



Commerce Court

Commerce Court East *21 Melinda Street*

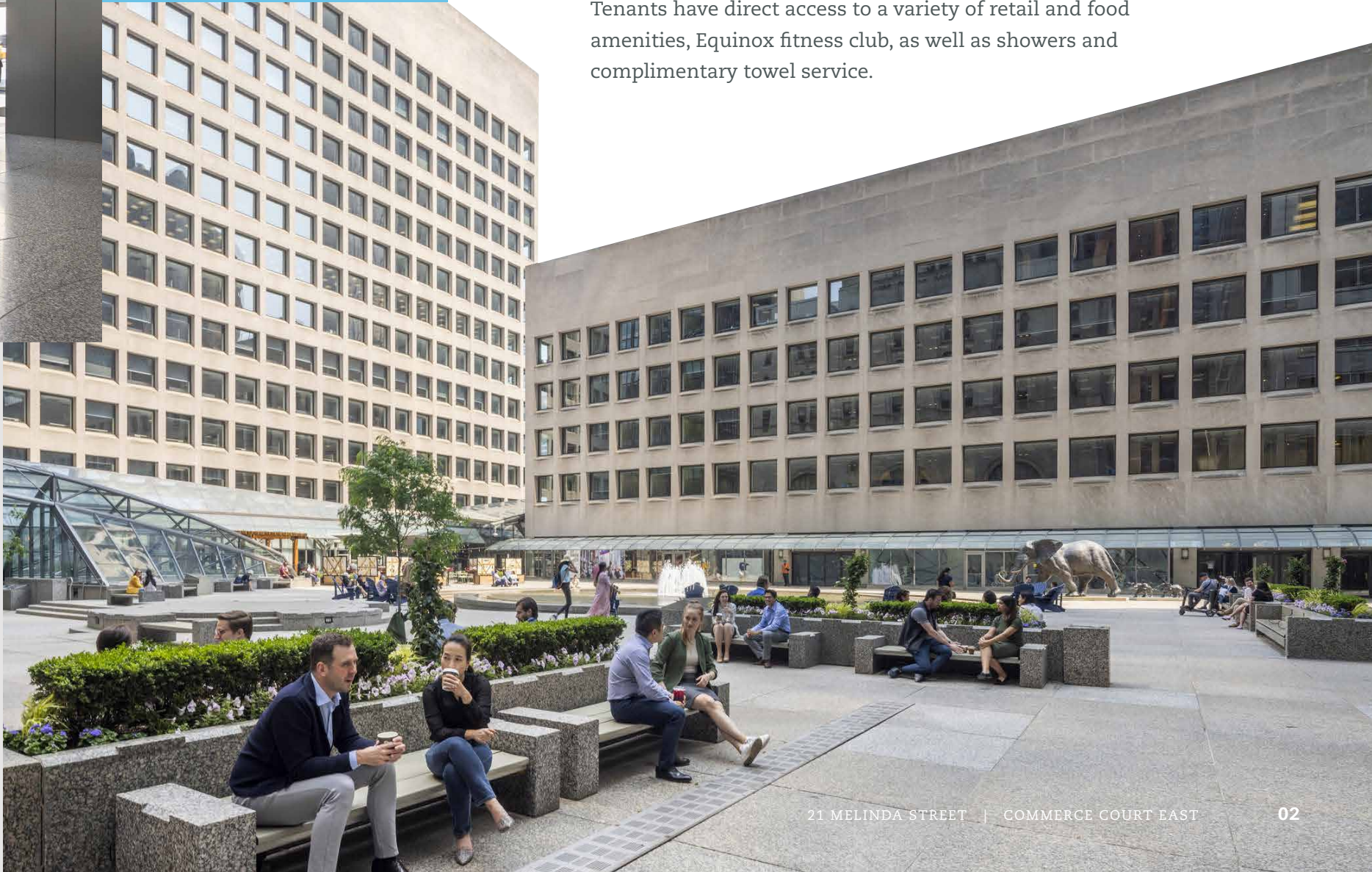


Become a Part of Our Community



Commerce Court, home to four office buildings, changed the city's skyline and helped modernize the area as it is known today. Located in the heart of Toronto's Financial District, this complex is PATH-connected and is less than a 5-minute walk to Union Station, the UP Express, Southcore, and the Entertainment District.

Tenants have direct access to a variety of retail and food amenities, Equinox fitness club, as well as showers and complimentary towel service.



SIZE
4 acres at King and Bay

CONSTRUCTED
Built from 1931 – 1972

RETAIL CONCOURSE (PATH)
Over 40 shops/services
Vibrant food court

FITNESS
Equinox Canada

RESTAURANTS
Jump, Walrus, Dineen

COURTYARD
Outdoor space, fountain,
public space

Welcome to Commerce Court



2024 BOMA
Toronto
Pinnacle Award
for Customer
Service



2021 BOMA
Toronto
TOBY Award

A rare complex that
intersects and inspires
the worlds of business
and architecture.

CLASS AAA FITWEL 2 STAR RATING



COMMERCE COURT SOUTH 30 Wellington Street West

This intimate, 5-storey building creates a timeless atmosphere with the combination of limestone and granite. 30 Wellington connects directly to the PATH level and Walrus directly in the building.



Floor

5 stories

Size

92,000 SF

Typical Floor Plate

22,000 SF

COMMERCE COURT EAST 21 Melinda Street

This office tower is a 13-Storey, limestone building with large windows and ample natural light. 21 Melinda Street overlooks the complex courtyard and provides direct access to the PATH level with a variety of retail amenities.



Floor

13 stories

Size

163,000 SF

Typical Floor Plate

13,500 SF

COMMERCE COURT WEST 199 Bay Street

One of Canada's most recognized office towers in downtown Toronto, designed by world acclaimed architect I.M. Pei, 199 Bay Street offers a state-of-the-art tenant experience and a variety of on-site amenities.



BOMA Best
Platinum



LEED®
Platinum

Floor

57 stories

Size

1,200,000 SF

Typical Floor Plate

23,000 SF

COMMERCE COURT NORTH 25 King Street West

Once the tallest building in the commonwealth, this iconic tower built in 1931 has transformed into a modern workplace with unique heritage features making it one of the most distinctive buildings in Toronto's Financial Core.



