

Toronto Downtown Development Activity



Toronto Downtown Development Update



What We Built: 2009-2013 Cycle



25 York St.
Telus Tower
(786,000 sf)
97% Leased
(2009)
Menkes / HOOPP

What We Built: 2009-2013 Cycle



155 Wellington St. W.
RBC Centre
(1,200,000 sf)
100% Leased
(2009)
Cadillac Fairview

What We Built: 2009-2013 Cycle



333 Bay St.
Bay-Adelaide Centre
West Tower
(1,100,000 sf)
98% Leased
(2009)
Brookfield Properties

What We Built: 2009-2013 Cycle



15 York Street
Maple Leaf Square
(224,732 sf)
100% Leased
(2010)
Cadillac Fairview

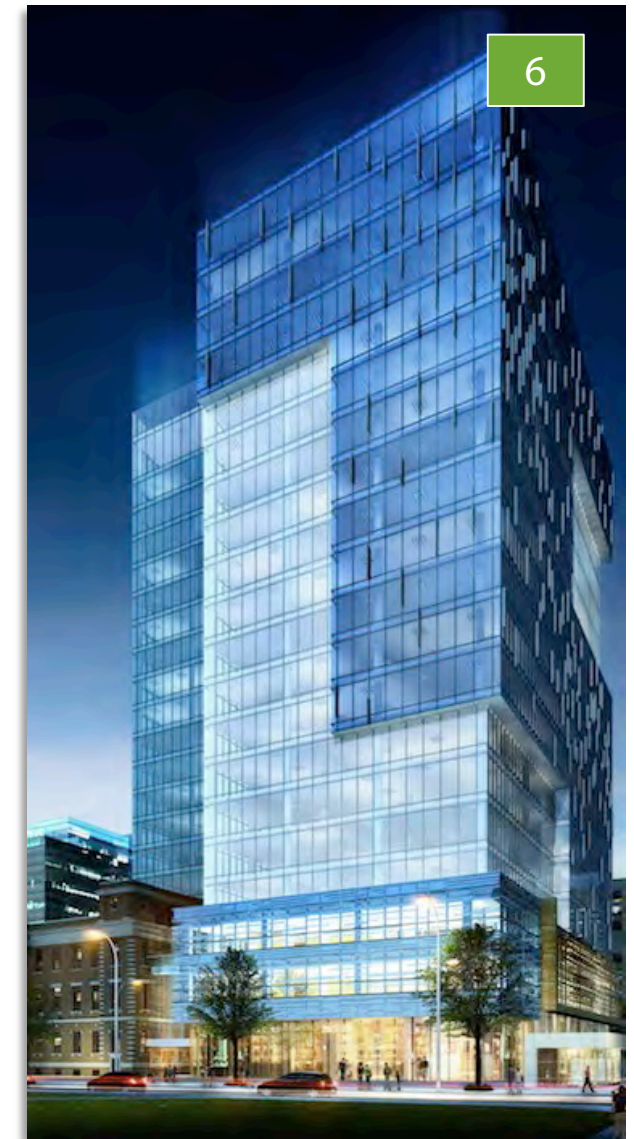
What We Built: 2009-2013 Cycle



18 York Street
PwC Tower
(638,626 sf)
100% Leased
(2011)

GWL Realty Advisors

What We Built: 2009-2013 Cycle



661 University Ave
MaRS Discovery Centre
Phase II
(746,898 sf)
100% Leased
(2013)
MaRS Discovery District

What We Built: 2014-2018 Cycle



88 Queens Quay W
RBC WaterPark Place
(910,613 sf)
100% Leased
(2014)
Oxford Properties

What We Built: 2014-2018 Cycle



120 Bremner Blvd.
Bremner Tower
(676,656 sf)
100% Leased
(2014)
GWL Realty Advisors

What We Built: 2014-2018 Cycle



22 Adelaide Street West
Bay-Adelaide Centre

East Tower
(1,001,967 sf)

100% Leased
(2016)

Brookfield Properties

What We Built: 2014-2018 Cycle



One York Street
(800,000 sf)
100% Preleased
(2016)

*Menkes Developments Ltd.
/HOOPP*

What We Built: 2014-2018 Cycle



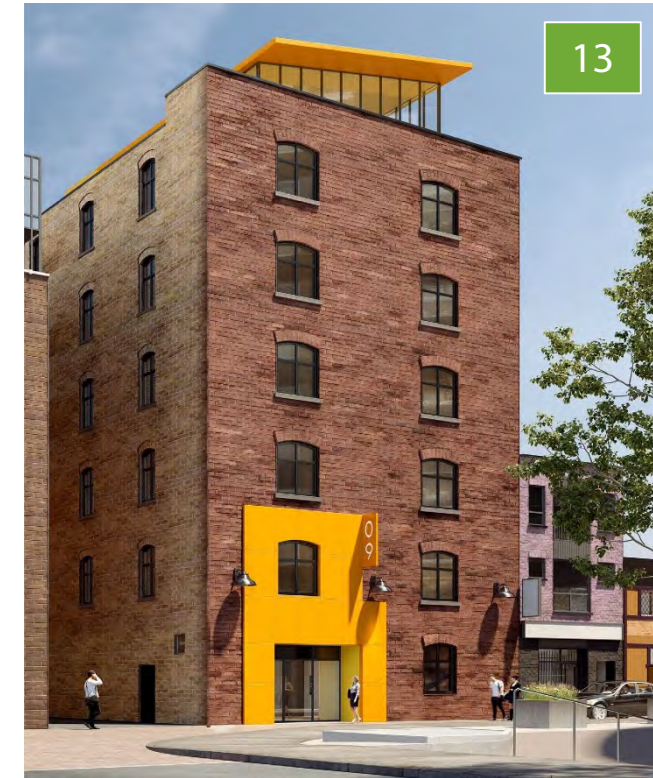
100 Adelaide Street West
EY Tower
(900,848 sf)
92% Leased
(2017)
Oxford Properties

What We Built: 2014-2018 Cycle



20 Wellington Street East
(43,411 sf)
100% Preleased
(2017)
Concert Properties

What We Built: 2014-2018 Cycle



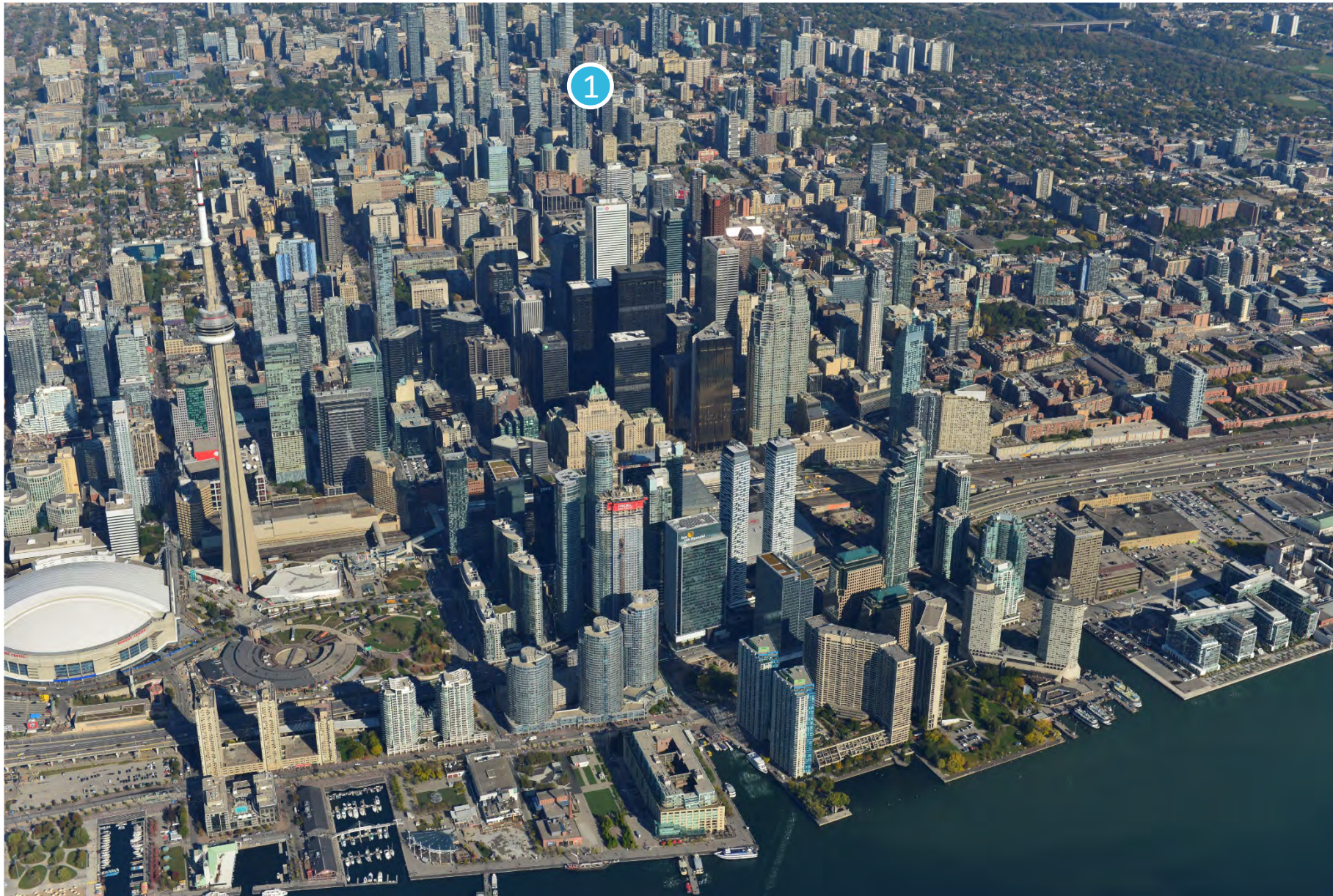
9 St. Nicholas Street
(22,200 sf)
100% Released
(2018)
Urban Landmark

