

I4I



Spear Street Capital

CBRE



141

Centered On You

An Office Experience Designed to Evolve

Welcome to 141. A boutique office destination in the heart of Toronto's Financial District, thoughtfully designed to support how teams work today and how they evolve tomorrow. The building delivers a balanced workplace experience grounded in flexibility, efficiency, and comfort.

Located at Adelaide Street West and York Street, 141 offers businesses a rare combination of central connectivity, efficient floorplates, and a highly attentive, tenant-focused experience.

Steps from the PATH, St. Andrew and Osgoode subway stations, and surrounded by the city's best dining, services, and amenities. Every element of the experience at 141 is guided by a tenant-first approach, from the functionality of the office suites to the responsiveness of building operations, ensuring a workplace that remains adaptable, supportive, and focused on what matters most: the people inside it.

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18

Storeys

1973

Built

2023

Renovated

11,312

Sq. Ft. Floorplates

51

Underground Parking

12

Bike Parking

6

Elevators

Realty Tax \$10.96 PSF

Operating Costs \$18.93 PSF

Utilities \$2.60 PSF

Additional Rent (2026 Estimate) \$32.49 PSF





I41

Designed To Adapt

Spaces that Grow with Your Business

At 141, flexibility is built into the workplace experience.

Fully built-out, turnkey office suites allow businesses to move in efficiently, while adaptable layouts support changing team needs over time. Whether occupying a boutique suite or expanding through connected spaces, tenants benefit from environments designed to support growth without disruption.

Efficient floorplates with abundant natural light create functional, inviting workspaces that support focus, productivity, and presence within Toronto's Financial District. Every suite is designed to balance practicality with comfort, offering teams the ability to evolve within a thoughtfully planned setting.

Behind the scenes, a proactive and hands-on management approach ensures thoughtful decision-making, responsive service, and continuous improvements, all delivered with a hospitality-inspired mindset. From day-to-day operations to long-term building enhancements, every detail at 141 is considered through a tenant-first lens.

