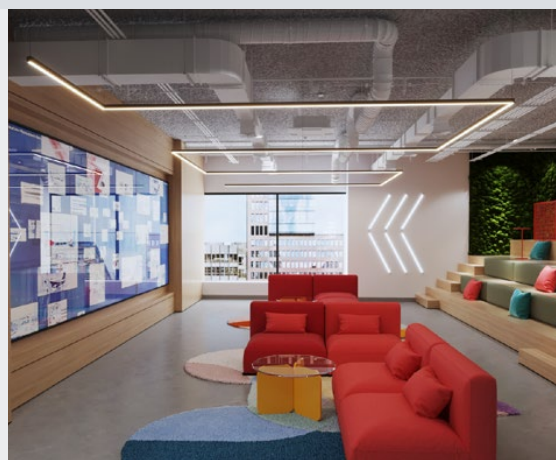


88 work stations



22 hot desks

Total Meeting Seats **192**



KING ST W

UNIVERSITY AVE

YORK ST



0' 4' 8'

Tech Firm Typical Plan



Design Flexibility



DENSITY STATS :

Rentable area **24,802 SF**
 Rentable SF per person **285 SF**
 Total Staff **87**



35 offices

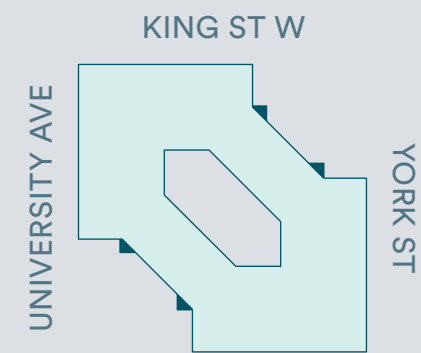


52 work stations



16 meeting rooms

Total Meeting Seats **193**



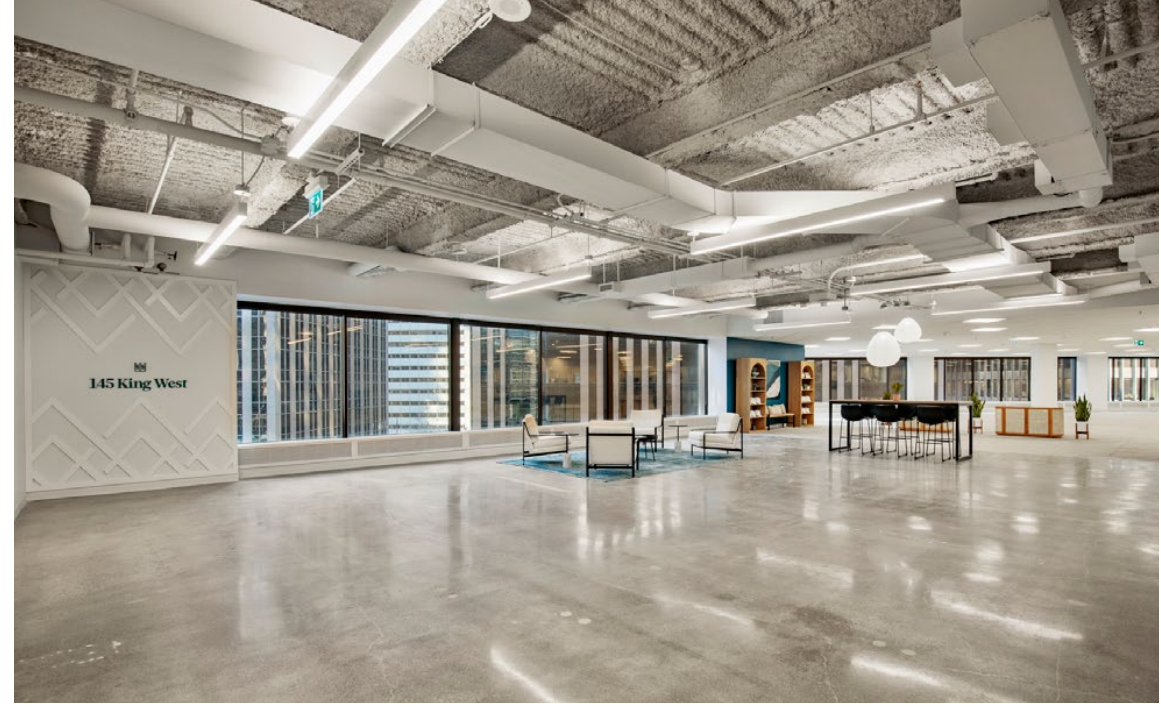
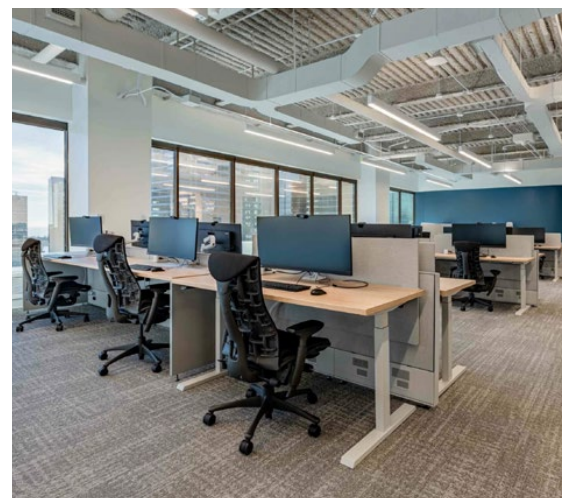
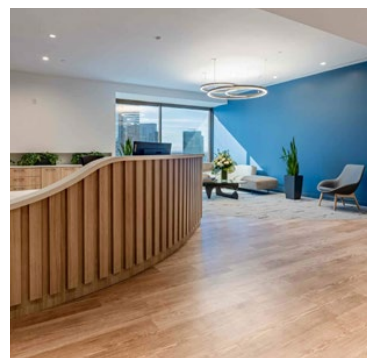
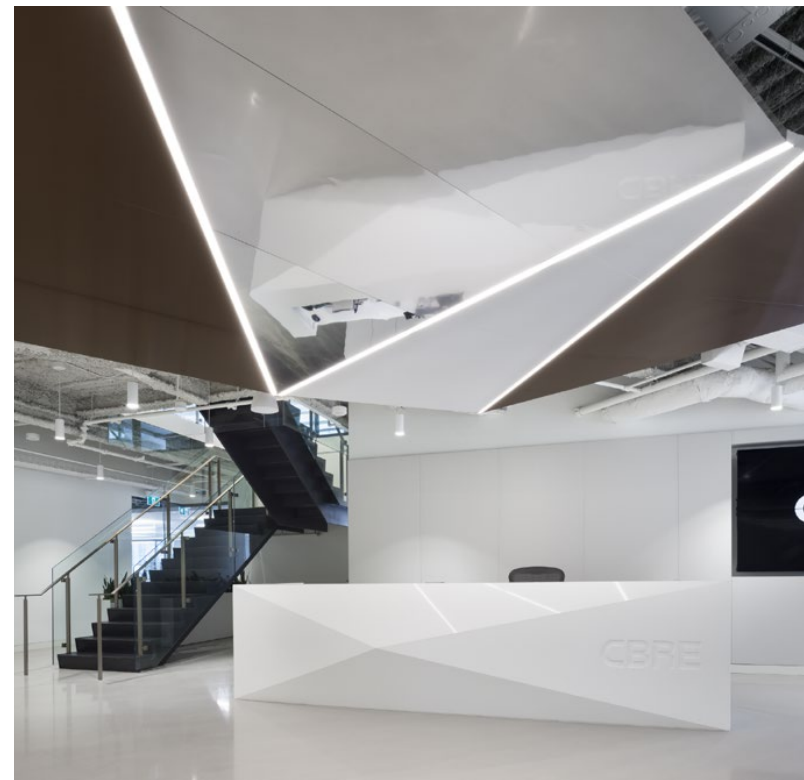
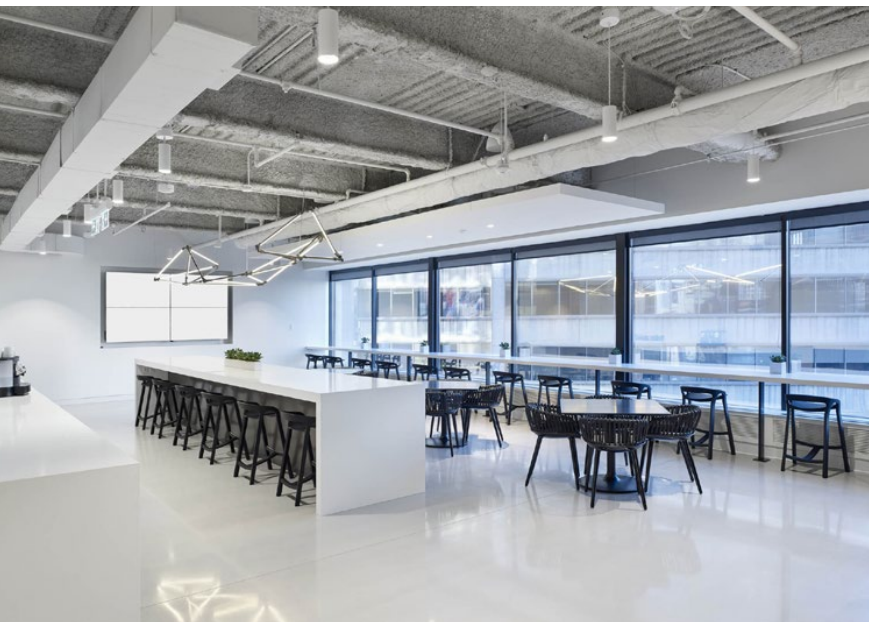
Professional Firm Typical Plan