What We Built: 2014-2018 Cycle



219 Queen Street West
(21,016 sf)
100% Preleased
(2018)

What We Are Building: 2019-2024



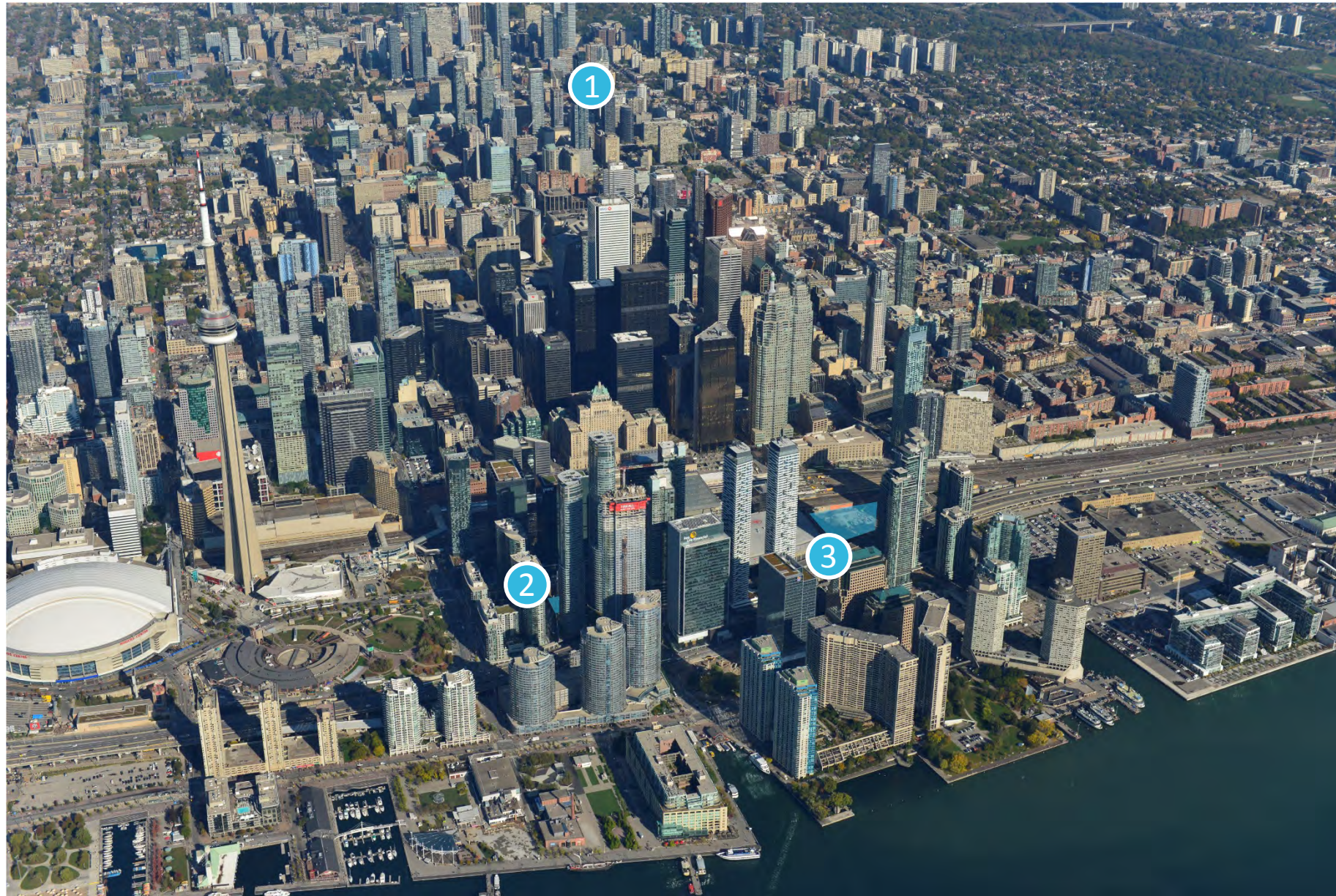
11 Wellesley Street West
(46,075 sf)
29% Preleased
(Q1 2020)
Lanterra Developments

