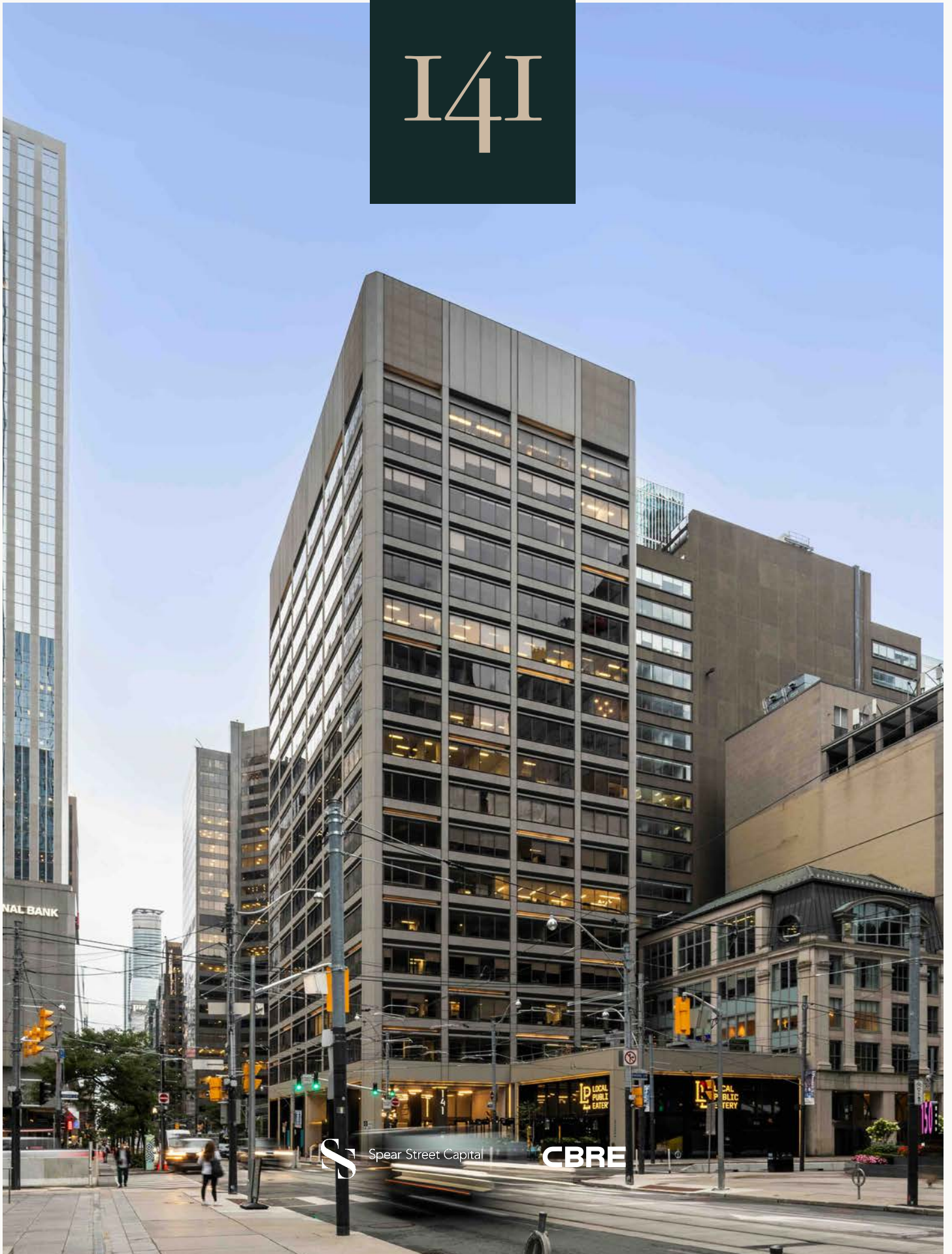


I4I



NAL BANK



Spear Street Capital

CBRE



# 141

## Centered On You

### An Office Experience Designed to Evolve

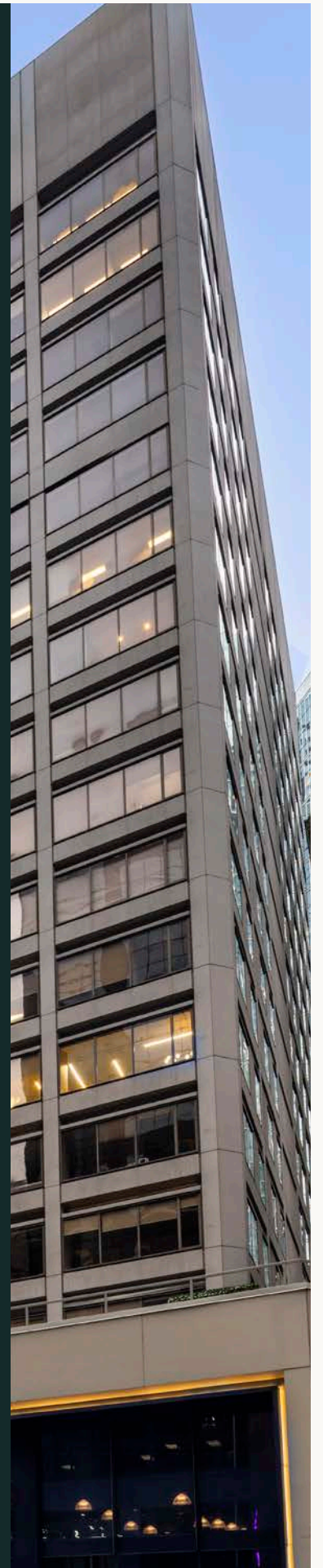
**Welcome to 141. A boutique office destination in the heart of Toronto's Financial District,** thoughtfully designed to support how teams work today and how they evolve tomorrow. The building delivers a balanced workplace experience grounded in flexibility, efficiency, and comfort.

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.

