



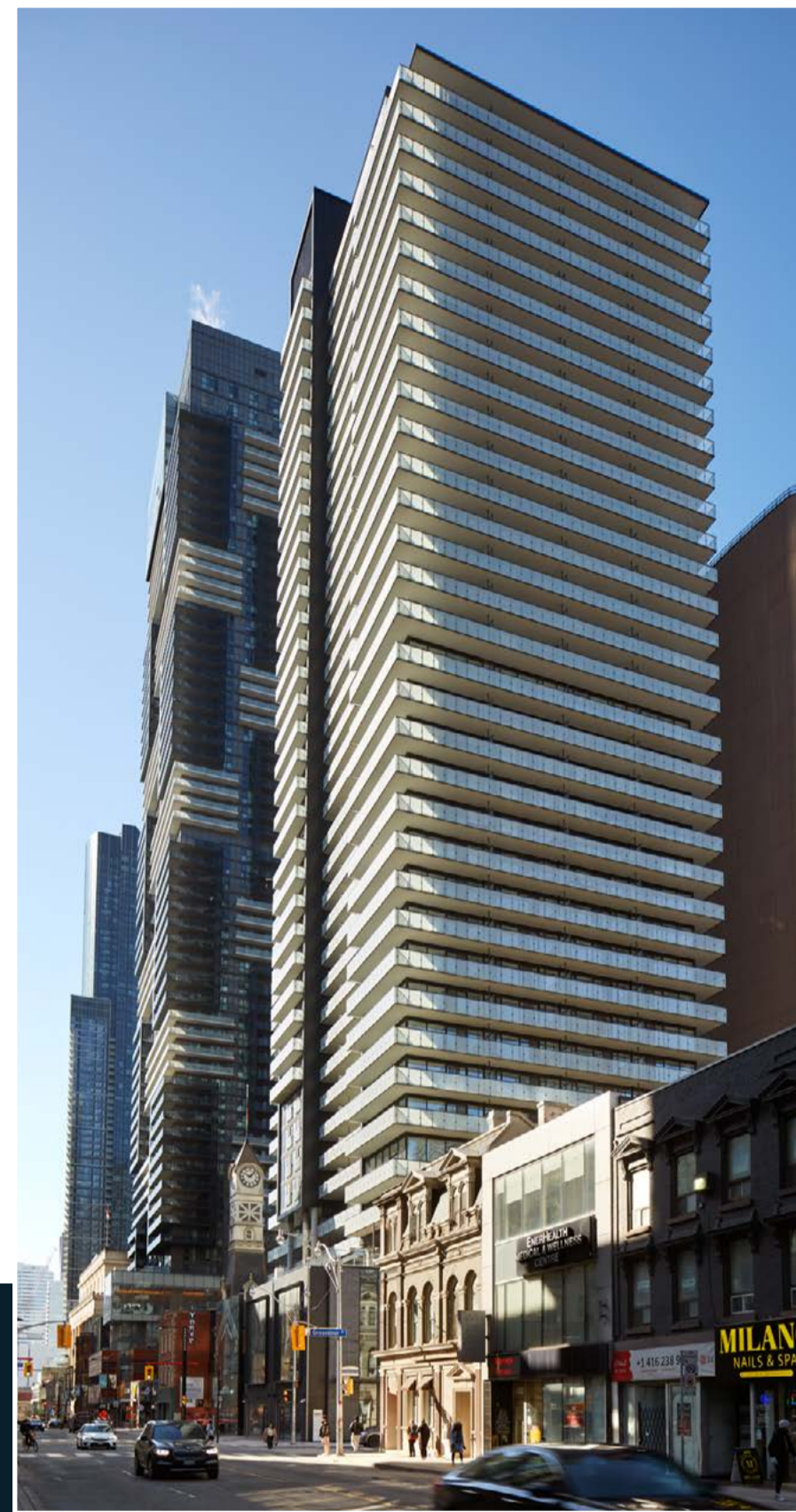
12,454 SF  
OFFICE  
OPPORTUNITY

1 Grosvenor Street, Toronto



\*QuadReal Property Group, Brokerage

