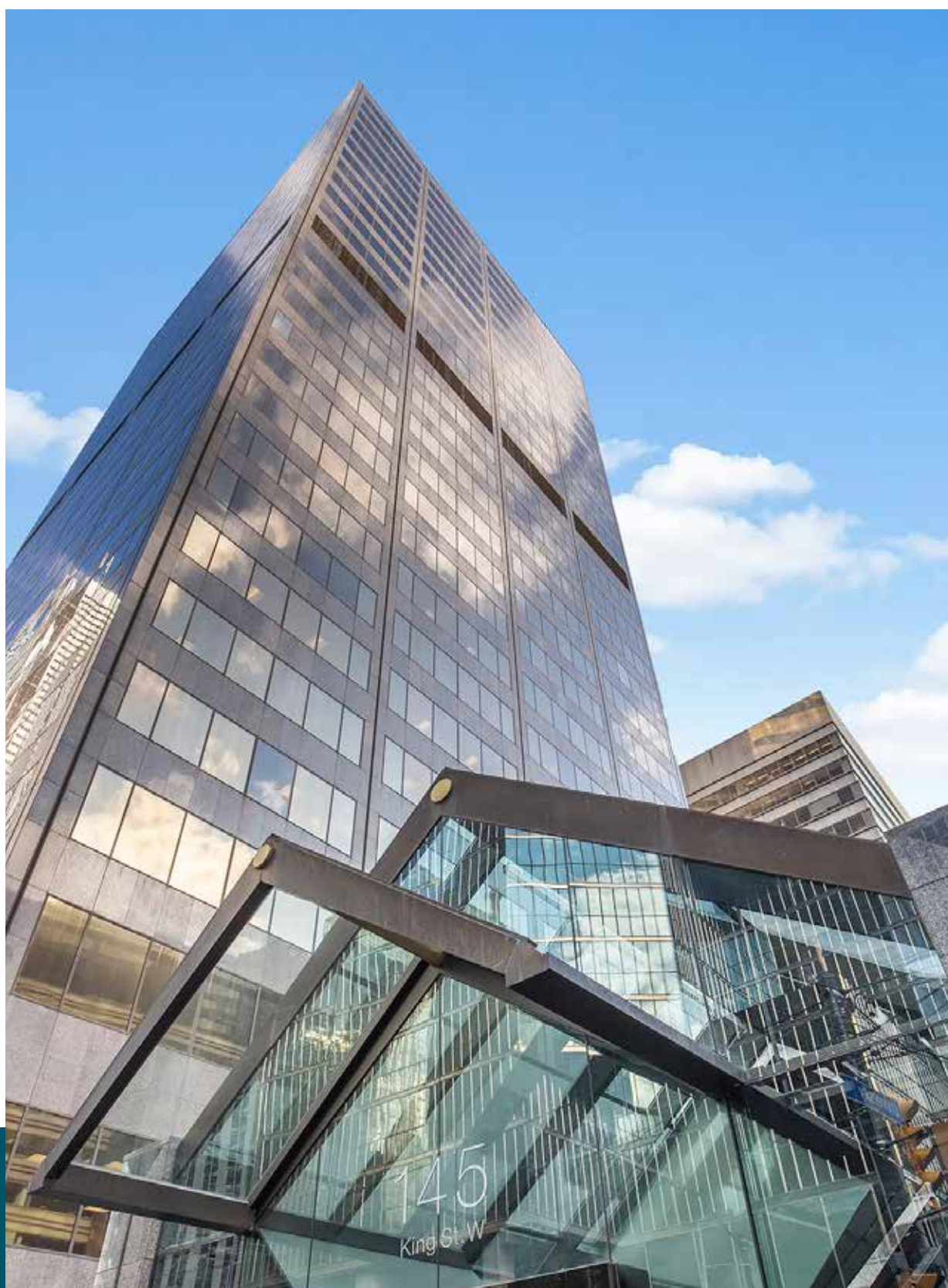
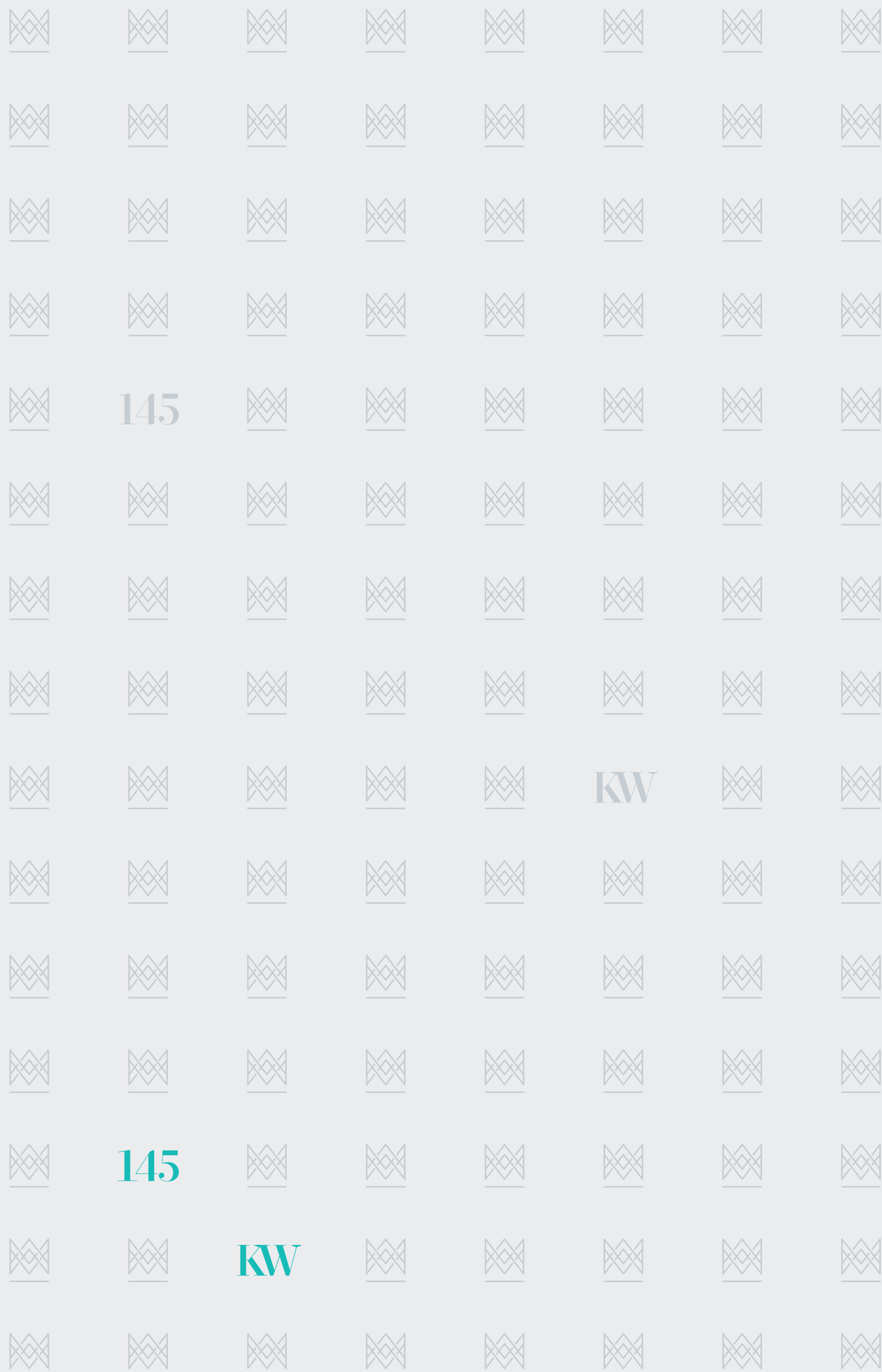