 Spear Street Capital

**CBRE**



I4I

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





141

# 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



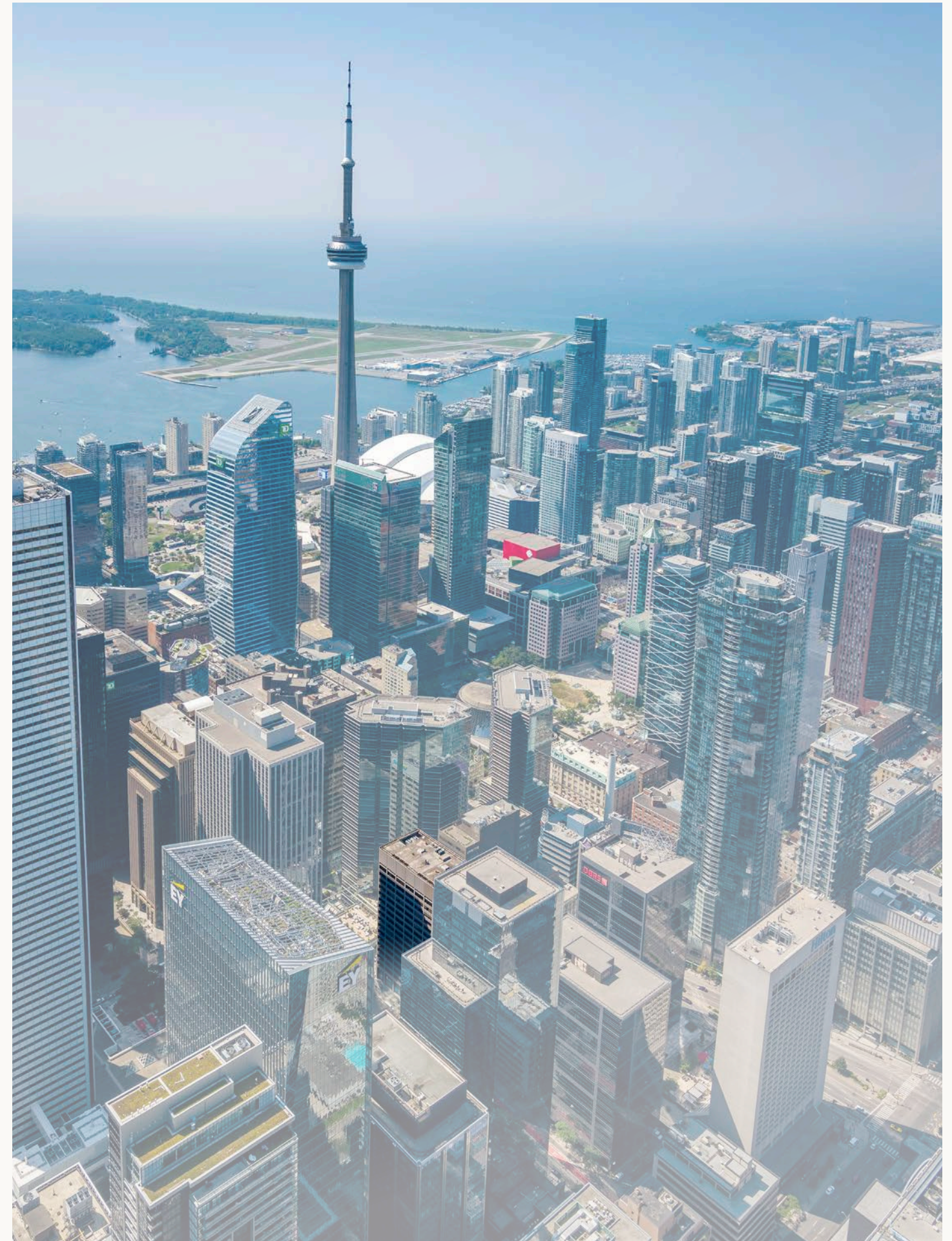
### Underground Parking & EV Charging

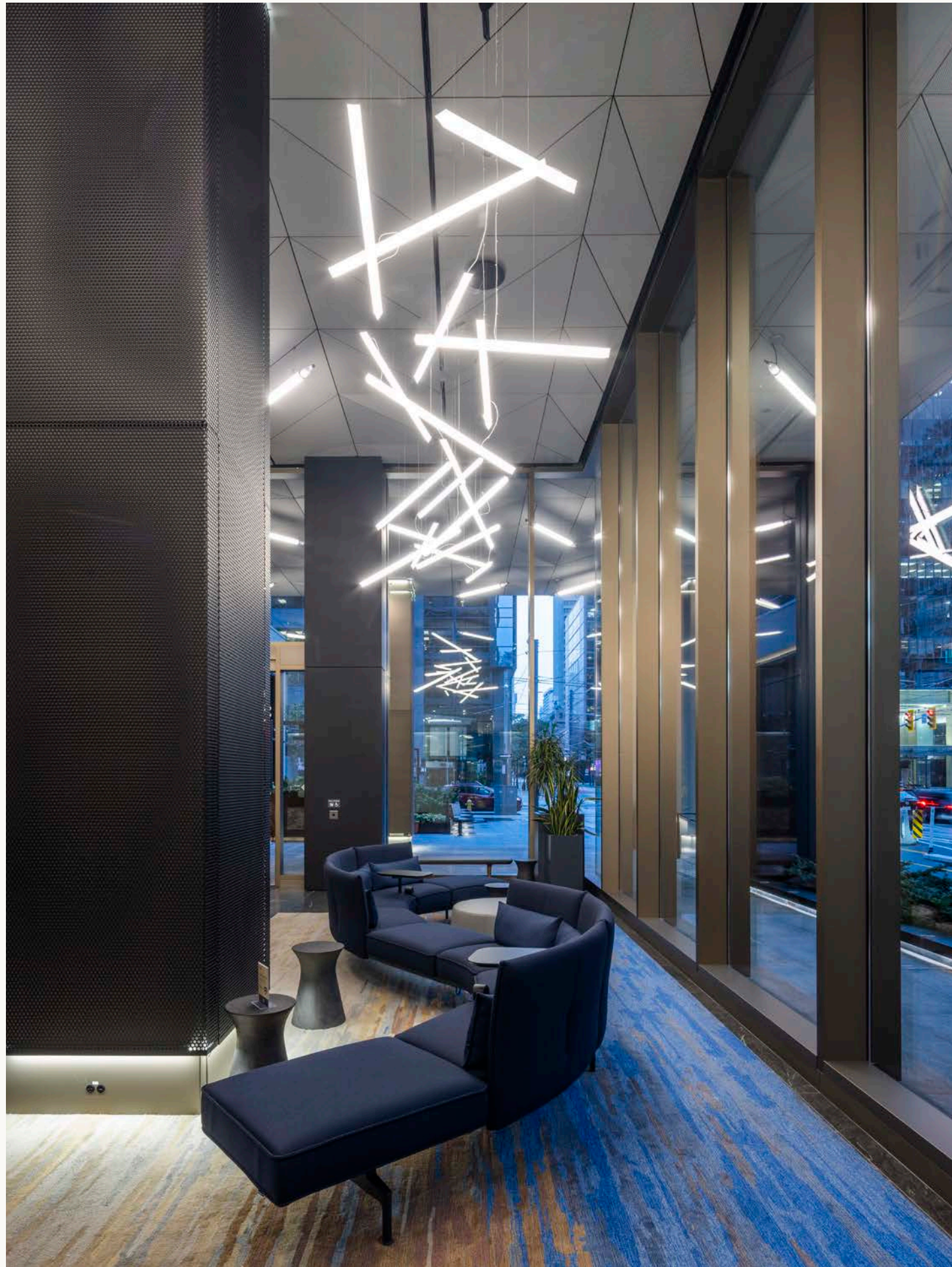
On-site parking and EV charging station supporting sustainable commuting



### 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



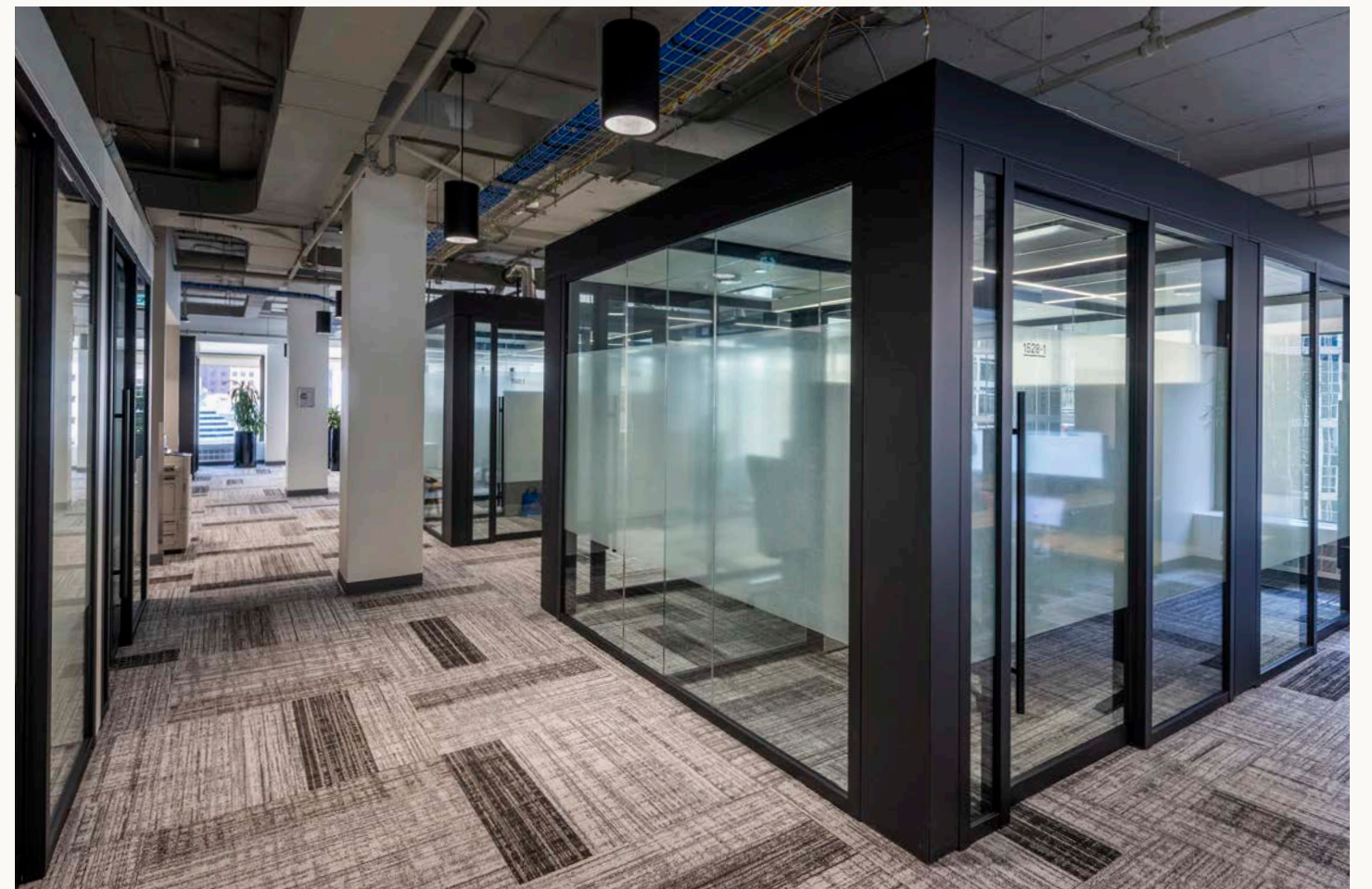
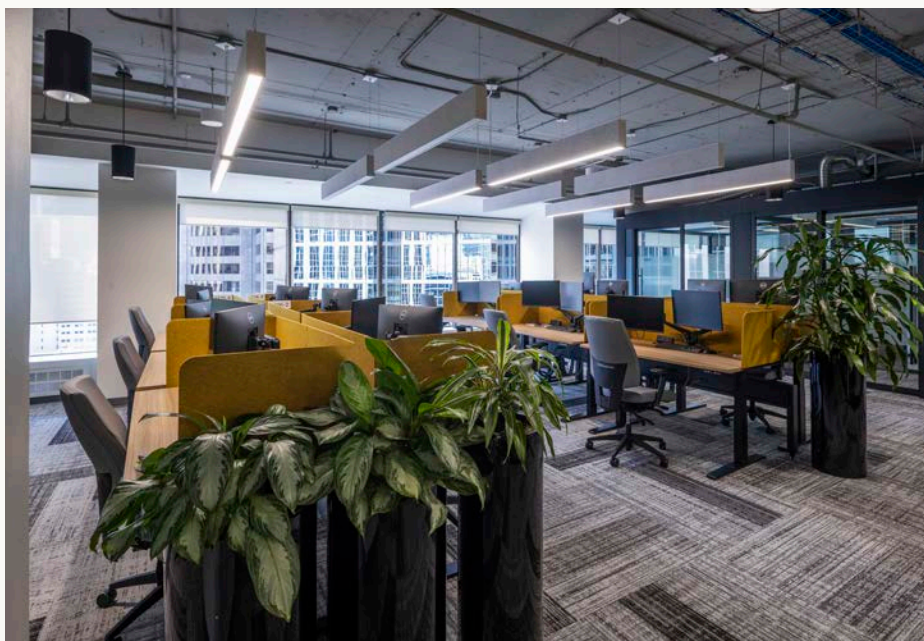
### BOMA BEST Gold Certified

