



WATERFRONT

INNOVATION CENTRE

155 Queens Quay East

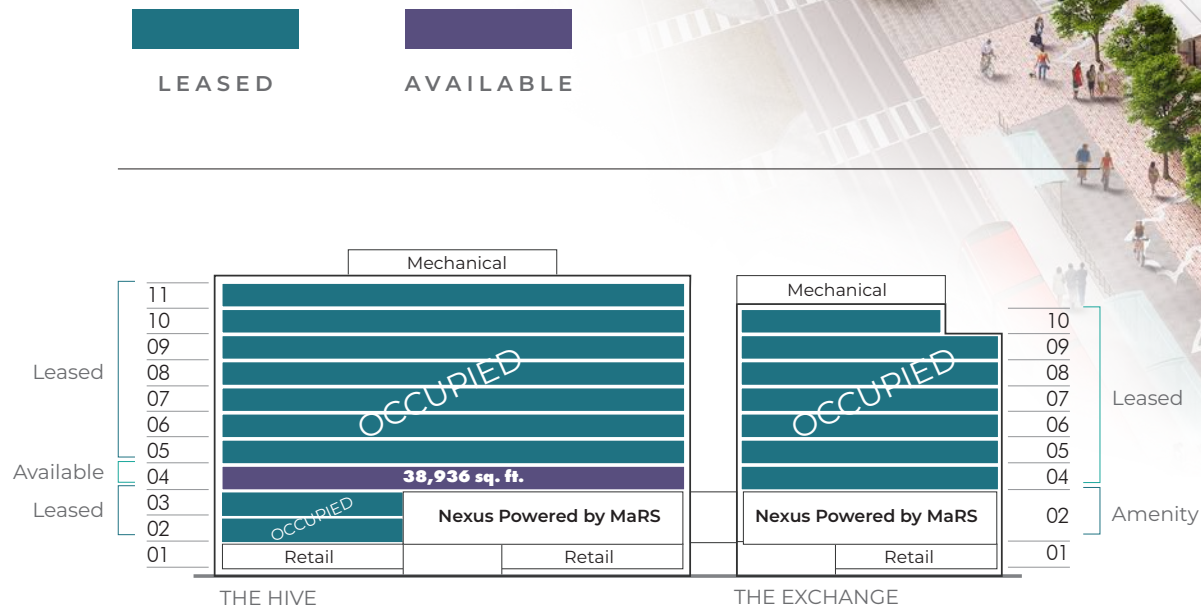
menkes **CBRE**

38,936 SQ. FT.
AVAILABLE FOR LEASE

AVAILABILITY

THE HIVE

THE EXCHANGE



THE BUILDING

AT A GLANCE

NET RENT (PER SQ. FT. PER ANNUM)

Call to discuss

ADDITIONAL RENT* (2025 ESTIMATE)

\$27.23 per sq. ft. per annum

*Does not include IMIT Grant

IMIT TAX GRANT estimated at

\$3.00 per sq. ft. per annum straightlined over 10 years

TOTAL AVAILABILITY

38,936 sq. ft.