145 King West

THE KINGS





An Elevated Experience



QuadReal presents 145 King West – an opportunity to be located in the very heart of Toronto's vibrant Financial District at King and University.

Straddling both the Financial District and the Entertainment District, 145 King West is central to Union Station and the PATH underground walkway. 145 King West has a proud history in the area and is surrounded by Canada's five major banks and the country's most prominent firms, as well as captivating restaurants, shops, theatres and more. Regal in stature – a commanding presence, and close to all amenities for today's urban worker.



QuadReal Property Management

Our QuadReal team takes pride in delivering exceptional customer service that creates a seamless experience for our communities. Excellence lives here. That's why we're committed to creating sustainable environments, spaces that bring value to people both now, and for years to come.*

We don't just serve our communities, we're part of them. Working in partnership with our communities, our on-site staff offers a tangible presence, providing hands-on, in-person guidance to each and every one of our customers.

*Managed by QuadReal Property Group, Brokerage



At QuadReal we're proud to serve the people who call our communities home. That's why we developed QuadReal CONNECT, a 24/7 service centre that offers our customers the professional support they need at any time, day or night.

Available on iPhone, Android and desktop, QuadReal+ seamlessly integrates building services, operations and amenities. So whether you're in the office or working remotely, you can stay connected with your community, wherever you are. For more info visit quadrealplus.com

Quick Facts

BUILDING SIZE:

642,400 SF

TYPICAL FLOORPLATE:

25,200 SF*

*Full floor gross-up factor approximately 4%

Accreditations:

- BOMA Best Platinum
- BOMA Best Smart Building Gold
- LEED 4.1 Gold
- Wired Score Platinum
- Rick Hansen Foundation Accessibility Certification
- Fitwel – 2 Star
- 2026 ENERGY STAR Certification
- 2024 Certification of Excellence

Amenities/Features:

- Direct subway access
- Newly renovated food court
- On-site property management
- PATH connected
- On-site fine dining - Strella Strella
- Secure, tenant-only bike storage locker
- New fitness studio and conference facilities
- End of trip facility - shower and change rooms
- Renovated lobby coming soon

Major Tenants:

- Home Capital
- CBRE
- RFA Capital
- CPA - Chartered Professional Accountants
- Purpose Unlimited

Parking:

Ratio **1/3,500 SF**

Building Specifications



PARKING

- 2 levels of underground parking that accommodate a total of 209 parking stalls
- Access via York Street
- Garage entrance height – maximum clearance 6'-5"
- Mobile Car Wash and EV charging stations available
- Secure, tenant-only bike storage located in parking garage
- Emergency stations throughout garage
- Loading dock clearance – 4.3m



SECURITY

- Security personnel 24/7
- 2 stage Simplex fire alarm system
- Emergency standby building generator
- Security escort services available to accompany you to your vehicle after hours



HVAC

- Compartmental units per floor servicing 45 interior zones
- Centralized make-up air systems
- 3 Centrifugal Chillers
- 6 Thermal Solutions Boilers
- Meets ASHRAE Standard 62.1
- Air Filtration, MERV-14



ELEVATORS

- 7 low-rise elevator cabs
- 6 high-rise elevator cabs
- 1 freight elevator servicing whole building
- 2 parking elevators servicing lobby and parking levels



CEILING HEIGHTS

- Slab to Slab – Approx. 12'
- Drop Ceiling – Approx. 9'



