



Southcore Financial Centre



Toronto, ON

Contents



Bremner Tower
120 Bremner Boulevard

PWC Tower
18 York Street

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Management

Uniquely positioned for urban professionals to elevate the office experience.

Crafted to exceed the expectations of today's globally connected businesses and sophisticated urban professionals, Southcore Financial Centre (SFC) features two striking office towers encompassing 1.4 million square feet. Located in Toronto's vibrant South Core Financial District, this premier, sustainably designed complex offers immediate access to world-class dining, cultural destinations, and the full energy of downtown Toronto.

Each element of the fully integrated office complex is seamlessly connected by an enclosed pedestrian walkway, linking directly to Union Station and the extensive PATH network. With a strong commitment to energy efficiency and environmental performance, SFC stands as a leader in sustainable design within the downtown core, delivering an exceptional workplace experience for forward-thinking organizations and urban professionals.



Bremner Tower / 120 Bremner Boulevard

Quick Facts

120 Bremner offers its tenants soaring views of Toronto's skyline and waterfront. The building is connected to the city's PATH network via the 2nd floor corridor that provides a direct link to Union Station, Metro Toronto Convention Centre, Scotiabank Arena and the Financial District.

716,654 SF

Building Size

Typical Floorplate

24,600 SF 25,900 SF

Low Rise

High Rise

Efficient Floorplates

Efficient, virtually column free plate, 41' core to glass

Raised floor, HVAC/electrical/voice data distribution, floor-to-ceiling glazing



Specifications

P Parking
 398 spaces, 3 levels
 1/2,950 SF leased
 6 electric vehicle plug-in's
 3 dual EV charging stations

↑ Ceiling Height
 Designed to accommodate open ceiling
 11'+ to slab, or typical lay in ceiling 9' to t-bar

🌀 HVAC
 Central HVAC with Enwave's Deep Lake Water Cooling technology
 Fresh air intake
 Meets ASHRAE standard 62.1
 Air Filtration, MERV-13

↕ Elevators
 7 low-rise passenger elevators
 7 high-rise passenger elevators
 1 freight elevator servicing whole building
 2 parking elevators servicing

✓ Safety & Security
 Security personnel on-site
 CCTV cameras monitored 24/7
 Proximity reader card access system

👉 Smart Building Features
 Digital platforms and sensors are deployed throughout the building to increase operational efficiency, enhance health & 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