Make it Your Own

Create a distinctive identity for your business and your employees at 145 King West.

Examples of existing tenant premises at 145 King





About QuadReal Property Group

QuadReal Property Group is a global real estate investment, operating and development company headquartered in Vancouver, British Columbia.

Its assets under management total \$73.8 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities to invest in equity and debt in both the public and private markets. QuadReal invests directly, via programmatic partnerships and through operating companies in which it holds an ownership interest.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.

40M
Square Feet

Canadian Commercial
Real Estate Portfolio

Spanning

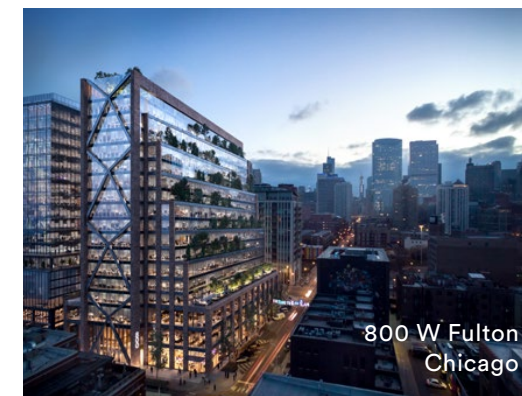
North America,
The United Kingdom,
Europe and
Asia-Pacific