SMART BUILDING FEATURES

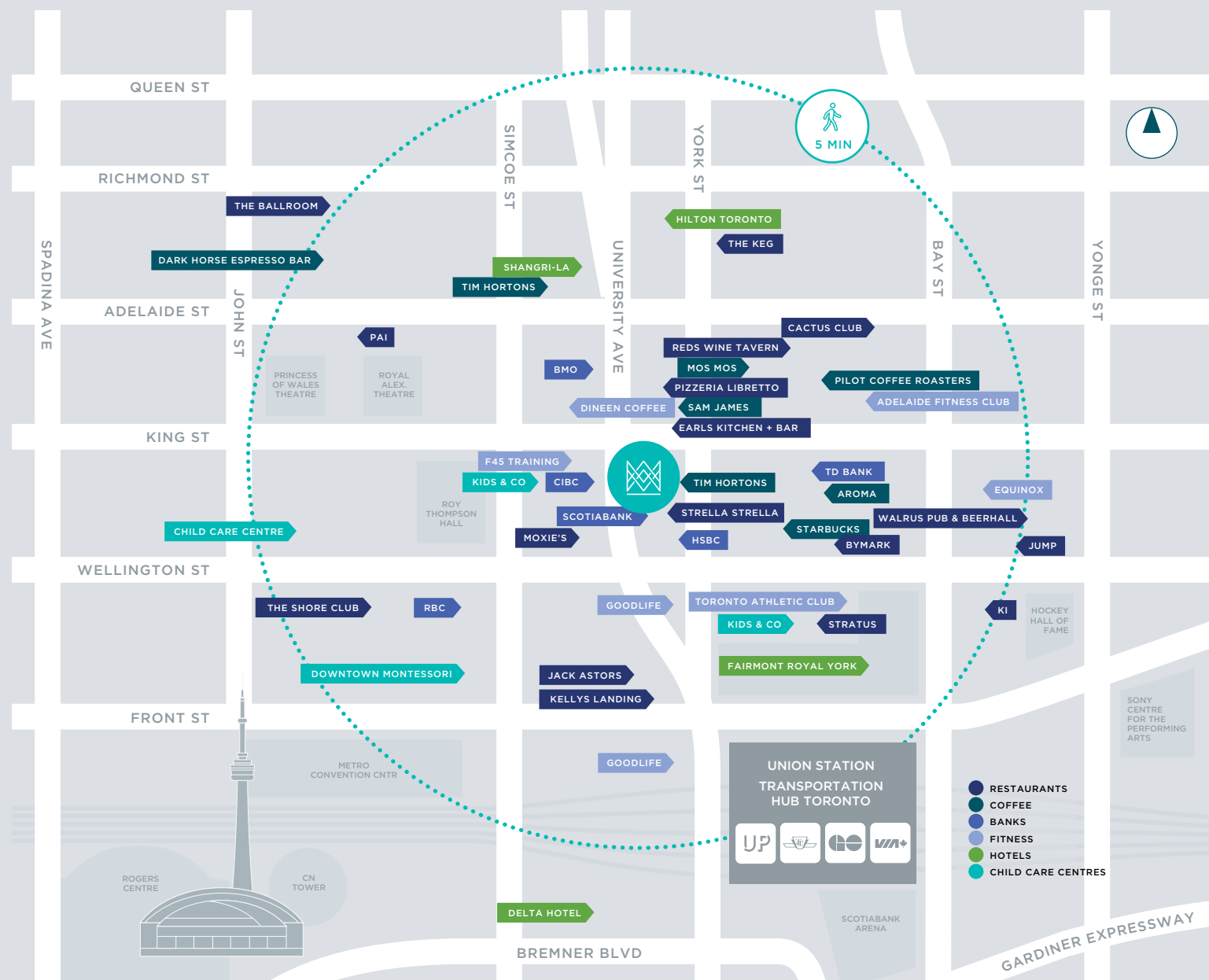
Digital platforms and sensors are deployed throughout the building to increase operational efficiency, enhance health and wellness, improve sustainability, optimize cost and create unique user experiences.

- **QuadReal+ App**
Order food, register for events, connect with management, check real-time building conditions and more through our tenant app
- **Integrated Operations Management**
Our “single pane of glass” integrated operations platform allows us to leverage AI and machine learning to achieve maximum efficiency of the building systems for comfort and optimize costs
- **Digital Sensors**
Traffic counters allow us to understand real-time occupancy to optimize HVAC systems and property services

145 King is under transformation. Explore here:



The Neighbourhood



At the apex of Toronto's vibrant downtown core, 145 King West is within a short walk of some of the city's most vital venues: The Metro Convention Centre, Scotiabank Arena and The Rogers Centre, where the movers and shakers of the day come to work and play. Surrounding these destinations are world-class restaurants, casual dining emporiums, bars, and clubs with all manner of fare to please every foodie's palate both during and after work.



