



Consilium Place

100, 200, & 300 Consilium Place | Toronto

FOR LEASE



PSP
Investments

Starlight™

Colliers

MORE THAN AN OFFICE



Toronto's premier office destination, designed to give forward-thinking businesses the flexibility and control they need to grow now and into the future. Consilium Place isn't just where business happens; it's where it excels.

WHERE
BUSINESS
EXCELS

BIG THINGS ARE HAPPENING

Institutionally owned by PSP Investments and asset-managed by Starlight Investments, the complex has benefited from a multi-million-dollar capital investment program that has modernized common areas, upgraded building systems and elevators, provided a refreshed atrium food court and made investments into the complex's award-winning outdoor green spaces. Colliers Real Estate Management Services provides full-time, on-site management, ensuring the tenant experience reflects the quality of the asset and the owner's long-term vision.

For occupiers streamlining space or centralizing regional teams, a high-quality building that blends easy access with premium amenities is now essential for attracting talent and elevating the day-to-day workplace experience.



CONVENIENCE

AROUND EVERY CORNER

A PREMIUM OFFERING

- Shuttle service to Scarborough Town Centre
- Redesigned atrium food court
- New destination dispatch elevators
- Renovated washrooms
- New energy efficient lighting system
- On-site property management and 24/7 security
- Award-winning, expansive green spaces
- Dedicated freight elevators
- Ample surface and underground parking

UPCOMING FEATURES

- Future fitness centre
- Future on-site daycare
- Future conference room and lounge
- Scarborough Busway to open September 2026
- Line 2 (Bloor-Danforth) Scarborough Subway Extension to open 2031

BUILDING CERTIFICATIONS



ON-SITE FACILITIES & AMENITIES



- | | |
|---|--|
| 1. Access to Underground Parking at 300 (Pass Holders Only) | 9. Green Space (For Tenant Use) |
| 2. Tenant Surface Parking | 10. 100 Consilium Place Lobby |
| 3. Walking Track | 11. Main Security Desk (24/7) |
| 4. Communal Consilium Garden | 12. Future TTC Scarborough Centre Subway Station |
| 5. Water Feature & Green Space | 13. Outdoor Seating Area |
| 6. Roundabout/Drop Off | 14. Atrium & New Food Court |
| 7. 300 Consilium Place Lobby | 15. Shuttle Bus Drop-Off/Pick-up |
| 8. Concourse Connection to 300 Consilium Place | 16. 200 Consilium Place Lobby |



TEST FITS/FLOOR PLAN

TECH LAYOUT OPTION



131
WORK SEATS

139-217
RSF/SEAT

Lounge

High-Top Table



In-between time isn't wasted time

Unplugging and escaping are necessary to promote creativity through recharging.



Healthy environment, healthy people

Access to natural light and outdoor views contribute to employee holistic wellbeing and create a healthier work environment



TEST FITS/FLOOR PLAN

HIGH DENSITY LAYOUT OPTION



168
WORK SEATS

144
RSF/SEAT

1:1.4
SEAT:MEETING

360°
UNOBSTRUCTED VIEWS

● Touchdown Space

● Team Room



Mobility breeds innovation

For innovators, the desk is just one of the many places in which work happens, as they move to and from alternative locations.



Highly functional workspaces

Innovative companies understand the importance of good design and functionality in the workplace.



STRATEGIC CONNECTIVITY

DRIVE TIMES

	DISTANCE	DRIVE TIME
HWY 401 Interchange	850 M	3 Min
Scarborough Centre GO Bus Terminal	1.5 KM	4 Min
Agincourt GO	4.3 KM	10 Min
Eglinton GO	5.7 KM	11 Min
Kennedy TTC Subway & GO Station	7.4 KM	15 Min
Future Scarborough Centre TTC Subway Station (Coming 2031)	100 M	1 Min
Future Sheppard & McCowan TTC Subway Station (Coming 2031)	2.1 KM	6 Min

AGINCOURT GO STATION

SCARBOROUGH CENTRE GO BUS TERMINAL

SHEPPARD & MCCOWAN STATION



SCARBOROUGH CENTRE STATION

STOUFVILLE GO LINE

SHUTTLE BUS ROUTE

SCARBOROUGH SUBWAY EXTENSION (OPENING 2031)