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

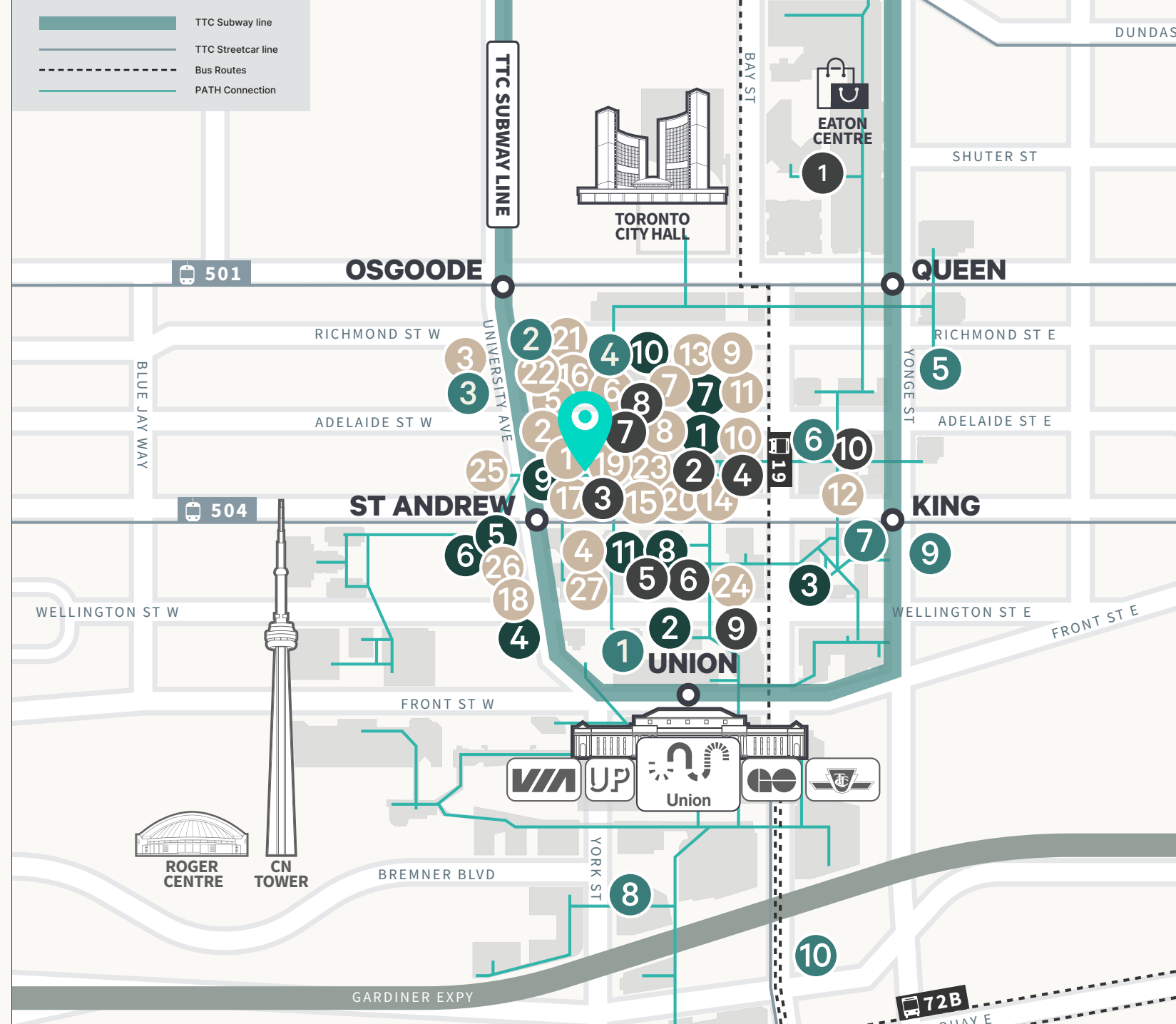
3. Equinox Bay Street
4. Orangetheory Fitness
5. F45 Training Downtown
6. CIBC
7. RBC
8. TD Canada Trust
9. Scotiabank
10. National Bank Financial
11. The Printing House

### Retailers

1. Eaton Centre
2. LCBO
3. Loding
4. Harry Rosen
5. L'Occitane En Provence
6. Indigo
7. Rego Bespoke
8. Rexall
9. Shoppers Drug Mart
10. Winners