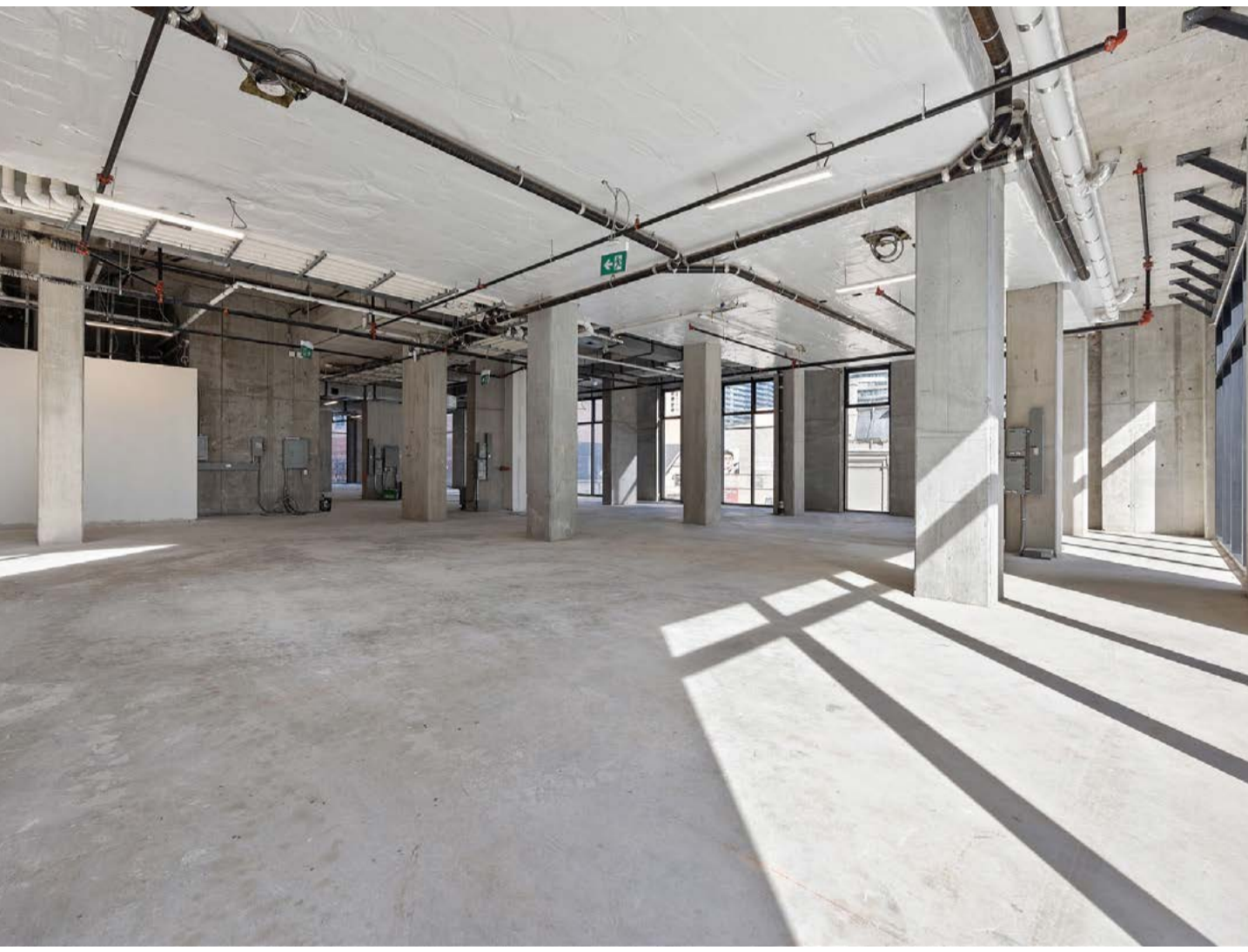
Work where  
the life is



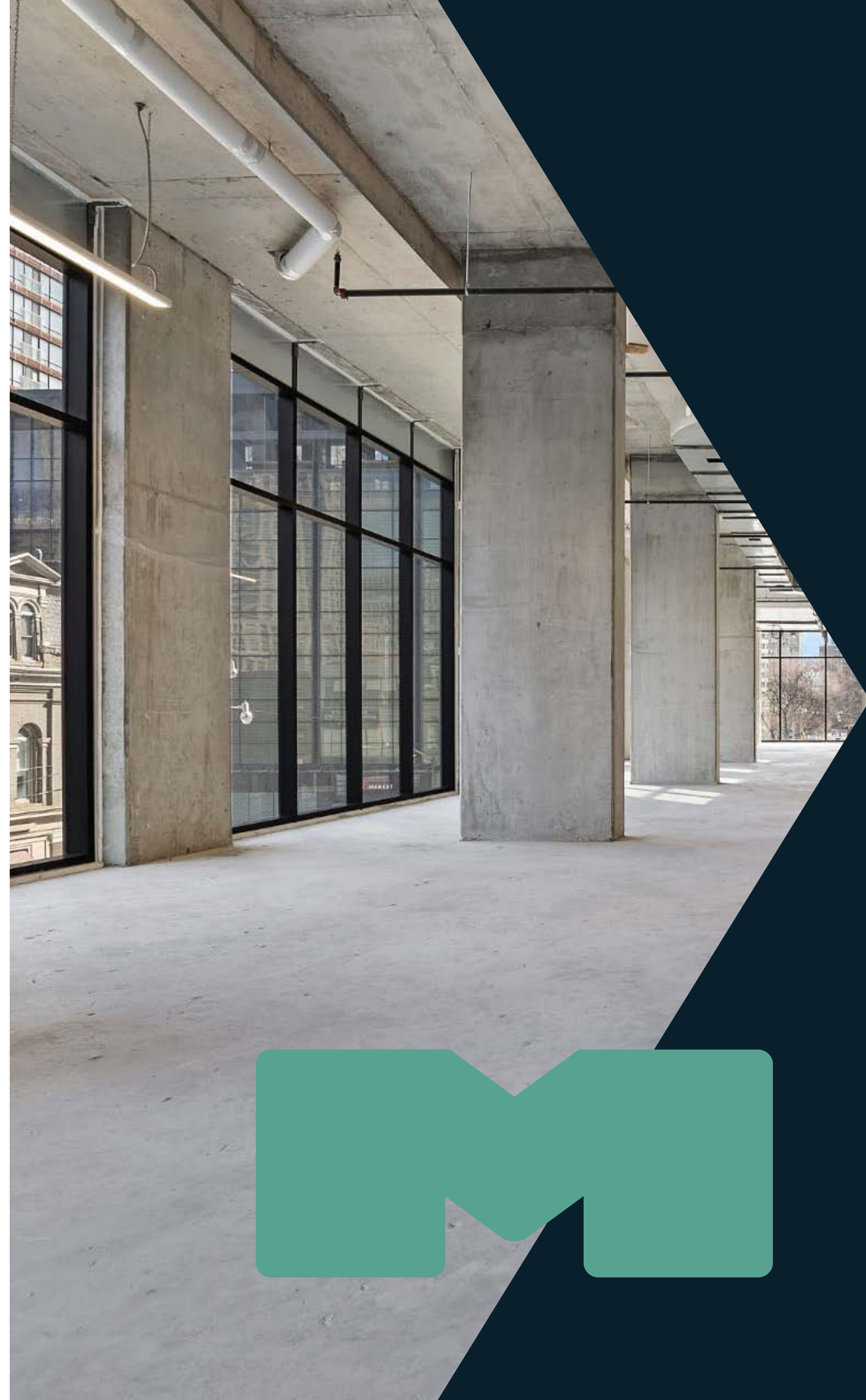
Lease a new office with  
12,454 SF of unique space  
in one of Toronto's most  
vibrant neighbourhoods



This 39 storey mixed-use development  
is home to 451 residential units,  
11,000 SF of retail & 12,454 SF of office space.