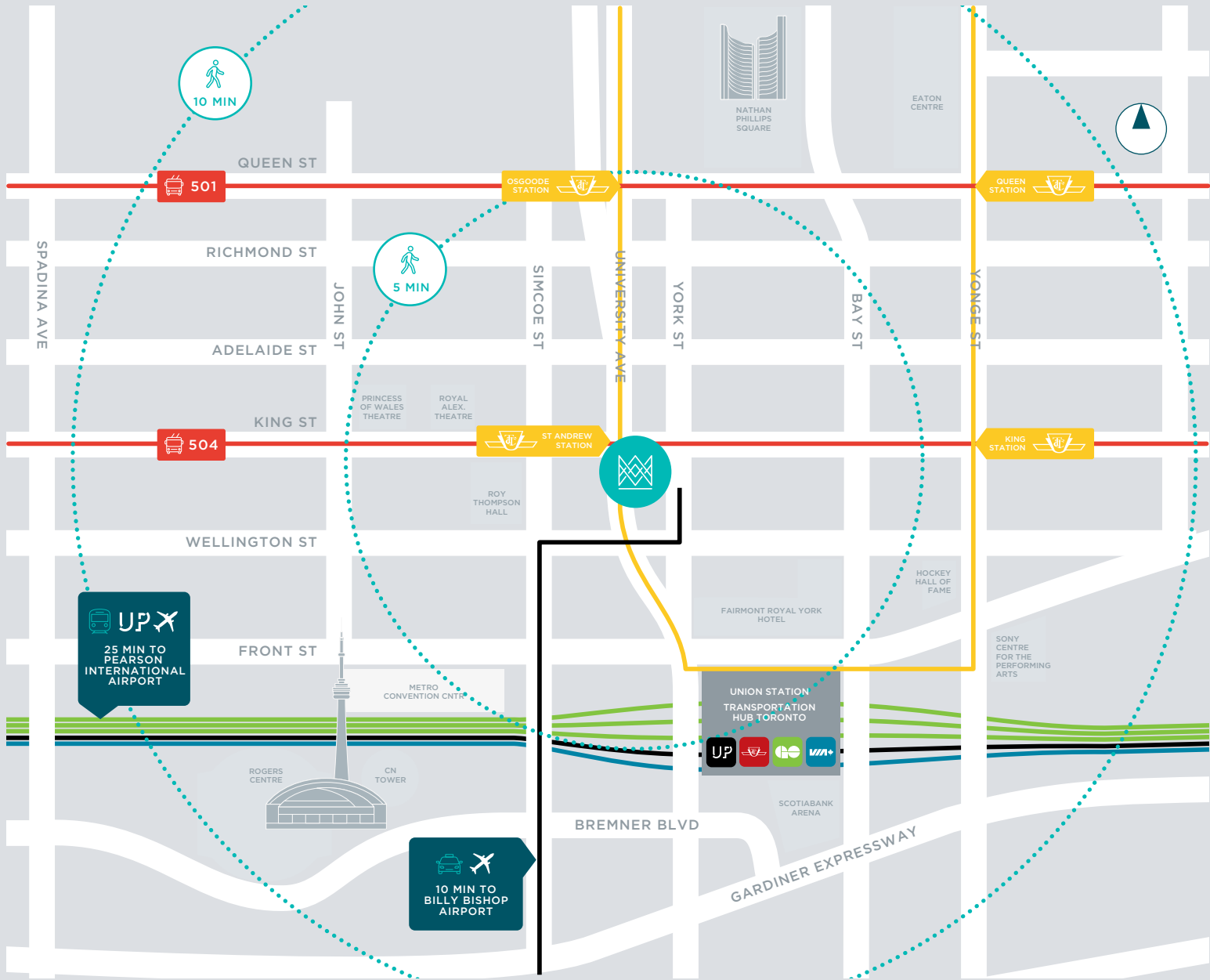
Access to the PATH

145 King West has direct access to the PATH, Toronto's underground walkway that links over 30 kilometers of the city's major tourist, entertainment, and business attractions.

Approximately 1,200 shops/services and more than 50 buildings/office towers, 20 parking garages, 6 subway stations, 2 major department stores, 8 major hotels, and a railway terminal are all connected through the PATH. According to Guinness World Records, the PATH is the largest underground shopping complex of its kind.



Connected



Connected to Toronto's vast super transit system, 145 King West is easily accessible to and from any part of the city and beyond. With underground access to St Andrew Station – Pearson and Billy Bishop Airports are easily reached from Union Station.



**2-min** to Union Station from St Andrew Station

**400m walk** to Union Station

**4-min drive** to Gardiner Expressway

10-min drive to DVP

20-min drive to HWY 401

30-min drive to HWY 407





Life at 145 King

More than just office space, 145 King West offers its tenants a robust lifestyle driven by exceptional programming that includes all aspects of the urban experience. Tenants of this inimitable building can look forward to ongoing programs for health, social pursuits, entertainment, and community service, including:

Community

- Seasonal Markets
- Summer and Winter Social Events
- Music Programming
- Regular Surprise and Delights
- Educational and Wellness Workshops





A Healthy Workplace

Our performance goals in fresh air supply, filtration, indoor air quality testing, humidity, and thermal comfort are guided by best practices from ASHRAE, Fitwel, and LEED.



AIR QUALITY

Maximizes the amount of fresh air intake during occupied times. Conducts bi-annual indoor air quality spot measurements with support from independent third-party consultants



FILTRATION

Highest level of MERV filters possible, removing a minimum of 90% of particulate matter along with bacteria, smoke, and many viruses



WATER SYSTEM

Maintains healthy water systems through regular testing and adherence to industry best practices



BAS

Building Automation System enables the management and control of the building into various zones. A zone control system allows one HVAC system to be efficiently used and modified at the same time across different areas or zones



ASHRAE

Meets ASHRAE standard of 20 cubic feet per minute per building occupant

Wellness

- Therapy Dogs
- Sound Bath Therapy
- Fitness Studio with Complimentary Classes
- Bike Parking Facility
- Shower & Change Room Facilities with Lockers



Retail & Amenities

Services

- Dental Corp
- Print Three
- Ortho Smiles
- Zoom Optical
- King West Chiropractic Clinic
- True North Mortgage
- The Studio with end of trip facilities