### 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



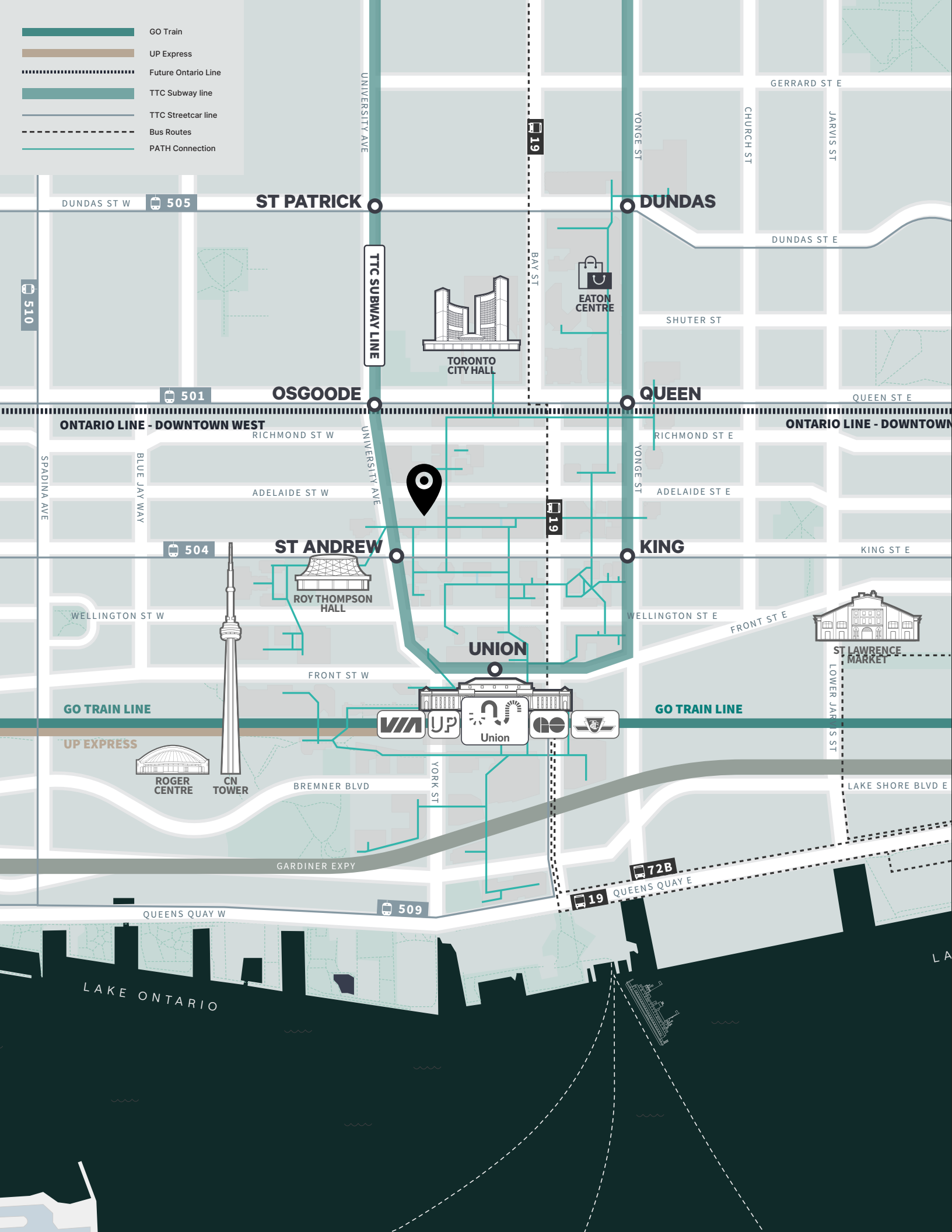
Transit Score

100



Walk Score

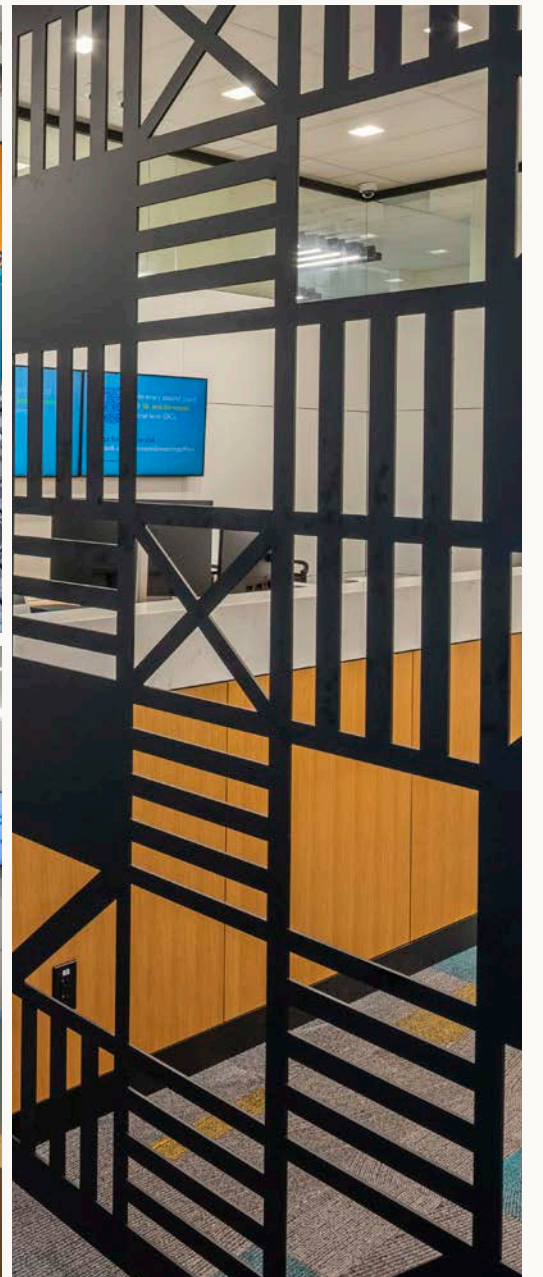
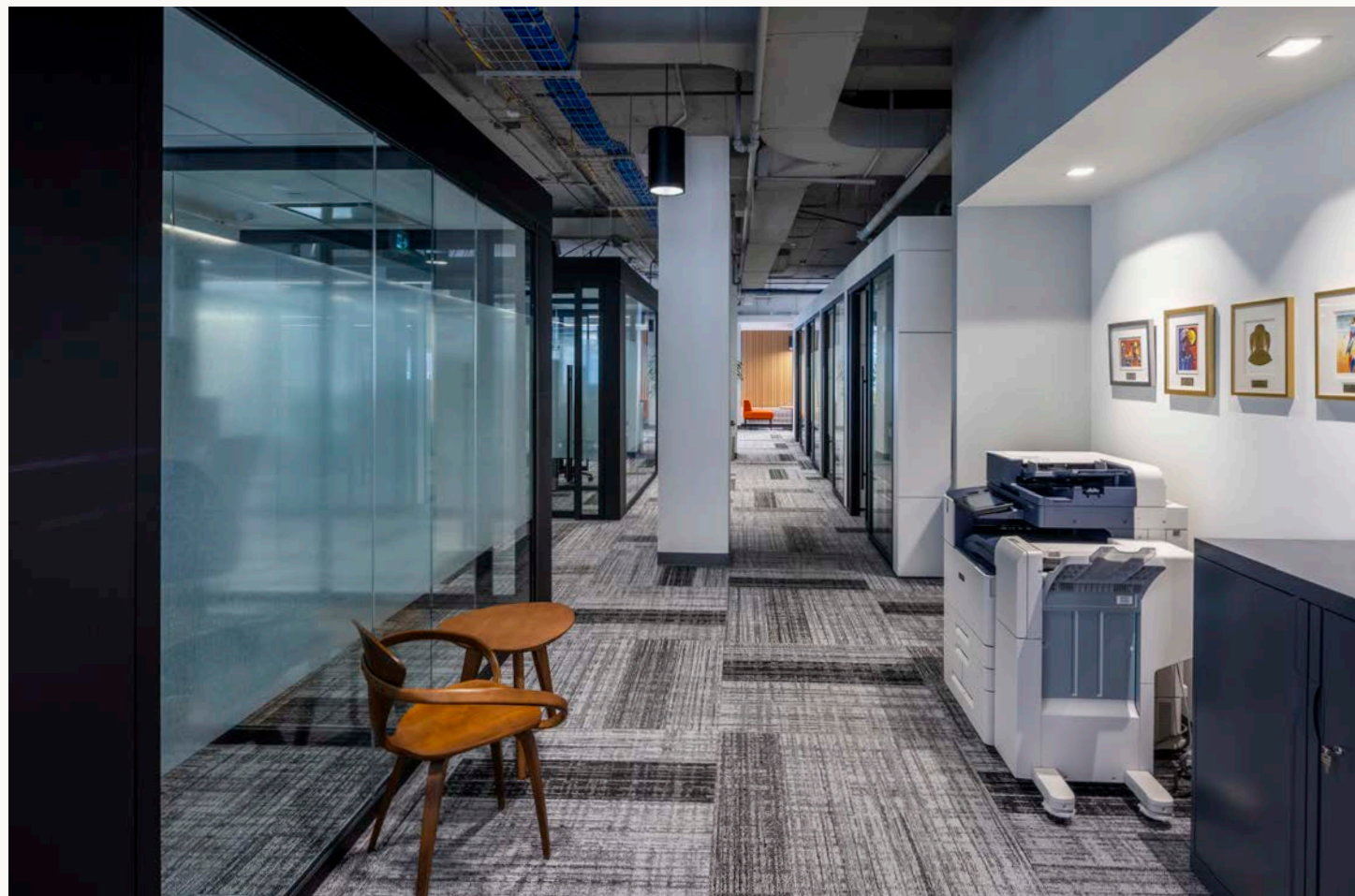
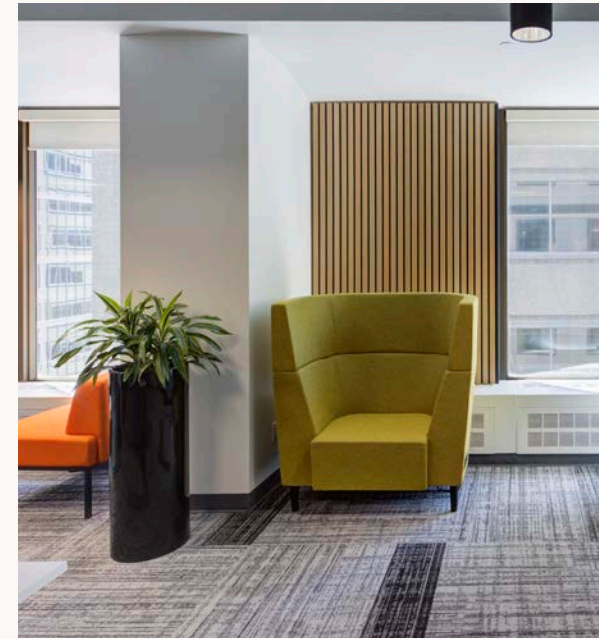
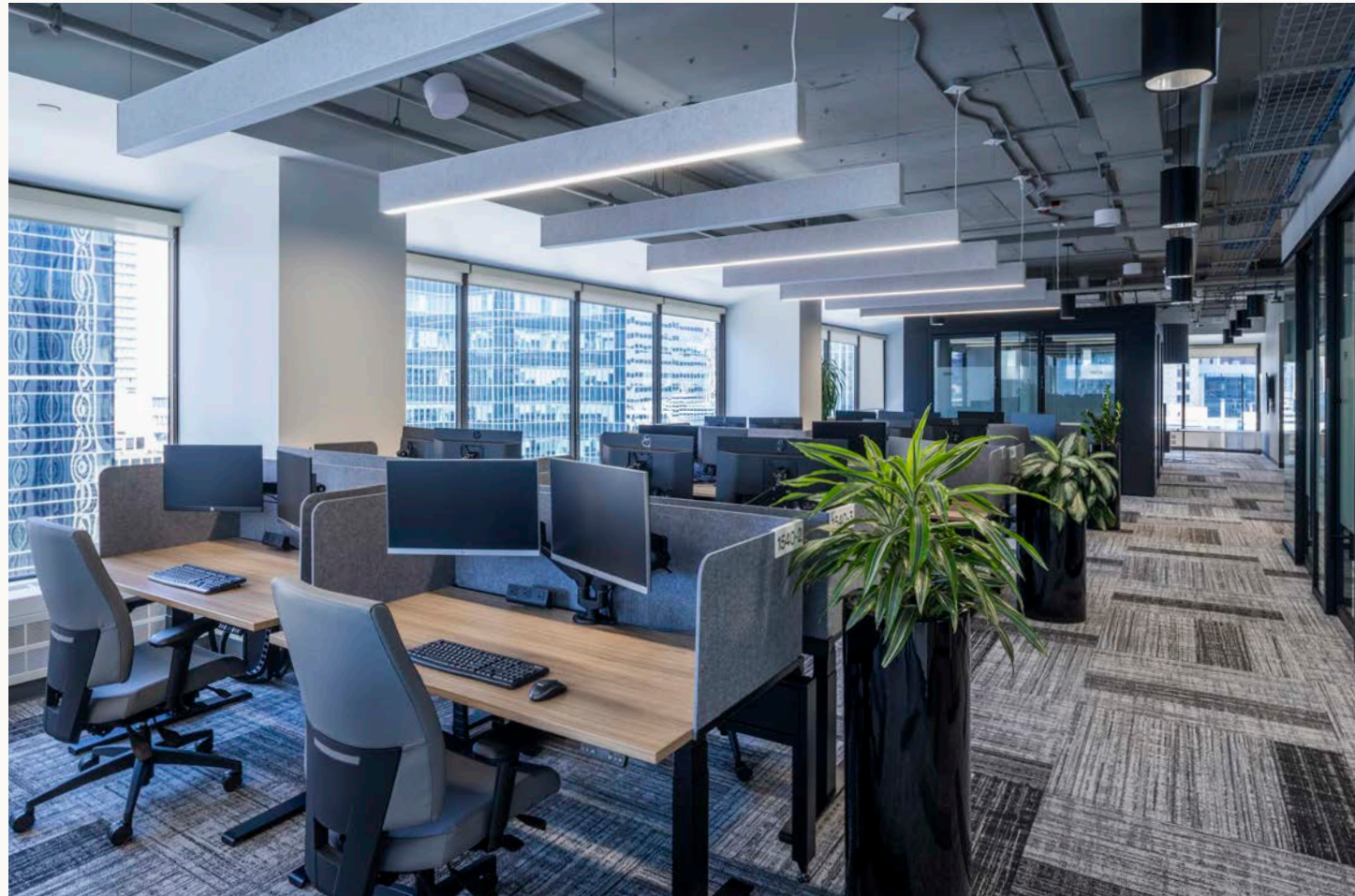
100