What We Are Building: 2019-2024



16 York Street
(878,937 sf)
57% Preleased
(Q2 2020)
Cadillac Fairview/OPB

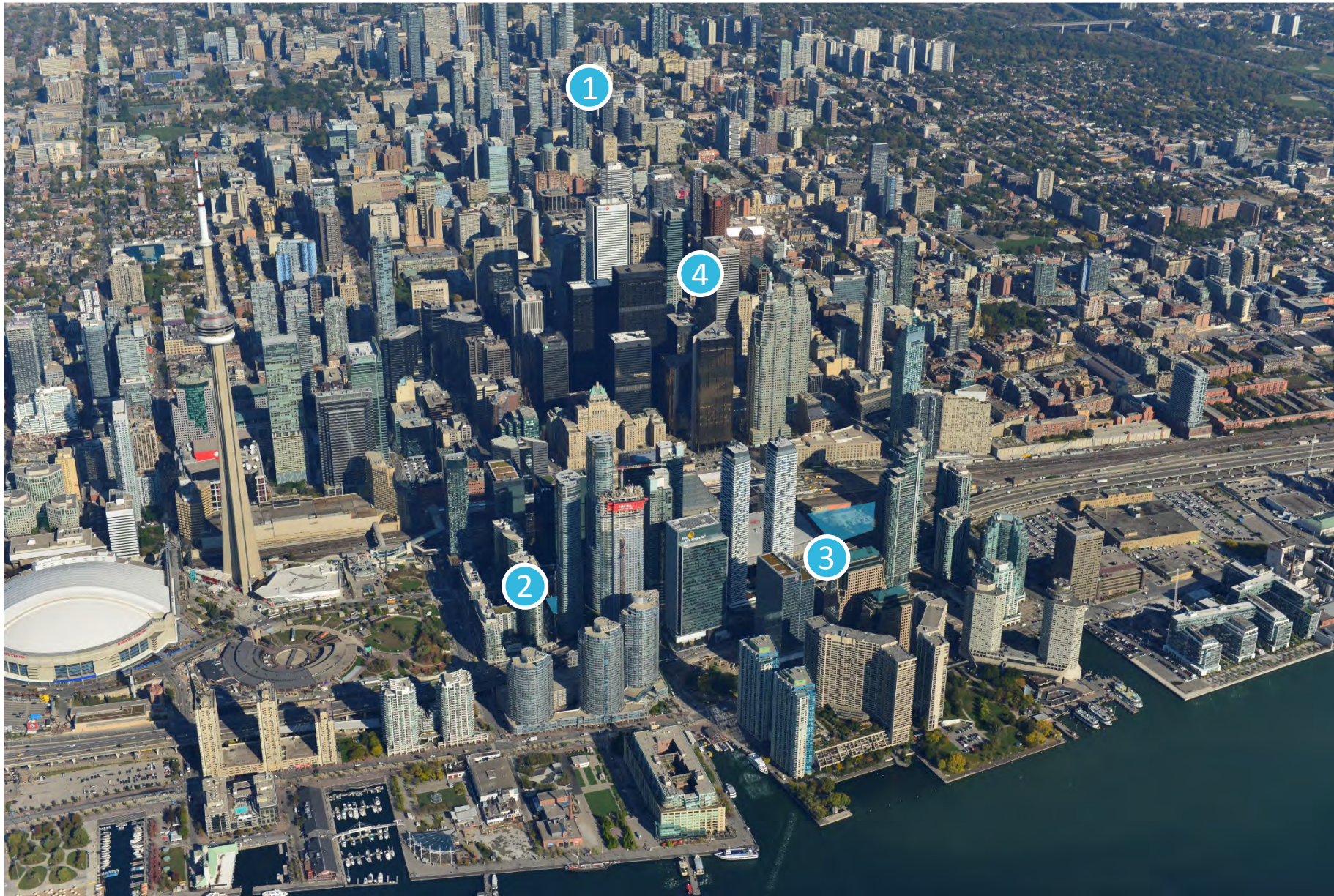
What We Are Building: 2019-2024



81 Bay Street
CIBC Square
(1,447,484 sf)
100% Preleased
(Q2 2020)

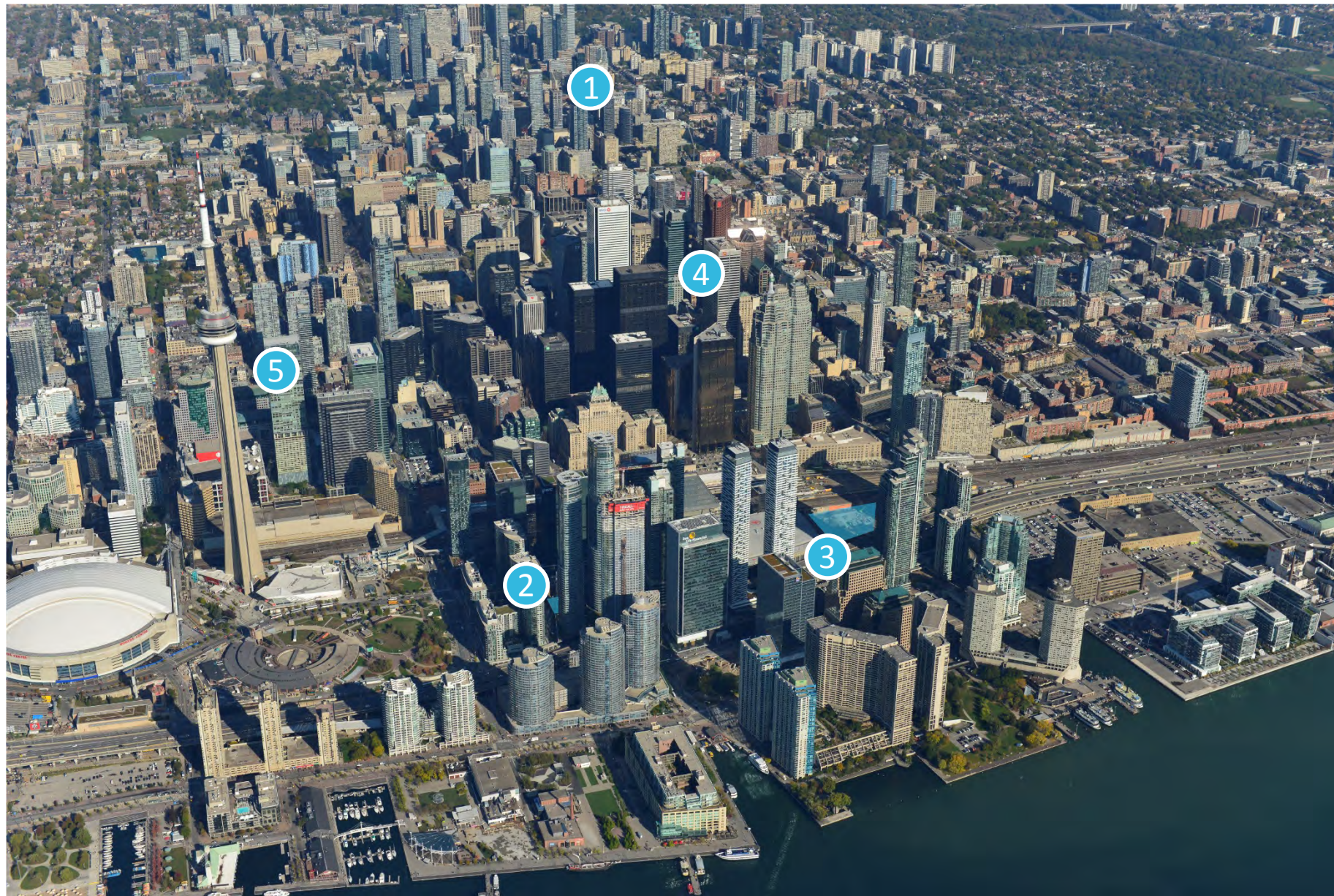
Ivanhoe Cambridge / Hines

What We Are Building: 2019-2024



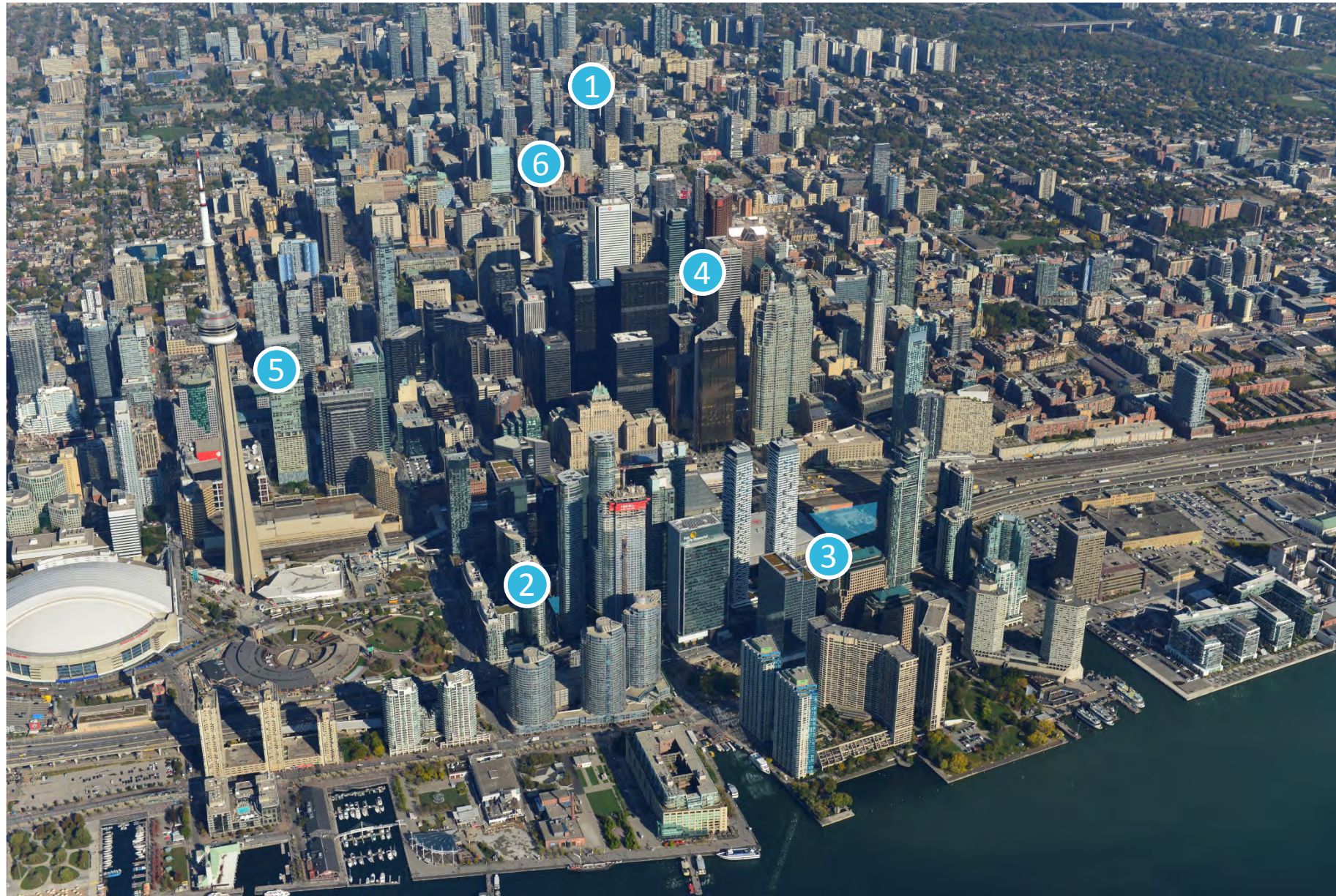
2 Queen Street West
(29,149 sf)
0% Released
(Q4 2020)
Cadillac Fairview