Environmental/Sustainability



BOMA BEST
 Platinum
 Certified



LEED® Gold
 Core & Shell
 Platinum v4.1



2024 National
 TOBY Award
 Winner



ENERGY STAR
 Certified with a
 score of 96



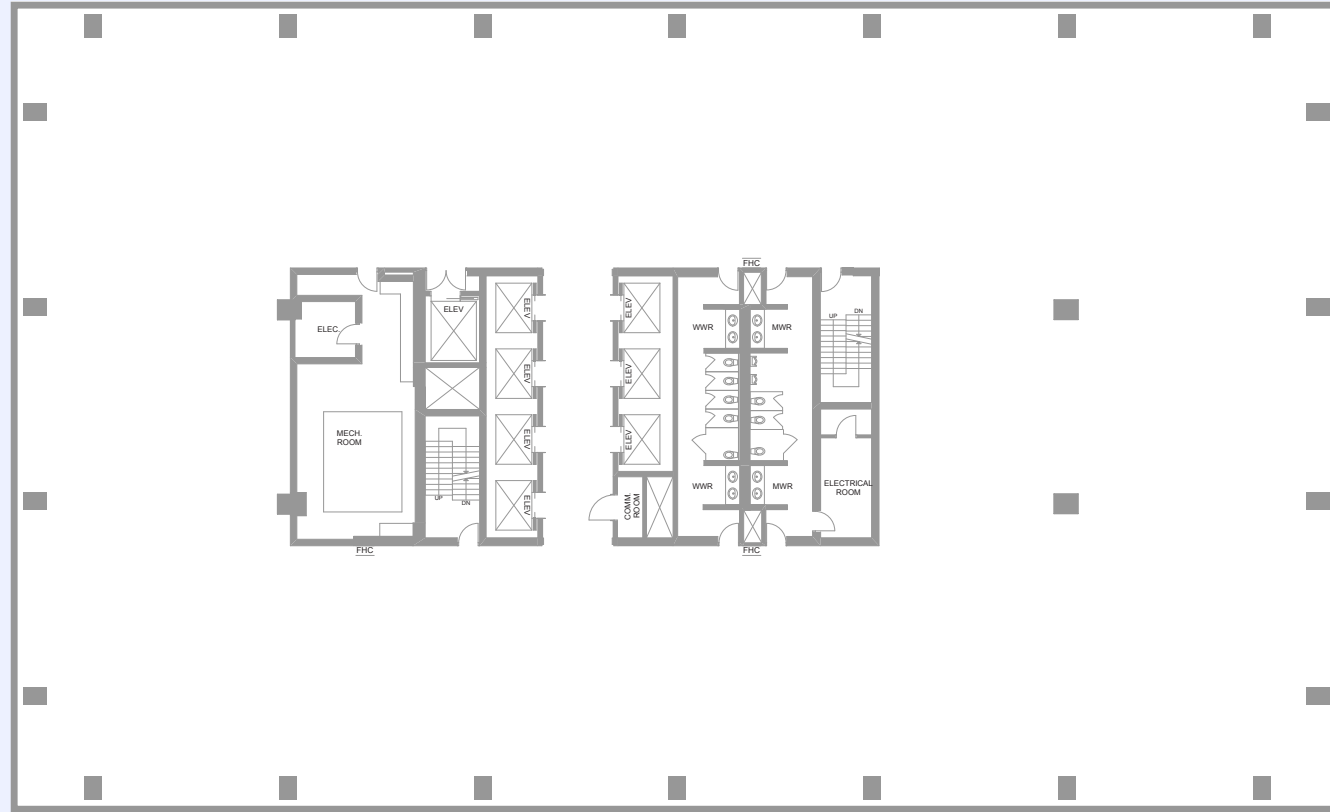
3-Star
 Fitwel Certified



Rick Hansen Foundation
 Accessibility Certified

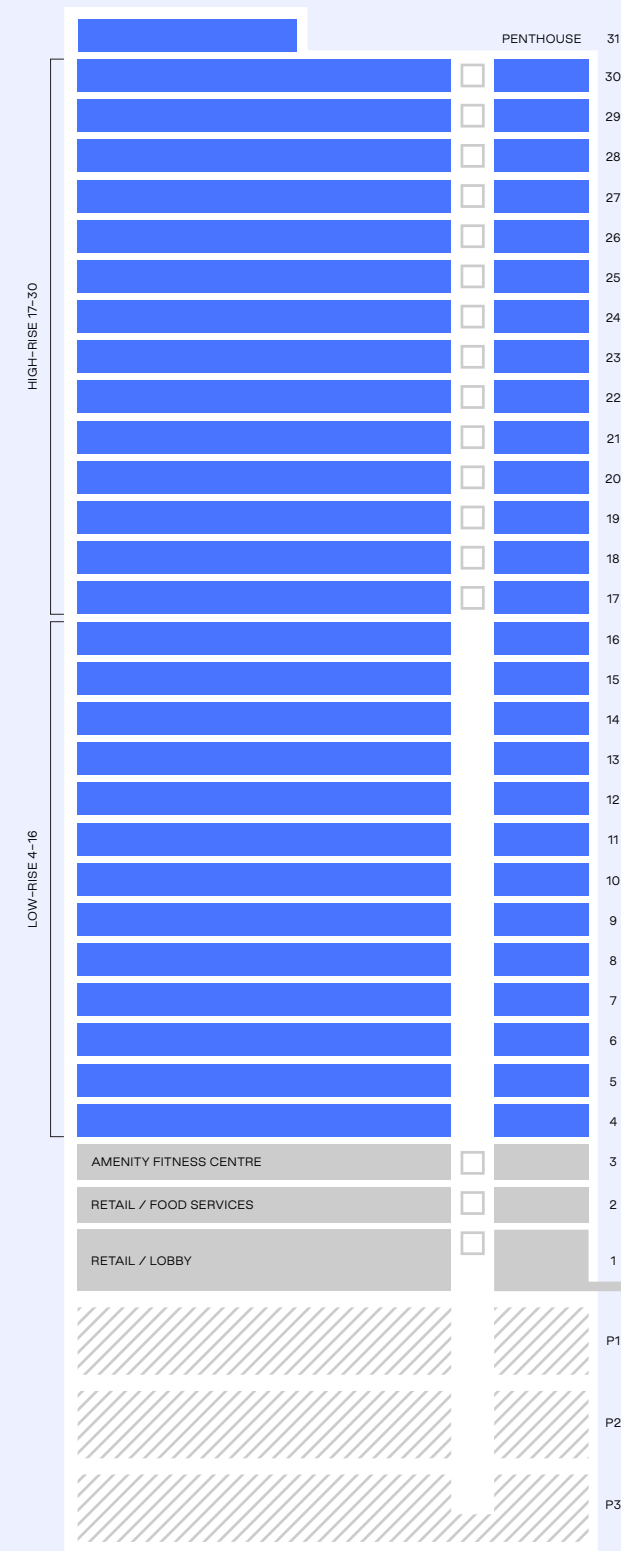
Typical Floorplan - High Rise

120 Bremner Boulevard



25,900 SF

Tenant Area



Scan QR code for availability





120 Bremner Boulevard Floor 29

Built Out



Full floor opportunity with captivating lake views

Built out floor with 26 perimeter offices including executive corner office with private washroom, reception area, large kitchen on glass, large boardroom on glass and mix of interior offices/breakout rooms

25,920 SF

Tenant Area

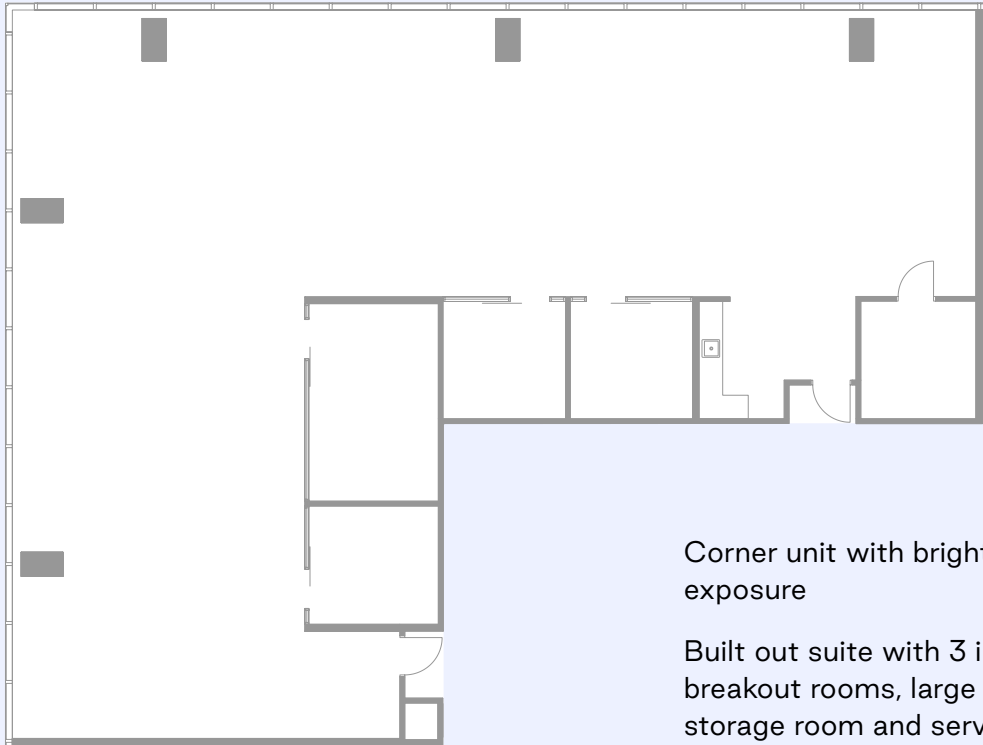
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Availability