OCCUPANCY

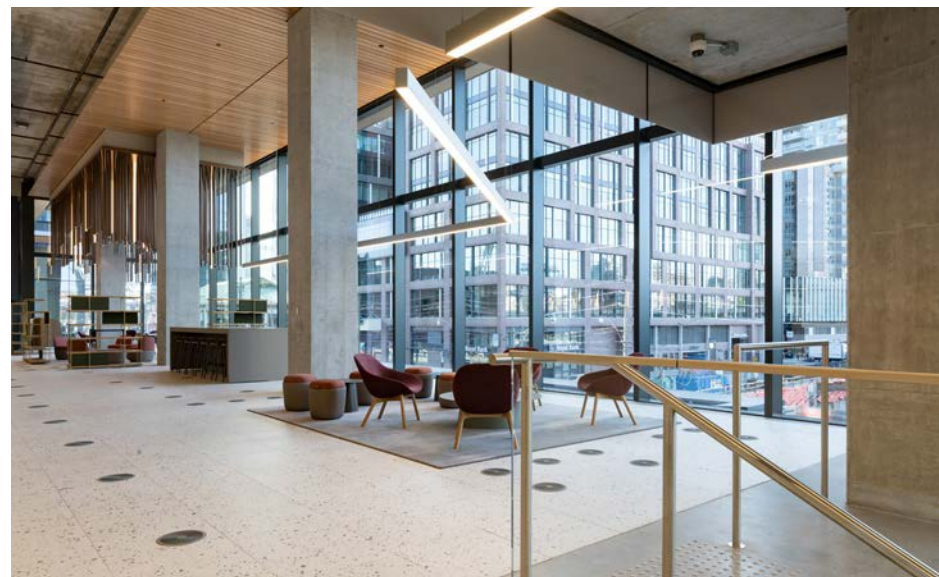
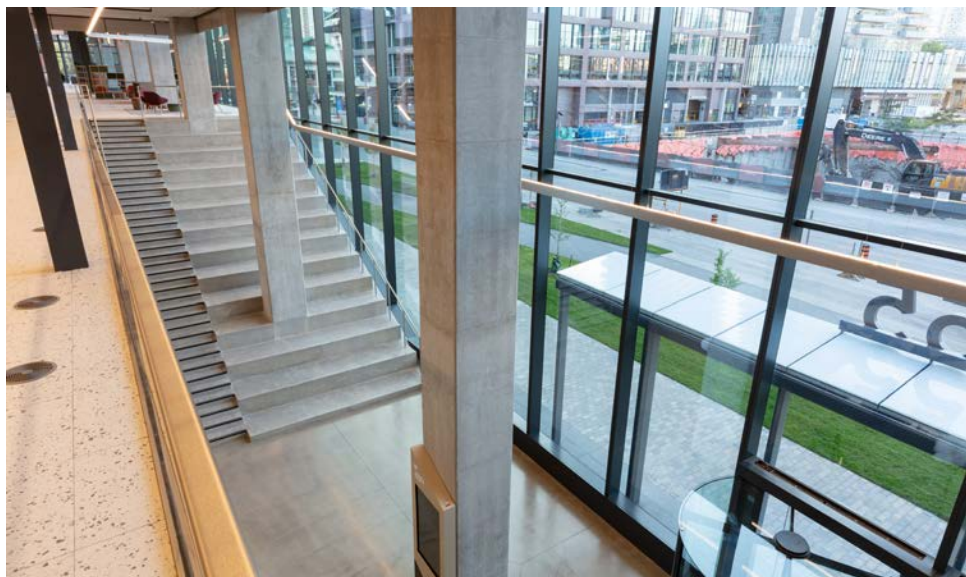
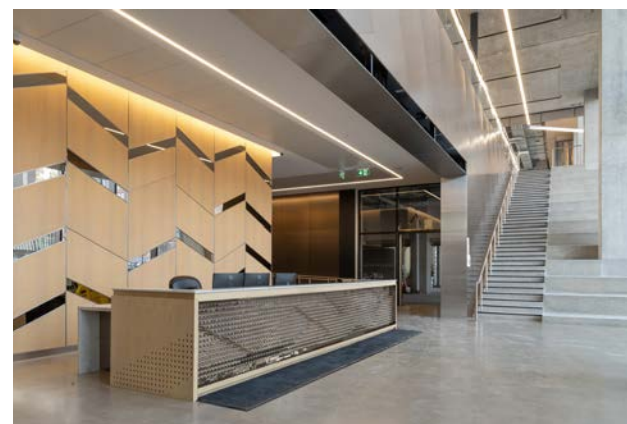
IMMEDIATE

Sustainability

LEED Platinum

Parking (1 stall per 2,200 sq. ft. leased)

The Waterfront Innovation Centre ("WIC")—Canada's first purpose-built Innovation Centre—offers creative companies beachfront office space with access to the MaRS ecosystem and community. WIC is designed to help companies attract and retain Toronto's top talent with state of the art building features, including a 13,000 sq. ft. collaborative lobby powered by MaRS.