What We Are Building: 2019-2024



19 Duncan Street
(146,000 sf)
100% Preleased
(Q1 2021)
*Allied Properties
REIT/Westbank*

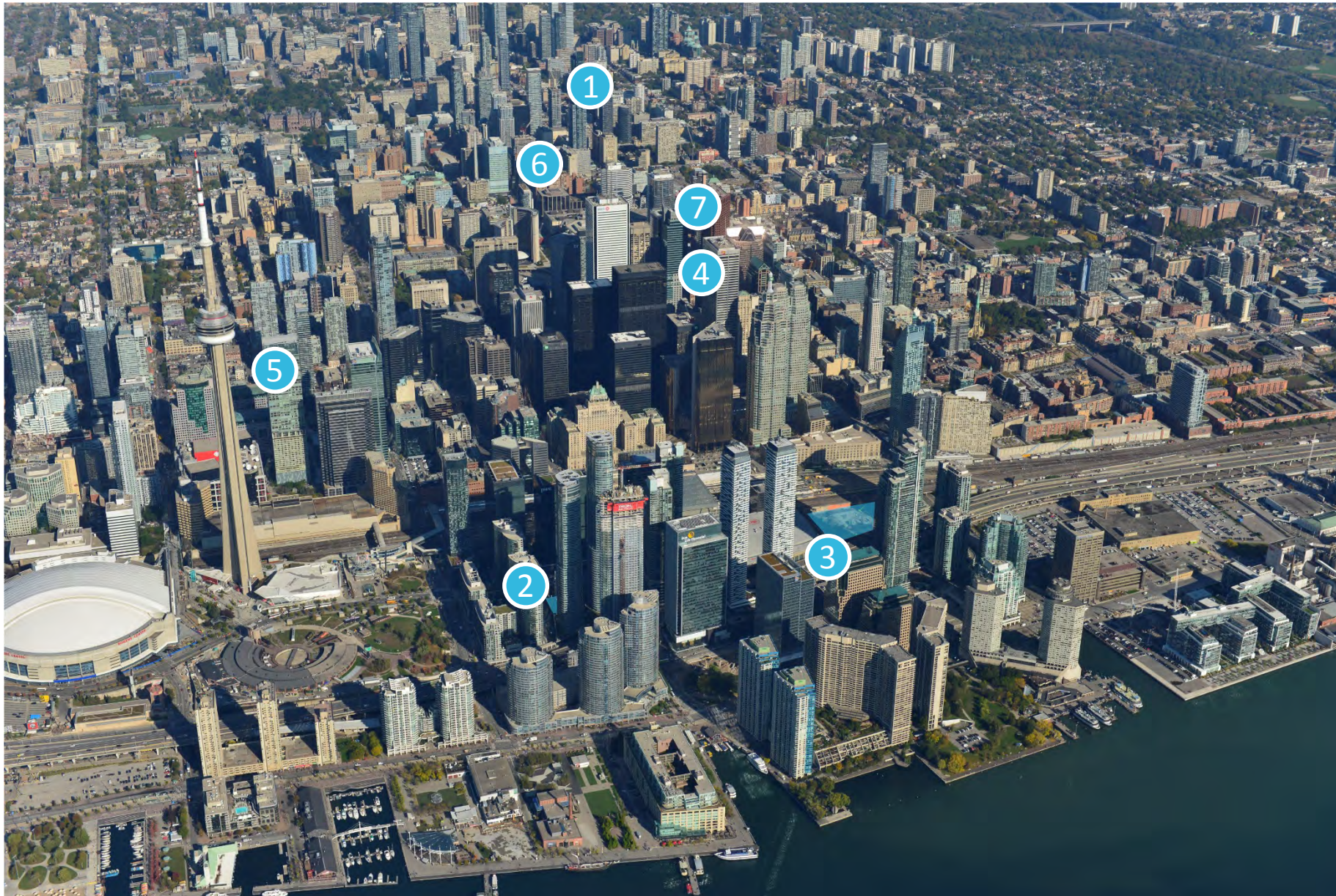
What We Are Building: 2019-2024



20 Edward Street
(61,220 sf)
0% Preleased
(Q1 2022)

Lifetime Developments

What We Are Building: 2019-2024



40 Temperance Street
Bay-Adelaide Centre
North Tower
(820,000 sf)
78% Preleased
(Q1 2022)
Brookfield Properties

What We Are Building: 2019-2024



160 Front Street West