\$73.8B
Assets

Spanning 23 Global Cities
Across 17 Countries

1,200+
Employees

+800 Dedicated
Real Estate Professionals



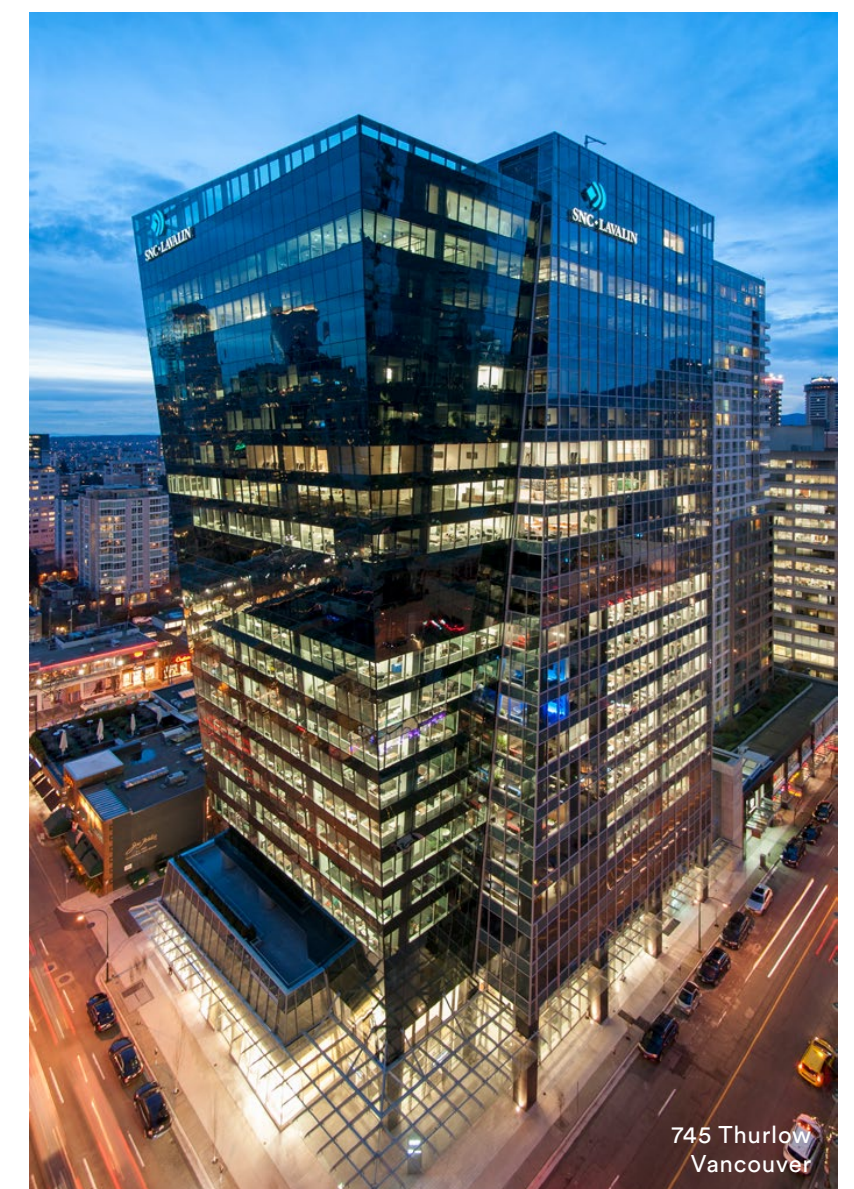
800 W Fulton
Chicago



Commerce Court
Toronto



22 Bishopsgate
London



745 Thurlow
Vancouver



QuadReal

Excellence lives here.

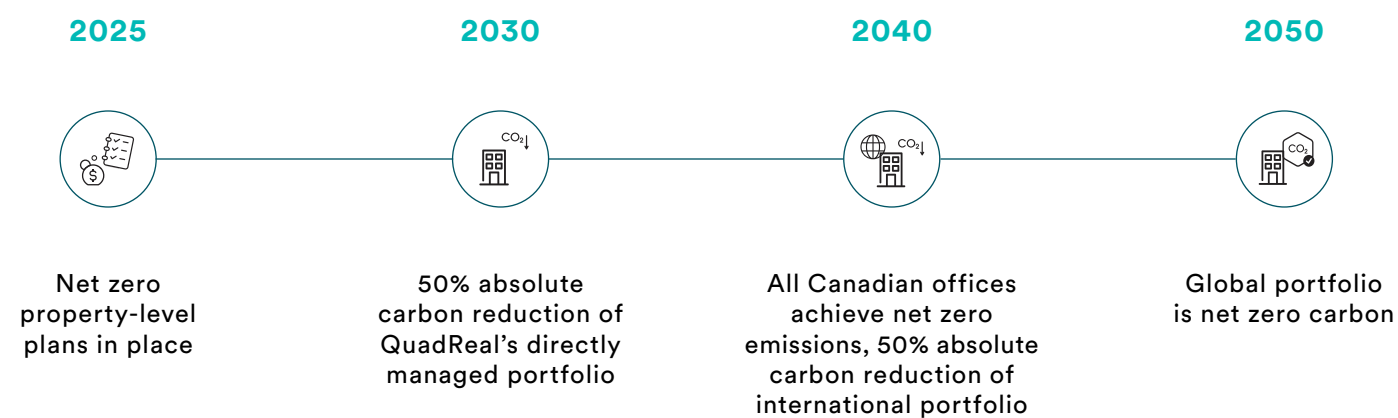


Our Commitment To Wellness & Sustainability

At QuadReal we're committed to leadership in sustainability on a global scale, and right here at home in Canada.