120 Bremner Boulevard

Suite 2030

Built Out



Corner unit with bright north-east exposure
Built out suite with 3 interior offices/ breakout rooms, large meeting room, storage room and servery

5,066 SF

Tenant Area

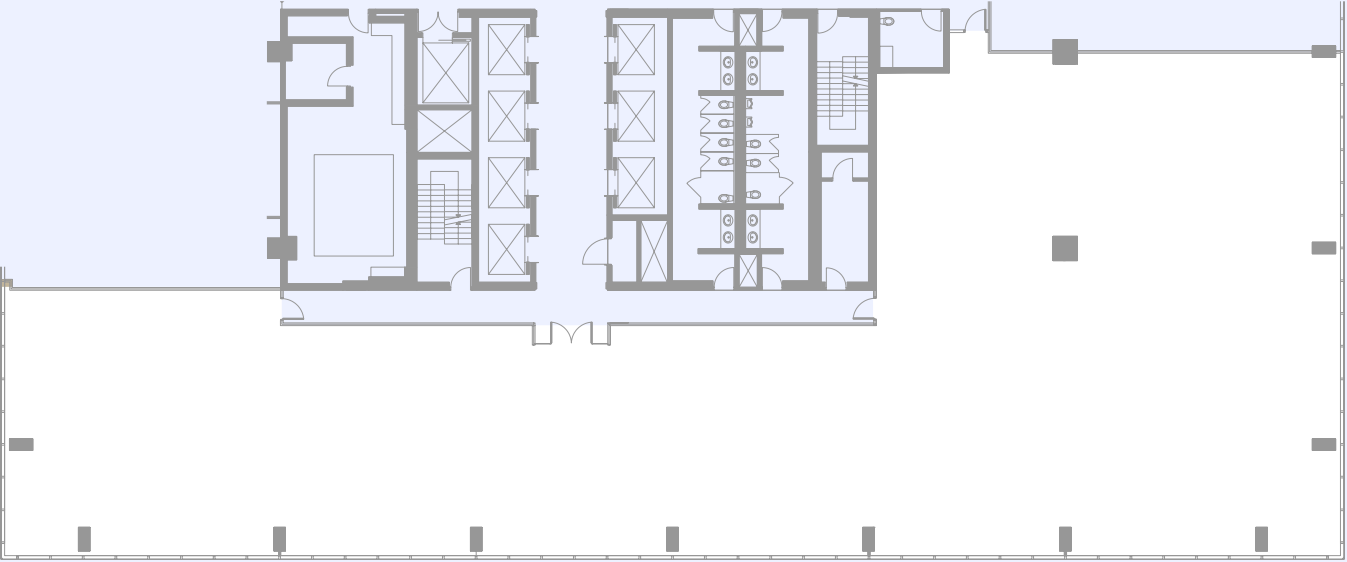
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Availability

120 Bremner Boulevard

Suite 2110

Base Building



Base building condition with elevator exposure
Panoramic views spanning south-west-north including views of lake

13,286 SF

Tenant Area

05.01.26

Availability

Quick Facts

18 York offers its tenants a range of views from the Toronto skyline to the waterfront, to the lively Scotiabank Arena. The building is connected to the city's PATH network via the 2nd floor corridor that provides a direct link to Union Station, Metro Toronto Convention Centre, Scotiabank Arena and the Financial District.