BOMA Best
Platinum



LEED® (OM)
Certified Gold

Floor

32 stories

Size

245,000 SF

Variety of
Floorplates



COMMERCE COURT EAST

21 Melinda Street

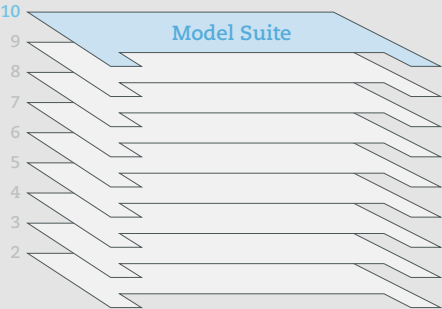
21 Melinda Street is located in the heart of Toronto's Financial District and is part of Commerce Court, a distinguished Class AAA office complex.

This 13-storey limestone building with large windows and ample natural light, overlooks the beautifully landscaped complex courtyard.

RENTABLE AREA
122,380 SF

| | | | |
|----------|-----------|---------|-----------|
| FLOOR 10 | 13,503 SF | FLOOR 5 | 13,649 SF |
| FLOOR 9 | 13,510 SF | FLOOR 4 | 13,646 SF |
| FLOOR 8 | 13,561 SF | FLOOR 3 | 13,661 SF |
| FLOOR 7 | 13,599 SF | FLOOR 2 | 13,672 SF |
| FLOOR 6 | 13,579 SF | | |

9
CONTIGUOUS
FLOORS
AVAILABLE NOW

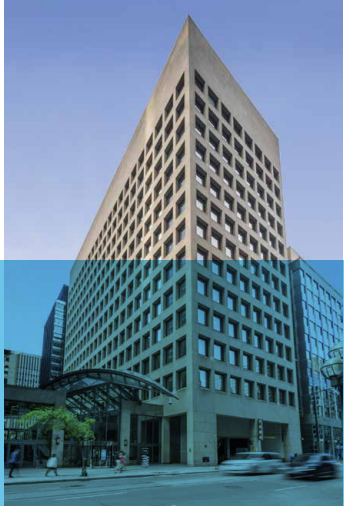


Delivery Condition

- Can be delivered as-is or in base building condition

Efficient Floorplates

- Minimal columns
- Large 85" X 85 5/8" windows offering ample natural light
- Ceiling heights up to 8'8" to grid



PARKING

- 550 spaces on 3 levels
- 1 per 4,500 SF leased

ELEVATORS

- 3 high rise elevator cabs
- 3 low rise elevator cabs
- 1 freight elevator cab
- 1 parking elevator cab

CEILING HEIGHT

- 8'8" to grid, 13' to slab

FLOOR FEATURES

- Opportunity to utilize existing improvements
- Efficient floor plates with minimum columns
- Large windows

SHIPPING / RECEIVING

- Ground level loading dock facility
- 1 freight elevator can be scheduled through property management office
- Regular daily business deliveries via shared elevators

HVAC

- Connected to Enwave's Deep Lake Water Cooling system
- Min. fresh air delivered 20%, providing 3 changes per hour. Based on ASHRAE 62.1 2004 standards, tested biannually.
- MERV 13 Filters

SAFETY & SECURITY

- On site 24/365 manned security
- Security monitoring and analysis
- Customizable security systems for Tenant specific requirements
- CCTV Surveillance throughout common areas and entry points
- Fully-integrated two-stage fire alarm system

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
- Bell Canada and Rogers fibre optics