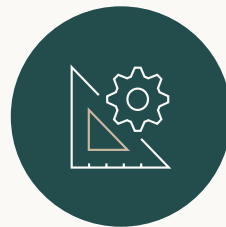
Centered In The Details

Thoughtful Details that Support
the Way You Work



24/7 Security & Concierge

Manned security
and concierge
service



Renovated Lobby

Fully upgraded
ground-floor
lobby



Efficient Floorplates

Three-sided exposure
delivering abundant
daylight and flexible layouts



Bike-Friendly Commuting

Secure bicycle
storage to support
daily commutes



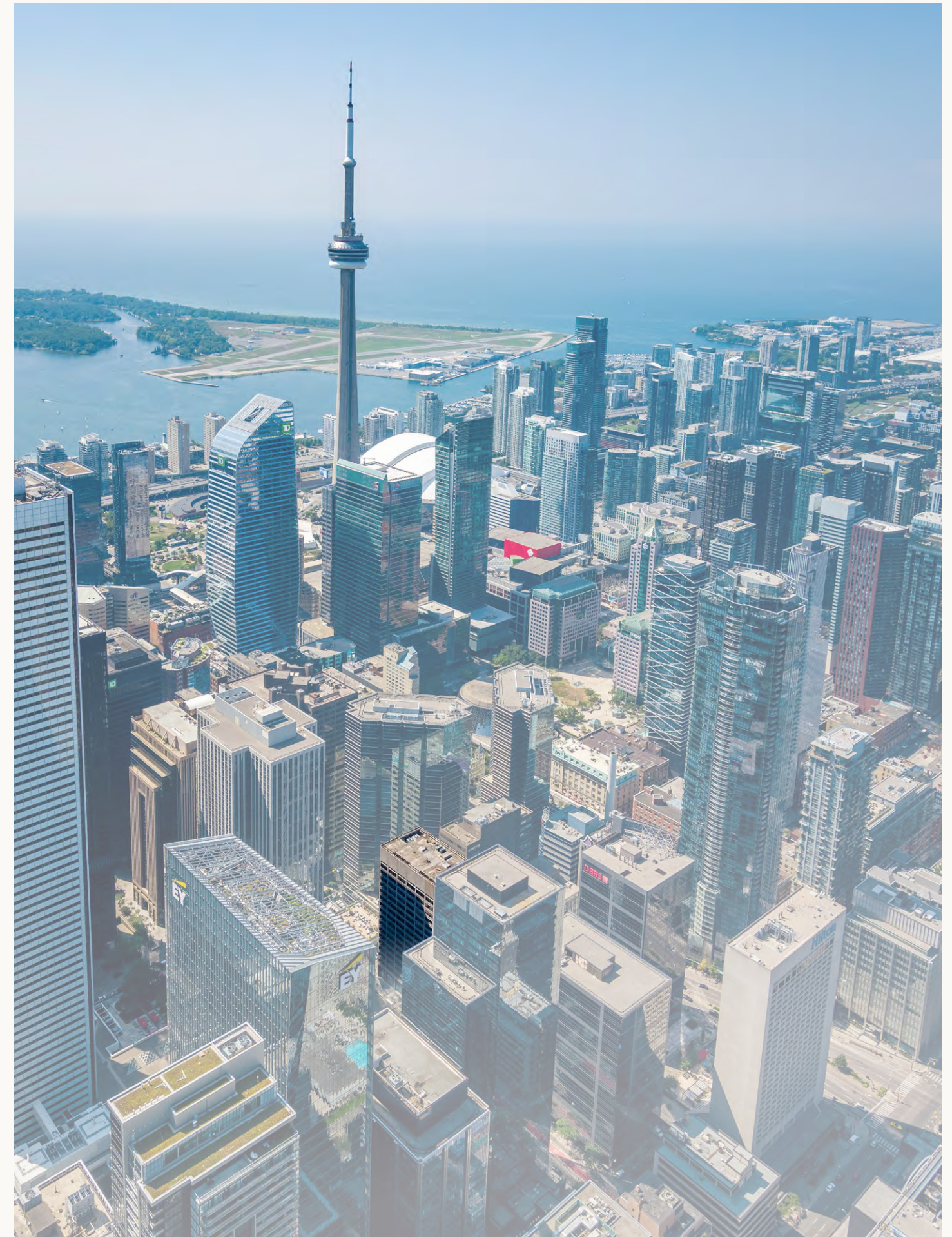
Underground Parking & EV Charging

On-site parking and EV
charging station supporting
sustainable commuting



On-Site Amenities

Local Public Eatery
on-site on the main
floor





I4I

Centered On Sustainability

Thoughtful Practices Designed for Long-Term Performance



Energy Efficiency

Responsible energy use across building operations



Inclusive Access

Designed to support accessibility for all users



Emissions Management

Actively monitoring and improving operational carbon efficiency



Wellness Programming

Supporting healthier, balanced workdays



BOMA BEST Gold Certified

Sustainable energy efficiency and reduced emissions



Diversity & Inclusion

Measuring progress toward equitable environments



At The Centre Of It All

An Address Connected to the City's Best

● **Restaurants & Cafes**

- 1. Local Public Eatery
- 2. Cafe Landwer
- 3. Bosk
- 4. Modus Ristorante
- 5. Chop Steakhouse & Bar
- 6. Alobar Downtown
- 7. The Keg
- 8. Edna + Vita
- 9. Daphne
- 10. Cactus Club Cafe
- 11. Milos
- 12. JOEY King St
- 13. Hys
- 14. King Taps
- 15. Black + Blue
- 16. Sushi Yugen
- 17. Earls Kitchen + Bar
- 18. Moxies
- 19. Bready
- 20. Mos Mos Coffee
- 21. Goldstruck Coffee
- 22. Fahrenheit Coffee
- 23. Maman
- 24. Starbucks
- 25. Dineen Coffee Co
- 26. Brandor Coffee
- 27. Mofer Coffee
- 28. Aroma Espresso Bar