660,201 SF

Building Size

Typical Floorplate

26,000 SF 27,000 SF

Low Rise

High Rise

Efficient Floorplates

Efficient, virtually column free plate, 41' core to glass

Raised floor, HVAC/electrical/voice data distribution, floor-to-ceiling glazing



Specifications

P Parking
 398 spaces, 3 levels
 1/2,950 SF leased
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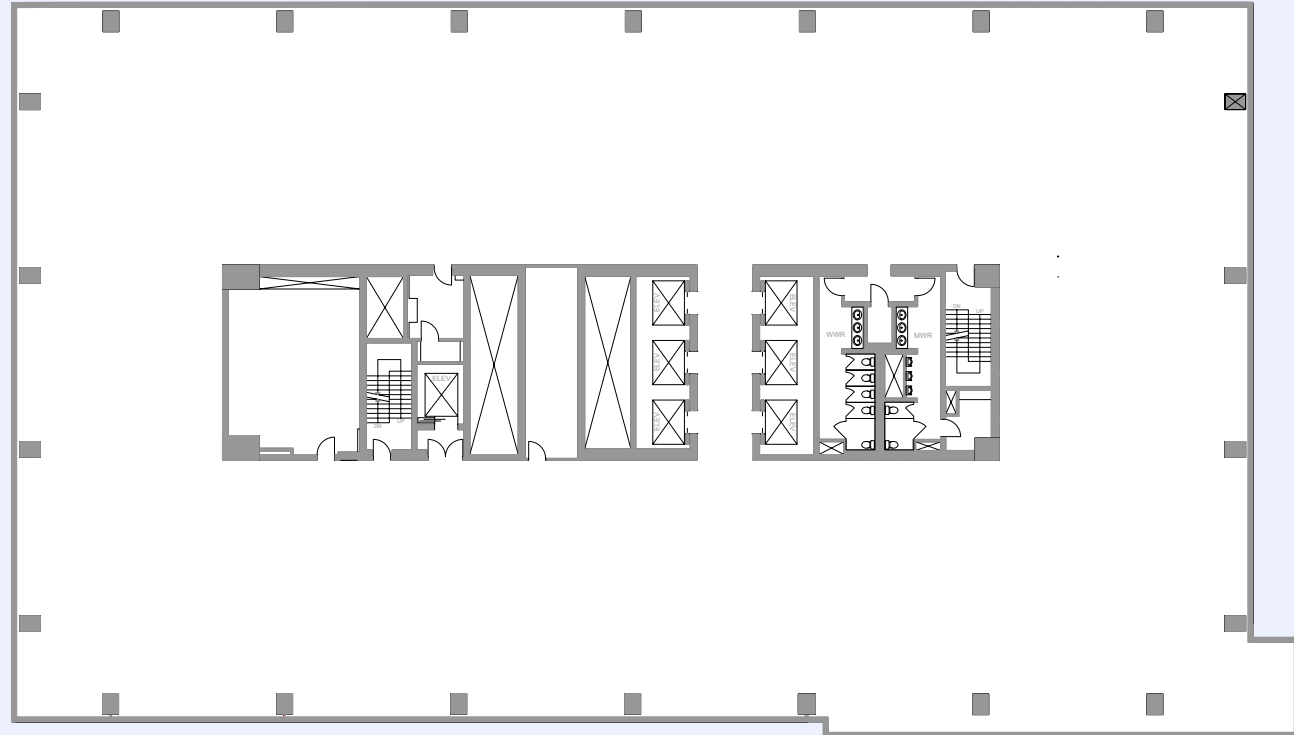
3-Star
 Fitwel Certified