2 IMMIX



# Key features

One of a kind office opportunity delivered in brand new, base building shell condition, soaring ceiling heights and sprawling Yonge Street views providing ample natural light.

3rd floor office space with dedicated street level entrance

Available immediately

Level 3  
1 Grosvenor Street, Toronto



# Office features

## Level 3

1 Grosvenor Street, Toronto

Ceiling Height: 10'8" up to 16'4"

Elevators: 1 Passenger, 1 Service

Electrical: 100A, 600V disconnect provided for tenant fit out

Lighting: 30W/m<sup>2</sup> allowance for receptacle and lighting loads

HVAC: Ceiling ducting ready for Tenant distribution

View of heritage clock tower and glass ghost facade of original 1870 Fire Hall

Floor to ceiling glazing with N/E views facing Yonge Street and Grosvenor Street

### Potential Tenant Build Out

**Usable Area 11,040 SF**

Area Per Person 147 SF

**Workspace Seats 75**

Office 5

Workstation 69

Reception 1

**Meeting Seats 93**

Boardroom 12

Meeting Room 31

Open Collaboration 17

Focus Room 2

Work Lounge 9

Lunchroom 22

**Meeting Seats Ratio 1:1.3**

Meeting Seats

(Person : Chair Ratio) 1:1.27



For visioning purposes only.

# Love where you work

Enjoy convenient access to the best of Toronto including top-rated restaurants, cozy cafés, parks, gyms and transit.

## Amenities

- Restaurants
- Fitness
- Cafés
- Banks

## Commute

- TTC
- Subway
- Bike



# Celebrating our past to build a stronger future

Before there was tolerance there was intolerance—and it happened here.

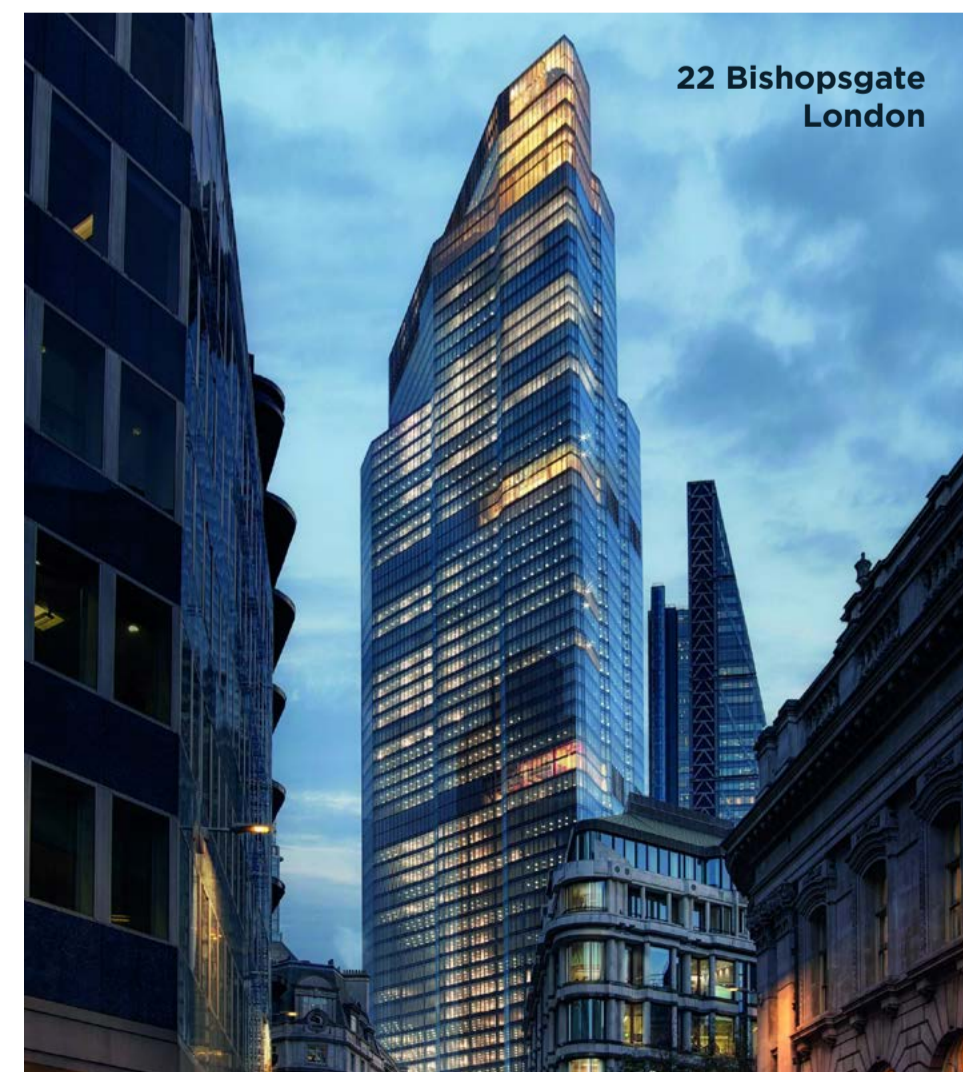
From the late 1960s to early 1980s, The St Charles Tavern—located on the site of present day IMMIX—was one of Toronto’s most notable gay bars. It was famous for its Halloween drag shows, which drew crowds of onlookers as performers and patrons entered the bar. During the mid 1970s, tensions flared. The crowd heckled and threw eggs and the threat of physical assault was real.