● **Services**

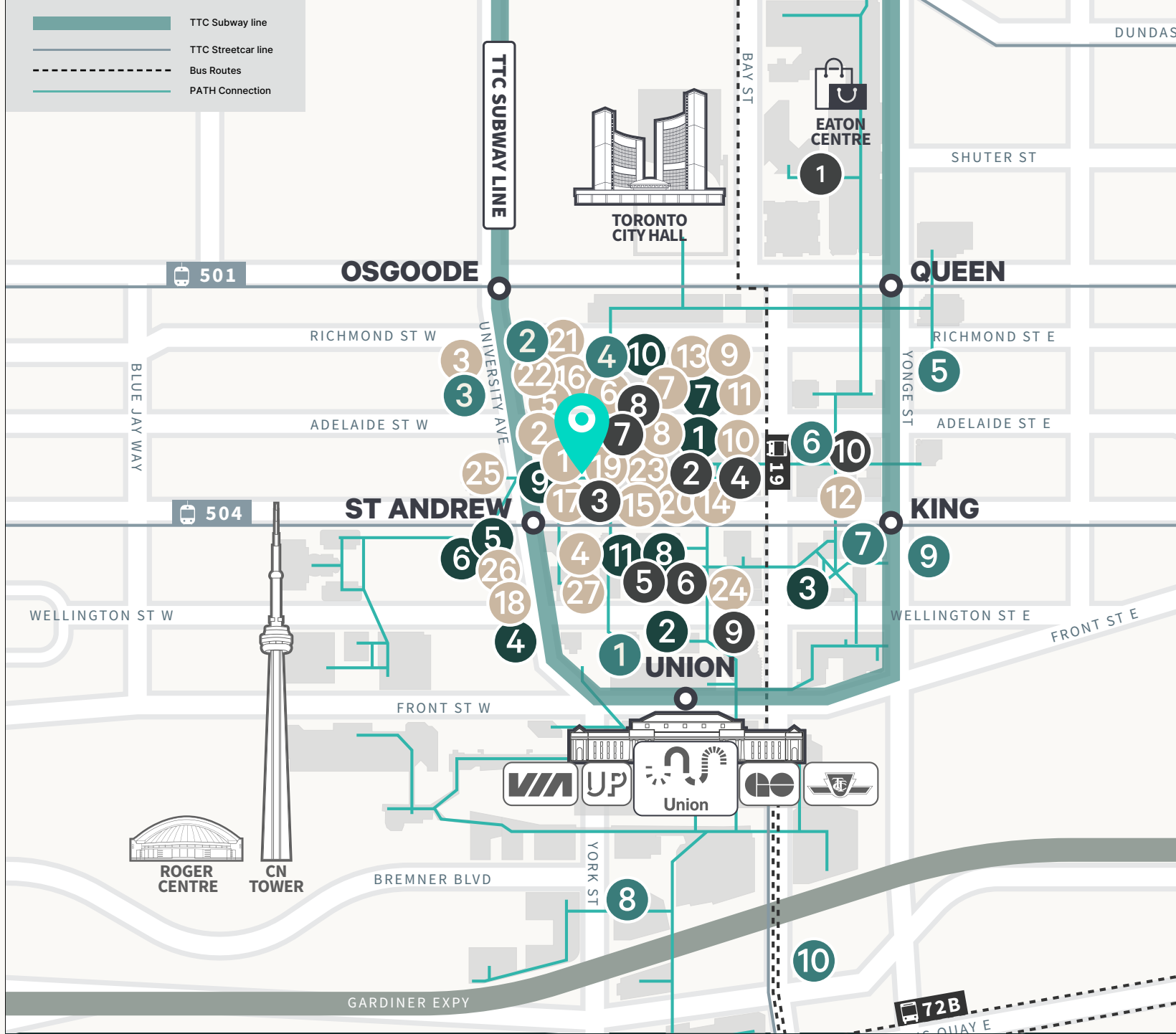
- 1. Adelaide Club
- 2. Toronto Athletic Club

● **Retailers**

- 3. Equinox Bay Street
- 4. Orangetheory Fitness
- 5. F45 Training Downtown
- 6. CIBC
- 7. RBC
- 8. TD Canada Trust
- 9. Scotiabank
- 10. National Bank Financial
- 11. The Printing House

● **Hotels**

- 1. Fairmont Royal York
- 2. Hilton
- 3. Shangri-La
- 4. Sheraton Centre
- 5. Cambridge Suites
- 6. The St. Regis
- 7. One King West Hotel
- 8. Le Germain Hotel
- 9. Executive Cosmopolitan
- 10. Westin Harbour Castle