We've set ambitious targets to reduce water, waste, energy, and carbon emissions - rigorously tracking our progress using real scientific data. But we know we can do more. That's why we're working to cut 100% of our operation's carbon footprint by 2050. It's part of our pledge to build better communities, places that aren't just good for our customers' well-being but for the entire planet.

QuadReal's Path to Net Zero:



QuadReal aims to meet standards of excellence in real estate sustainability. The company is committed to continually exceeding the expectations of tenants, residents, employees and the communities in which it operates through efficiency, engagement, health, and innovation. The strategy is centred around three main pillars:



QUADREAL IS COMMITTED TO:

1. Being a global sustainability leader while driving long-term financial value.
2. Setting property-specific targets for energy, water, and waste every 3 years (domestically).
3. Creating and managing buildings that promote well-being and higher productivity.
4. Being transparent and reporting on progress publicly.



Digital Innovation

Digital Innovation is at the forefront of QuadReal's day-to-day. The company creates truly Digital Buildings, leveraging advanced technologies to enable differentiated user experiences in a user-centric environment. By taking a strategic digital approach to QuadReal buildings, a unique “curb-to-suite” experience is created for all tenants.

These buildings feature modernized systems and services, delivering enhanced connectivity, productivity, efficiency, security, sustainability, and wellness for all building occupants. The goal is to utilize digital platforms to optimize operations, while offering experiences tailored to suit individual needs – bridging physical spaces and digital platforms.

QuadReal has developed a Digital Building approach that is designed to deliver value to all tenants and their employees – making their spaces truly unique. The company connects base-building and property services to tenant spaces, and ultimately directly into the hands of employees via web and mobile applications – utilizing Integrated Operations Management platforms and the QuadReal+ Mobile App for tenants to connect to our buildings.



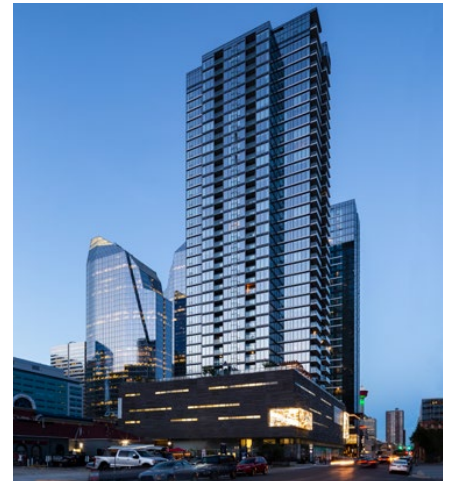
Residential

Residential properties are managed by QuadReal Residential Properties, an affiliate of QuadReal Property Group. QuadReal Residential Properties manages more than 10,000 residential rental suites across Canada, from British Columbia to Ontario. Whether you're searching for a nicely located downtown Toronto apartment, a vibrant Vancouver rental, or a suite with great views and short walks to everything nearby in Calgary, Ottawa, Hamilton, Kitchener, or Cambridge, QuadReal has the perfect place for everyone. The team of real estate professionals are dedicated to putting residents' needs first, so you can rest easy finding the right place for you.

40 
Communities
Throughout
BC, AB, ON

10,000 
Residents

17,000 
Residential Suites



Development

The in-house QuadReal team is committed to advancing a prudent development program in Canada by identifying opportunities within the existing portfolio or leveraging future acquisitions.

The company plans and develops its properties for the long term and, as such, is forward-looking and focused on quality and resilience. The team is regionally based to ensure local knowledge and on-the-ground planning and development capabilities. There is deep experience in every market where QuadReal operates, develops, and invests. Members of the QuadReal asset and development teams work closely to ensure that the focus is on respect for local communities, from project conception to completion.

QUADREAL'S DEVELOPMENT APPROACH:

The Canada-based team also guides development with international partners. QuadReal approaches all aspects of a project with these guiding values top of mind:

- Developing a portfolio that anticipates demographic and market conditions.
- Leveraging an approach that is respectful of local communities and neighbourhoods.
- Bike Partnering with organizations that have a collaborative and team-based approach, and value long-term relationships.