(1,255,000 sf)
100% Preleased
(Q3 2022)
Cadillac Fairview/IMCO

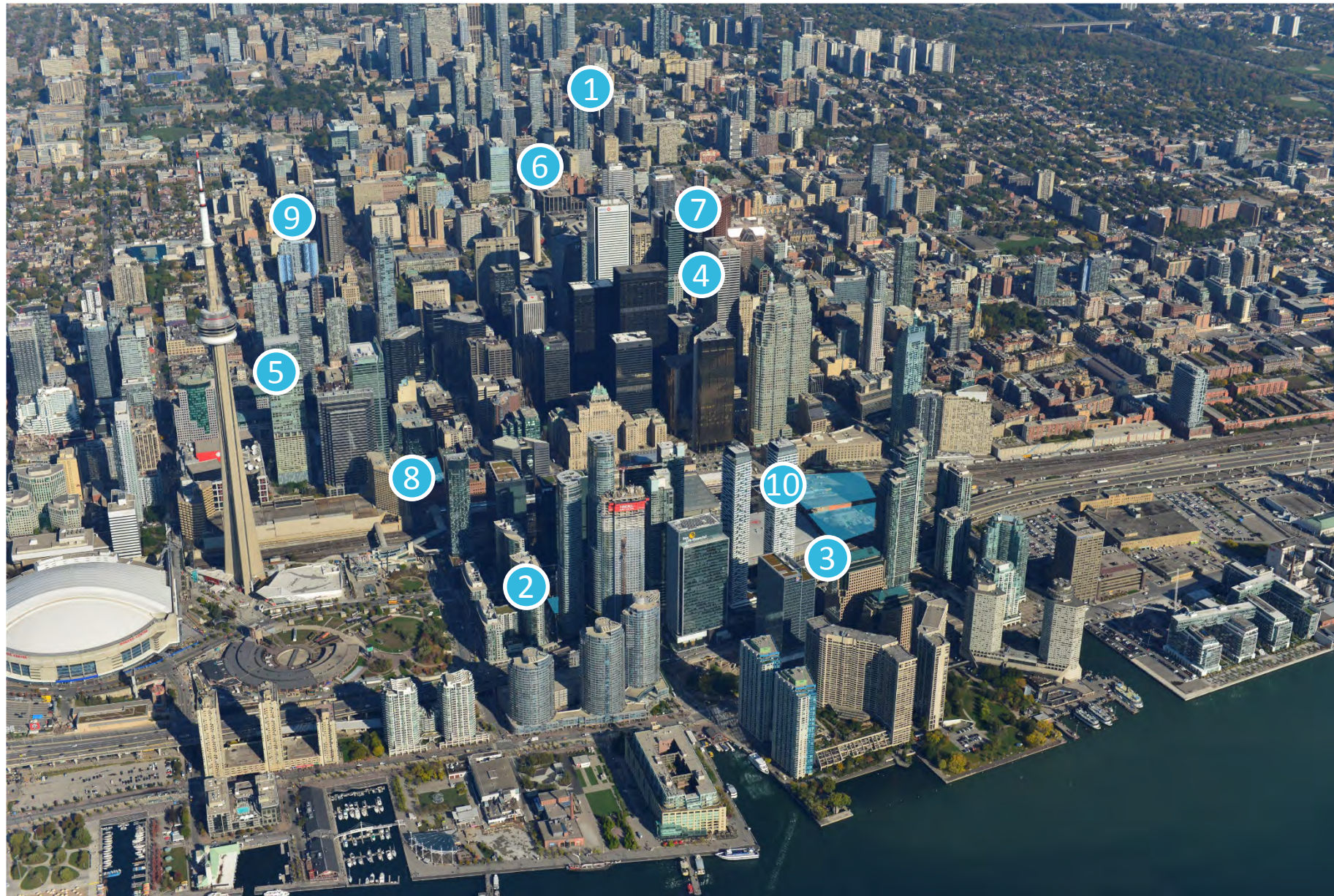
What We Are Building: 2019-2024



9

234 Simcoe Street
Artist's Alley
(63,550 sf)
0% Preleased
(Q2 2023)
Lanterra Developments

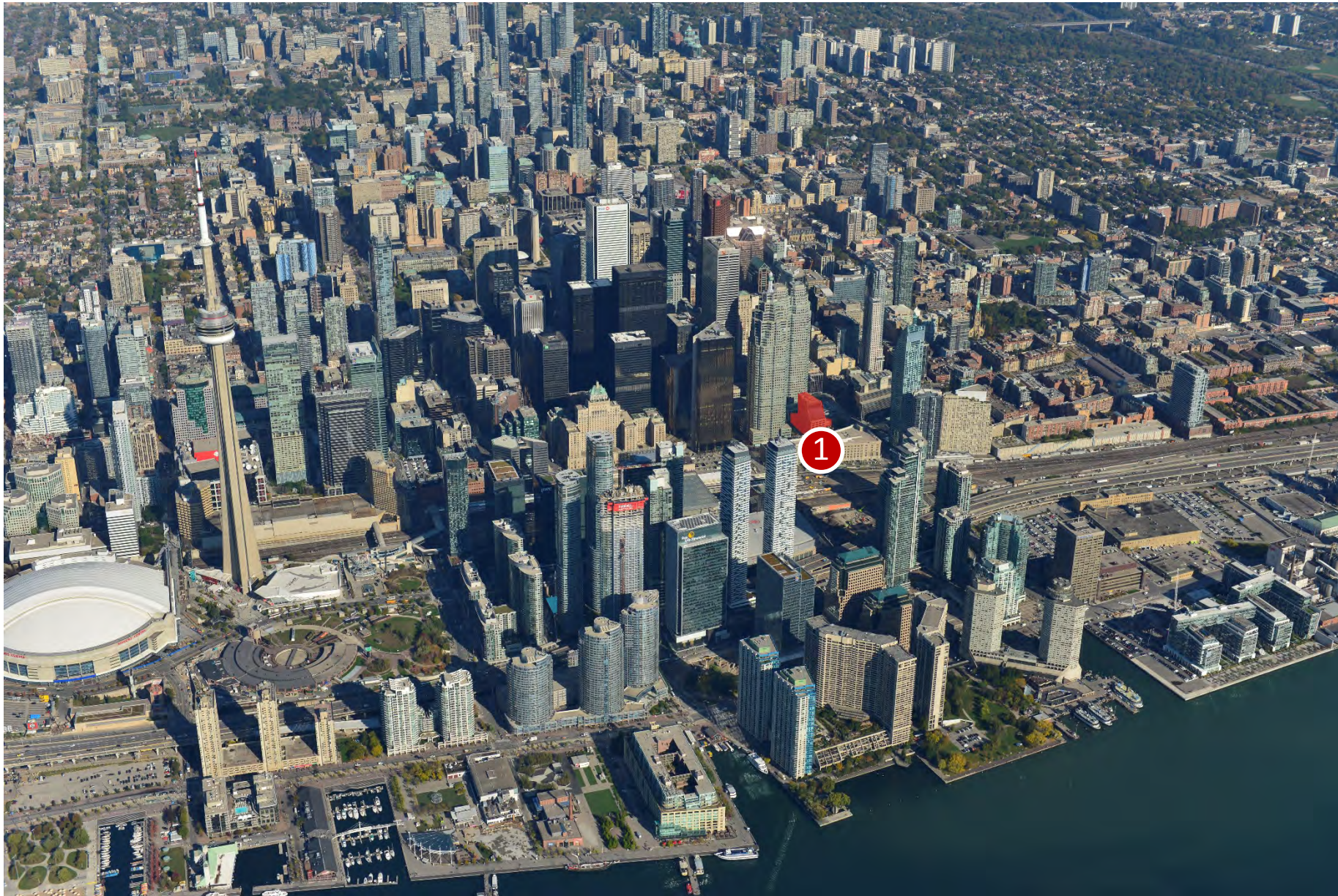
What We Are Building: 2019-2024



141 Bay Street
CIBC Square
(1,431,388 sf)
55% Preleased
(Q1 2024)

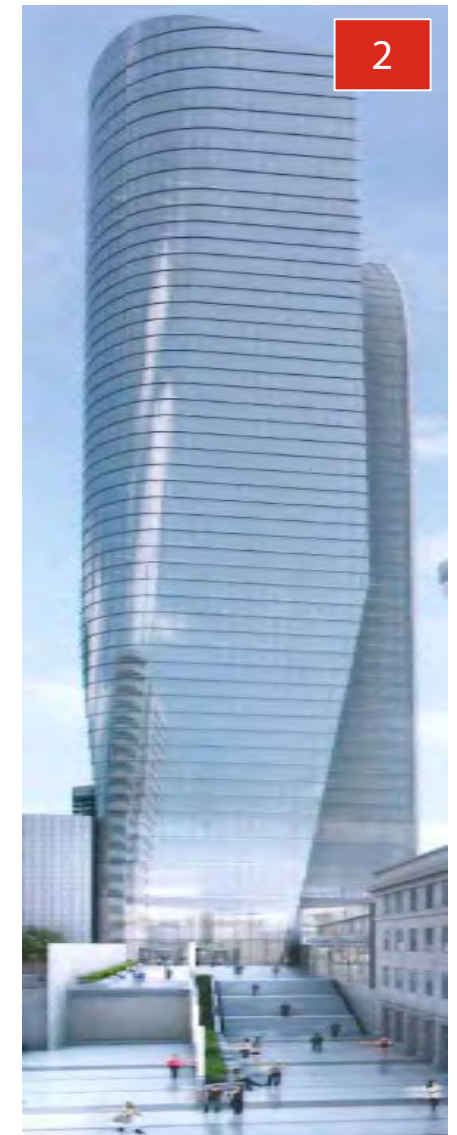
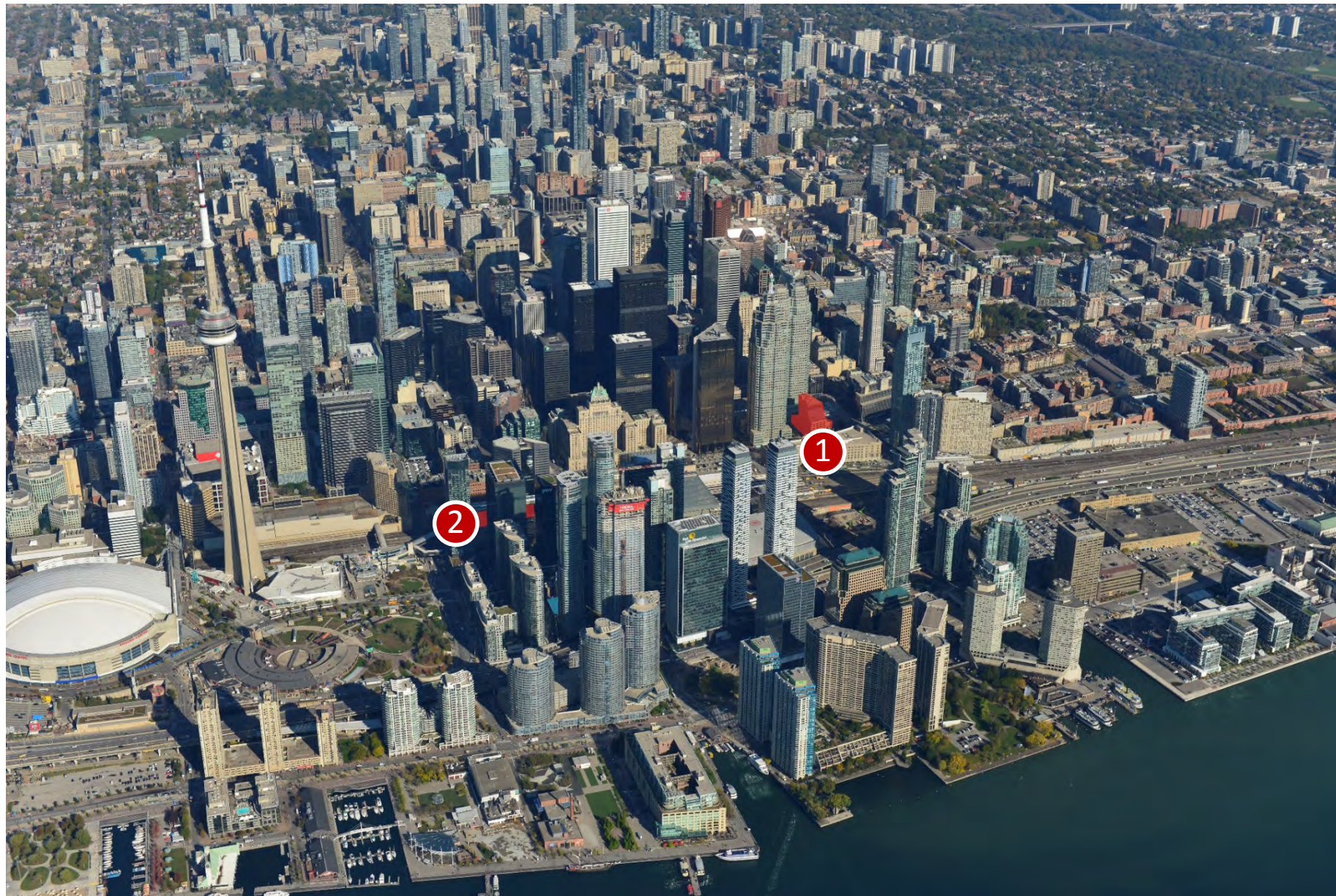
Ivanhoe Cambridge / Hines

