



TIMBER. TALENT. TECHNOLOGY.

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MODEL SUITES

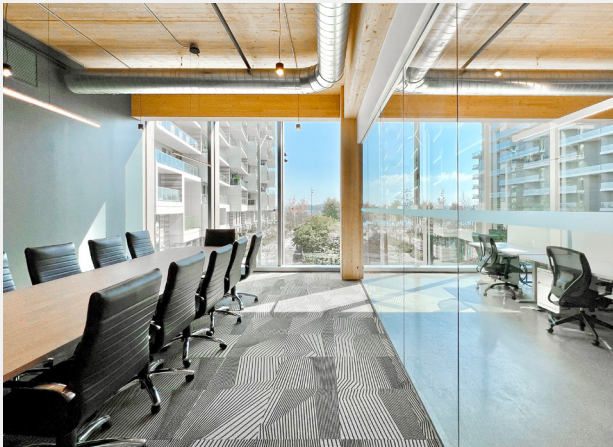


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AVAILABLE NOW

UNIT #201

6,308 SF

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UNIT #204

~~3,483 SF~~

LEASED

UNIT #205

~~4,947 SF~~

LEASED

AVAILABLE NOW

UNIT #302

2,180 SF

P.8

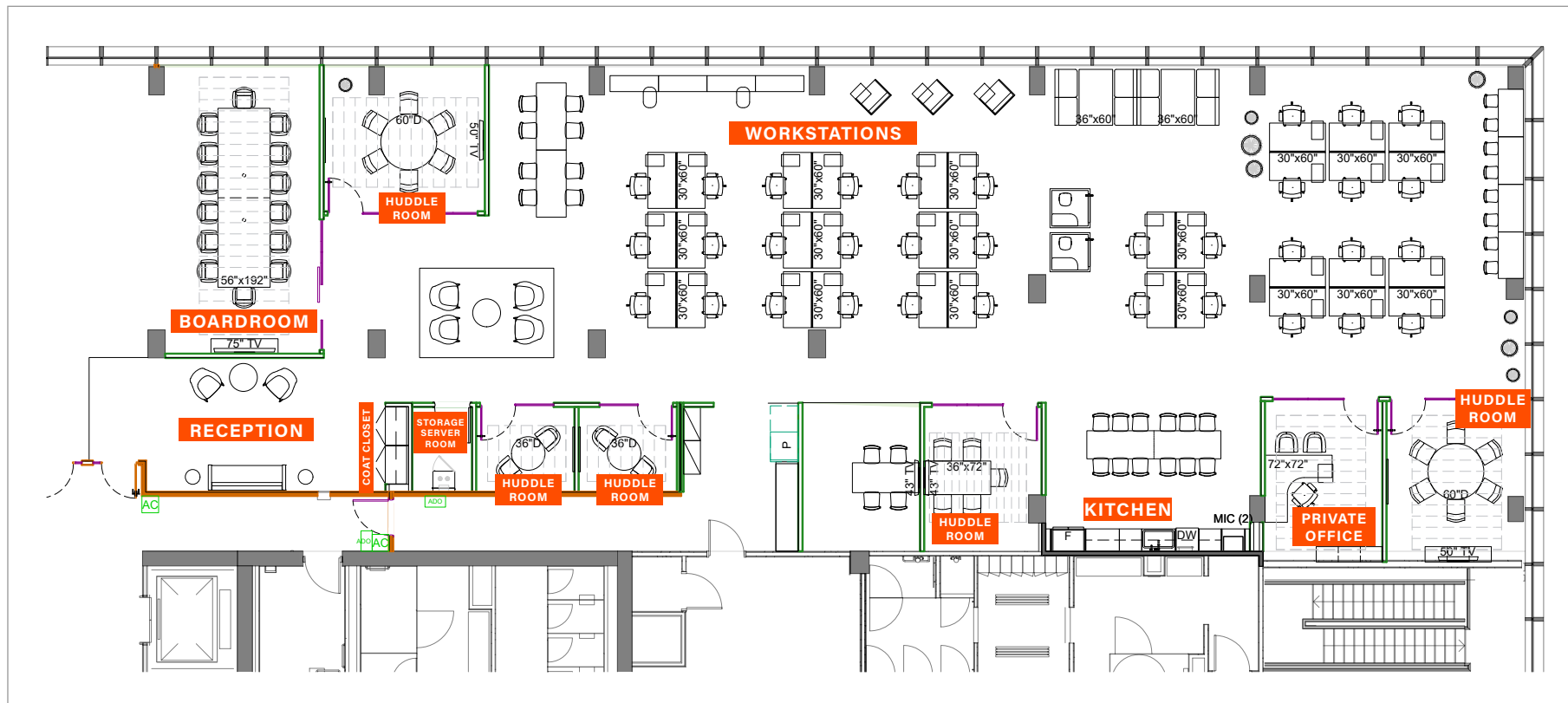
UNIT #303

~~2,833 SF~~

LEASED

UNIQUE SUITES AT WATER'S EDGE





UNIT #201 6,308 SF

AVAILABLE IMMEDIATELY

- 13' floor-to-floor heights
- 10'-3" floor-to-ceiling windows provide natural light that penetrates to the core of the building
- Exposed ceiling showcases timber structure while providing additional height