Bike Score

92



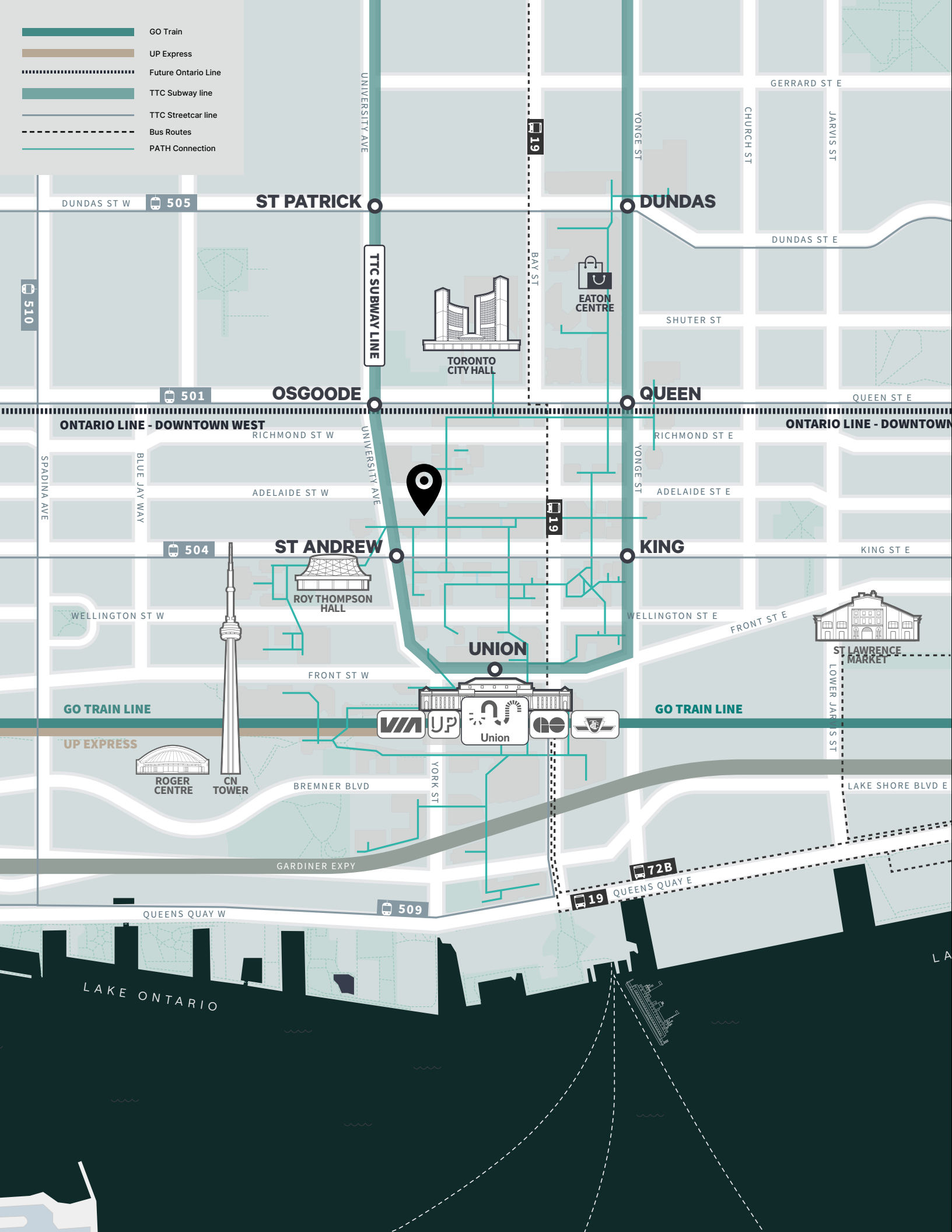
Transit Score

100



Walk Score

100



Centered On Convenience

Effortless Access Across Downtown Toronto

- | | | |
|--|--|--|
| ●
Direct access to
GO Transit and
UP Express via
Union | ●
PATH access
nearby for
year-round
connectivity | ●
Access to Gardiner
Expressway
and Lake Shore
Boulevard |
| ●
10-minute walk
to Metro Toronto
Convention Centre | ●
5-minute walk to
Osgoode Subway
Station | ●
3-minute walk to
St. Andrew Subway
Station |
| ●
15-minute walk to
Meridian Hall | ●
10-minute walk to
Scotiabank Arena | ●
10-minute walk to
TIFF Lightbox |
| ●
Steps from TTC
streetcar service | ●
7-minute walk to
Union Station | ●
6-minute walk to
Roy Thomson Hall |





Availabilities

Space Designed to Work
Around You

Suite	Size	Availability	Comments
210	1,440	Immediate	Fully Built, Furnished Suite
360	1,645	Immediate	Fully Built, Furnished Suite
750	5,267	May 01, 2026	Fully Built Out Suite
900	7,568	Apr 01, 2027	Fully Built Out Suite
903	1,866	Immediate	Fully Built Out Suite
1702	1,054	Immediate	Fully Built Out Corner Suite
1800	11,183	Nov 01, 2026	Full Floor, Future Model Suite