The mix of enthusiastic patrons and on-lookers with violent protesters resulted in the alliance of LGBTQ activists, supportive politicians and local businesses in taking initial steps to combat homophobia.

These events, which occurred beneath the sites clock tower, are regarded as milestones in the recognition of the diversity and contributions of LGBTQ culture in Toronto.



# About QuadReal Property Group



45M+  
Square Feet

Canadian Commercial  
Real Estate Portfolio

5  
Regions

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

\$98.5B  
Assets

Across 24 Countries

1,900+  
Employees

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.

QuadReal: Excellence lives here.



# Digital innovation

At QuadReal, technology drives our strategy to create smarter, more efficient, and sustainable spaces. Through digital tools and smart building initiatives, we transform properties into connected environments that boost performance, reduce costs, and adapt to tenant needs. With integrated ecosystems like QuadReal+, we enhance connectivity, energy efficiency, and user experience—delivering seamless, intuitive “curb-to-suite” journeys that prioritize both functionality and well-being.



# Our commitment to net zero

At QuadReal we’re committed to leadership in sustainability on a global scale, and right here at home in Canada.

We’ve set ambitious targets to reduce water, waste, energy and carbon emissions - rigorously tracking our progress using real scientific data. But we know we can do more. That’s why we’re working to cut 100% of our operation’s carbon footprint by 2050. It’s part of our pledge to build better communities, places that aren’t just good for our customers’ wellbeing but for the entire planet.

## QuadReal’s Path to Net Zero



**2025**

Net zero transition plans in place for Canadian directly managed portfolio



**2030**

50% absolute carbon reduction for Canadian directly managed portfolio



**2040**

All Canadian directly managed office buildings achieve net zero emissions



**2050**

Global directly managed portfolio achieves net zero

# Residential

Residential properties are managed by QuadReal Residential Properties, an affiliate of QuadReal Property Group. QuadReal Residential Properties 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, Ottawa, Hamilton, Kitchener, or Cambridge, QuadReal has the perfect place for everyone.

The team of real estate professionals are dedicated to putting residents' needs first, so you can rest easy finding the right place for you.

## 40+

Communities throughout BC, AB, ON

## 10,000+

Residential suites

## 24,000+

Land lease units

# Development

## \$6.6B+

**Five-year development pipeline in Canada  
QuadReal's development approach.**

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:**

- 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.





# Let's connect

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