Notable Proposed Developments



Brookfield Place
Phase III
(800,000 sf)
Brookfield Properties

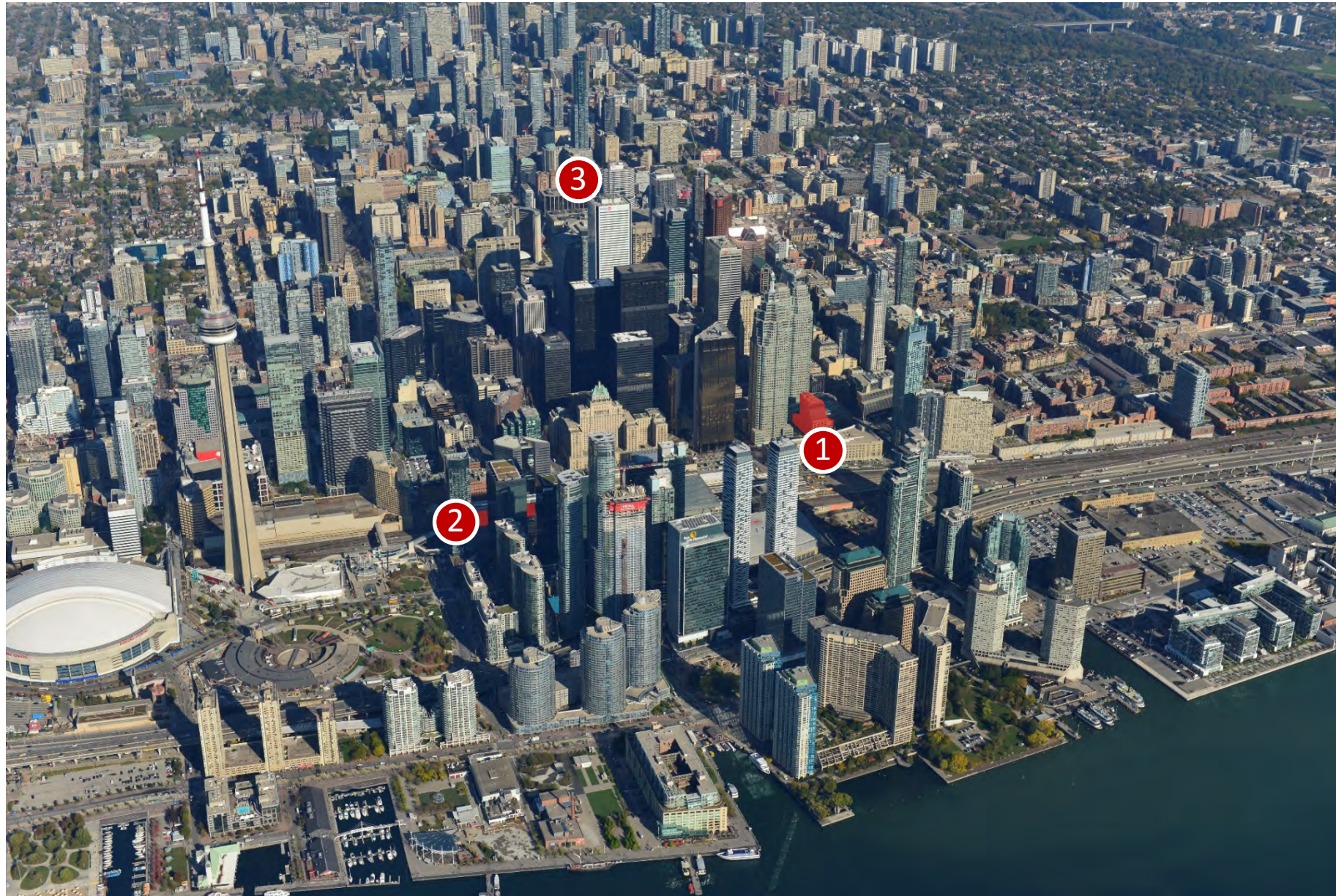
Notable Proposed Developments



20 York Street
Union Centre
(1,100,000 sf)
Allied Properties REIT

TORONTO DOWNTOWN DEVELOPMENT UPDATE

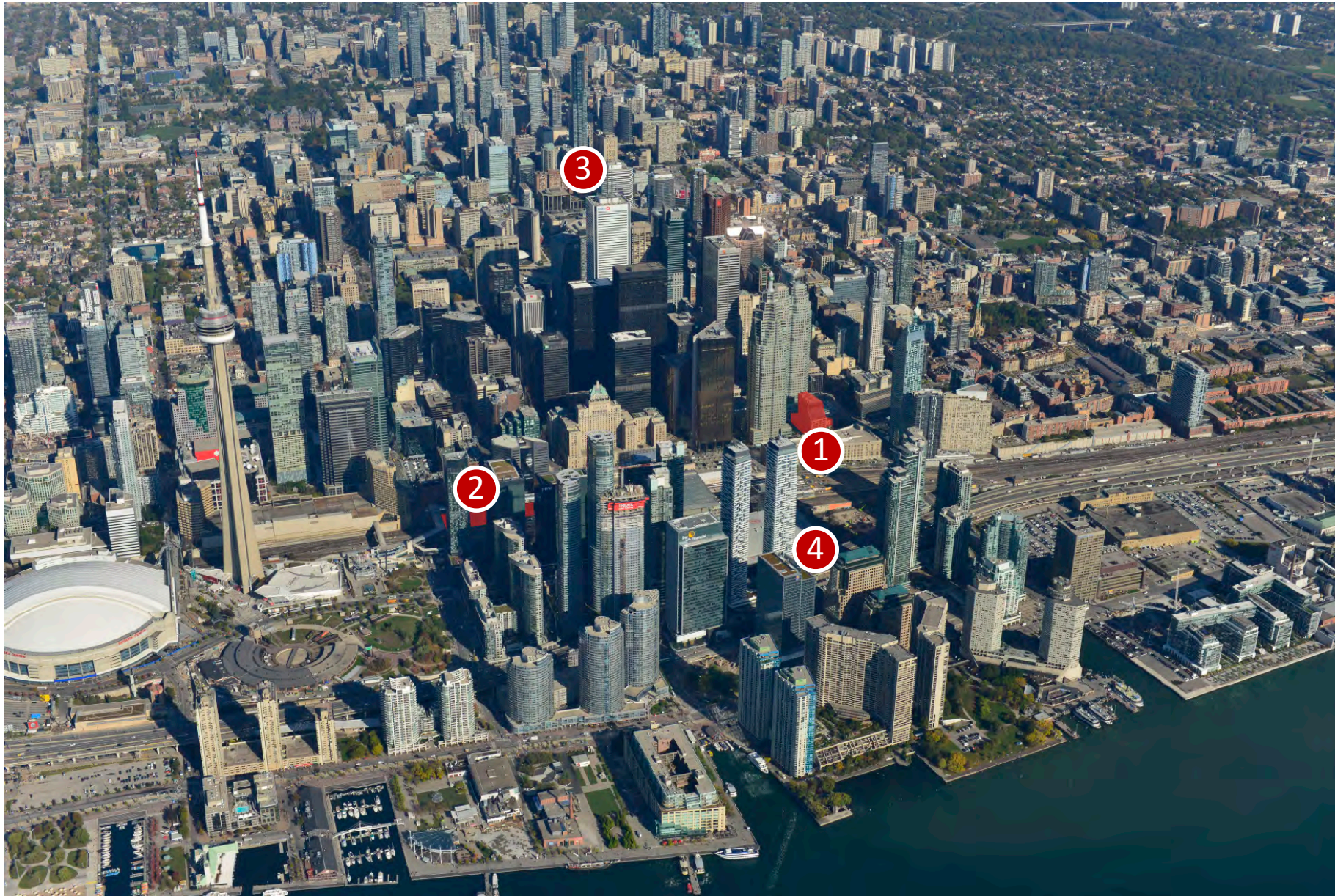
Notable Proposed Developments



Atrium on Bay
(300,000 sf)
H&R REIT

TORONTO DOWNTOWN DEVELOPMENT UPDATE

Notable Proposed Developments

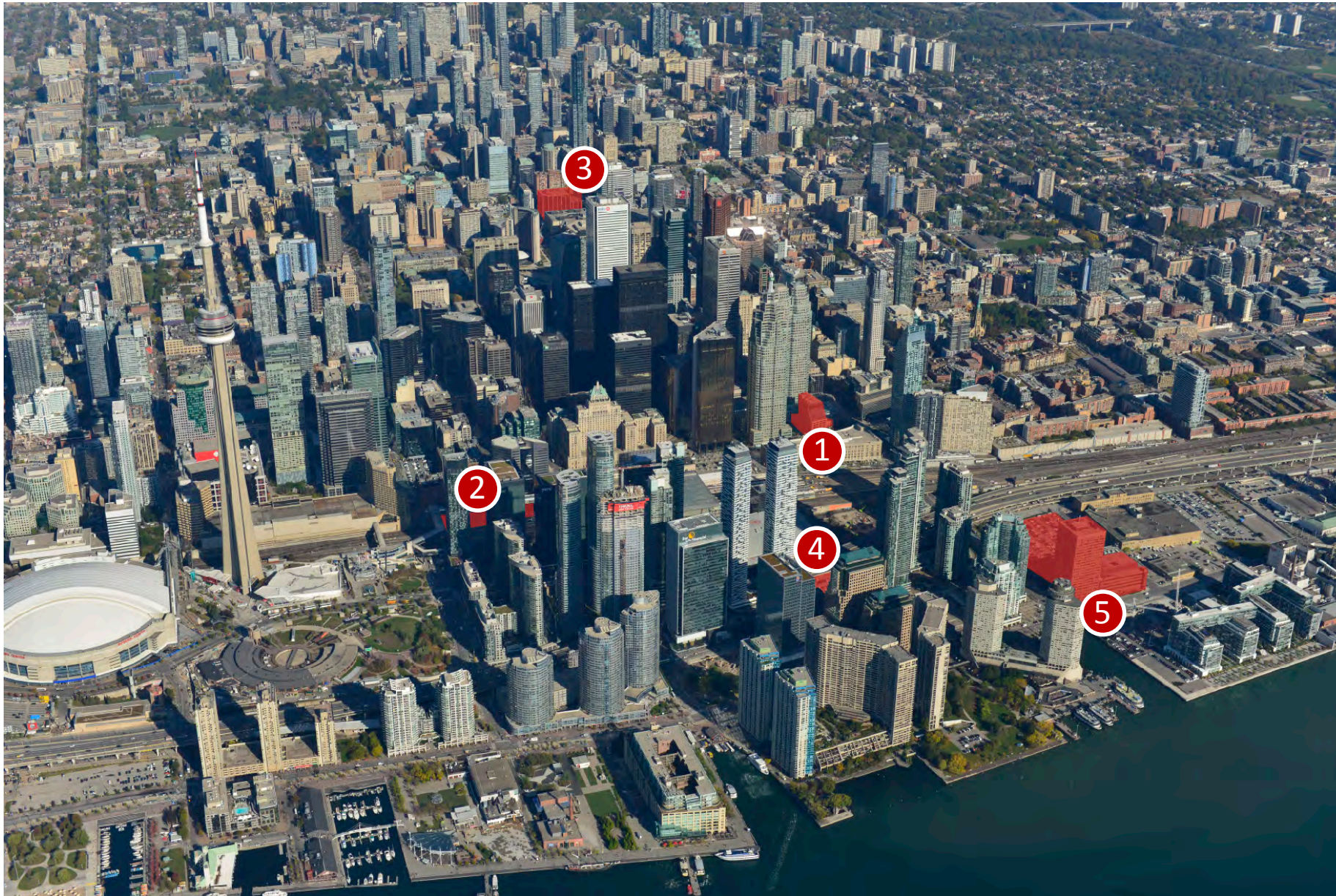


30 Bay Street
"The HUB"
(1,400,000 sf)

*Oxford Properties / CPPIB /
Toronto Port Authority*

TORONTO DOWNTOWN DEVELOPMENT UPDATE

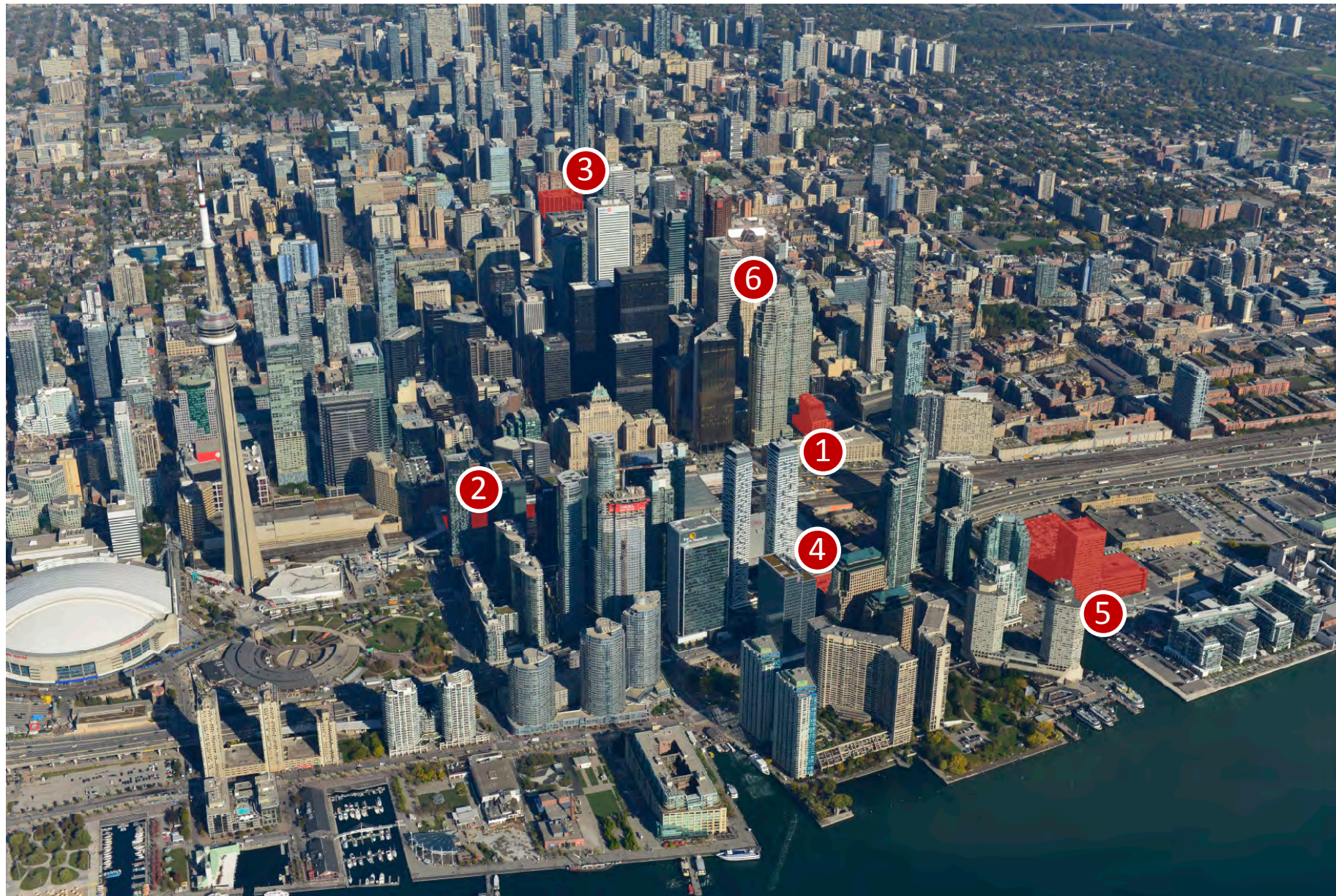
Notable Proposed Developments



1-7 Yonge Street
(1,600,000 sf)
Pinnacle International

TORONTO DOWNTOWN DEVELOPMENT UPDATE

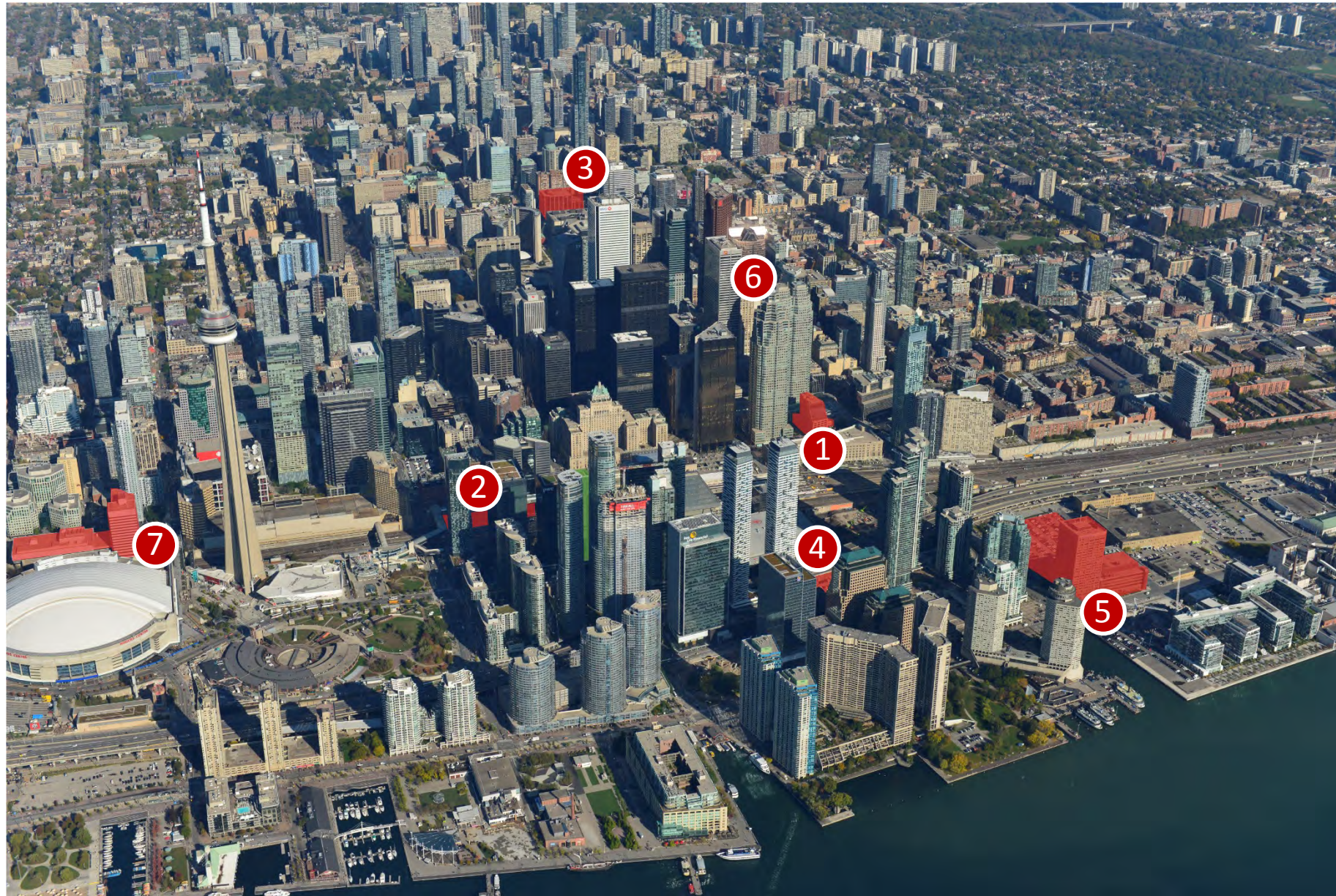
Notable Proposed Developments



Commerce Court 3
(1,400,000 sf)
QuadReal Properties

TORONTO DOWNTOWN DEVELOPMENT UPDATE

Notable Proposed Developments



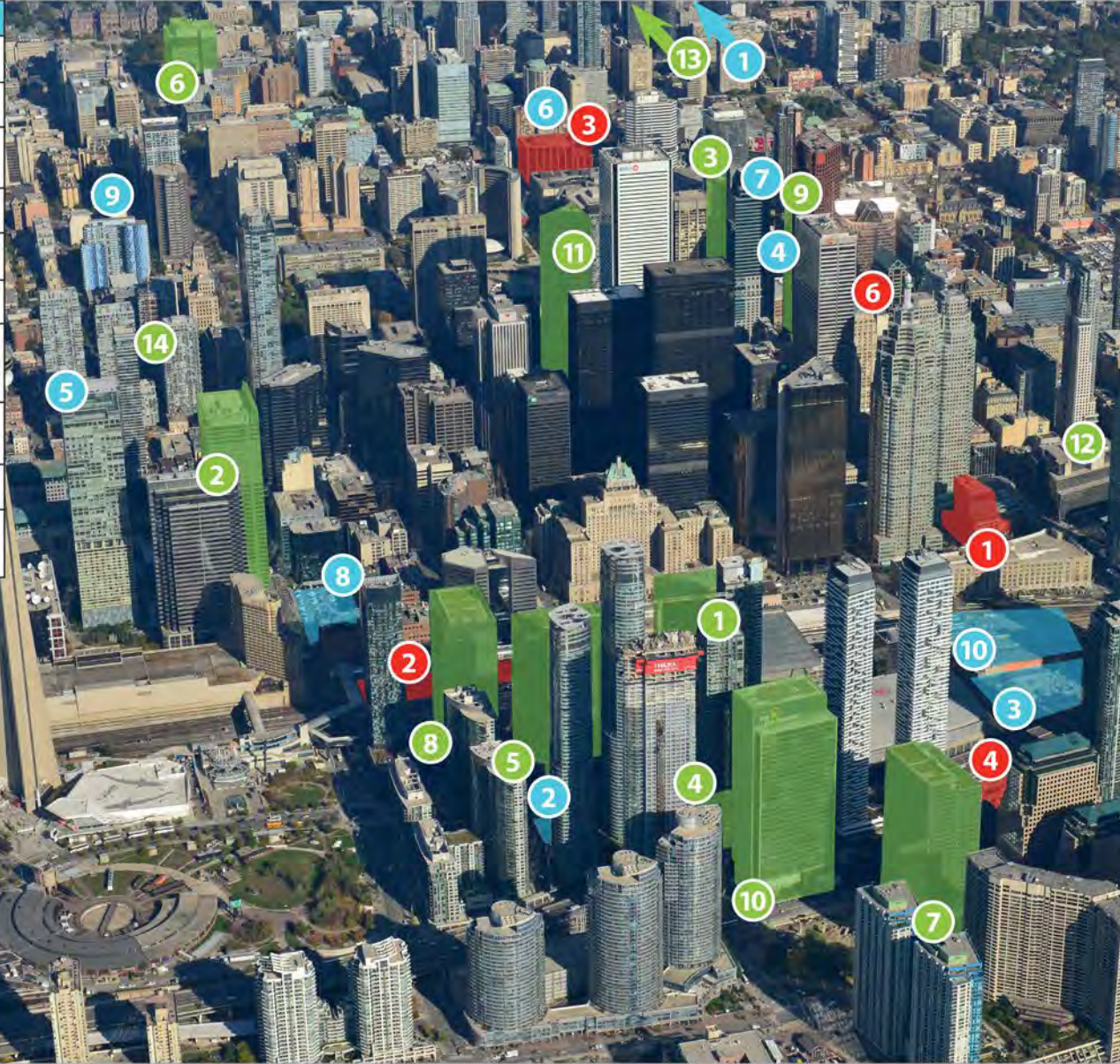
Union Park
(3,300,000 sf)
Oxford Properties

TORONTO DOWNTOWN DEVELOPMENT UPDATE

Notable Proposed Developments

Confirmed New Construction

1	11 Wellesley Street West - Offices in the Park - Lanterra Developments - 46,075 sf - Q1 2020