Built Out
Fully Furnished

1
Boardroom

1
Collaboration Lounge

2
Private Offices

1
Kitchenette

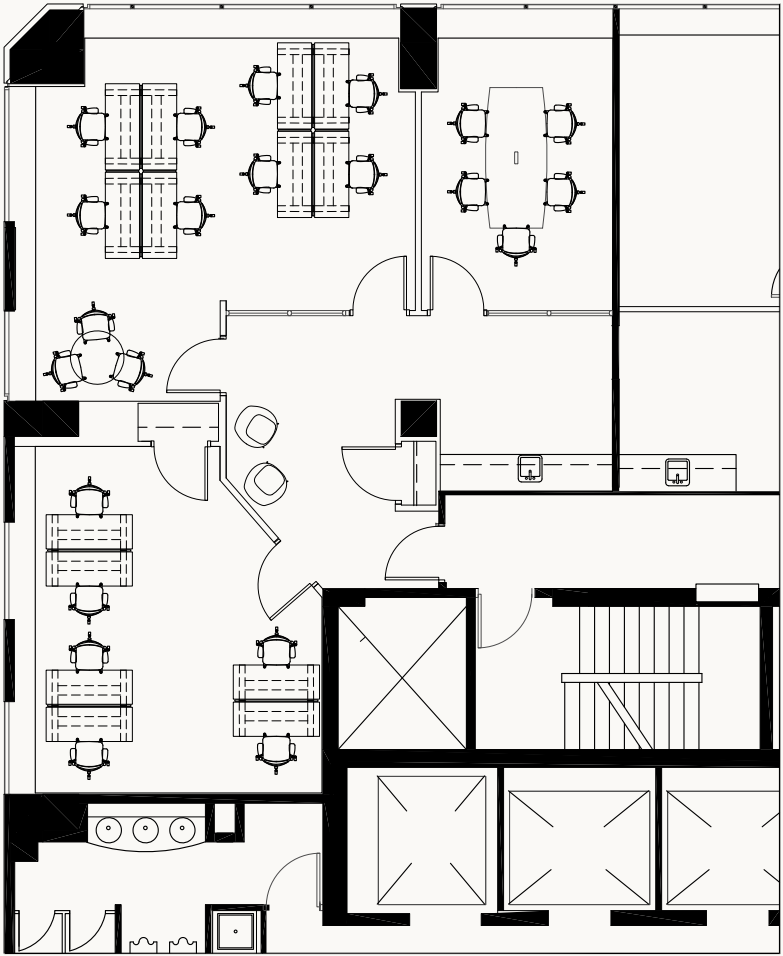
1
Dedicated IT Room

N



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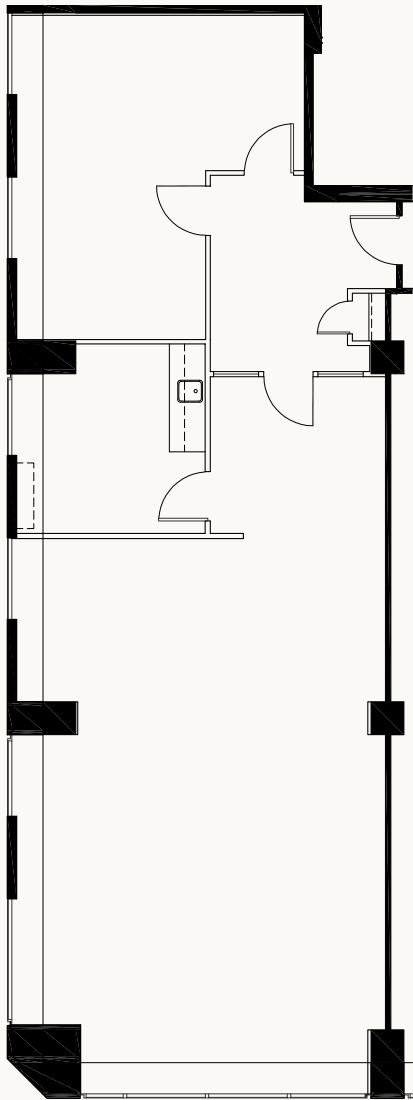
Suite 210
1,440 sq. ft.





Suite 360

1,645 sq. ft.