LAWRENCE EAST STATION

LAKESHORE EAST GO LINE

SCARBOROUGH BUSWAY

EGLINTON GO STATION

KENNEDY GO STATION

KENNEDY LRT STATION

KENNEDY TTC SUBWAY STATION



FUTURE-READY TRANSIT OPTIONS

SCARBOROUGH BUSWAY

Replacing the retired Line 3 Scarborough RT system, the proposed 4-km Busway runs along the former rail corridor using bus-priority lanes. With an estimated 120,000 passengers every week, the total trip between Scarborough Centre Station and Kennedy Station is projected to take a mere 15 minutes once the Busway is in place.

Source: ttc.ca | metrolinx.com

SCARBOROUGH SUBWAY EXTENSION

The Scarborough Subway Extension will extend TTC's Line 2 Bloor-Danforth subway route roughly 8-kms deeper into Scarborough, with service likely to replace the Scarborough Busway upon completion. Projected to service over 105,000 passenger boardings on a day-to-day basis, the extension will run from Kennedy Station to Sheppard Avenue and McCowan Road, with up to 6 connections to other GO, rapid transit, and bus service lines. Scarborough Centre Station will be directly adjacent to Consilium Place as per the key plan herein.

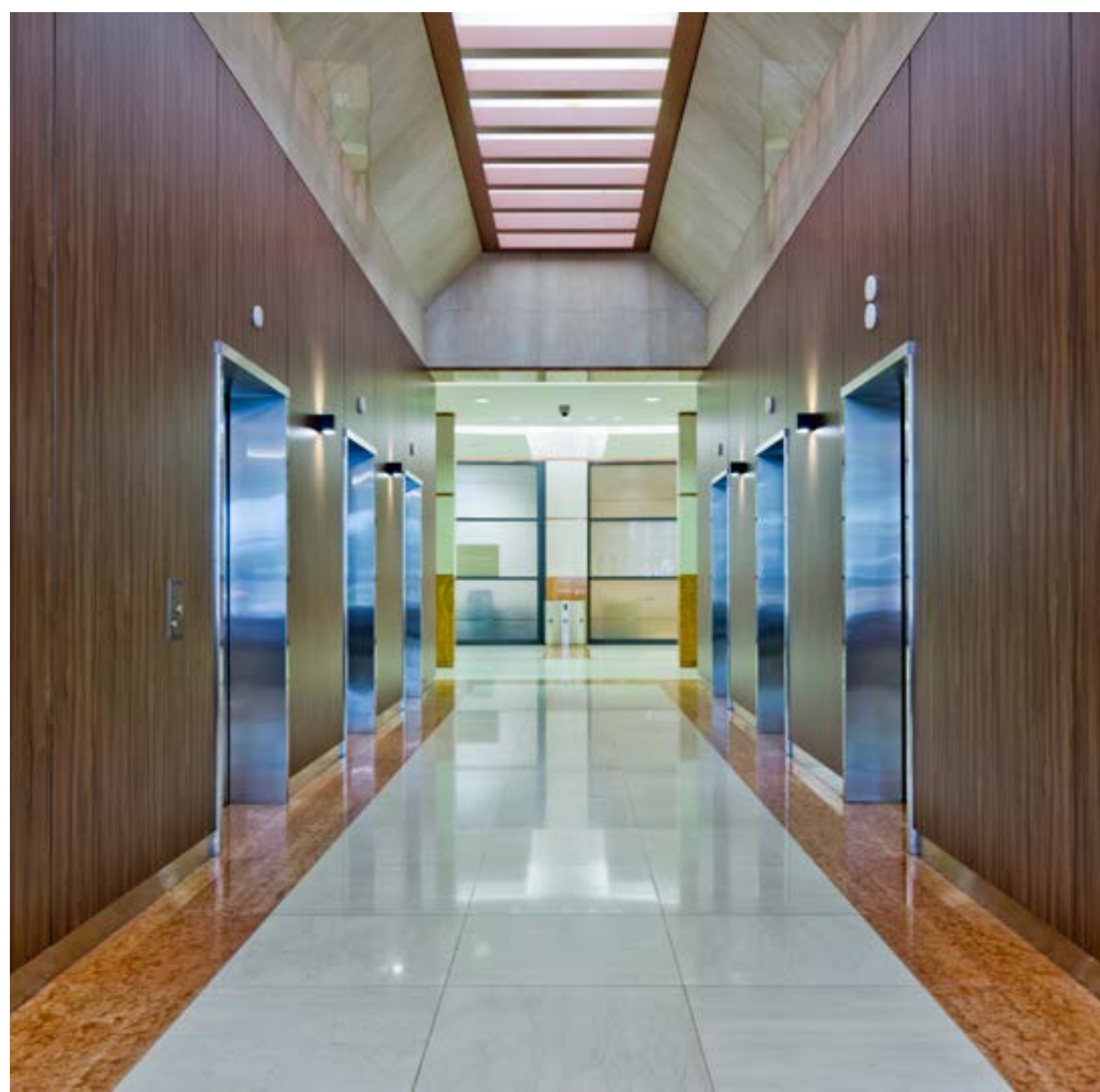
Source: metrolinx.com

SHUTTLE SERVICE TO SCARBOROUGH TOWN CENTRE

Tenants benefit from a dedicated shuttle service providing direct access to Scarborough Town Centre in less than 5 minutes. Accessible right from the office's doorstep, this seamless connection places premier retail, dining, entertainment, and major transit links, including TTC and GO services, just moments away. Designed to enhance daily convenience and efficiency, the shuttle service minimizes travel time, simplifies commuting, and supports a highly connected, car-optional workday.

Source: metrolinx.com





NEARBY AMENITIES

MORE TO DISCOVER

DINING

- Flames Gourmet
- Cafe Depot
- Bibab Express
- Mr. Souvlaki
- Taste Mrkt Food Court
- Booster Juice
- Chick-fil-A
- Chipotle
- Cultures
- Hibachi Teppanyaki & Bar
- Jack Astor's
- McDonald's
- Milestones Grill & Bar
- Moxies
- Poulet Rouge
- Sansotei Ramen
- Scaddabush
- Starbucks
- Swiss Chalet
- Tim Hortons
- Refuel Juicery

BANKING

- TD Canada Trust
- CIBC
- Scotiabank
- Neo Financial
- Continental Currency Exchange