Rick Hansen Foundation
 Accessibility Certified

Typical Floorplan - Low Rise

18 York Street



26,000 SF

Tenant Area



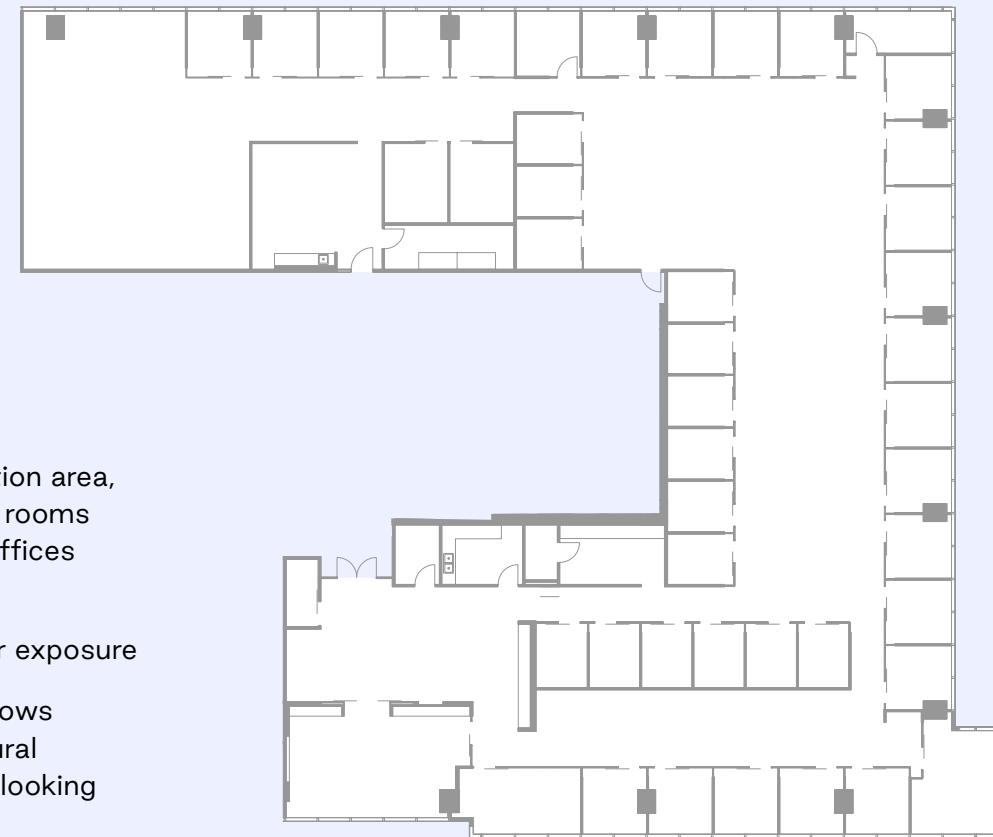
Scan QR code
for availability





18 York Street Suite 400

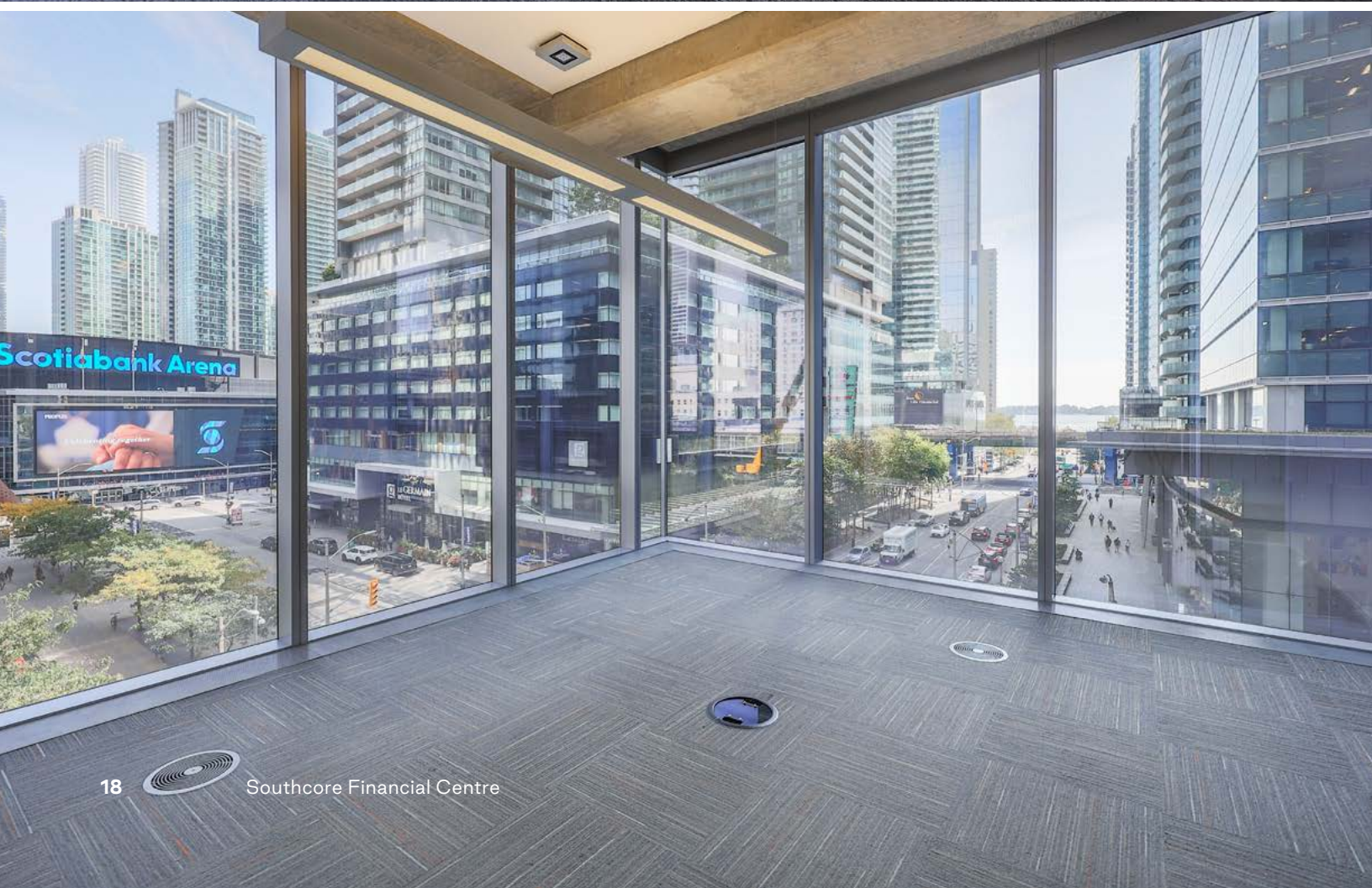
Built Out



Built out with reception area, boardroom, meeting rooms and 40 glass front offices along the perimeter

Double door elevator exposure

Floor to ceiling windows providing ample natural light with views overlooking Bremner Blvd