AWARDS & CERTIFICATIONS



BOMA BEST
Platinum

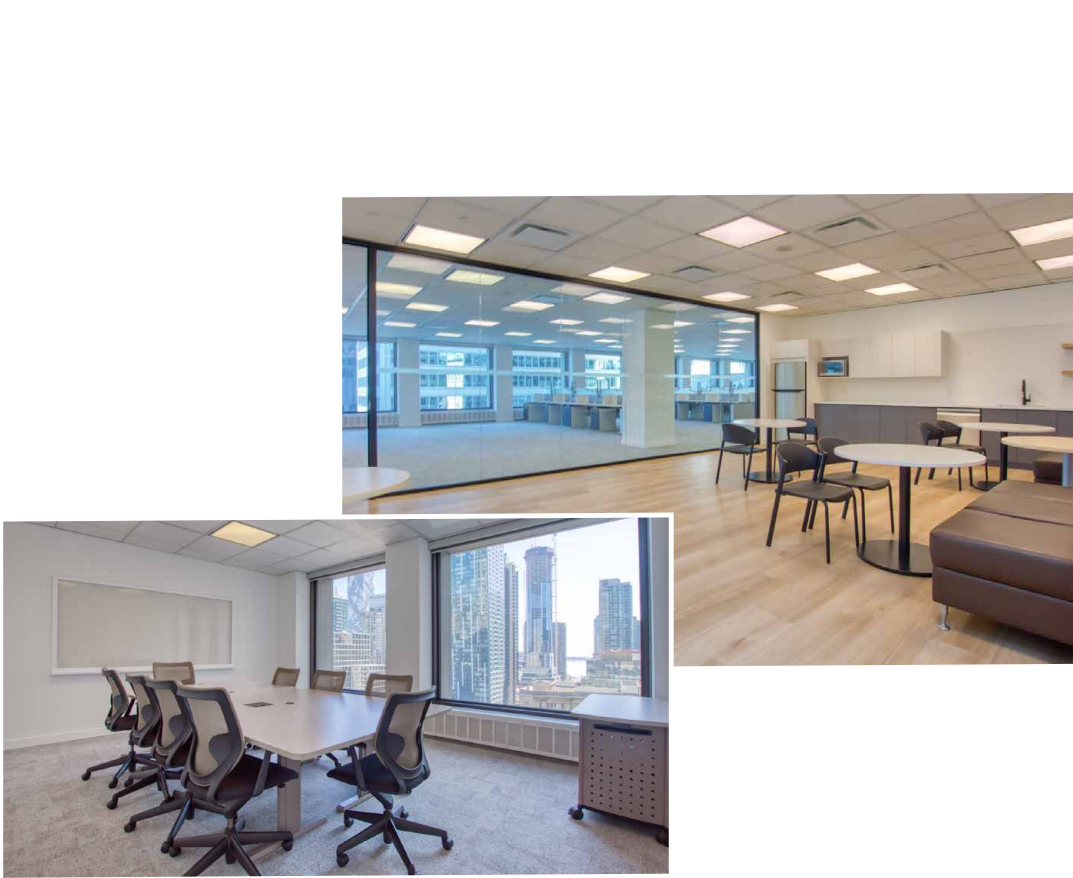


2-Star
Fitwel



WiredScore
Certified
Platinum

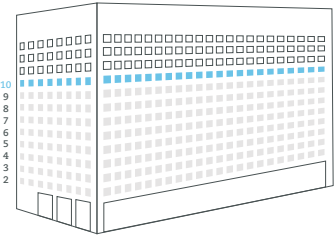
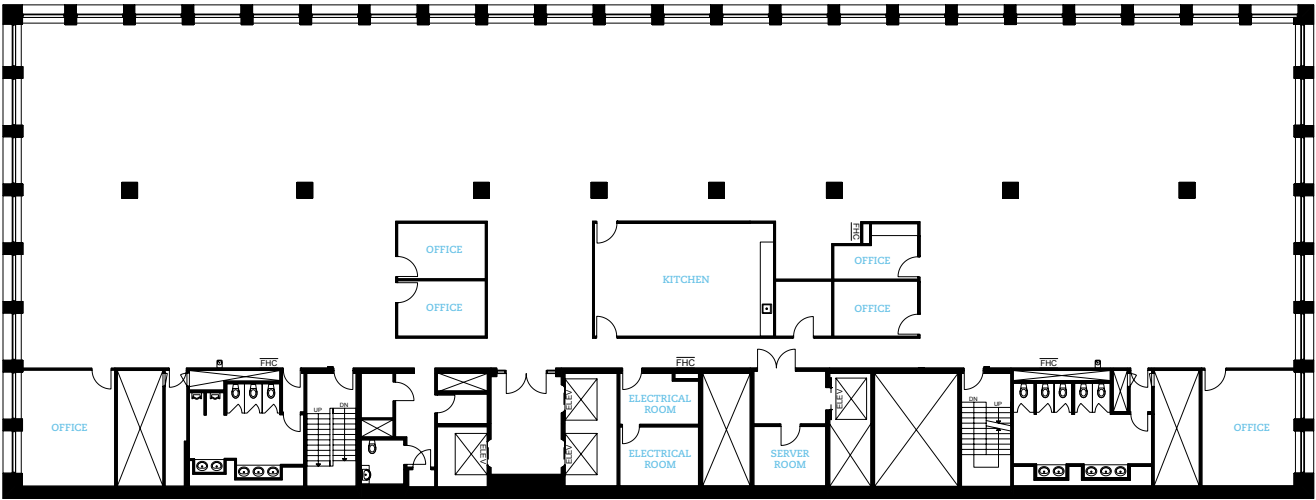
Specs and Quick Facts



Model Suite

13,503 SF
Available Immediately

- Built out with large kitchen, 4 private offices/breakout rooms and 2 meeting rooms
- Open area with minimal columns allowing for efficient use of space
- Large windows providing ample natural light
- Option to include furniture, flexible to tenant's desired layout

