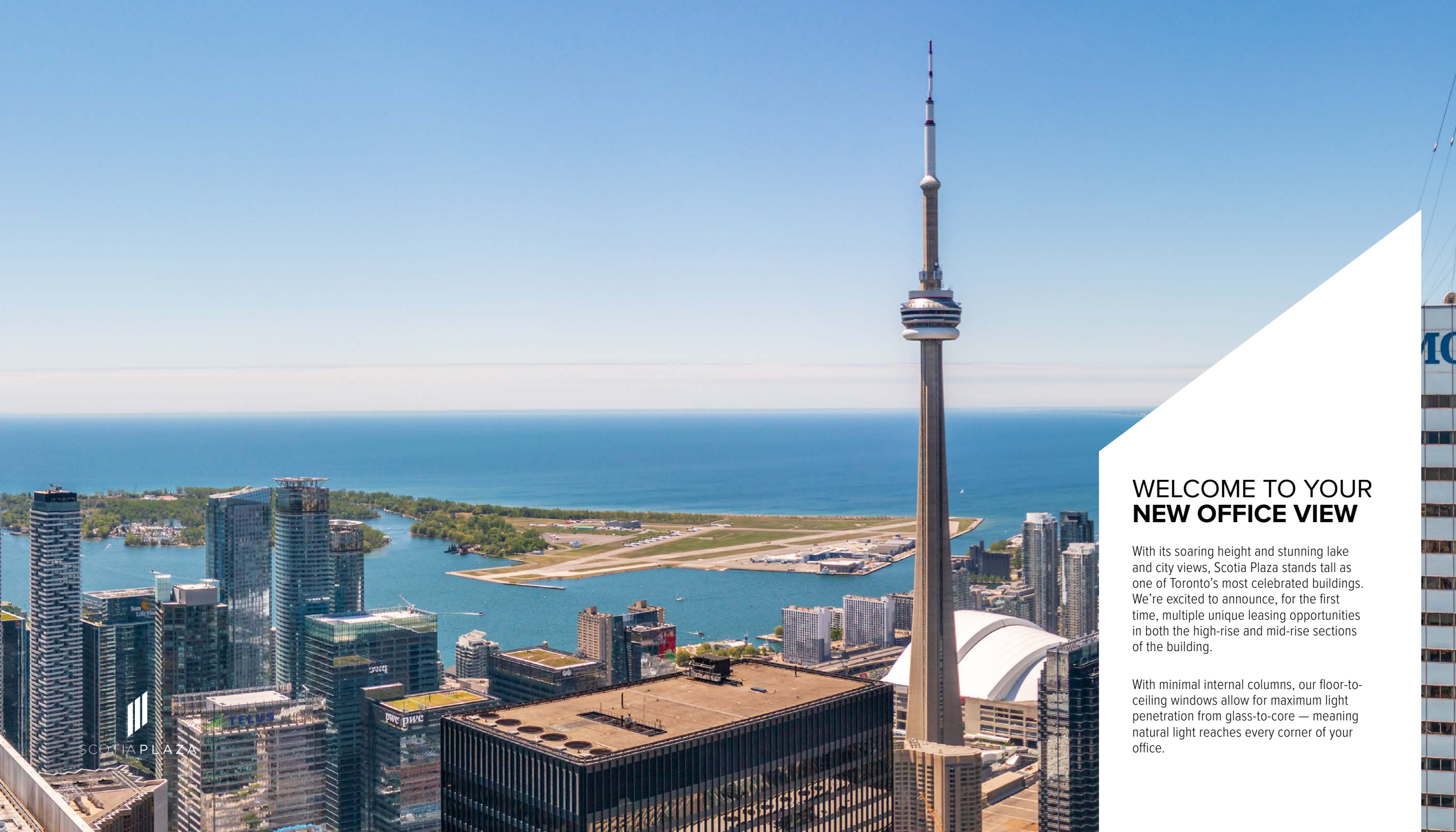




SCOTIA PLAZA






SCOTIA PLAZA

WELCOME TO YOUR NEW OFFICE VIEW

With its soaring height and stunning lake and city views, Scotia Plaza stands tall as one of Toronto's most celebrated buildings. We're excited to announce, for the first time, multiple unique leasing opportunities in both the high-rise and mid-rise sections of the building.

With minimal internal columns, our floor-to-ceiling windows allow for maximum light penetration from glass-to-core — meaning natural light reaches every corner of your office.



SCOTIA PLAZA

A RICH HISTORY A BRIGHT FUTURE

When Scotia Plaza first opened its doors for business, it set new standards for design and operational excellence. Today, as Canada's largest **Zero Carbon certified** building, Scotia Plaza continues to achieve excellence at every level through its adaptable floorplates, customer amenity platform and its dedication to a greener, healthier workplace for its customers.