Food

- Fast Fresh Foods
- Flamin' Skewer Doner Kebab
- Tim Hortons
- Modern Wok
- Marcello's Market & Deli
- Pokerrito

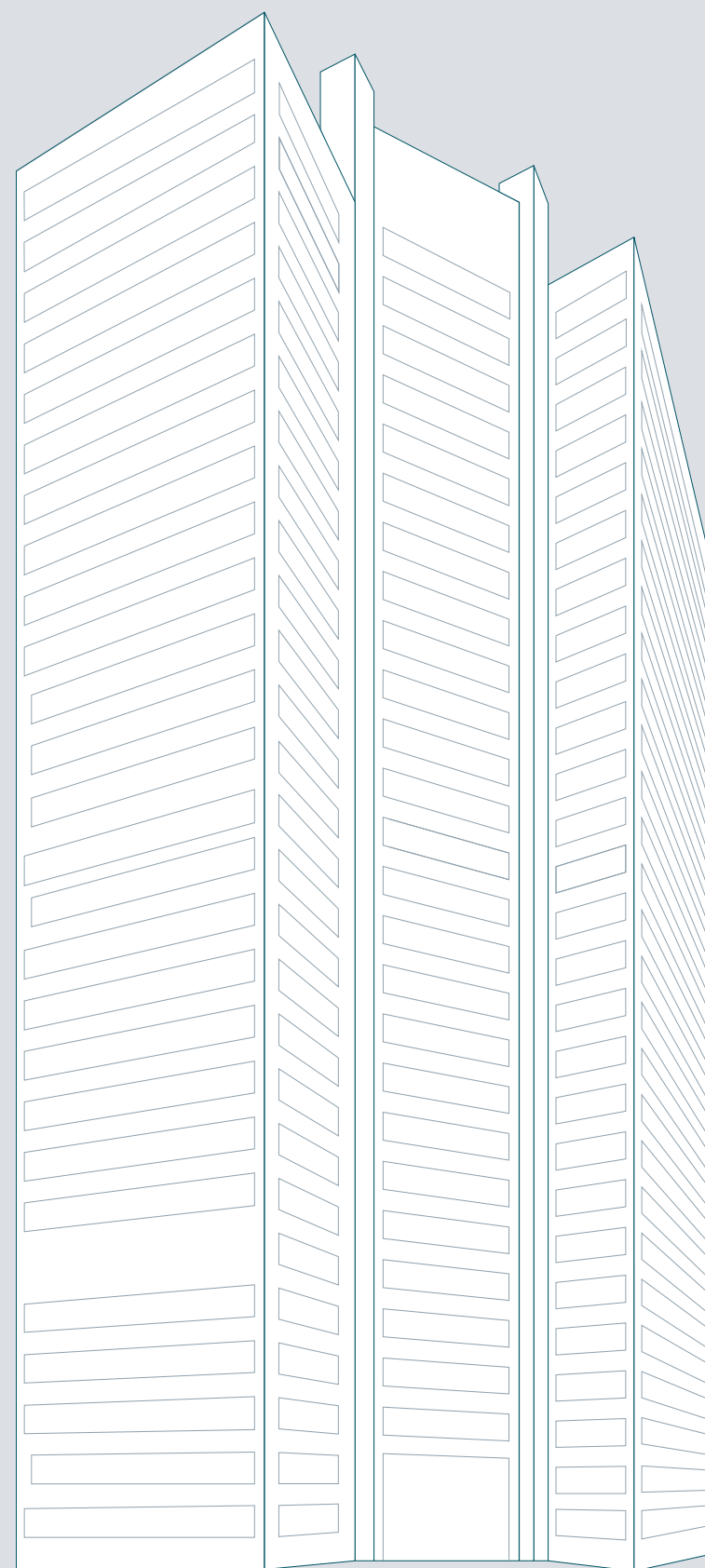
Lower Level

Newly Renovated Food Court





Stacking Plan



**Real-Time
145 King West
Availability**





The Green Room

Today's workplace is evolving and so are QuadReal's amenity offerings. Designed with our customers in mind, this beautiful new amenity space located at 200 King West provides a variety of ways to work, lounge, meet, collaborate and more.

Space in The Green Room is available to book by 145 King Tenants and is located across the street.



THE GREEN ROOM

Features

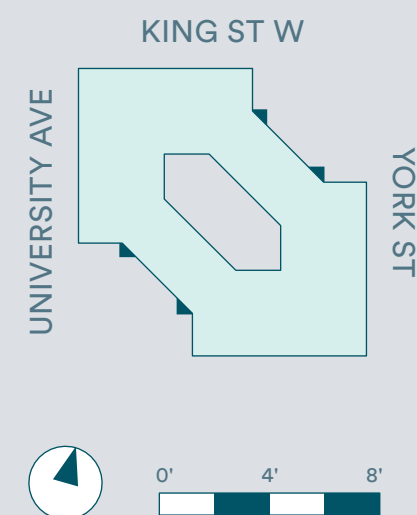
- Beautifully designed
- Flexible work spaces
- Enhanced workday experience
- Conveniently located on the ground floor





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A modern, open-plan office interior with a high ceiling, exposed ductwork, and a mix of colorful furniture including red and blue sofas, yellow armchairs, and a blue reception desk. A large green wall with the text "LIVE WELL WORK WELL" is visible in the background.