# 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

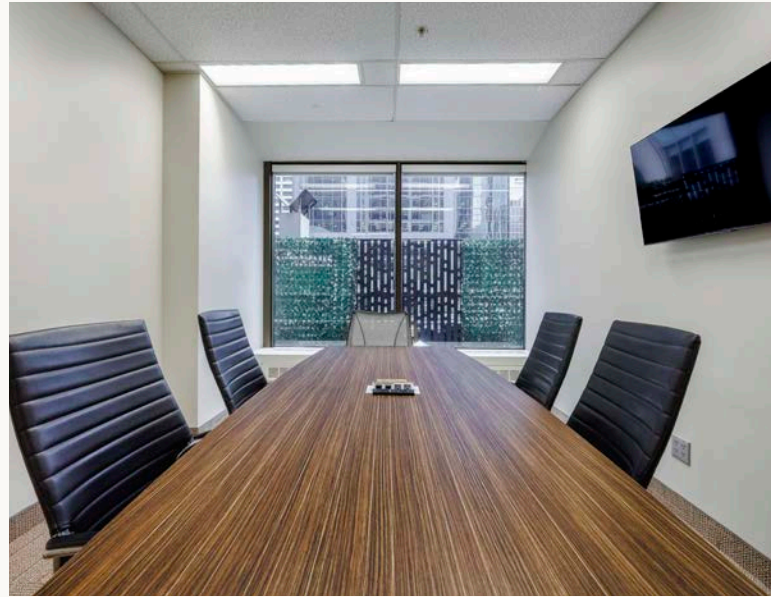
Suite	Size	Availability	Comments
210	1,440	Immediate	Fully Built, Furnished Suite
360	1,645	Immediate	Fully Built, Furnished Suite
750	5,267	May 01, 2026	Fully Built Out Suite
900	7,568	Apr 01, 2027	Fully Built Out Suite
903	1,866	Immediate	Fully Built Out Suite
1702	1,054	Immediate	Fully Built Out Corner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



Built Out  
Fully Furnished

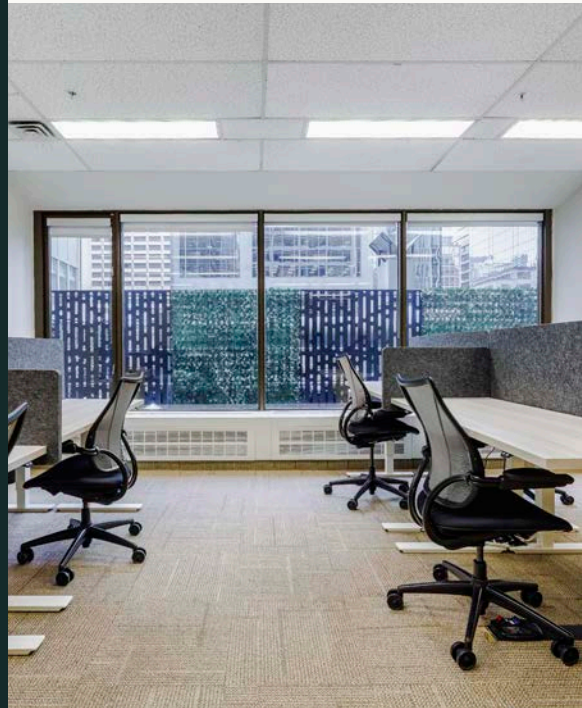
1

Boardroom



1

Collaboration Lounge



2

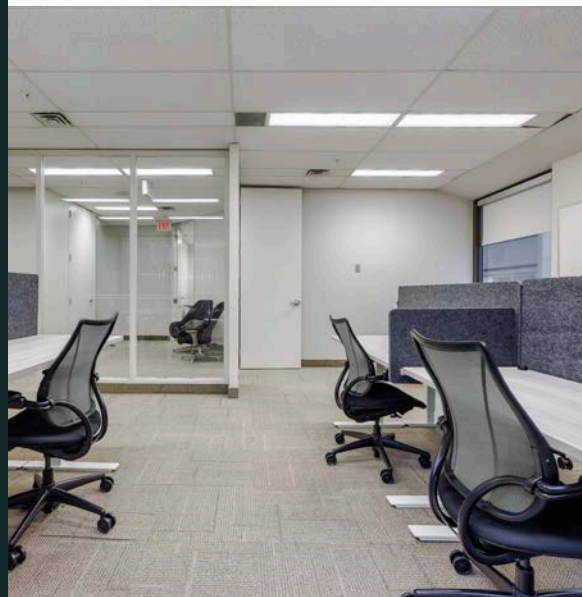
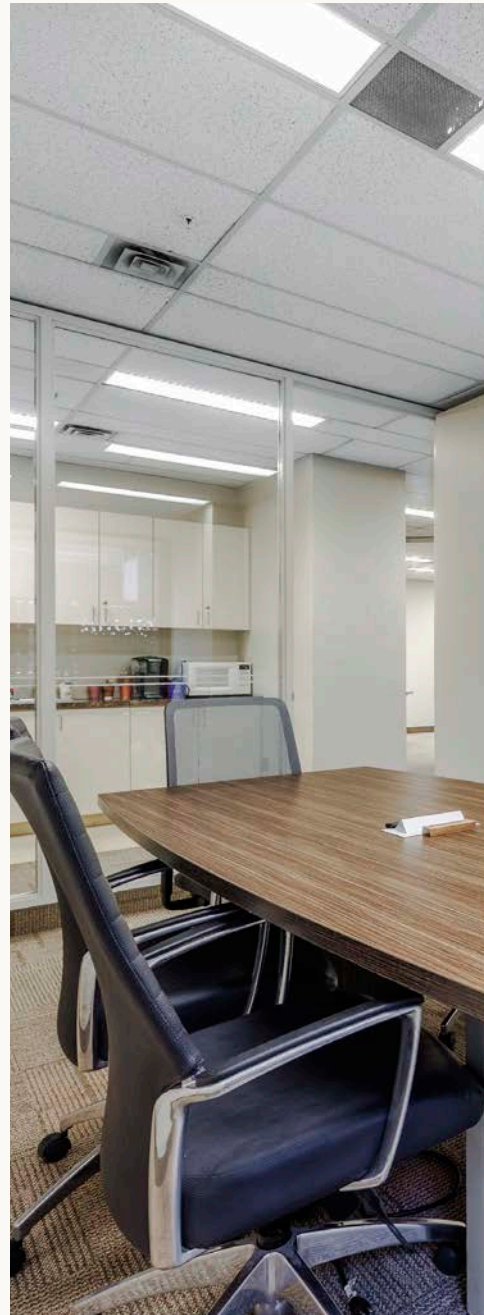
Private Offices