GROCERY

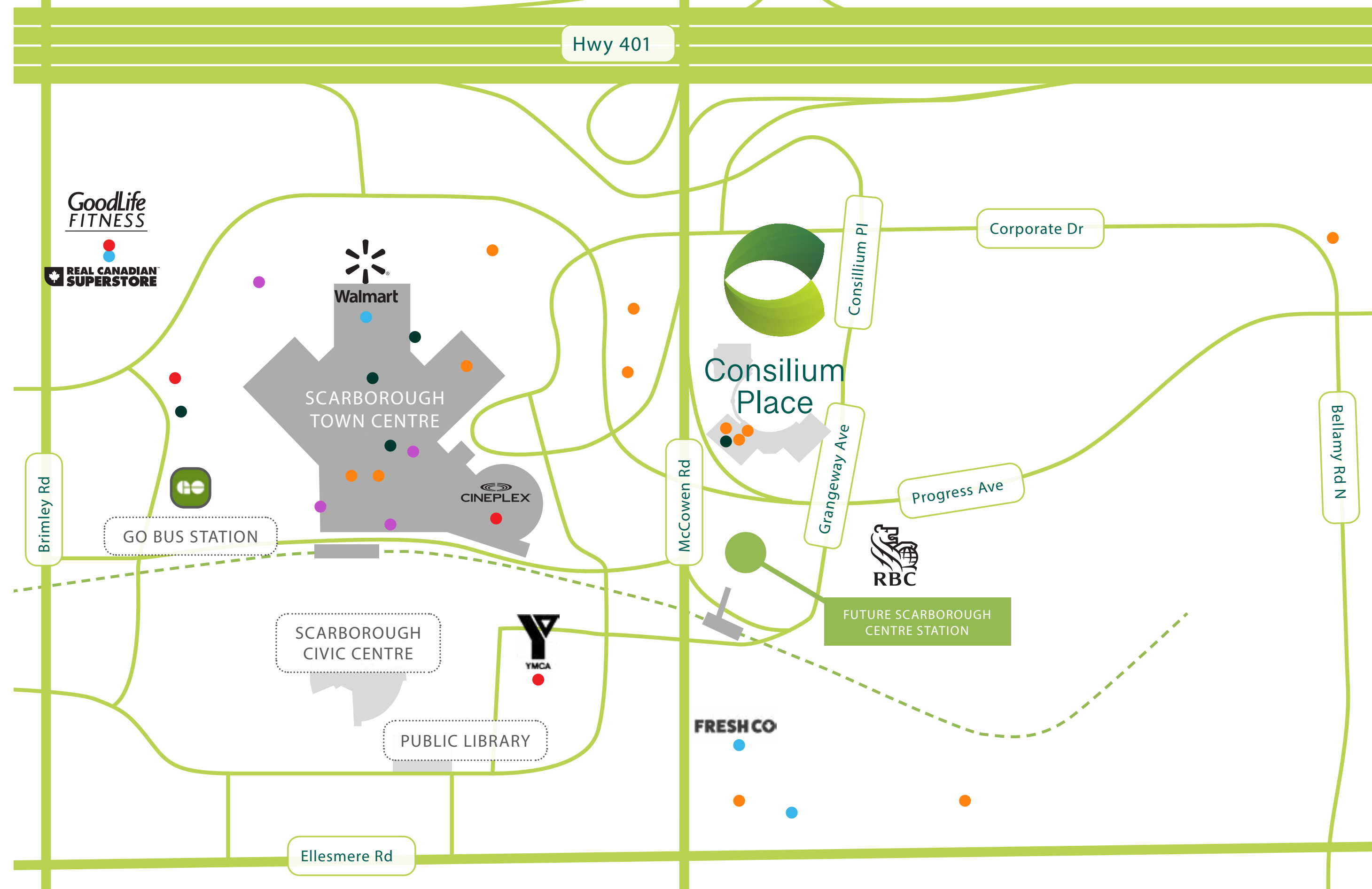
- Shoppers Drug Mart
- Real Canadian Superstore
- Walmart
- Freshco