2	16 York Street - York Centre - Cadillac Fairview/OPB - 878,937 sf - Q2 2020
3	81 Bay Street - CIBC Square - Ivanhoe Cambridge/Hines - 1,447,484 sf - Q2 2020
4	2 Queen Street West - Cadillac Fairview - 29,149 sf - Q4 2020
5	19 Duncan Street - Allied Properties REIT/Westbank - 146,000 sf - Q1 2021
6	20 Edward Street - Lifetime Developments - 61,220 sf - Q1 2022
7	40 Temperance Street - Bay-Adelaide Centre - North Tower - Brookfield Properties - 820,000 sf - Q1 2022
8	160 Front Street West - Cadillac Fairview/IMCO - 1,255,000 sf - Q3 2022
9	234 Simcoe Street - Artist's Alley - 63,550 sf - Q2 2023
10	141 Bay Street - CIBC Square - Ivanhoe Cambridge/Hines - 1,431,388 sf - Q1 2024



Recently Completed

1	25 York Street (2009) - TELUS Tower - Menkes/HOOPP - 786,000 sf	8	120 Bremner Boulevard (2014) - Bremner Tower - GWL Realty Advisors - 676,656 sf
2	155 Wellington Street West (2009) - RBC Centre - Cadillac Fairview - 1,200,000 sf	9	22 Adelaide Street West (2016) - Bay-Adelaide Centre - East Tower - Brookfield Properties - 1,001,967 sf
3	333 Bay Street (2009) - Bay-Adelaide Centre - West Tower - Brookfield Properties - 1,100,000 sf	10	1 York Street (2016) - One York Street - Menkes/HOOPP - 800,000 sf