1

Kitchenette

1

Dedicated IT Room



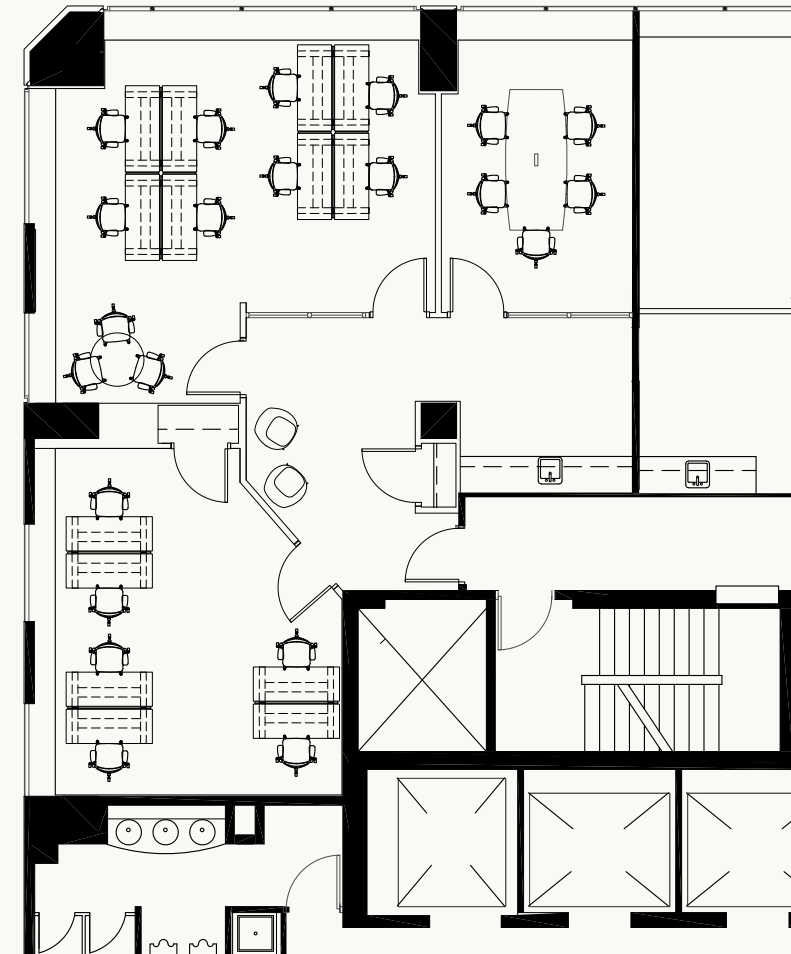
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# Suite 210

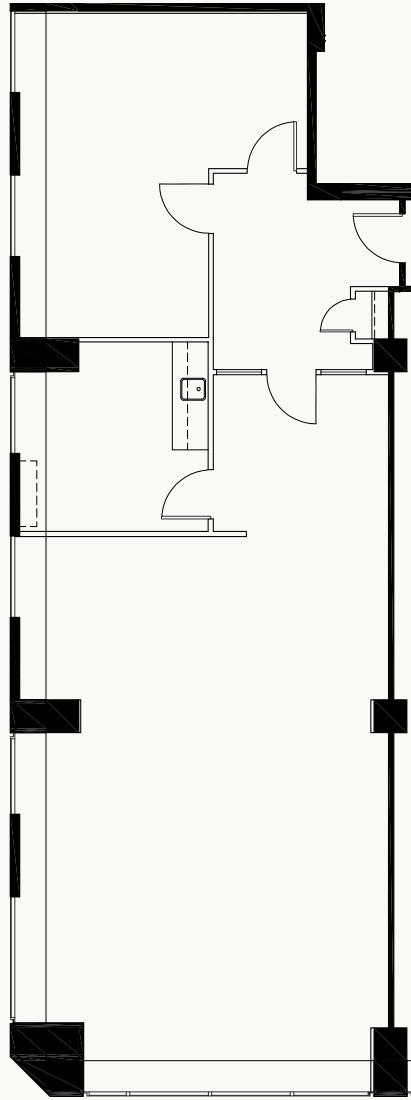
1,440 sq. ft.





# Suite 360

1,645 sq. ft.

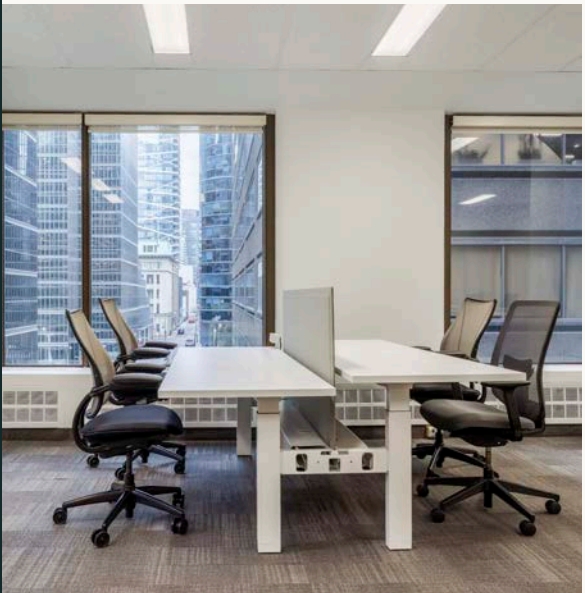
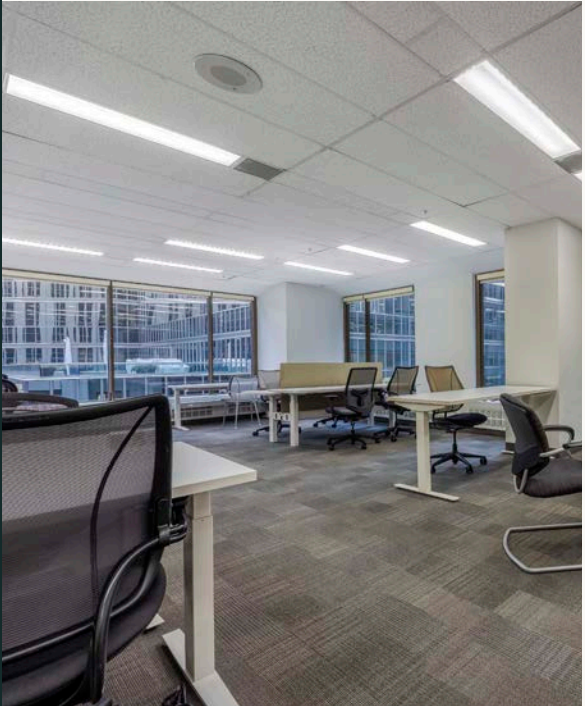
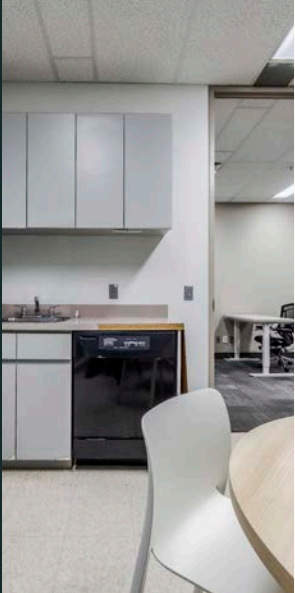