- Generous core depths and column spacing for planning flexibility
- Modern, highly efficient HVAC
- Poured concrete between floors ensures no sound, dust, or vibration transfers

1
Boardroom

5
Huddle rooms

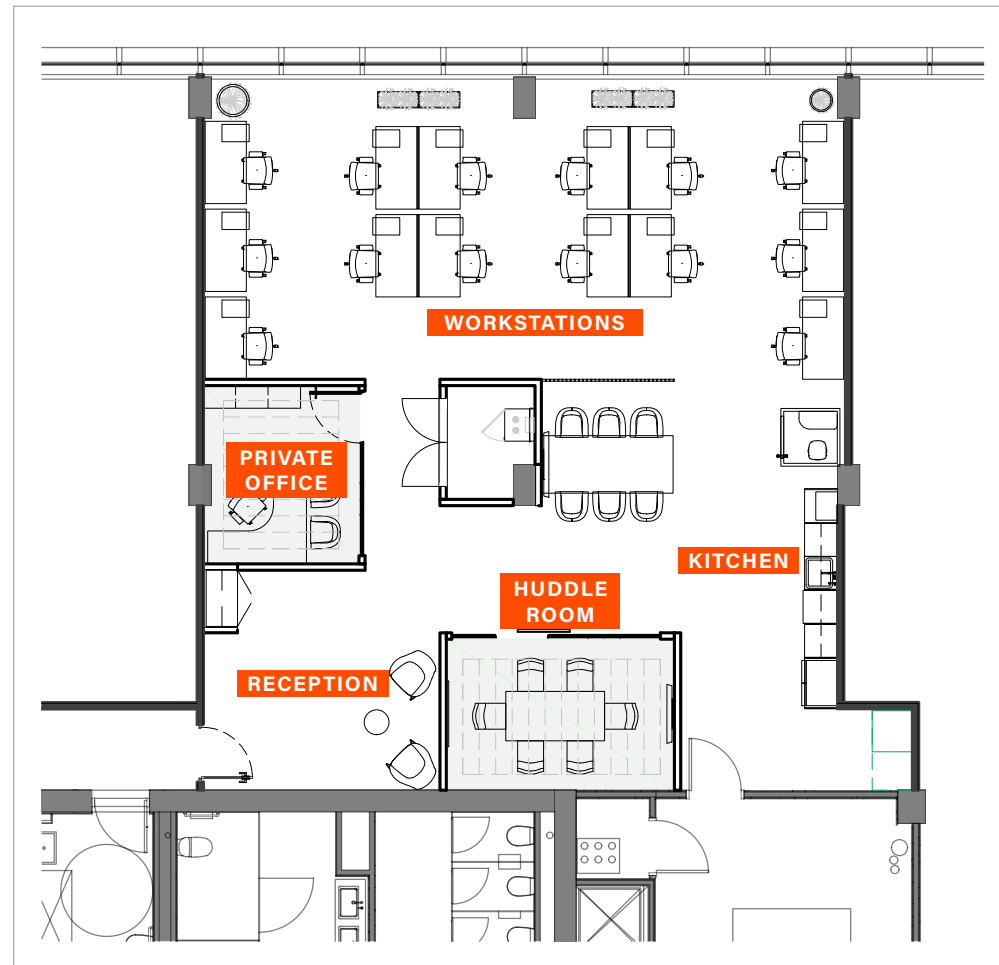
1
Private office

34
Workstations



UNIT #201 **6,308 SF**





UNIT #302 2,180SF

AVAILABLE IMMEDIATELY

- 13' floor-to-floor heights
- 10'-3" floor-to-ceiling windows provide natural light that penetrates to the core of the building
- Exposed ceiling showcases timber structure while providing additional height
- Generous core depths and column spacing for planning flexibility
- Modern, highly efficient HVAC
- Poured concrete between floors ensures no sound, dust, or vibration transfers