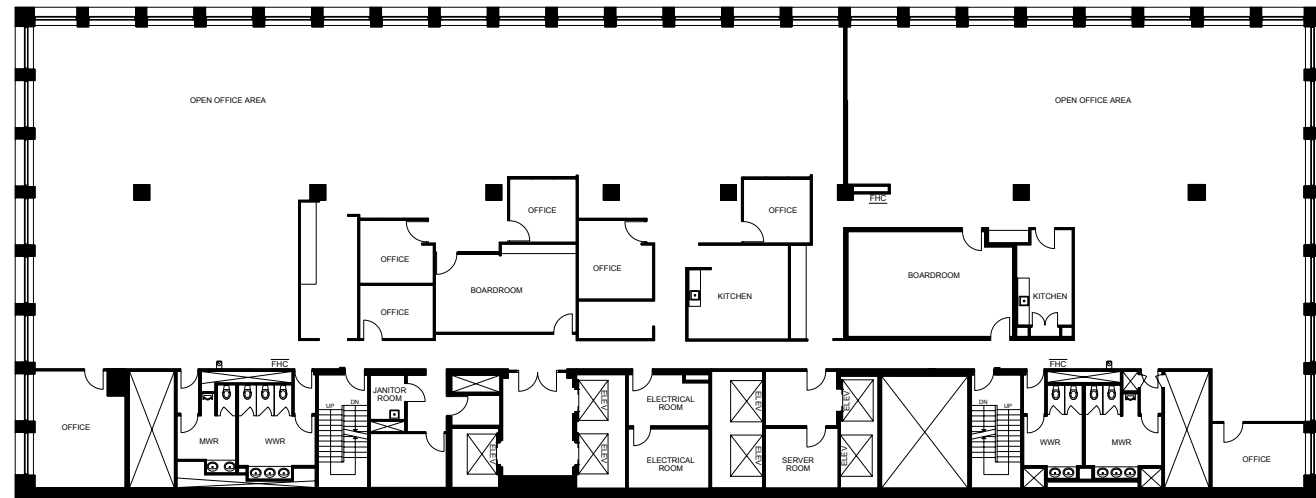


Floor 10



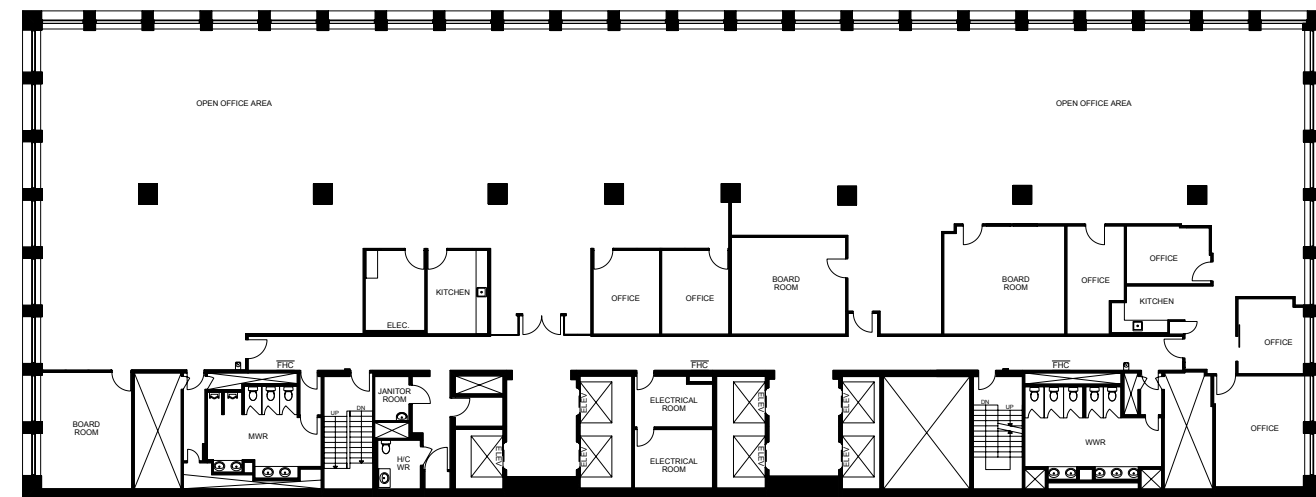
Floor 9

13,510 RSF



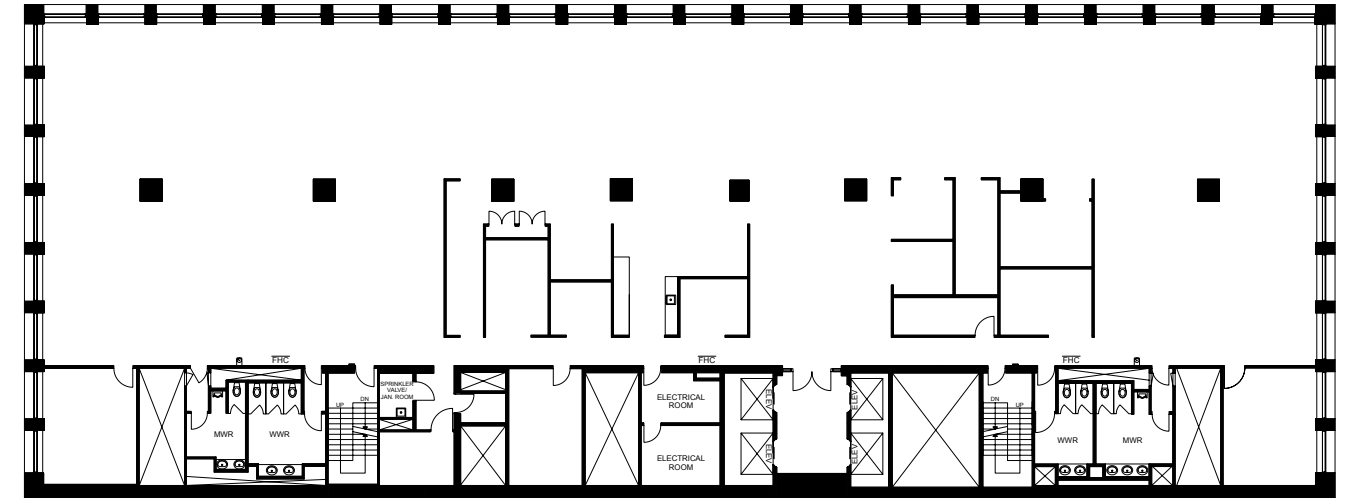
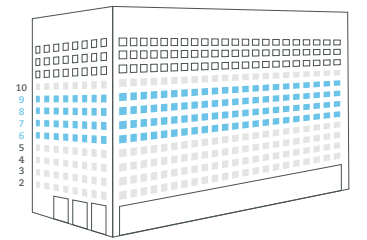
Floor 8