Built Out  
Fully Furnished

1  
Open Workstation

1  
Meeting Room

1  
Kitchenette



# Built Out

1

Boardroom

5

Private Offices

1

Kitchen

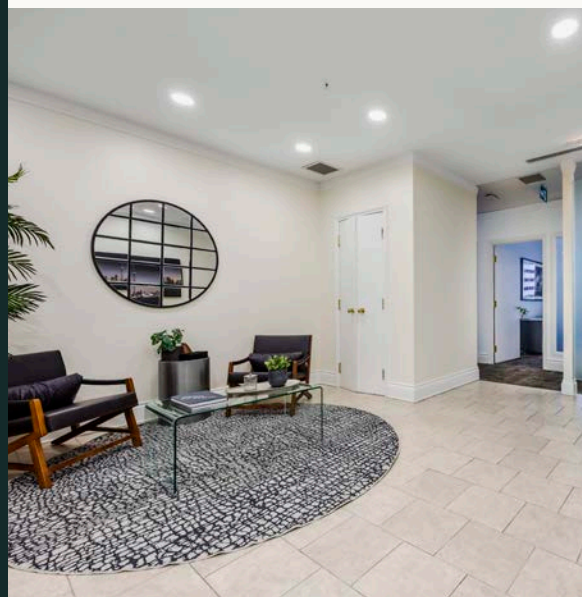
1

Lounge

1

Reception Area

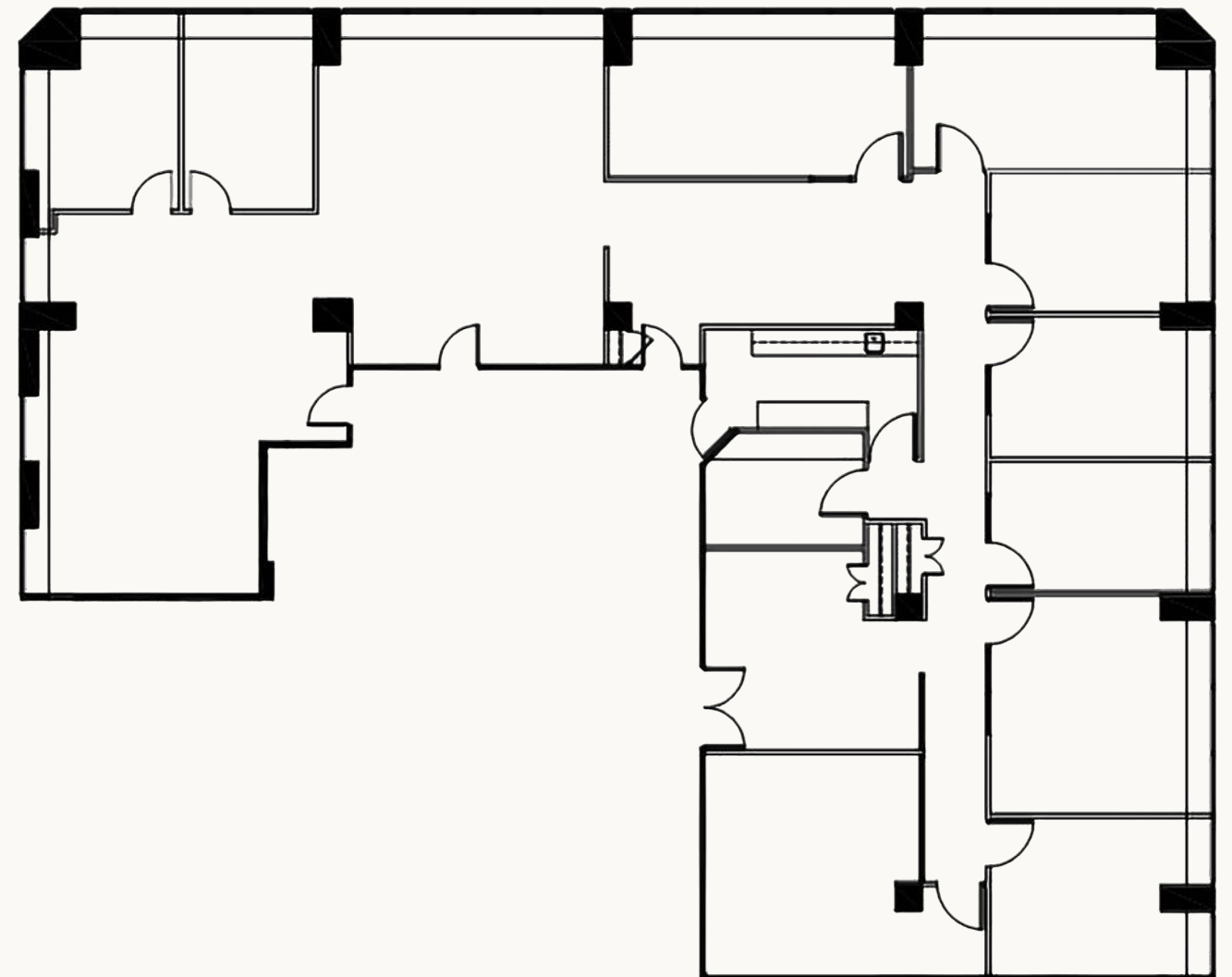
N



I4I

# Suite 750

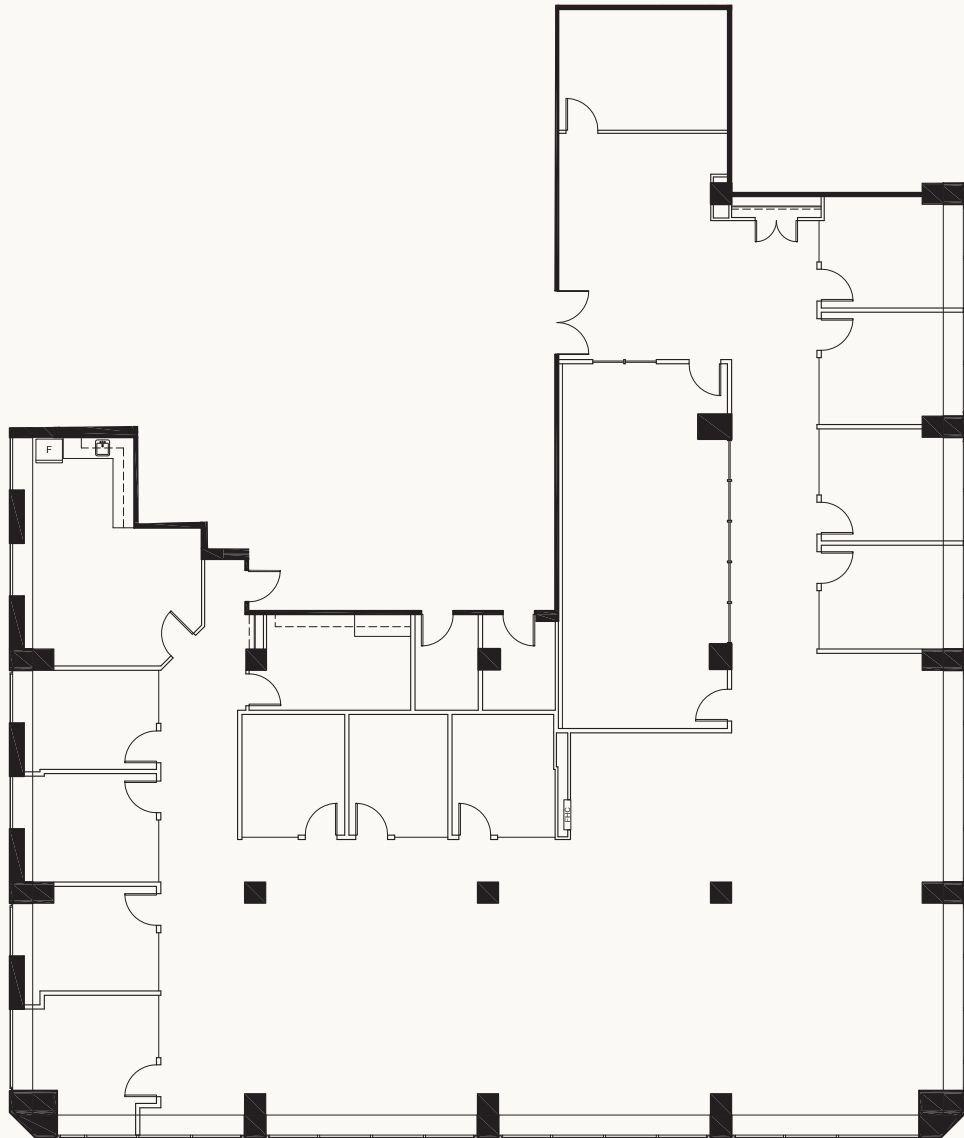
5,267 sq. ft.