1
Private Office

1
Huddle room

14
Workstations



UNIT #302 2,180 SF



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

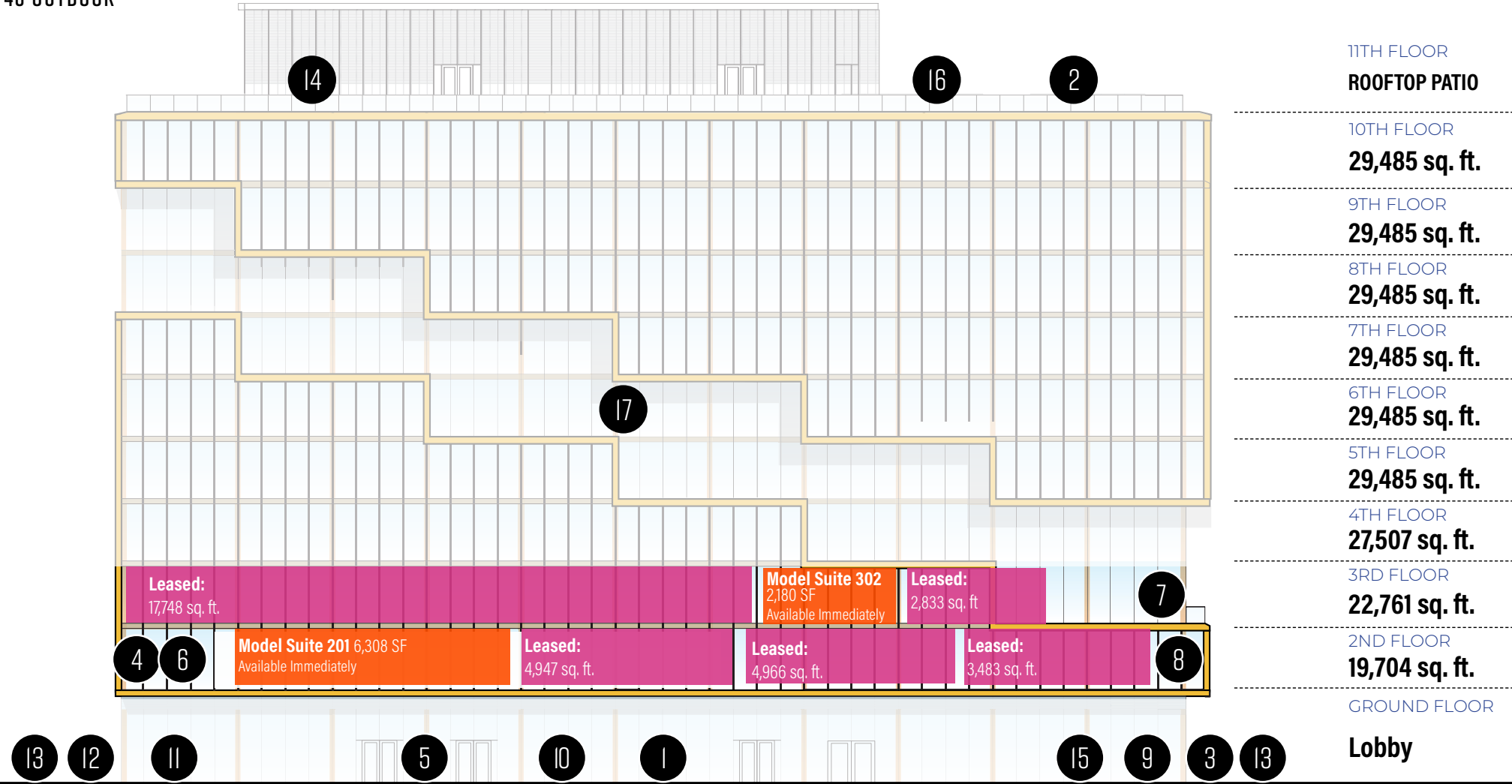
IMIT APPROVED

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



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