Tech Firm Typical Plan



Design Flexibility



DENSITY STATS :

Rentable area **24,802 SF**
Rentable SF per person **285 SF**
Total Staff **87**



35 offices

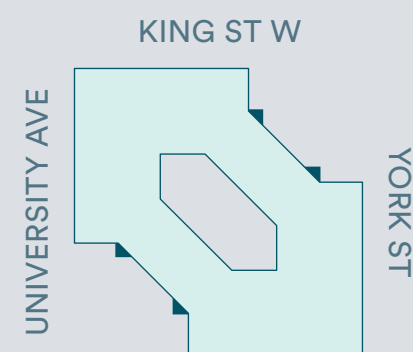
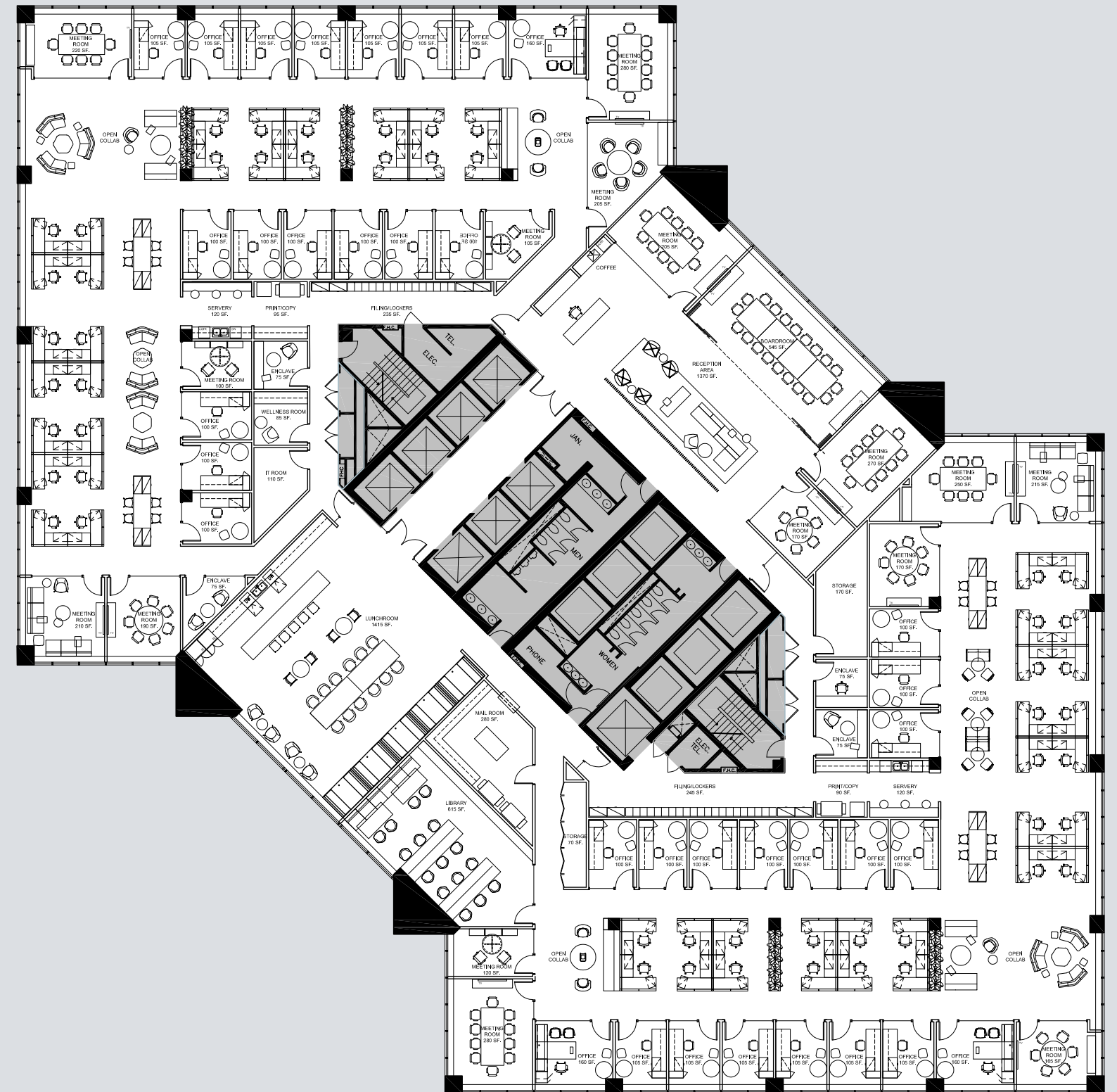


52 work stations



16 meeting rooms

Total Meeting Seats **193**



0' 4' 8'