13,561 RSF



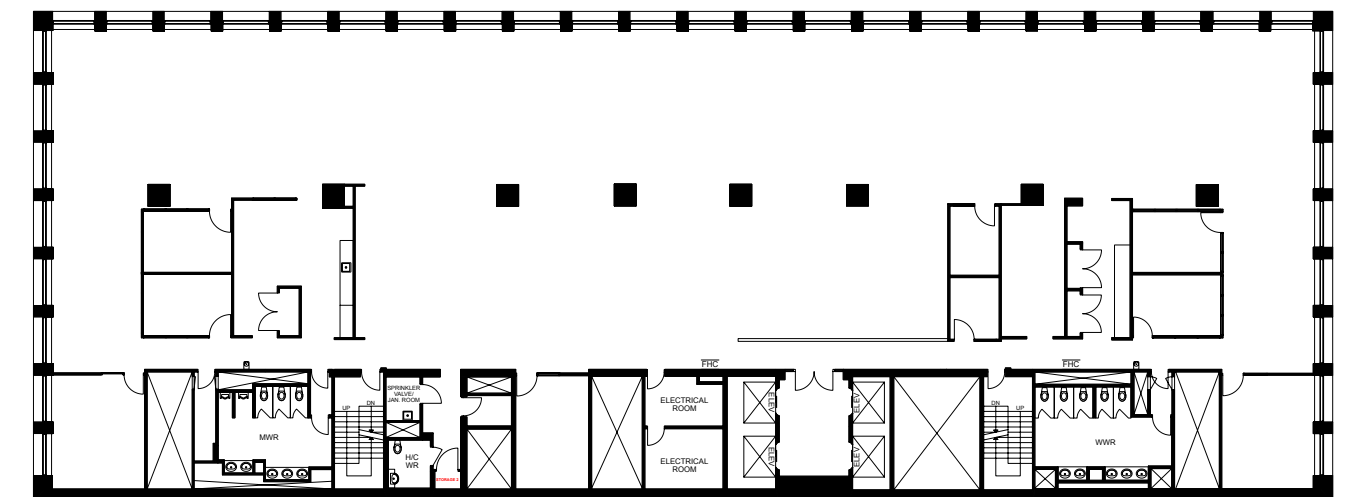
Floor 7

13,599 RSF



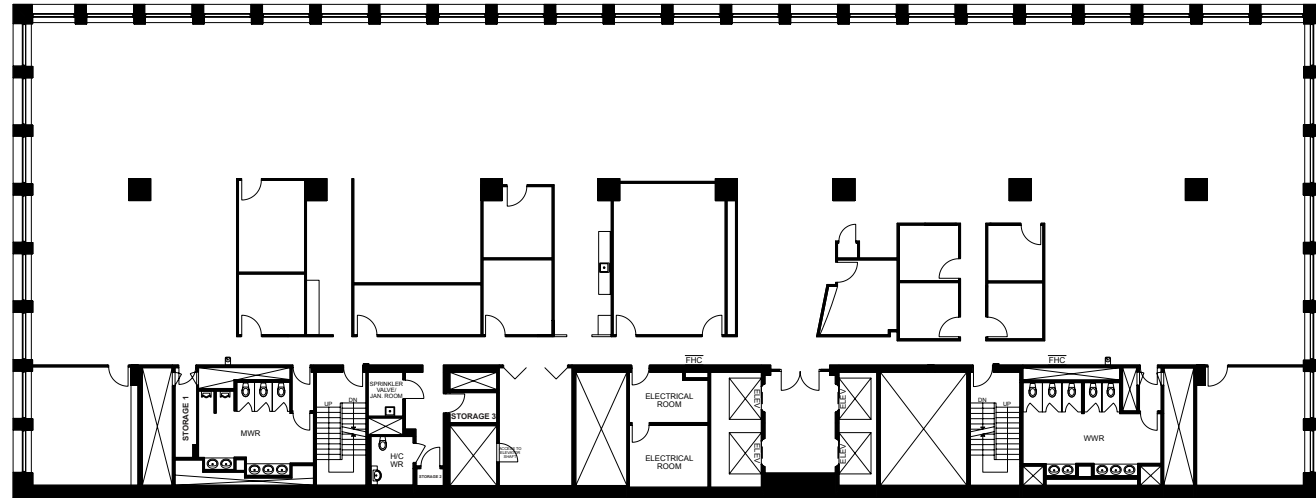
Floor 6

13,579 RSF



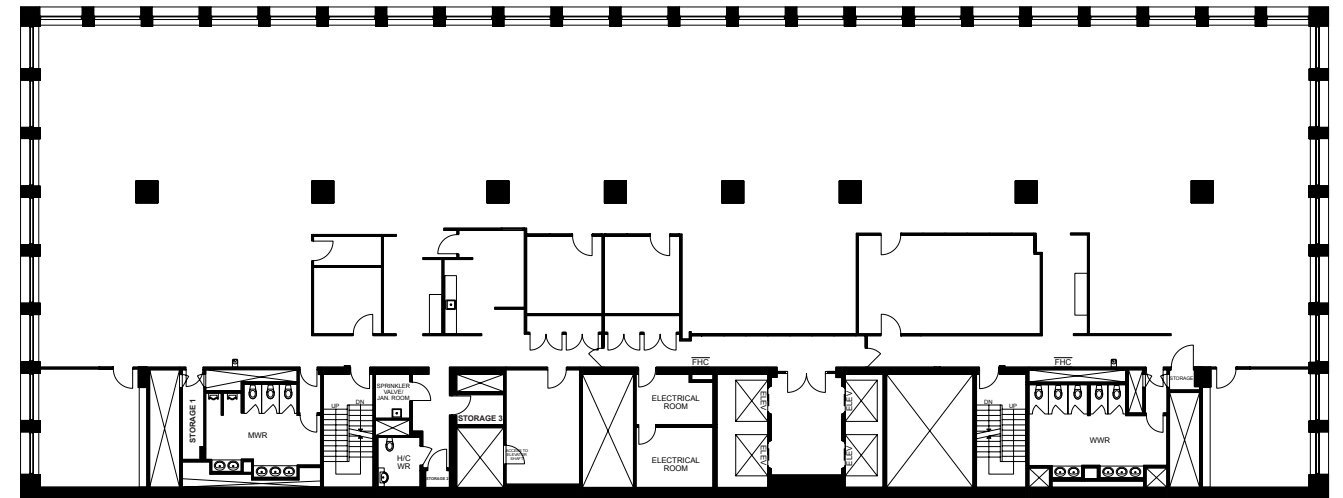
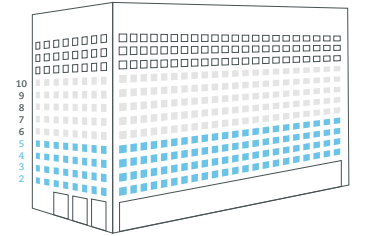
Floor 5