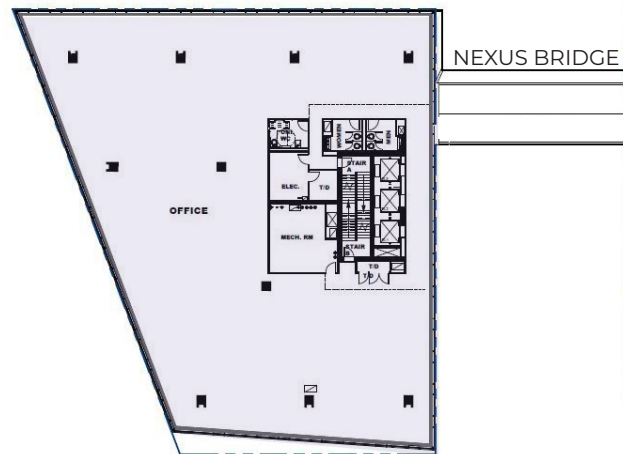


FLOOR PLAN

THE EXCHANGE

FLOOR AVAILABILITIES

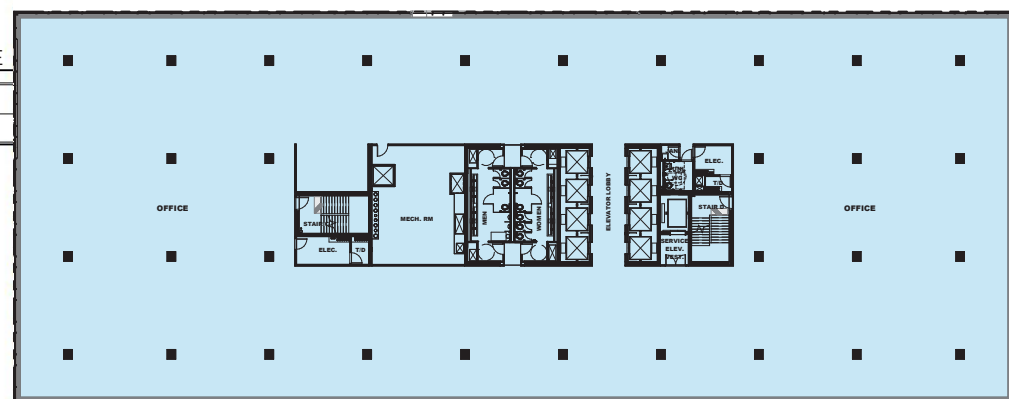
FULLY LEASED



THE HIVE

FLOOR AVAILABILITIES

4 - 38,936 sq.ft.



Brendan Sullivan*

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Brian Porter*

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Byron Ahmet**

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* Sales Representative
** Broker

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CBRE

TURNKEY MODEL SUITE OPTIONS

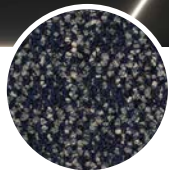
SUITE 400

SUITE 430



SUITE 410

SUITE 420



LOCAL AMENITIES

Restaurants



- 1 Dark Horse Espresso Bar
- 2 Irene
- 3 Simona
- 4 Starbucks
- 5 Don Alfonso 1890
- 6 Miku
- 7 Great Lakes Brewpub
- 8 Jump Restaurant
- 9 Cantina Mercatto
- 10 Cafe Landwer Front
- 11 The Harbour Sixty
- 12 The Joneses
- 13 Piano Piano
- 14 Chotto Matte
- 15 NBA Courtside
- 16 Lazy Barista
- 17 The Keg
- 18 Bier Market
- 19 Goose Island Brewery
- 20 Balzac's Market Street
- 21 The Flatiron: Firkin Pub
- 22 Fresh Kitchen + Juice Bar
- 23 SukhoTHAI
- 24 Au Pain Doré Bakery
- 25 Amano Trattoria

Hotels



- 1 Fairmont Royal York Hotel
- 2 Westin Hotels & Resorts
- 3 Le Germain Hotel
- 4 Novotel