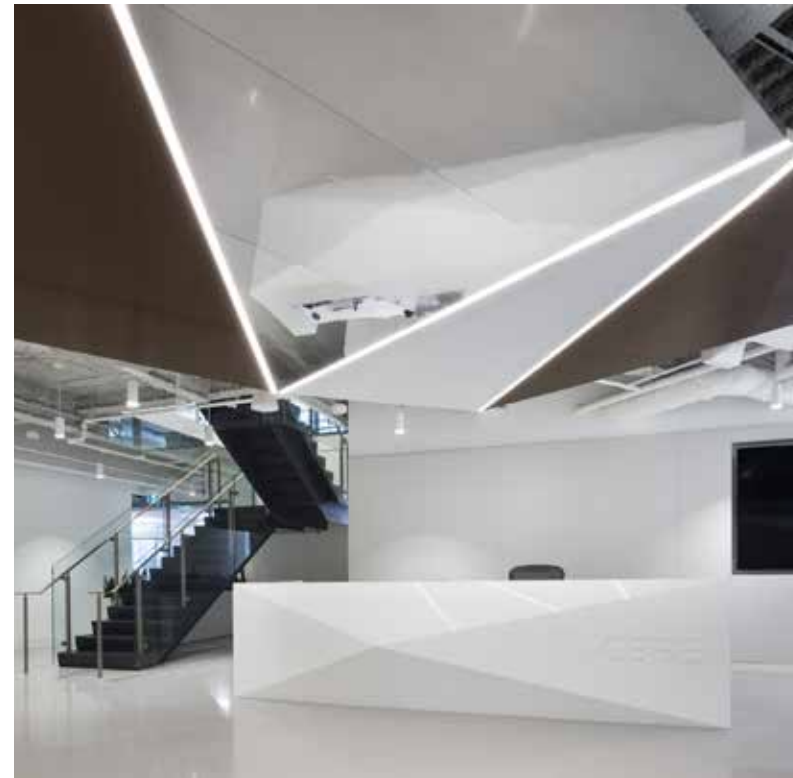
Professional Firm
Typical Plan



Make it Your Own

Create a distinctive identity for
your business and your employees
at 145 King West.

Examples of existing tenant premises at 145 King





About QuadReal Property Group

QuadReal Property Group is a global real estate investment, development and operating company headquartered in Vancouver, British Columbia.

Its assets under management are \$98.5 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities globally for investments in equity and debt in both the public and private markets. QuadReal invests directly through operating platforms in which it holds an ownership interest and via programmatic partnerships.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.

✦ **45M+**
Square Feet

Canadian Commercial
Real Estate Portfolio

✦ **Spanning**

Canada, The U.S.,
The U.K., Europe, and
Asia-Pacific

✦ **\$98.5B**

Spanning 24 Countries

✦ **1,900+**
Employees



800 W Fulton
Chicago



Commerce Court
Toronto



22 Bishopsgate
London



745 Thurlow
Vancouver



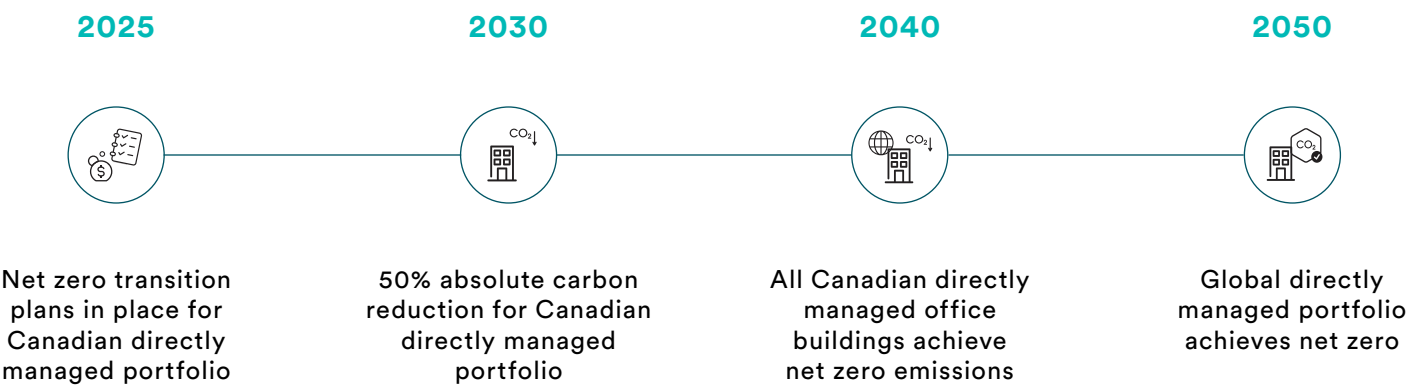


Sustainability is Built Into How We Think

At QuadReal, we integrate sustainable practices into every stage of our work.

From the way we design and operate our buildings, to how we engage with communities, we are committed to creating healthier spaces, vibrant communities, and workplaces that support long-term success.

QuadReal’s Path to Net Zero:



Our commitment goes beyond carbon. Sustainability at QuadReal means prioritizing environmental responsibility, enhancing community well-being, and upholding good governance. We’re committed to creating and managing spaces where people and businesses can thrive - today and for future generations.

QUADREAL IS COMMITTED TO:

- 1. Being a global sustainability leader while driving long-term financial value.
- 2. Setting property-specific targets for energy, water, and waste (domestically).
- 3. Creating and managing buildings that promote well-being and higher productivity.
- 4. Being transparent and reporting on progress publicly.



Digital Innovation

At QuadReal, technology is at the core of our strategy to create smarter, more efficient, and sustainable environments. Through advanced digital tools and smart building initiatives, we transform properties into high-performing, connected spaces that enhance efficiency, reduce operating costs, and adapt to tenants' evolving needs – seamlessly bridging physical spaces with digital platforms to deliver a more connected, intuitive, and elevated tenant experience.

QuadReal is leading the way in smart buildings with integrated digital ecosystems that enhance connectivity, productivity, efficiency, security, and well-being. By leveraging digitized operations, IoT-enabled spaces, and tenant-focused platforms like QuadReal+, we create seamless experiences that optimize energy use and enable intuitive “curb-to-suite” experiences - prioritizing both performance and ease of use.

QuadReal's Digital Building approach is designed to deliver lasting value to all tenants and their employees – making their spaces truly unique. By embedding technology at every stage – design, development, and operations – we future-proof our portfolio, ensuring it stays ahead of the curve. With scalable solutions that drive connectivity, sustainability, and well-being, QuadReal is setting the pace for the next generation of real estate.



Residential

QuadReal* manages more than 10,000 residential rental suites across Canada, from British Columbia to Ontario. Whether you're searching for a nicely located downtown Toronto apartment, a vibrant Vancouver rental, or a suite with great views and short walks to everything nearby in Calgary, Hamilton, Kitchener, or Cambridge, QuadReal has the perfect place for everyone. Our team of real estate professionals are dedicated to putting our residents' needs first, so you can rest easy finding the right place for you.