13,649 RSF



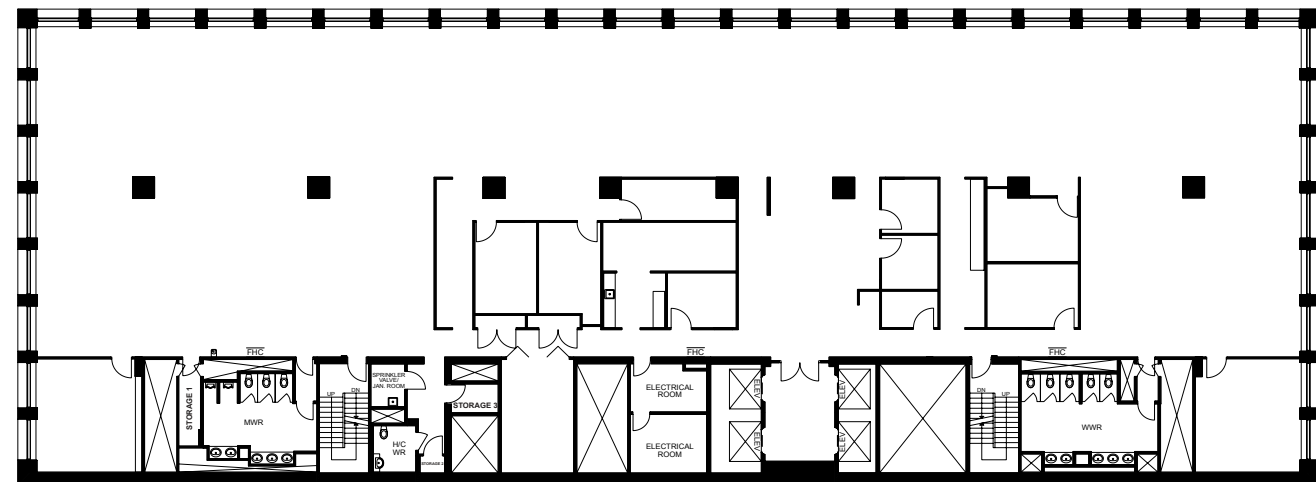
Floor 3

13,661 RSF



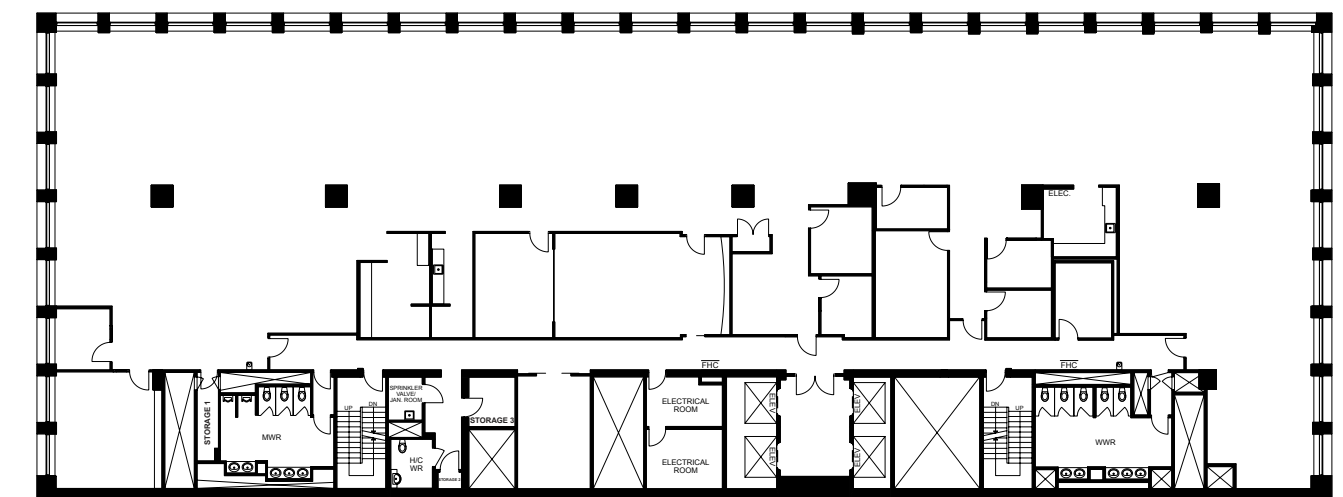
Floor 4

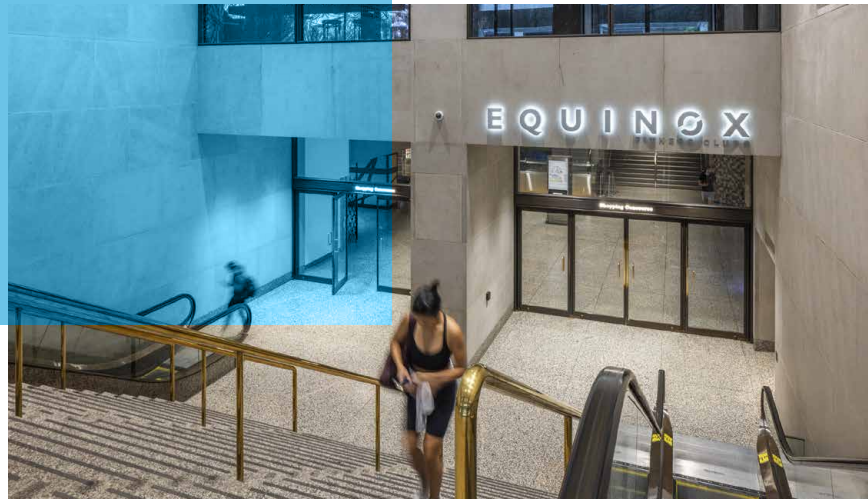
13,646 RSF



Floor 2

13,672 RSF





BIKE STORAGE

Secure bike storage is available on-site for tenant use.



EQUINOX

This premier fitness club offers a full-service gym along with in-person and virtual fitness classes.



SHOWERS & TOWEL SERVICE

Showers and complimentary towel service are available for tenant use.



COLLISION ART GALLERY

This unique collaboration space offers an immersive experience for tenants, visitors, and the broader community. It showcases curated local artists and is open to tenants and the public.



VOLUNTEER OPPORTUNITIES

Tenants can participate in volunteer, charity, and donation programs.

Amenities



40+ ON-SITE SERVICES, RETAIL OUTLETS AND FOOD OPTIONS

Conveniently-located vendors make shopping and running errands accessible within minutes by foot.