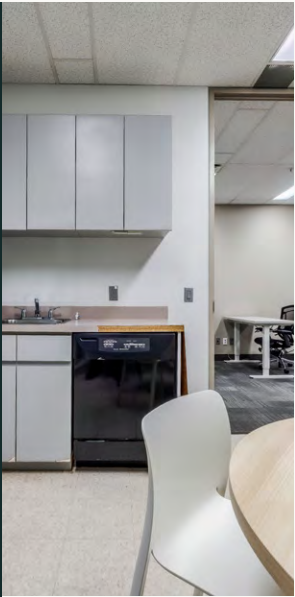


Built Out
Fully Furnished

1
Open Workstation

1
Meeting Room

1
Kitchenette



Built Out

1

Boardroom

5

Private Offices

1

Kitchen

1

Lounge

1

Reception Area

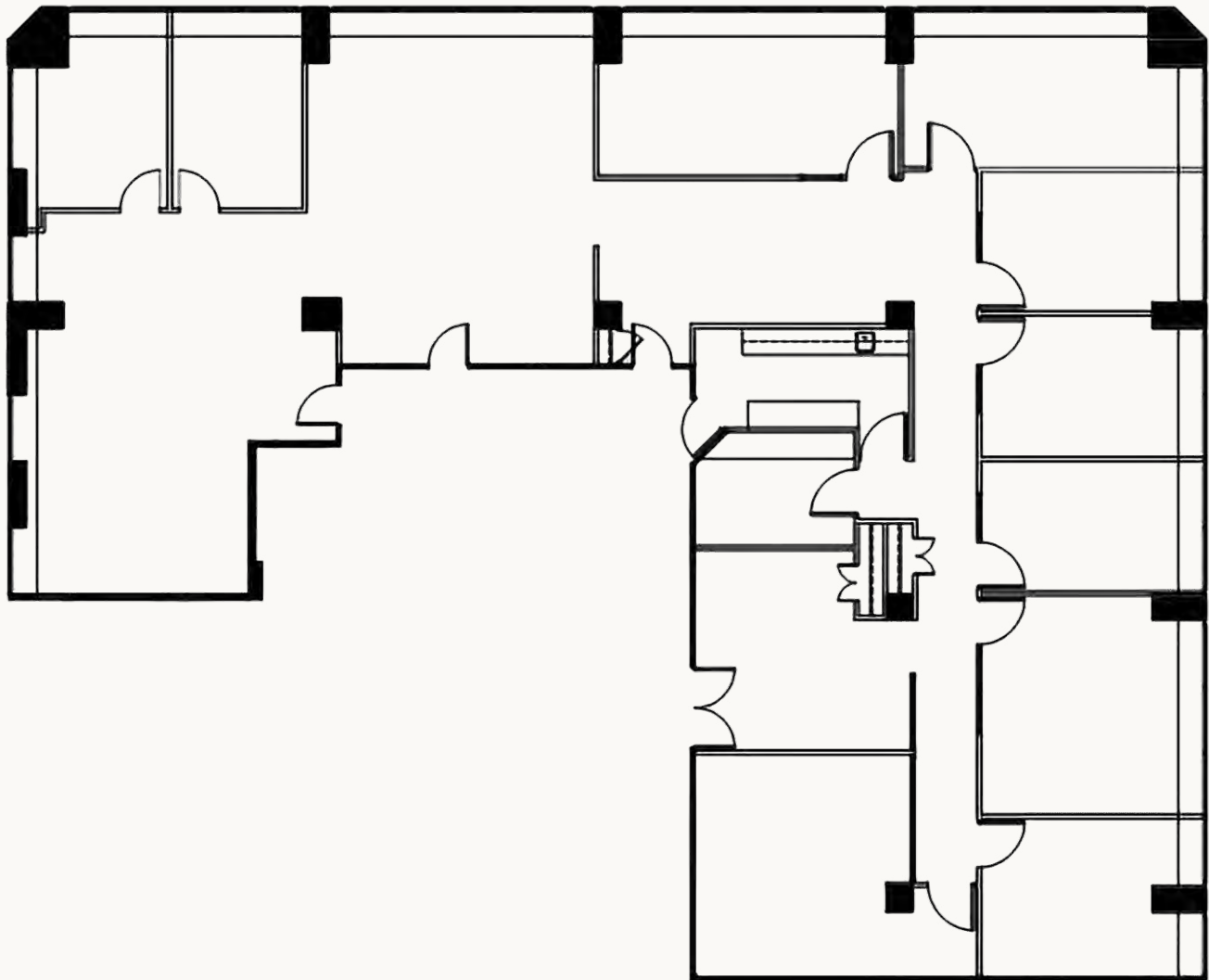
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Suite 750

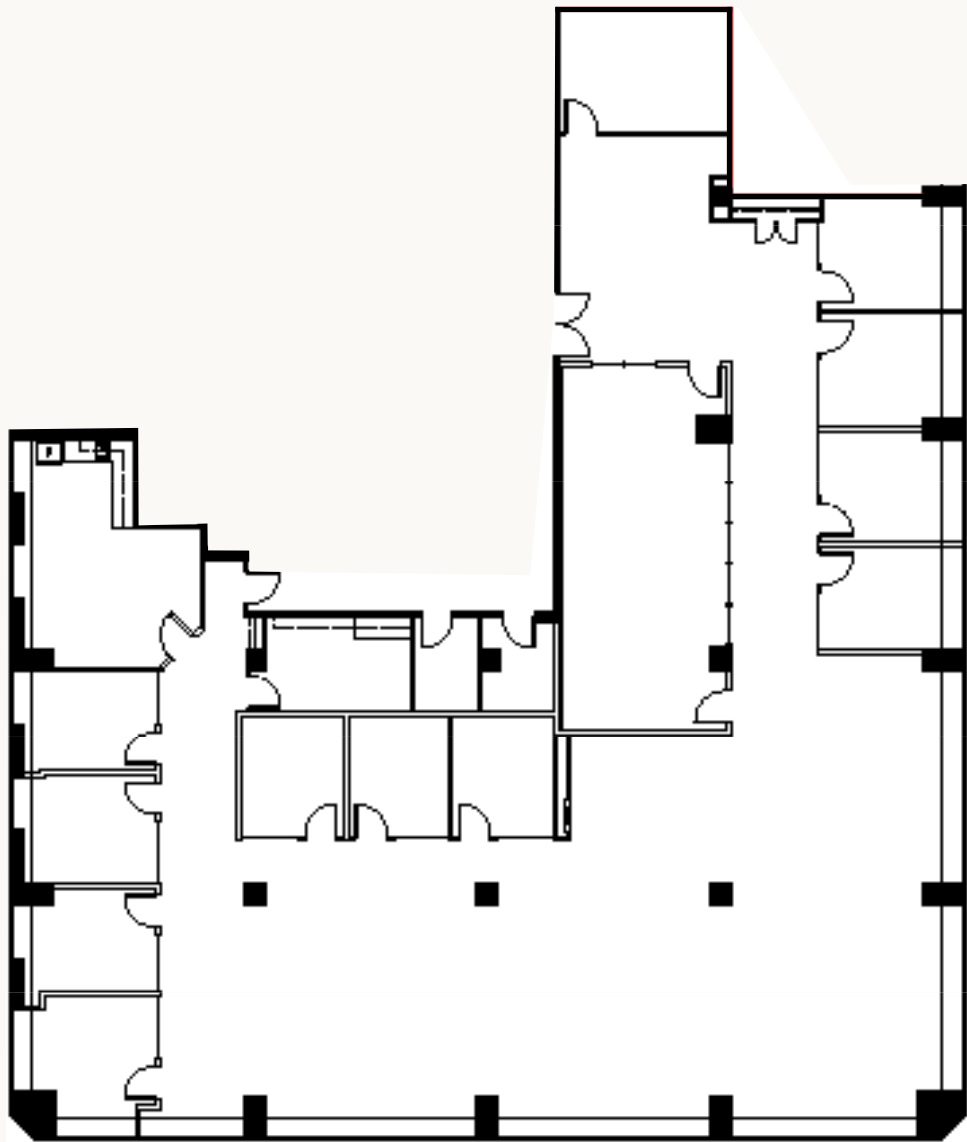
5,267 sq. ft.