4	15 York Street (2010) - Maple Leaf Square - Cadillac Fairview - 224,732 sf	11	100 Adelaide Street West (2017) - EY Tower - Oxford Properties - 900,848 sf
5	18 York Street (2011) - PwC Tower - GWL Realty Advisors - 638,626 sf	12	20 Wellington Street East (2017) - Concert Properties - 43,411 sf
6	661 University Avenue (2013) - MaRS Discovery Centre - Phase II - MaRS Discovery District - 746,898 sf	13	9 St. Nicholas Street (2018) - Urban Landmark - 22,200 sf
7	88 Queens Quay West (2014) - RBC WaterPark Place - Oxford Properties - 910,613 sf	14	219 Queen Street West (2018) - Urban Capital Property Group - 21,016 sf

Future Development Sites

1	Brookfield Place - Phase 3 - Brookfield Properties - 800,000 sf
2	20 York Street - Union Centre - Allied Properties REIT - 1,100,000 sf
3	Atrium on Bay - TD Greystone Asset Management/KingSett Capital - 300,000 sf
4	30 Bay Street - The HUB - Oxford Properties/CPPIB/Toronto Port Authority - 1,400,000 sf
5	1-7 Yonge Street - Pinnacle International - 1,600,000 sf
6	Commerce Court 3 - Quadreal Properties - 1,400,000 sf
7	Union Park - Oxford Properties - 3,300,000 sf

Thank you.

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