15,215 SF

Tenant Area

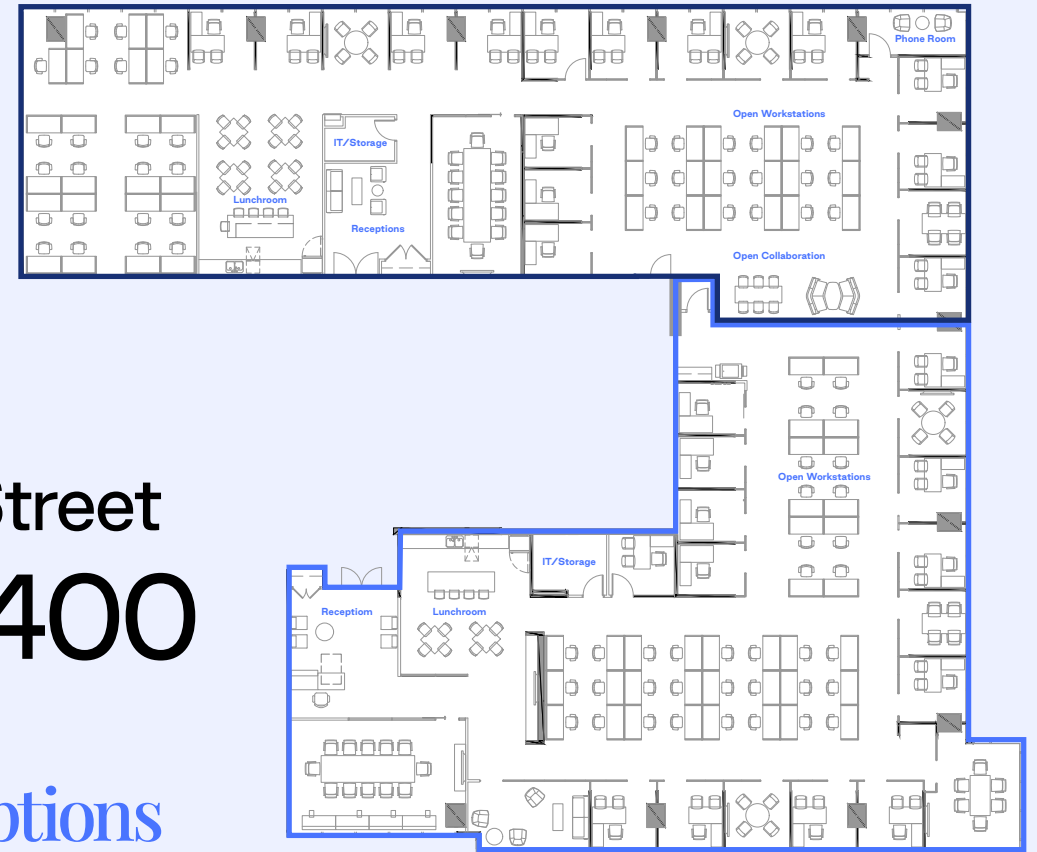
Immediately

Availability



18 York Street Suite 400

Flexible
Demise Options



* Feasibility plan of potential demise.
Not furnished. For space planning purposes only.



7,200 SF / 8,000 SF 124 SF / 165 SF

Tenant Area

Area Per Person

14 / 13

Private Offices

41 / 36

Workstations - 60" x 30"

1 / 1

Reception

1 / 1

Lunchroom

1 / 1

18 / 12 Person
Boardroom

3 / 5

4 Person
Meeting Rooms

1 / 0

Open
Collaboration Areas

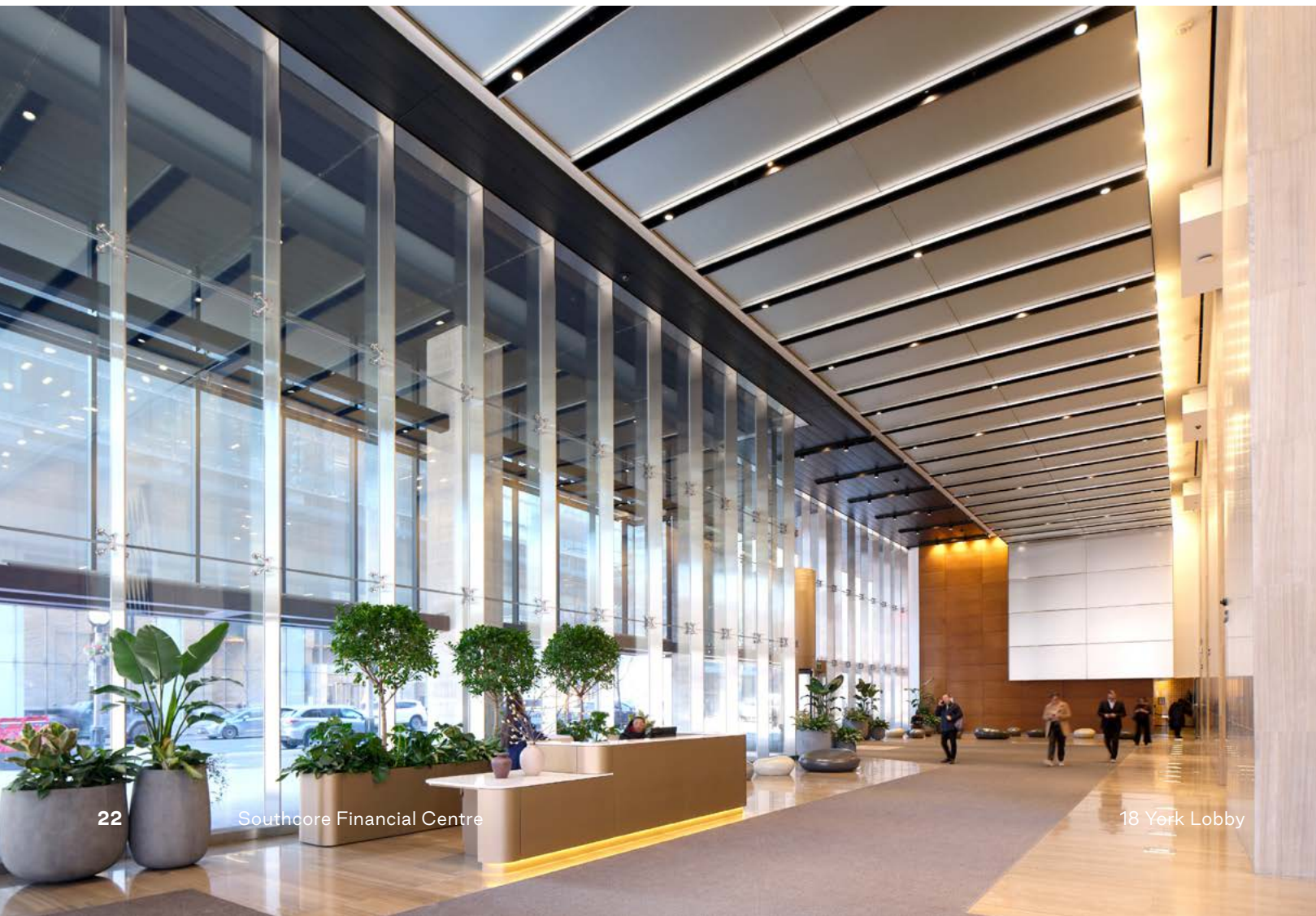
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Phone
Room

Elevating the Arrival Experience

As part of QuadReal's commitment to being at the forefront of change, the lobbies at 18 York and 120 Bremner have been reimagined to create a cohesive, elevated arrival experience. These connected spaces, located at the heart of Toronto's South Core, serve as vital passageways between office floors, key amenities, and regional transit—making them critical touchpoints in the daily journey of the urban professional.

The transformed lobby design prioritizes accessibility, intuitive flow, and connection. A hospitality-inspired approach reframes the reception experience, while warm, human-scale lighting and versatile furniture settings encourage moments of pause, interaction, and ease. This reinvestment in the public realm enhances daily user experience and reinforces the long-term value, identity, and functionality of these high-performance office assets.