# 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

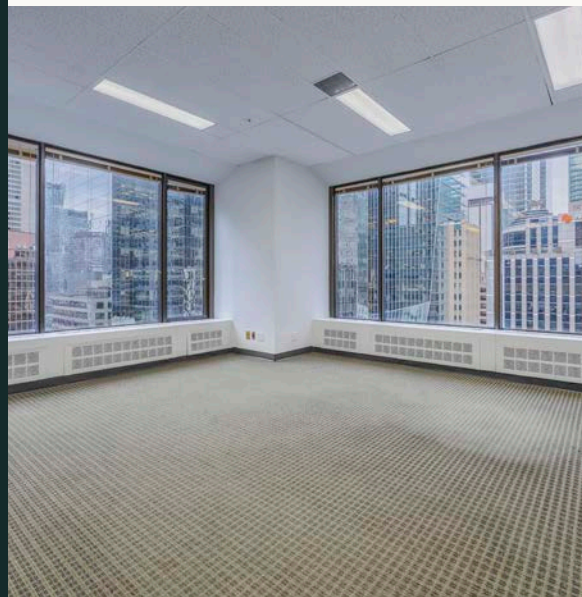
Private Offices

1

Kitchen

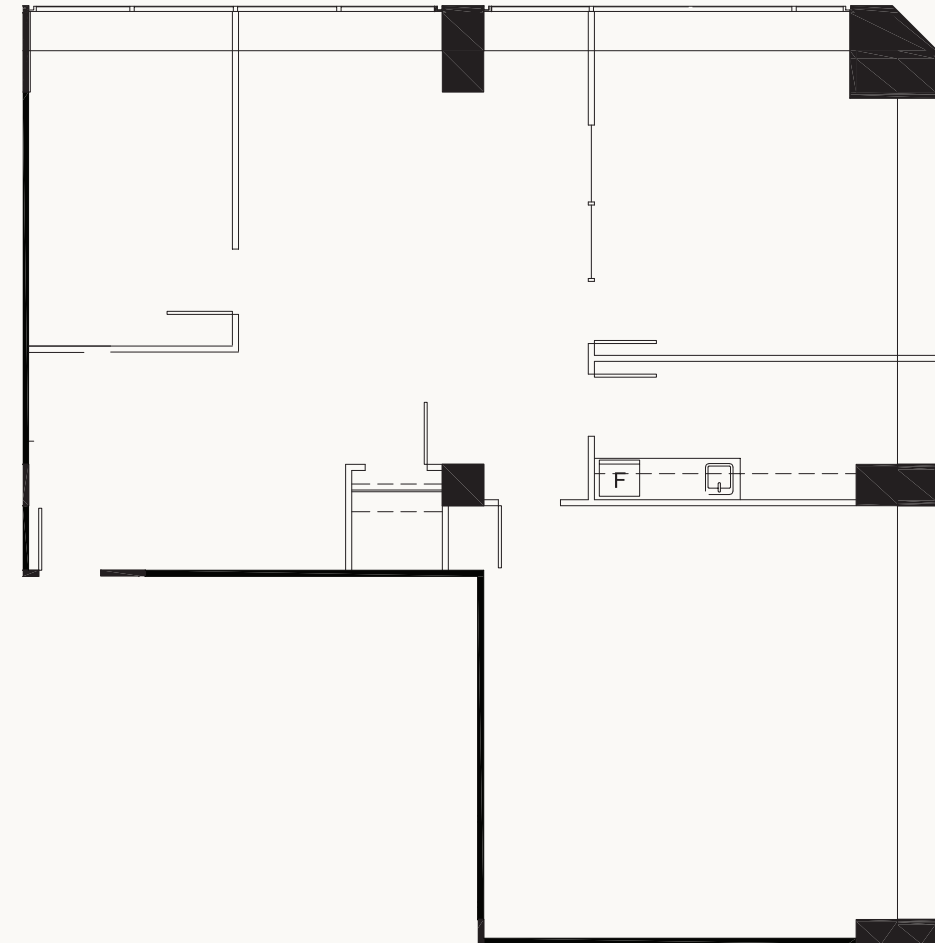
1

Storage Area



# Suite 903

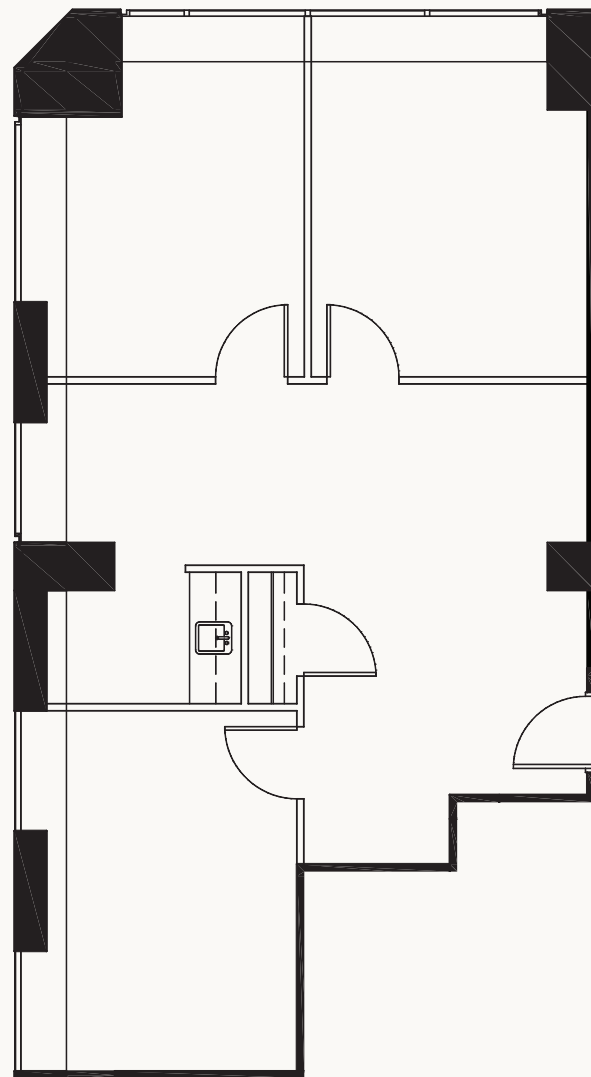
1,866 sq. ft.





# Suite 1702

1,054 sq. ft.



## Built Out

1

Open Workstation

3

Private Offices

1

Kitchenette



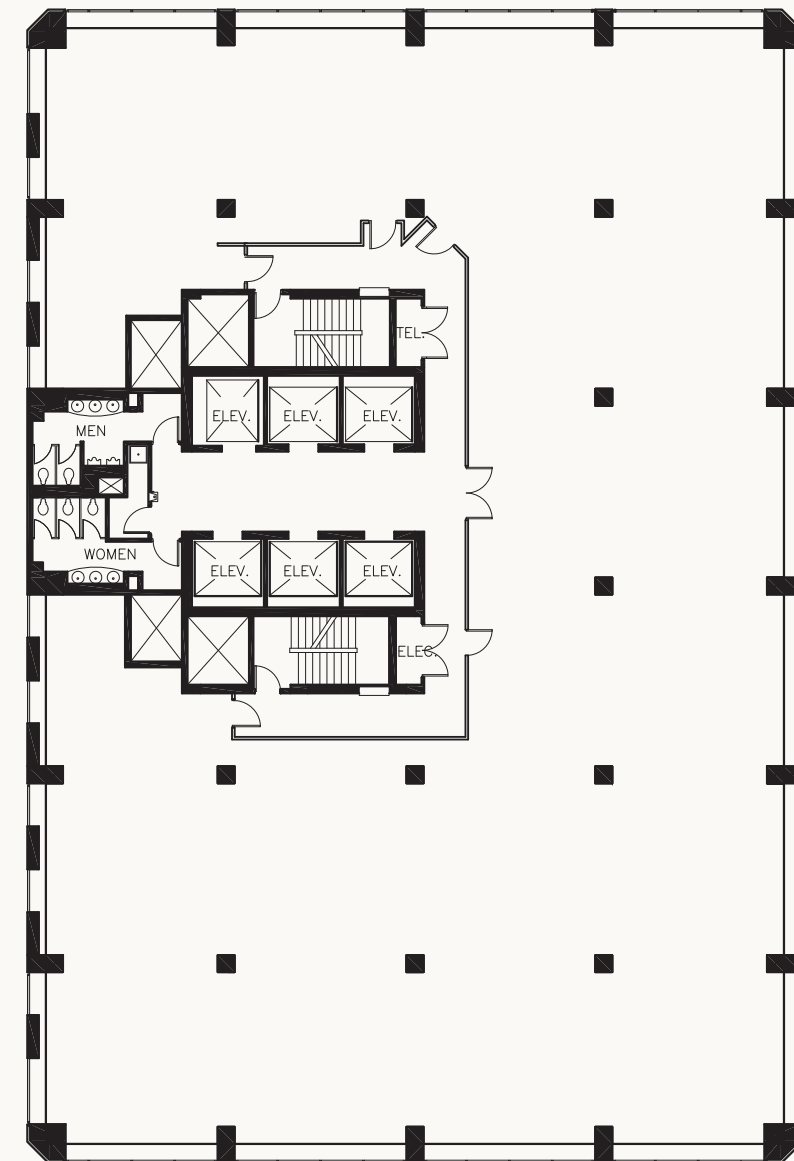
Full Floor

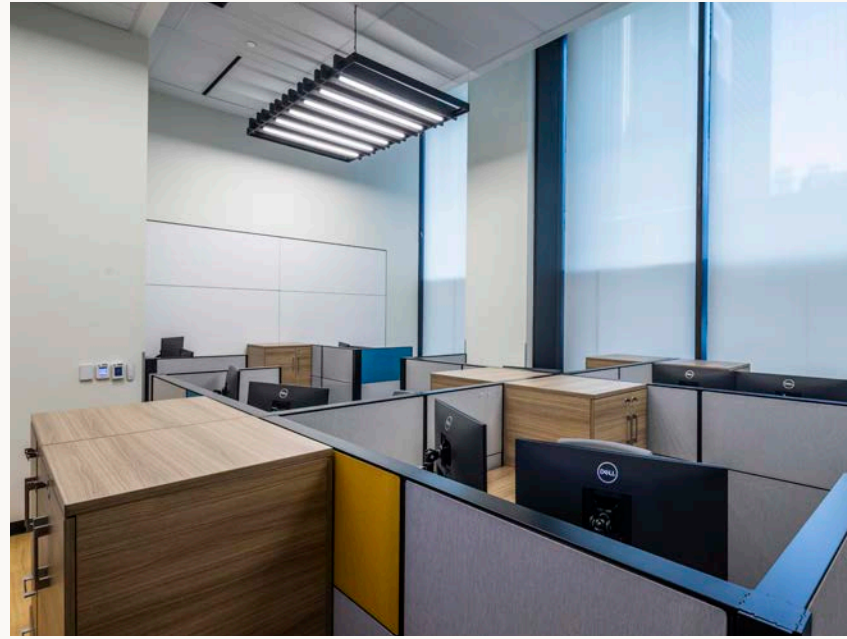


I4I

# Suite 1800

11,183 sq. ft.







K

York St

LP LOCAL PUBLIC EATERY

MORGAN THE WALLER



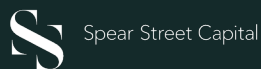
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**\*Sales Representative**