ENTERTAINMENT & FITNESS

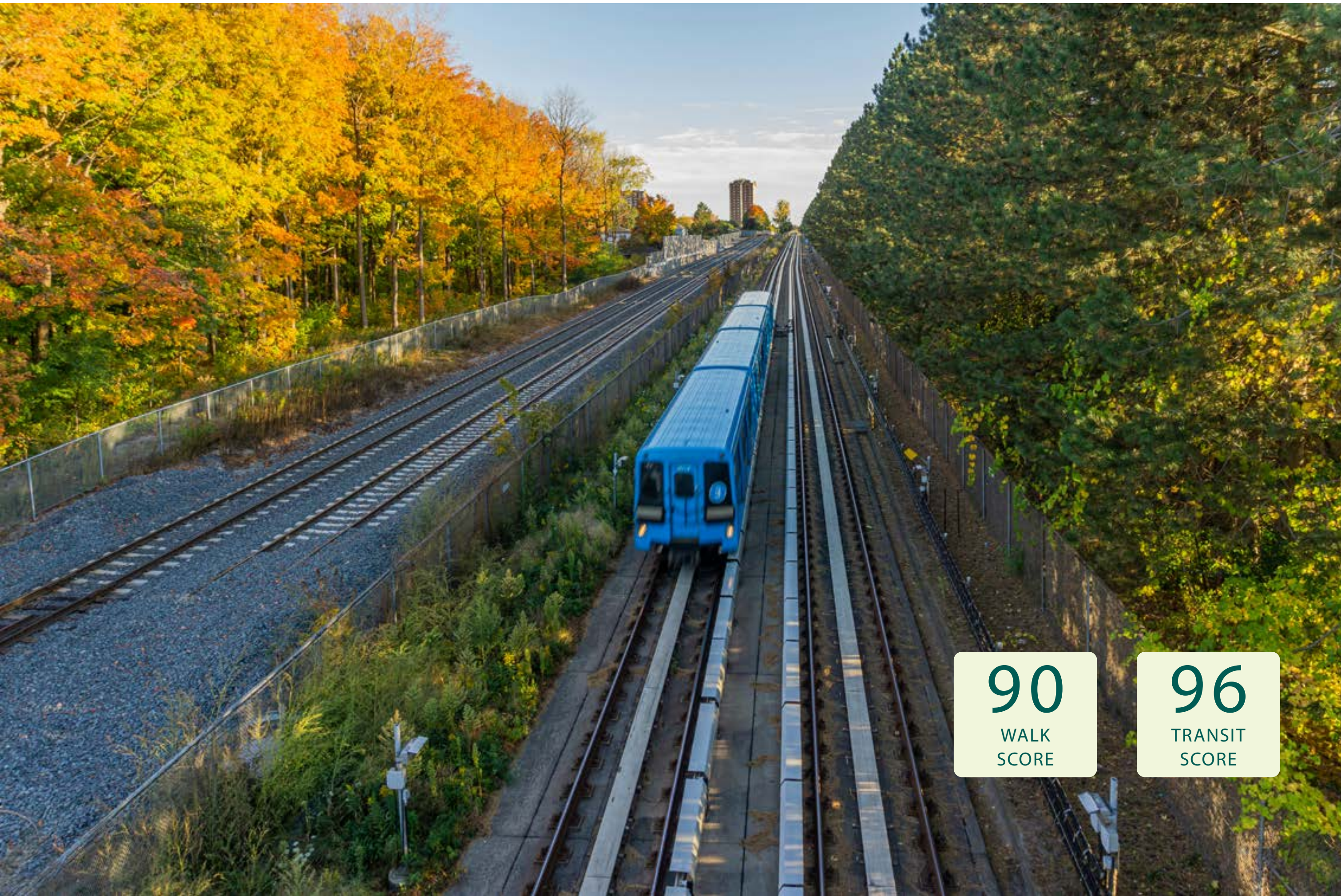
- Cineplex
- Putting Edge
- GoodLife Fitness - Women's Only
- Scarborough YMCA

ESSENTIALS

- Canada Post
- DHL Express
- Studio Dental
- LCBO
- Shoppers Drug Mart
- Modo Yoga
- World Gym
- Bulk Barn
- Dollarama
- Toronto Public Library
- Scarborough Civic Centre
- Gateway Newstands



DISCOVER YOUR SURROUNDINGS



90
WALK
SCORE

96
TRANSIT
SCORE



SCARBOROUGH AT A GLANCE

Total Population: **353,006**

Projected 2035 Total Population: **384,996**

Daytime Population: **166,250**

Median Age: **37.7**

Average Household Income: **CA\$103,399.61**

Labour Employment Rate: **89.5%**

Figures represent 2025 demographics (unless stated otherwise) within a 5KM radius of Consilium Place.
Source: Colliers Hydra

AVAILABLE SPACES

Net Rate: **Starting at \$18.75/RSF**

Additional Rent: **\$19.57 PSF/Year (2026)**

Parking Ratio: **3:1,000 SF**

Parking Rate: **\$95/Month (Indoor) | \$65/month (Outdoor)**

Suite	Rentable Space	Virtual Tour	Comments
200	10,089 RSF		Heavily improved, former business centre
203	2,007 RSF		3 offices, 1 kitchen, and an open area
400	23,932 RSF		Full floor, fully improved, and in move-in condition
700	23,930 RSF		Full floor, finished model suite, 4 offices, kitchen, mostly open concept
802	8,901 RSF		Beautifully improved, private offices, open area