The lobby refresh was guided by these desired outcomes:

Inviting

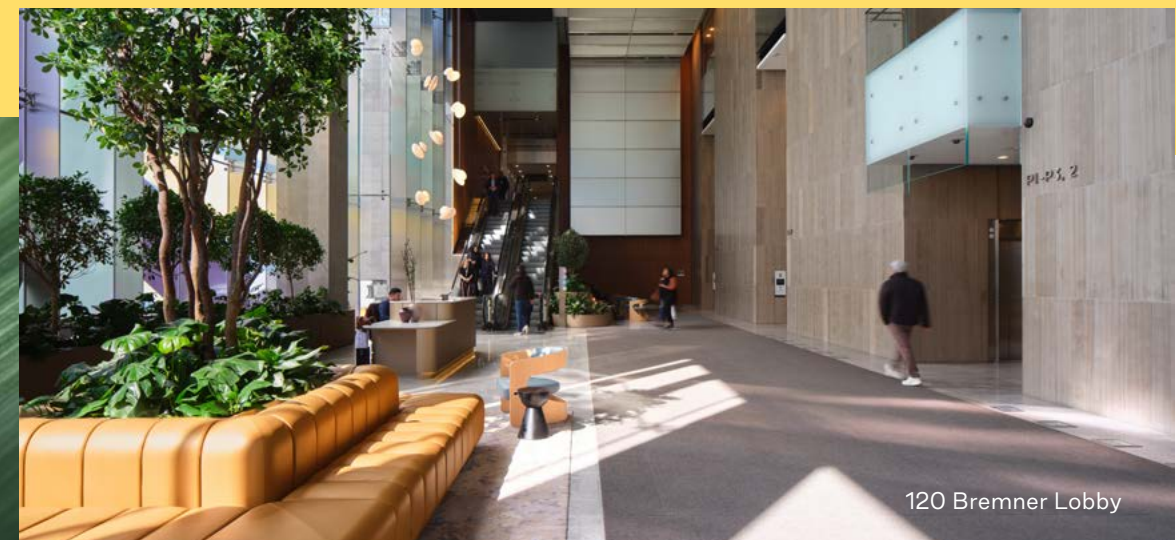
A hospitality-inspired atmosphere that welcomes everyone, blending warm design elements, comfortable spaces, and engaging features to make every visit enjoyable.

Intuitive

An easily navigable space whether you're a first-time visitor or a tenant, the experience feels accessible and connected, supported by intentional and clear wayfinding.

Alive

A high-traffic landmark where the pulse of urban life intertwines with organic elements, that keep the environment vibrant and ever-evolving.



Natural Connections

The introduction of indoor plants and nature-inspired materials and furnishings creates a seamless blend between interior and exterior environments, celebrating the connection to nature and urban surroundings.



Amenities

Dining

SFC offers a variety of dining options including the SFC/ Eatery and Taverna Mercatto all directly accessible through the PATH.

Tenant Lounge

The York Lounge provides the perfect blend of indoor and outdoor space for tenants offering dining spaces, a quiet meeting area and an outdoor patio with games and additional seating.



Delta Hotel

The Delta Toronto is conveniently located at the corner of Simcoe and Bremner and provides 560 rooms and a variety of corporate amenity spaces.

PATH

The indoor PATH bridge provides connection from Union Station, through the SFC complex, right into the Metro Toronto Convention Centre, UP Express and a multitude of shops and services. It's a convenient, all-weather way to grab coffee or lunch and reach top downtown attractions and stores.



Bike Storage

280 secure bicycle parking with shower facilities available on-site for tenant use.

SFC/ Fitness Centre

Located on the third floor of 120 Bremner, the SFC/ Fitness Club is a tenant exclusive, state-of-the-art 13,000 SF fitness and wellness club providing monthly programming, personal and team training, peleton bike, outdoor fitness area & classes, change rooms, showers, towel service and day use lockers.

Connected to a Vibrant Community

SFC is an appealing, commuter friendly destination for tenants and their employees, easily access by foot, car, bike, transit or air.

Walk

Only a 7-minute walk to Metro Toronto Convention Centre, CN Tower, Rogers Centre, Scotiabank Arena, Union Station and 509/510 streetcar.