Suite 900

7,568 sq. ft.



Built Out

- 1
Open Workstation
- 1
Boardroom
- 12
Private Offices
- 1
Kitchen
- 3
Storage Areas



Built Out

1

Open Workstation

2

Private Offices

1

Kitchen

1

Storage Area

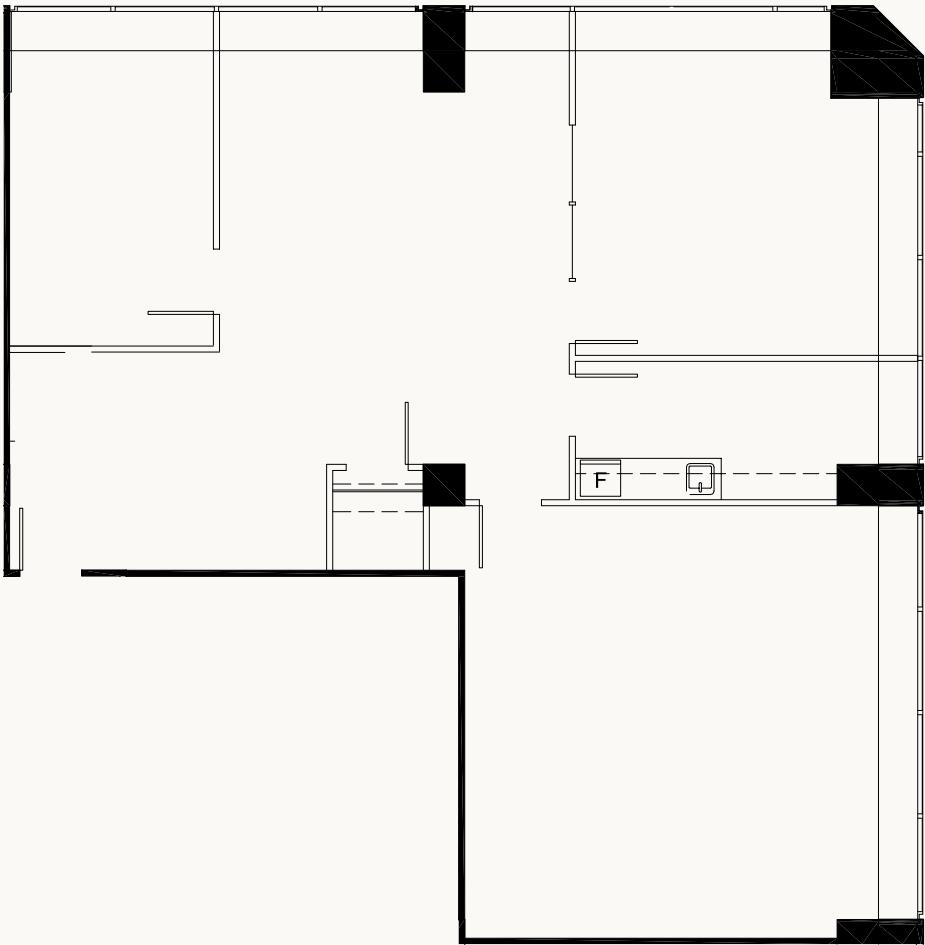
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Suite 903

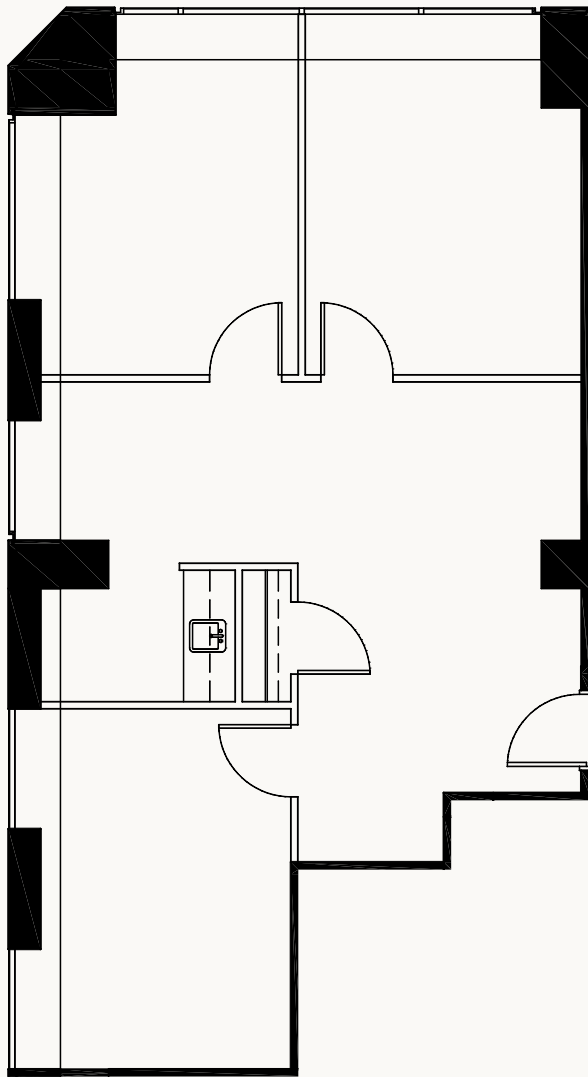
1,866 sq. ft.