Scotia Plaza's recent capital improvement plan includes full elevator revitalization, lobby and food court renovation, and a building automation system upgrade — all completed to date, so your company and employees can begin doing their best work from day one.

REACH NEW HEIGHTS OF POTENTIAL

LEASING OPPORTUNITIES

The High-Rise

68th Floor - 21,864 SF
 66th Floor - 21,525 SF
 65th Floor - 22,531 SF
 64th Floor - 22,531 SF
 63rd Floor - 23,117 SF
 62nd Floor - 23,117 SF
 56th Floor - 24,232 SF
 55th Floor - 24,232 SF

The Mid-Rise

36th Floor - 23,506 SF
 35th Floor - 23,506 SF
 28th Floor - 23,506 SF
 26th Floor - 22,266 SF
 25th Floor - 22,310 SF
 24th Floor - 22,310 SF
 23rd Floor - 22,310 SF

TIMING

Q1 2023

ADDITIONAL RENT (2022 EST.)

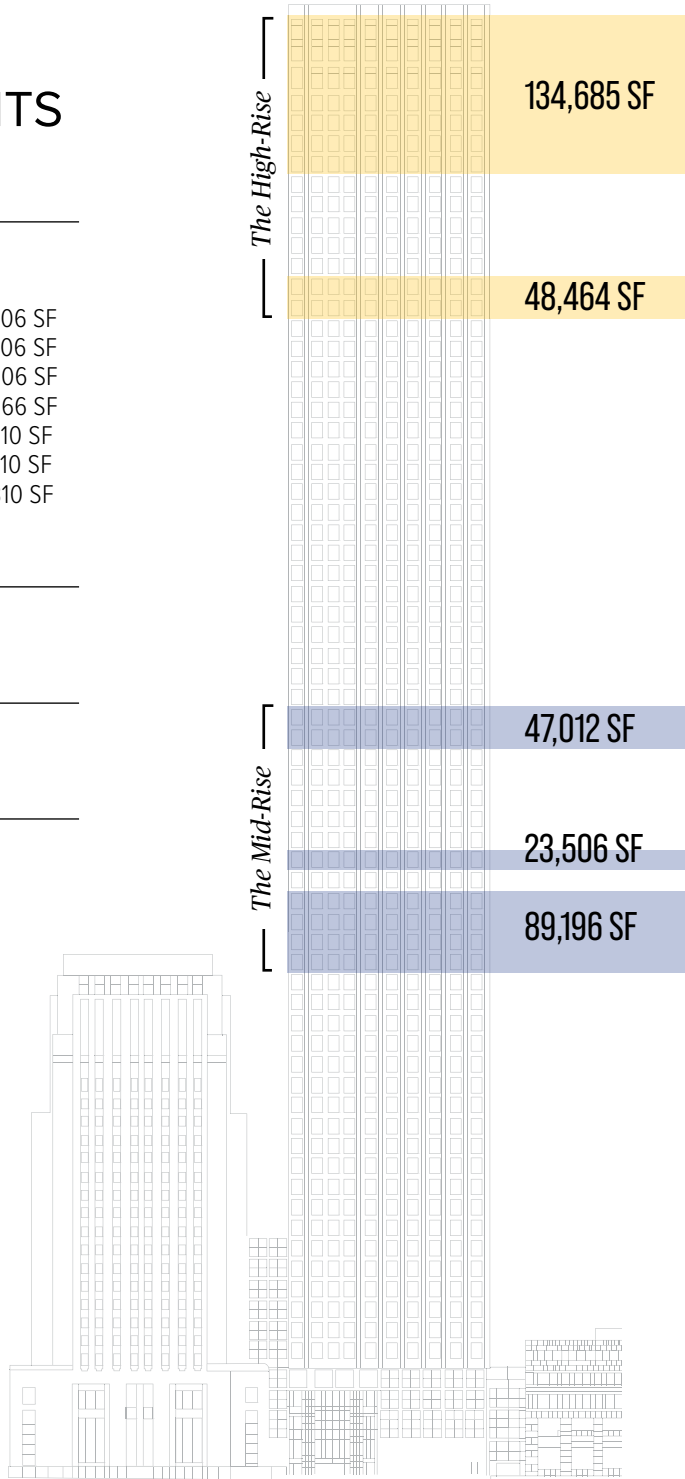
\$33.28 PSF

NET RENT

Call to discuss

PODIUM SIGNAGE OPPORTUNITIES

Corporate signage opportunities are available on our multi-tenant podium on Adelaide Street West.