Car/Air

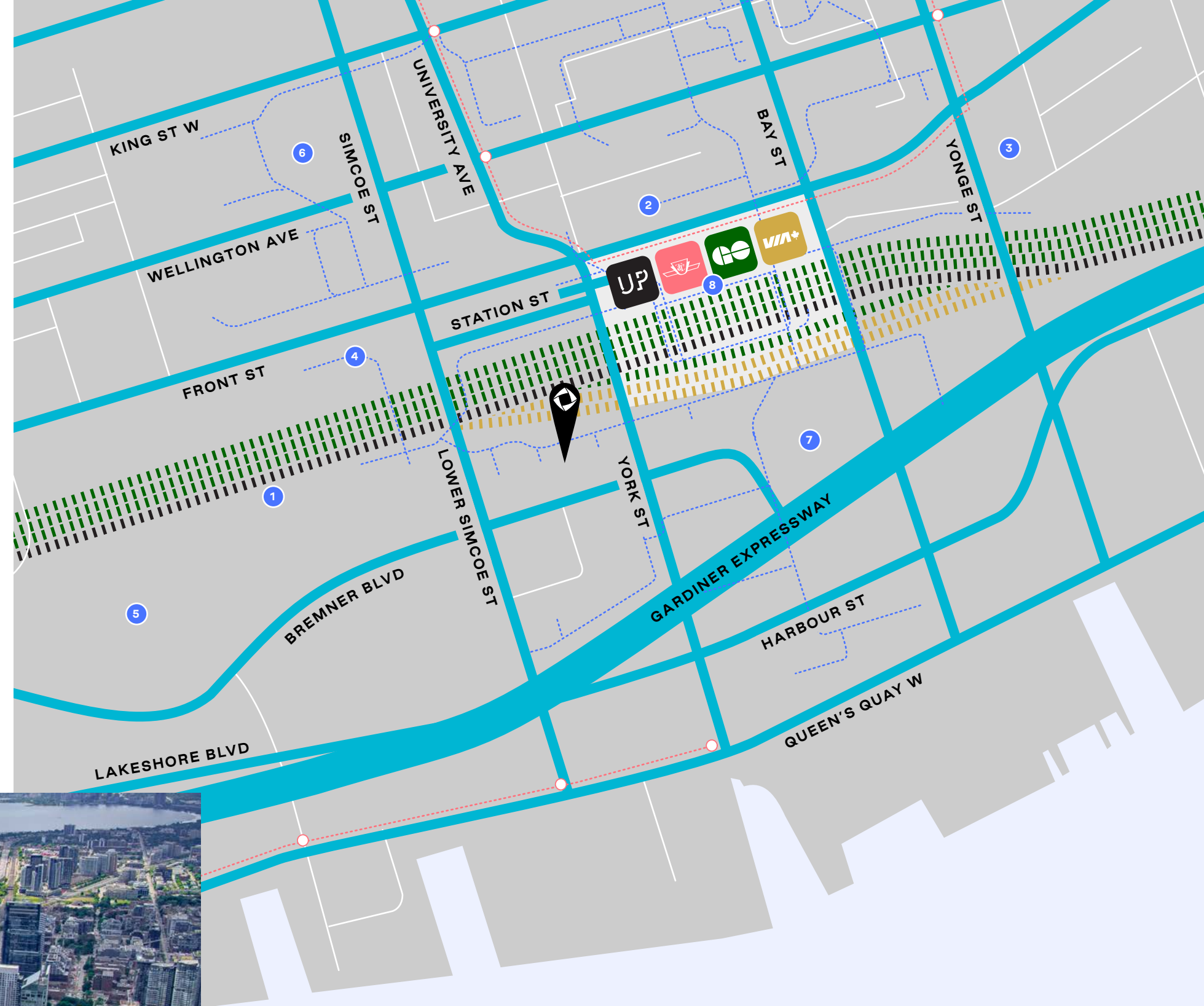
SFC provides easy access for commuters, with the Gardiner Expressway immediately south and the Billy Bishop Airport only minutes away.

Bike

Toronto's ever-expanding cycling infrastructure, including dedicated bike lanes along with bike share stations make it an easy way to arrive at work.



Transit

Direct access to Union Station with connections to main TTC routes, GO services (buses and trains) and Pearson Airport (YYZ) connection via the UP Express.



KEY POINTS OF INTEREST

- 1 CN Tower
- 2 Fairmont Royal York Hotel
- 3 Meridian Hall
- 4 Metro Toronto Convention Centre
- 5 Rogers Centre
- 6 Roy Thompson Hall
- 7 Scotiabank Arena
- 8 Union Station

-  TTC Subway & Streetcar Routes / Stops
-  PATH Underground Network

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.



Key Notables

Deep Lake Water Cooling

SFC uses this environmentally sustainable method of cooling which significantly reduces hydro consumption by an estimated 5.9 million KW hours annually – the equivalent of the hydro required to power 450 homes.

Water Efficient Design

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

Green Clean Program

Use of environmentally friendly cleaning products protecting occupants from harmful chemical toxins.

Reduced Urban Heat Island

Energy consumption is significantly reduced through the tower green roof and podium urban forest.

Full Recycle Program

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

Complex Certifications

Outstanding Building of the Year (TOBY) Award
BOMA BEST Platinum
LEED® Gold Core & Shell Platinum v4.1
Fitwel 2 Star Certified
Rick Hansen Foundation – Accessibility Certification

QuadReal's Path to Net Zero



QuadReal is Committed to

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

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+ SF

Canadian Commercial Real Estate Portfolio

\$98.5B

Spanning 24 countries

1,900+

Employees

Spanning

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



800 W Fulton, Chicago



60 Birmingham, GTA



Commerce Court, Toronto



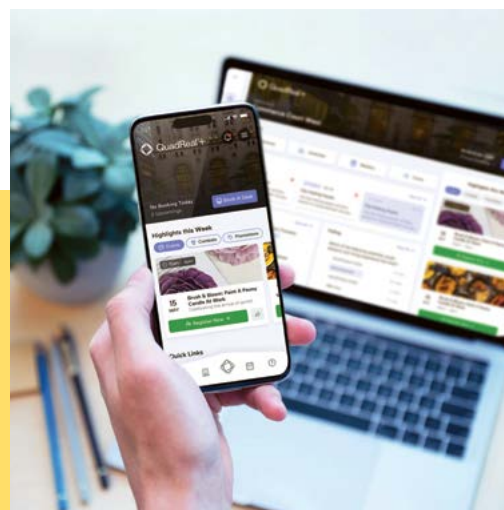
22 Bishopsgate, London

Customer-Centric Service

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 staff provide hands-on 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.



Contact QuadReal Connect through the QuadReal+ App
Or 1 877 977 2262
[QuadRealconnect.com](https://www.quadrealconnect.com)



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.

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, and ON

10,000+

Total residential suites in our portfolio

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.
- Bike Partnering with organizations that have a collaborative and team-based approach, and value long-term relationships.

\$6.6B

Five-year development pipeline in Canada

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