Suite 1702

1,054 sq. ft.



Built Out

1

Open Workstation

3

Private Offices

1

Kitchenette



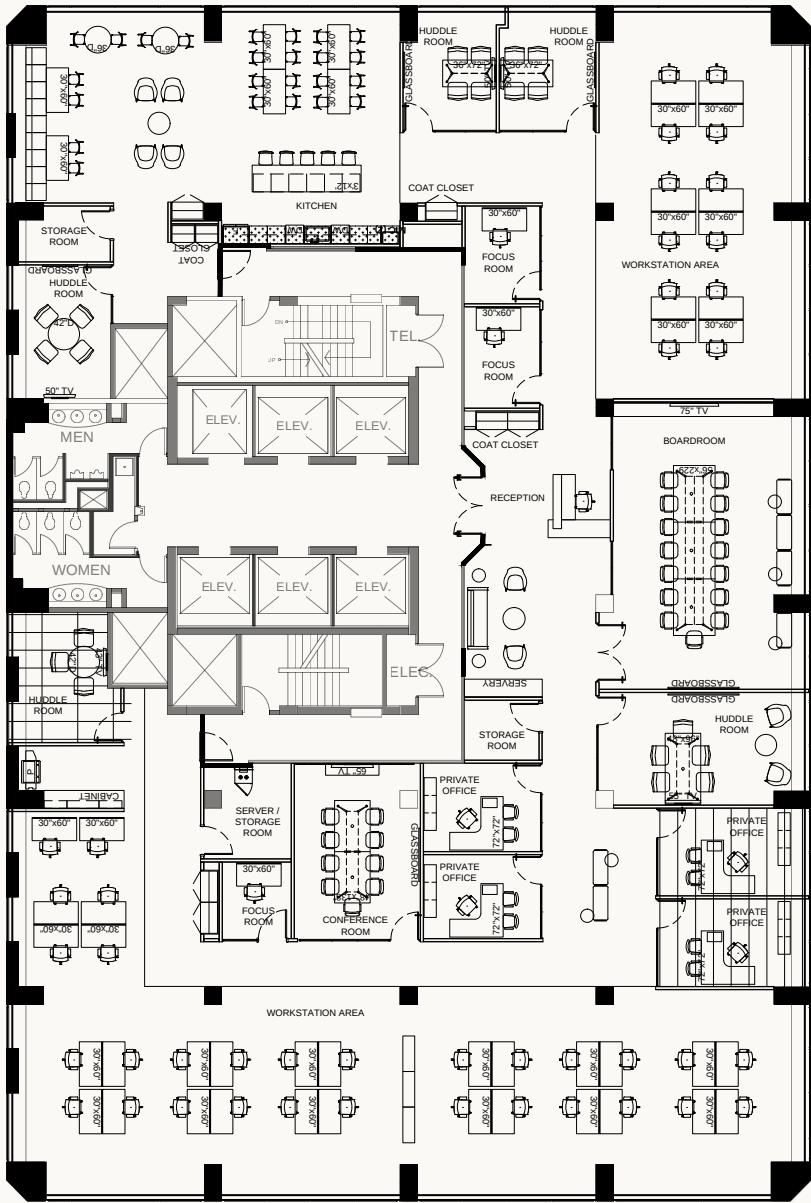
Full Floor



Suite 1800

11,183 sq. ft.

Future Model Suite



Model Suite Renderings







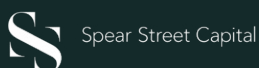
Centered On You.

Brendan Sullivan*
Senior Vice President
416 847 3262
brendan.sullivan@cbre.com

Alexander Bowman
Sales Representative
289 981 1768
alexander.bowman@cbre.com

William Dejonge-Ward*
Transaction Manager
647 391 1844
william.dejongeward@cbre.com

CBRE Limited, Real Estate Brokerage
145 King Street West, Suite 1100
Toronto, ON, M5H 1J8



CBRE

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***Sales Representative**