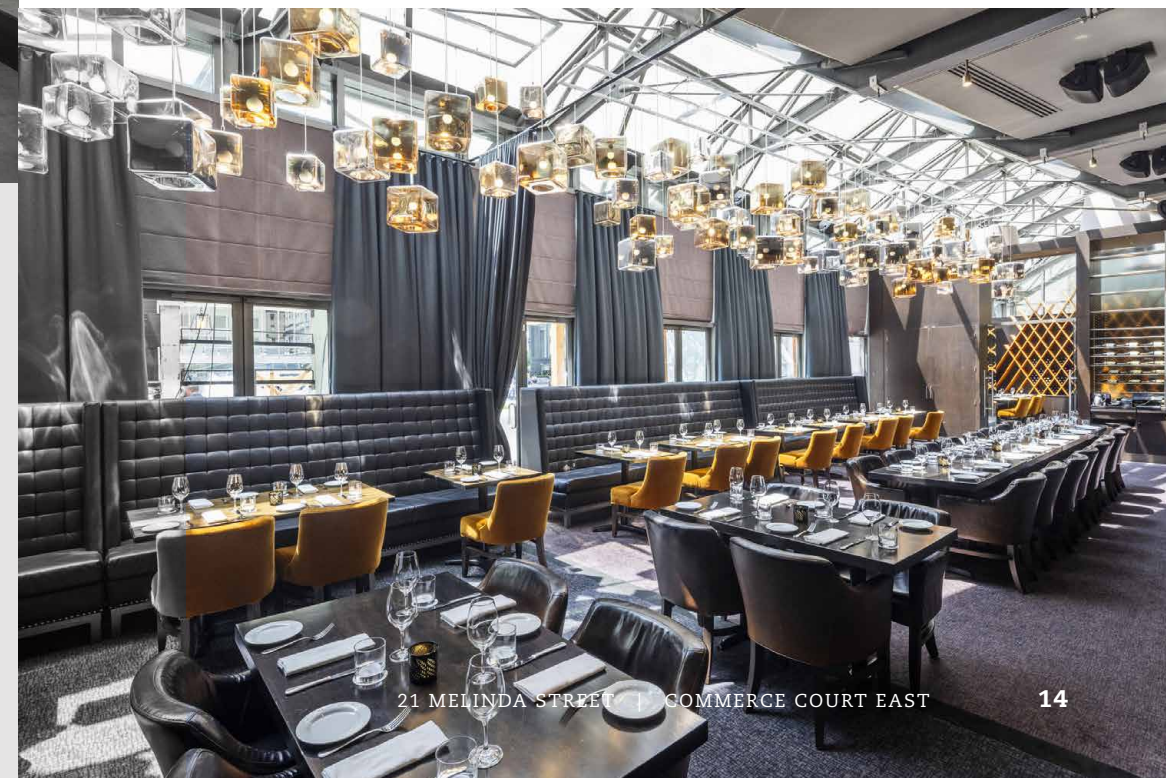
DINING

Options includes a top-class food court, as well as restaurants such as Jump, Walrus, and Dineen.



ANNUAL EVENTS

A variety of on-site workshops, fitness classes, and art classes, along with live music and performances, are available for tenants.





All roads lead to Commerce Court



WALKING DISTANCE
TO TRANSIT:

King Station – 1 min

Union Station – 5 mins

Queen Station – 8 mins



Whether our tenants bike, walk, drive or take transit to work, Commerce Court provides direct access to secure bike storage, parking, and the King Subway Station. On-site showers are the perfect addition for people commuting by foot or bike.

The building is PATH-connected and is less than a 5-minute walk to Union Station, the UP Express, Southcore, and the Entertainment District.