*Professionally managed by QuadReal Residential Properties.

40 
Communities
Throughout
BC, AB, ON

10,000 
Residents

24,000 
Land Lease Units



Development

The in-house QuadReal team is committed to advancing a prudent development program in Canada by identifying opportunities within the existing portfolio or leveraging future acquisitions.

The company plans and develops its properties for the long term and, as such, is forward-looking and focused on quality and resilience. The team is regionally based to ensure local knowledge and on-the-ground planning and development capabilities. There is deep experience in every market where QuadReal operates, develops, and invests. Members of the QuadReal asset and development teams work closely to ensure that the focus is on respect for local communities, from project conception to completion.

QUADREAL'S DEVELOPMENT APPROACH:

The Canada-based team also guides development with international partners. QuadReal approaches all aspects of a project with these guiding values top of mind:

- Developing a portfolio that anticipates demographic and market conditions.
- Leveraging an approach that is respectful of local communities and neighbourhoods.
- Partnering with organizations that have a collaborative and team-based approach, and value long-term relationships.

\$6.6B 
Five-Year Development Pipeline in Canada





145 King West

THE KINGS

Jessica Wickersham

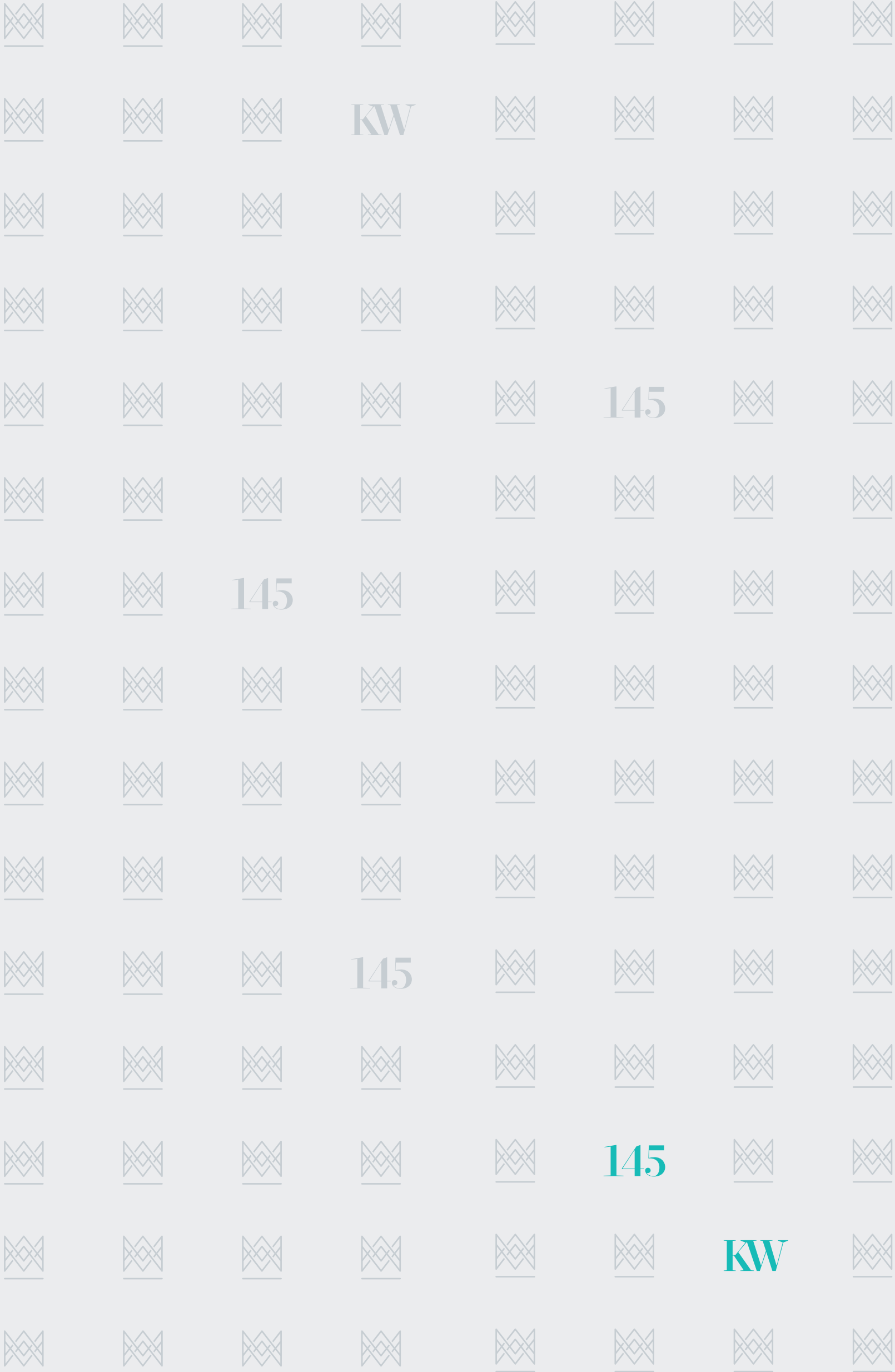
Vice President, Leasing
Sales Representative
QuadReal Property Group, Brokerage

905 798 7435
Jessica.Wickersham@quadreal.com

Perk DeMara

Vice President, Leasing
Broker of Record
QuadReal Property Group, Brokerage

416 673 7386
Perk.DeMara@quadreal.com





THE KINGS

145 King West 200 King West