\$6B 

Five-Year Development Pipeline in Canada





145 King West

THE KINGS

Perk DeMara

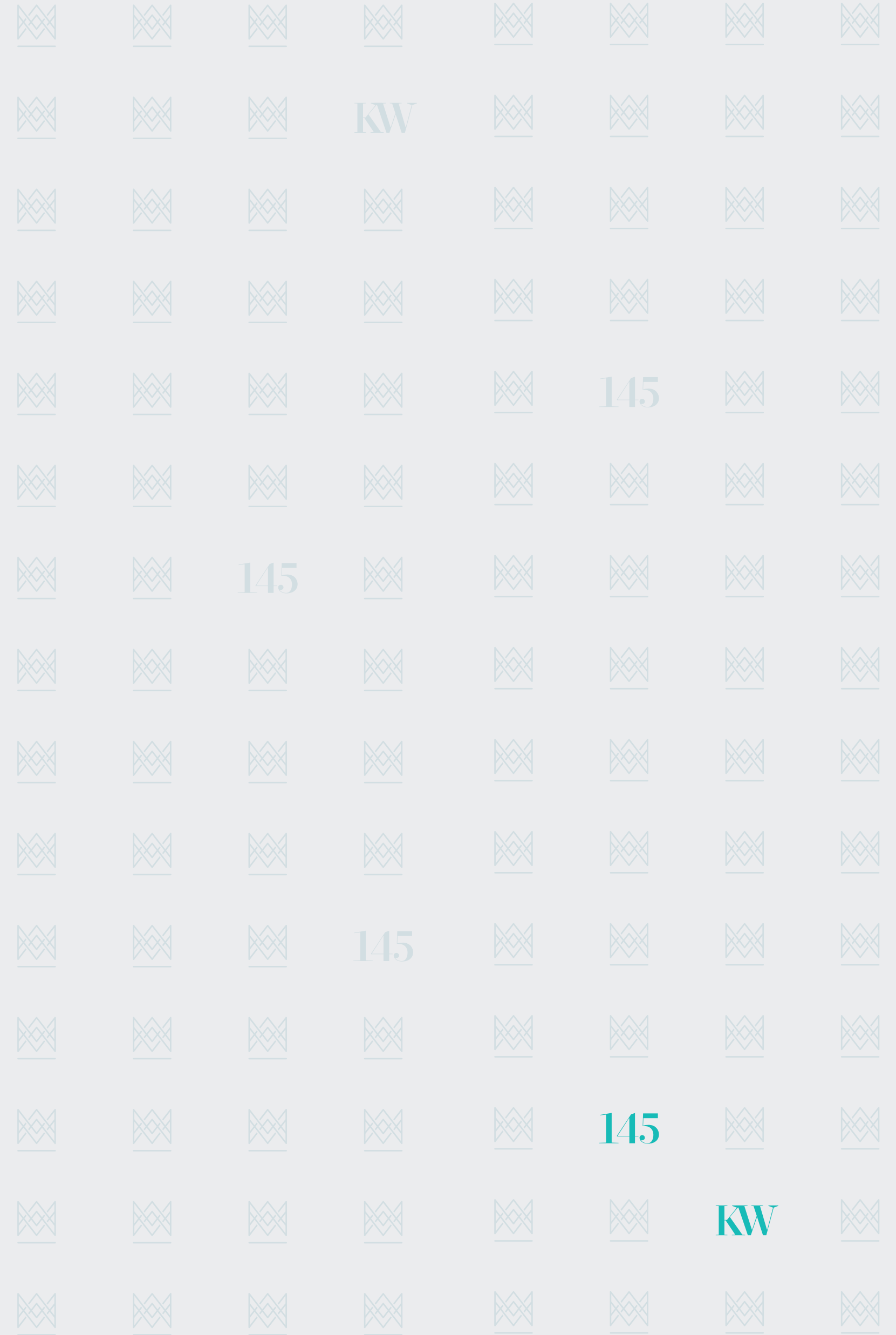
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THE KINGS

145 King West 200 King West