16
TOTAL FLOORS

±23,900 SF
TYPICAL FLOOR PLATE

100 CONSILIUM

AVAILABLE SPACES

Net Rate: **Starting at \$18.75/RSF**

Additional Rent: **TBD PSF/Year (2026)**

Parking Ratio: **3:1,000 SF**

Parking Rate: **\$95/Month (Indoor) | \$65/month (Outdoor)**

Suite	Rentable Space	Virtual Tour	Comments
Ground Floor	4,644 RSF		Full floor opportunity, Available Dec. 2027
2nd Floor	3,583 RSF		Full floor opportunity, Available Dec. 2027
3rd Floor	23,136 RSF		Full floor opportunity, Available Dec. 2027
4th Floor	23,139 RSF		Full floor opportunity, Available Dec. 2027
5th Floor	23,162 RSF		Full floor opportunity, Available Dec. 2027
6th Floor	23,162 RSF		Full floor opportunity, Available Dec. 2027
7th Floor	23,150 RSF		Full floor opportunity, Available Dec. 2027
8th Floor	23,157 RSF		Full floor opportunity, Available Dec. 2027
9th Floor	23,160 RSF		Full floor opportunity, Available Dec. 2027
10th Floor	23,162 RSF		Full floor opportunity, Available Dec. 2027
11th Floor	23,162 RSF		Full floor opportunity, Available Dec. 2027
12th Floor	23,162 RSF		Full floor opportunity, Available Dec. 2027
13th Floor	23,161 RSF		Full floor opportunity, Available Dec. 2027
14th Floor	23,163 RSF		Full floor opportunity, Available Dec. 2027
15th Floor	23,160 RSF		Full floor opportunity, Available Dec. 2027
16th Floor	19,430 RSF		Full floor opportunity, Available Dec. 2027

Total: **328,693 RSF** (Available Dec 2027 or earlier)

16
TOTAL FLOORS

±23,160 SF
TYPICAL FLOOR PLATE

DEC 2027
AVAILABLE

200

CONSILIUM

AVAILABLE SPACES

Net Rate: **Starting at \$18.75/RSF**

Additional Rent: **\$18.88 PSF/Year (2026)**

Parking Ratio: **3:1,000 SF**

Parking Rate: **\$95/Month (Indoor) | \$65/month (Outdoor)**

LEASED

Suite	Rentable Space	Virtual Tour	Comments
105	3,162 RSF		Ground floor off main lobby with reception, kitchen, meeting room, and 5 offices
2nd Floor*	21,054 RSF		Full floor opportunity
301	4,540 RSF		Elevator exposure, exposed ceiling, 4 offices, 2 meeting rooms, open area, and kitchen
3rd Floor*	16,175 RSF		Full floor opportunity
4th Floor*	20,717 RSF		Full floor opportunity
5th Floor*	20,718 RSF		Full floor opportunity
6th Floor*	20,715 RSF		Full floor opportunity
7th Floor*	20,716 RSF		Full floor opportunity
8th Floor*	20,721 RSF		Full floor opportunity
9th Floor*	20,719 RSF		Full floor opportunity
15th Floor**	19,301 RSF		Full floor opportunity
16th Floor**	19,302 RSF		Full floor opportunity
17th Floor**	15,445 RSF		Full floor opportunity
18th Floor**	12,050 RSF		Full floor opportunity, top floor

*Contiguous 62,156 RSF Opportunity (Floors 7 - 9)

**Contiguous 66,098 RSF Opportunity (Floors 15 - 18)

18
TOTAL FLOORS

±20,700 SF
TYPICAL FLOOR PLATE

300 CONSILIUM



Starlight Investments is a leading global real estate investment and asset management firm. A privately held owner, developer and asset manager of over 70,000 multi-residential suites and over 7 million square feet of commercial property space, we offer a range of investment vehicles across various real estate strategies. Starlight's guiding mission is to balance our tenure with visionary curiosity to create positive impact for investors and communities alike.

starlightinvest.com

ASSET MANAGEMENT



Colliers is a leading global diversified professional services company, specializing in commercial real estate services, engineering consultancy and investment management. With operations in 70 countries, our 22,000 enterprising professionals provide exceptional service and expert advice to clients. Colliers maximizes the potential of property, infrastructure and real assets to accelerate the success of our clients, investors and tenants.

collierscanada.com

LEASING & PROPERTY MANAGEMENT

YOUR TRUSTED TEAM





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