THE WAY FORWARD

It's not enough to want to be more energy efficient, making the investment in tomorrow is a responsibility.

Scotia Plaza's recent \$60.1M investment into the building has improved significant areas of operation, making it not just one of the most efficient buildings on Bay Street, but a leader in Environmental, Social and Governance objectives.

As a community, Scotia Plaza is a nationally and globally recognized leader in innovation, collaboration and responsible corporate practices, achieving many of the highest certifications in operations, comfort, connectivity, and customer health.

[Learn more about our initiatives and certifications here.](#)



ZERO CARBON CERTIFIED

Occupying a Zero Carbon certified building means your office immediately contributes a zero carbon footprint towards your corporate climate pledge.



LEED PLATINUM

The highest certification — creating healthier spaces with cleaner air, access to daylight, and free from harmful chemicals found in paints and finishings.



FITWEL VIRAL RESPONSE CERTIFIED

Developed with input from health experts and industry leaders, this certification sets the industry standard for optimizing buildings in response to the broad health impacts of infectious respiratory diseases.



FITWEL CERTIFIED

Integrating the best strategies that science has to offer to optimize health within a building — signaling to employees, stakeholders and partners that wellness is a major priority.



WIRED PLATINUM

Scotia Plaza supports your employees and visitors with exceptional levels of digital connectivity so that they can do their best work and communicate effectively.



CERTIFICATE OF EXCELLENCE

An enhanced customer experience is paramount to Scotia Plaza — this standard recognizes exceptional building operations and management, community impact and customer relations.



At Scotia Plaza, we're proud of even our tiniest customers. As part of Scotia Plaza's 5,700 SF of green roof space, our honeybees help to increase the declining honeybee population, while increasing our sustainability footprint in Toronto.



A GLOBAL LEADER WHERE IT COUNTS

We are committed to being a leader in Environmental, Social and Governance initiatives and building a better tomorrow for our customers, our City, and our environment. In this spirit, we have made changes to how our building and its systems, as well as our property managers operate to make Scotia Plaza a healthier, more sustainable and efficient workplace.

Since 2016, energy saving initiatives taken by Scotia Plaza have saved the equivalent of:

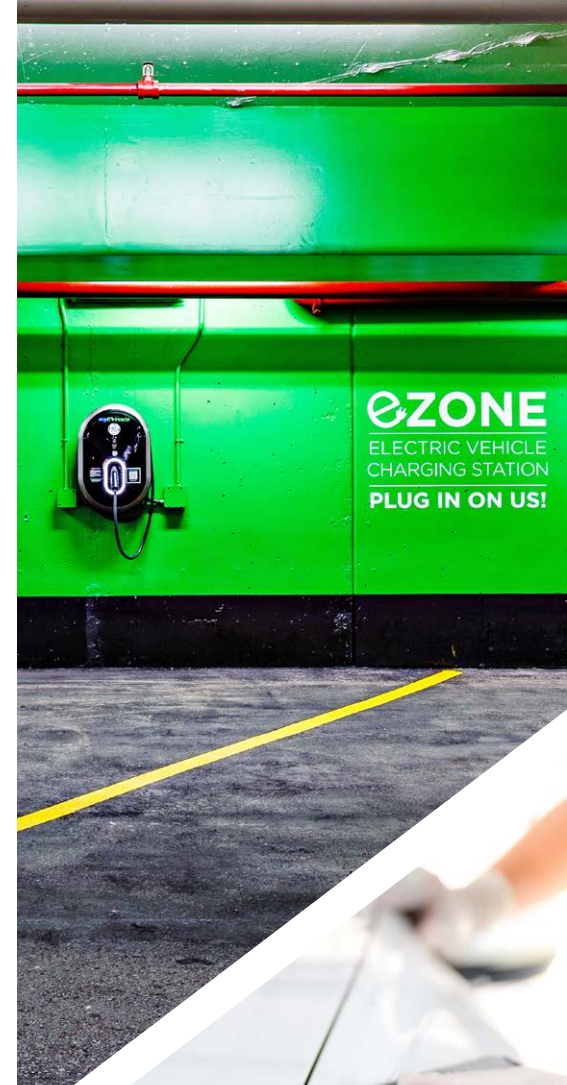
- 3,877 passenger vehicles driven in one year in greenhouse gas emissions
- 2,147 homes' energy use for one year in emissions
- 2.168 billion smartphones charged
- 6,063 tons of waste recycled instead of landfilled
- 294,766 tree seedlings grown for 10 years in carbon sequestration
- 21,841 acres of forests in one year in carbon sequestration

YOUR COMMUTE HAS NEVER BEEN EASIER

Our central location at the corner of King and Bay Street — one of the most recognizable intersections in Canada — makes it easy to get here.