QUEEN ST W

Financial
District

RICHMOND ST W

ADELAIDE ST W

YORK ST

KING ST W

WELLINGTON ST W

FRONT ST

Union Station

QUEEN ST E

Church/Yonge
Corridor

RICHMOND ST E

ADELAIDE ST E

CHURCH ST

KING ST E

WELLINGTON ST E

FRONT ST E

21 MELINDA
STREET

COMMERCE COURT EAST



COMMERCE COURT

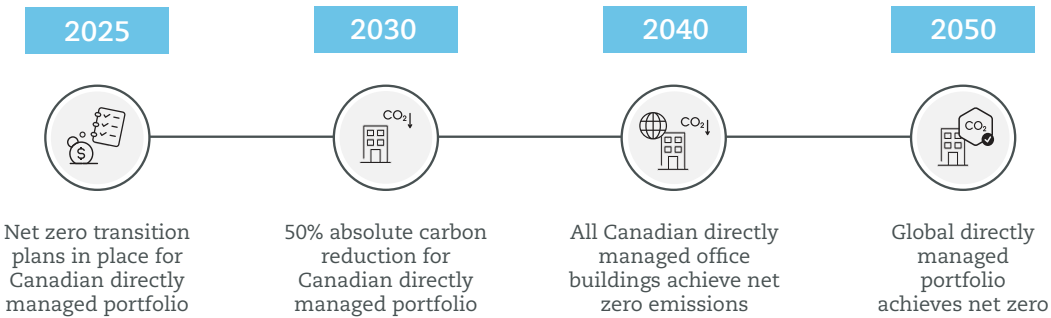
Southcore

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



KEY NOTABLES

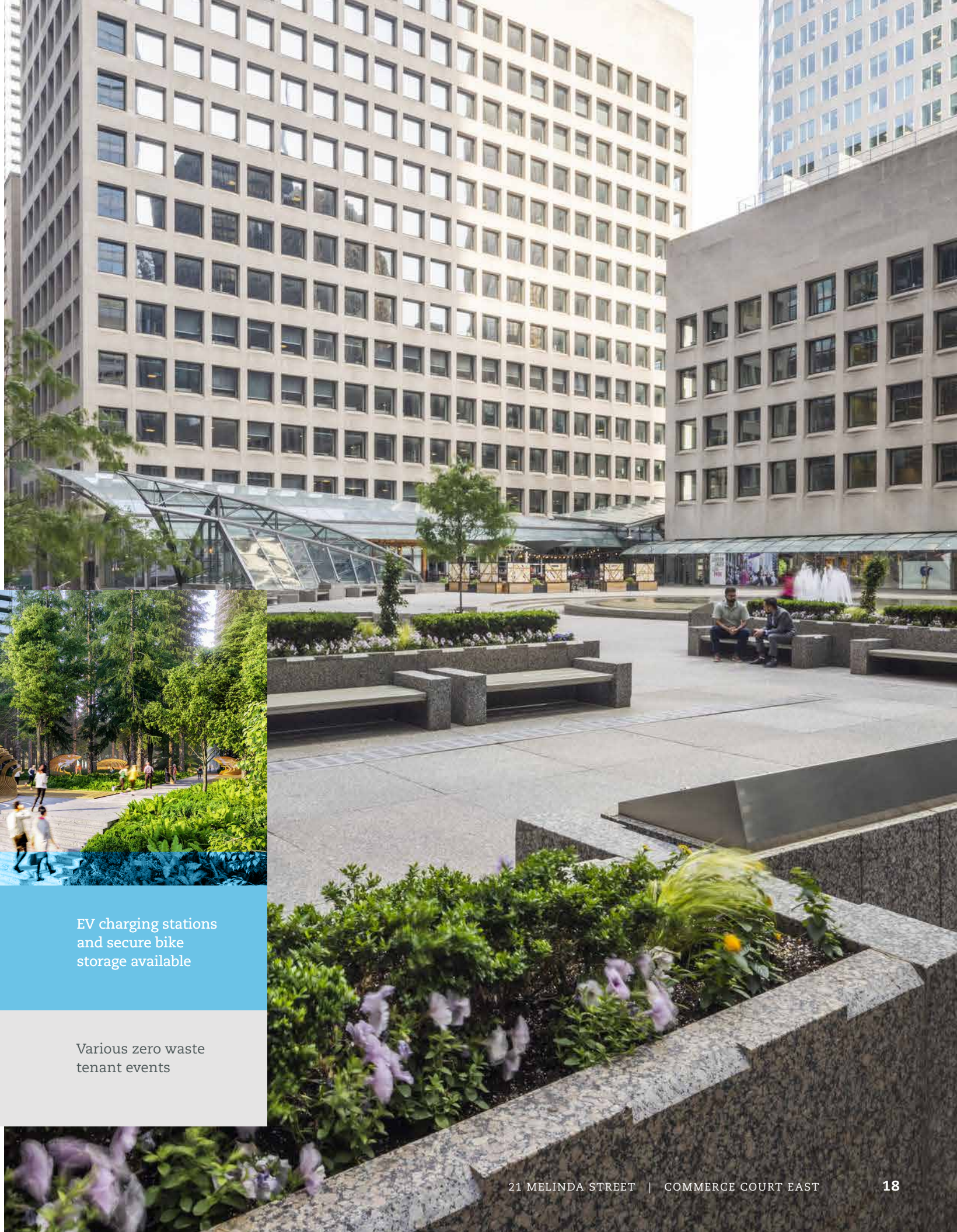
CERTIFICATIONS: BOMA BEST Platinum, Fitwel 2 Star, Wiredscore Platinum, Rick Hansen Accessibility Certification, BOMA 360 Performance, BOMA Certificate of Excellence

Full recycling program including organics, paper, cardboard, bottles/cans, e-waste, printer toner, batteries and light bulbs

LEED® protocols maintained for cleaning, pest control, landscape maintenance, snow removal

EV charging stations and secure bike storage available

Various zero waste tenant events

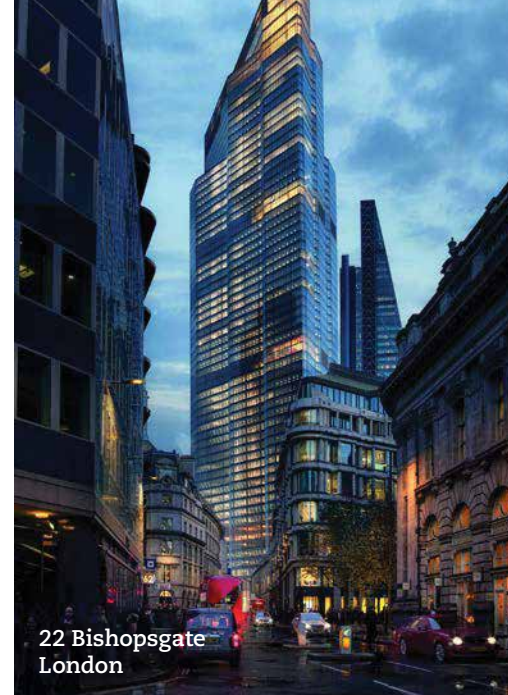


QuadReal: Excellence lives here

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

Its assets under management total \$94 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities to invest in equity and debt in both the public and private markets. QuadReal invests directly, via programmatic partnerships and through operating companies in which it holds an ownership interest.

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.



Commerce Court is managed by QuadReal Property Group – A team of professionals that take pride in delivering exceptional customer service while creating a seamless experience for their 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 offer a tangible presence, providing hands-on in-person guidance to each and every one of our customers. Meanwhile, our always-on QuadReal+ provides real-time engagement while QuadReal CONNECT delivers 24/7 professional support, so our customers can stay connected wherever they are.

40M SF

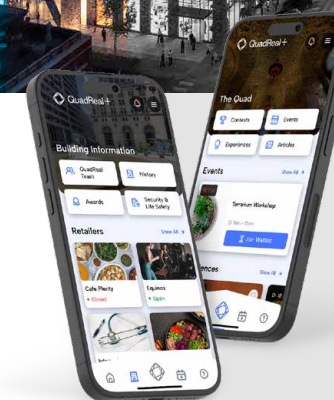
CANADIAN COMMERCIAL
REAL ESTATE PORTFOLIO

\$94B

ASSETS SPANNING
CANADA, THE U.S.,
EUROPE, AND ASIA-PACIFIC



quadreal.com



Contact QuadReal Connect
through the QuadReal+ App or
1 877-977-2262
quadrealconnect.com





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.



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.

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.



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+

RESIDENTIAL SUITES

17,000+

RESIDENTS



\$6B+

FIVE-YEAR DEVELOPMENT
PIPELINE IN CANADA QUADREAL'S
DEVELOPMENT APPROACH



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.

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.

QUESTIONS? CONTACT:

Kate LaBrash
Director, Leasing | Sales Representative
QuadReal Property Group Brokerage

T 416 673 7491 **E** Kate.Labrash@quadreal.com