And with Scotia Plaza's customer amenity platform, we support you the moment you drive, bike or walk into our building:

- » Access to 24/7 secure underground parking with car;
- » EV-ready and Tesla charging stations;
- » Auto detailing and car care on-site;
- » Convenient tire pump stations;
- » Valet parking available;
- » Secured, covered on-site bike parking for over 100 bicycles;
- » End-of-commute customer facilities including customer showers and amenities;
- » Direct connection to King Subway Station and the entire TTC network;
- » King Streetcar stops directly in front of the building.

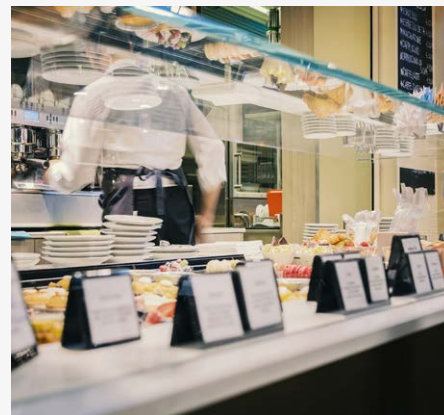


A GREATER CUSTOMER EXPERIENCE

The way our customers interact with Scotia Plaza is important to us. To that end, we have over \$15M in significant capital upgrades to redesign our common areas for a greater customer experience, including:

- full foodcourt renovation completion by 2022;
- increased ceiling heights and completely re-designed food stations;
- installation of new lighting for a brighter and much more inviting experience;
- multiple comfortable seating options in and around the foodcourt for casual lunches, enhanced collaborative opportunities and increased social interactions;
- adjusting entrance and transition points to address access challenges for a smoother customer journey.

Further, our thoughtful retail mix helps support a variety of customer lifestyles. We offer customer prioritized daycare services within the building, as well as car care services, salons, dry cleaners and other lifestyle convenience retail to help cater to your every day needs.

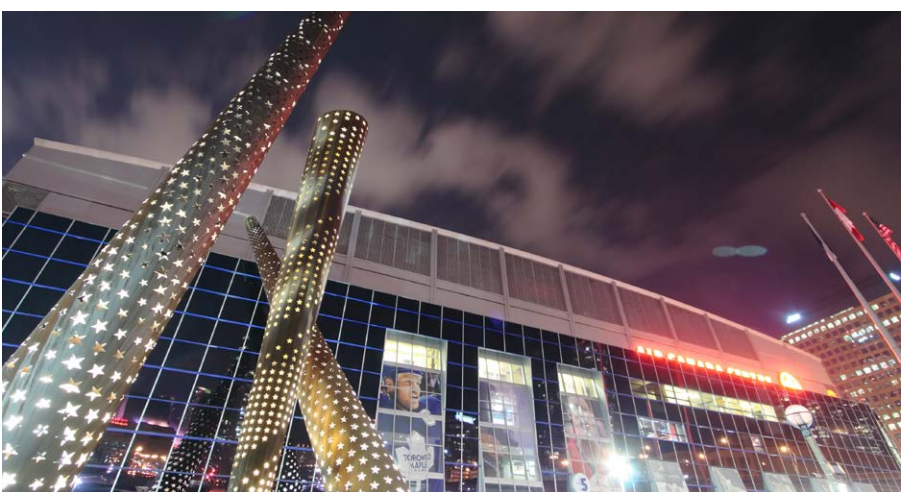




ONE OF THE MOST VIBRANT CITIES IN CANADA

Toronto is one of the most energetic and vibrant cities in Canada. We're excited to not only be a part of this City, but to be at the very heart of it. Having access to premiere restaurants, shopping and entertainment, Scotia Plaza is at the centre of some of the best experiences in the City.

Whether it's dining at one of Toronto's trendiest restaurants, shopping at the iconic Eaton Centre or cheering on your favourite teams at Scotiabank Arena — all of these experiences are within minutes of your office.



THE RIGHT TEAM & PARTNERS

OWNERSHIP



Founded in 2002, KingSett has raised \$12.5 billion of equity for its Growth, Income, Urban, Mortgage and Affordable Housing strategies. KingSett manages assets of \$15.9B in an \$19.1B portfolio. KingSett continues to seek further opportunities to invest in a wide range of real estate properties, developments, joint ventures, and mortgage lending.

 www.kingsettcapital.com

 [KingSett Capital LinkedIn](#)



AIMCo is one of Canada's largest and most diversified institutional investment managers with more than \$120 billion of assets under management. AIMCo invests globally on behalf of 32 pension, endowment and government funds in the Province of Alberta.

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MANAGEMENT



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LEASING



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 www.cbre.ca

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