Services

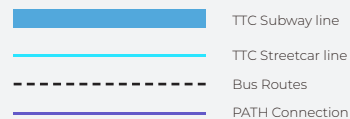
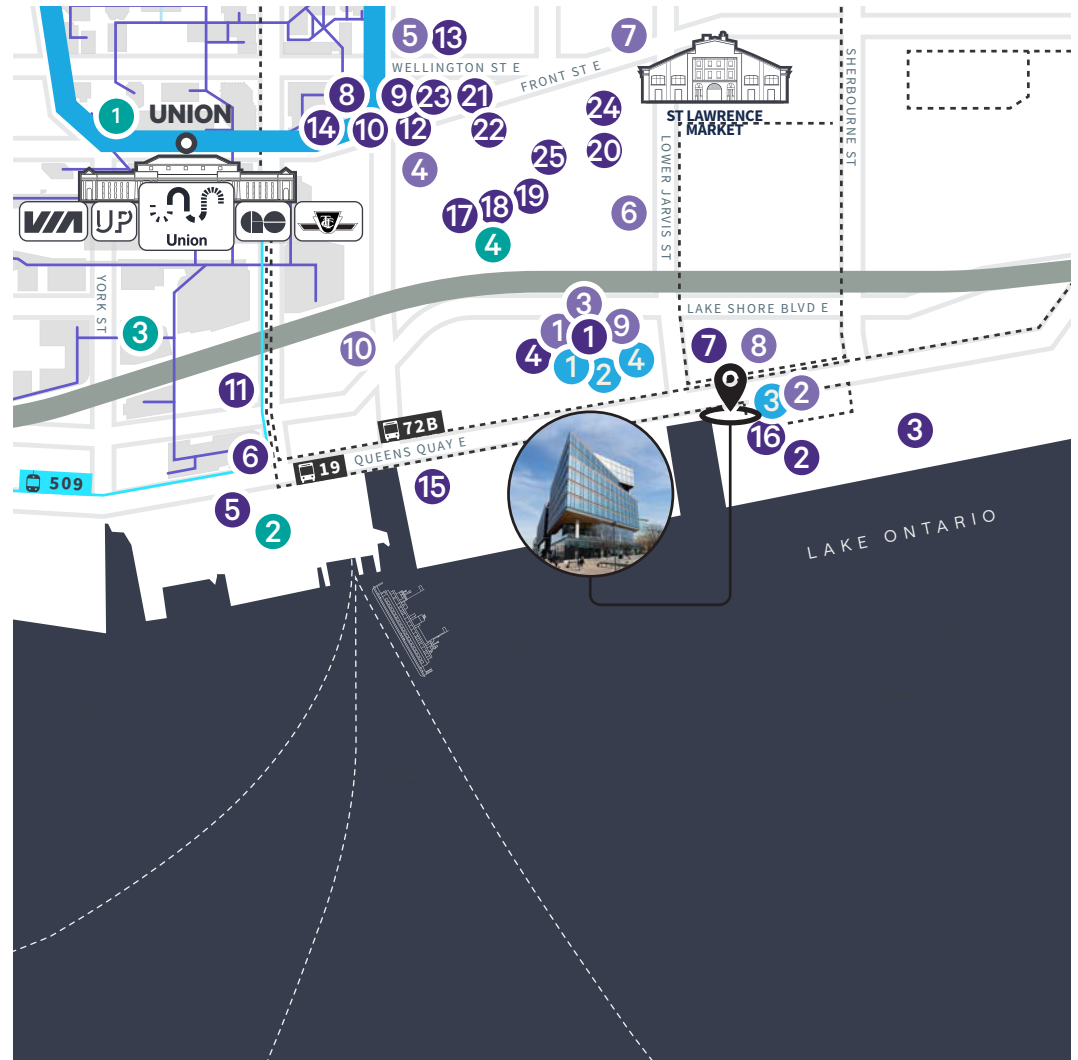


- 1 Unity Fitness
- 2 CIBC
- 3 Scotiabank
- 4 Meridian Hall
- 5 The Printing House
- 6 Canada Post
- 7 TD Bank
- 8 RBC Bank
- 9 The Dry Cleaner-Loblaws
- 10 1Clinic

Retailers



- 1 Farm Boy
- 2 LCBO
- 3 Shoppers Drug Mart
- 4 Loblaws

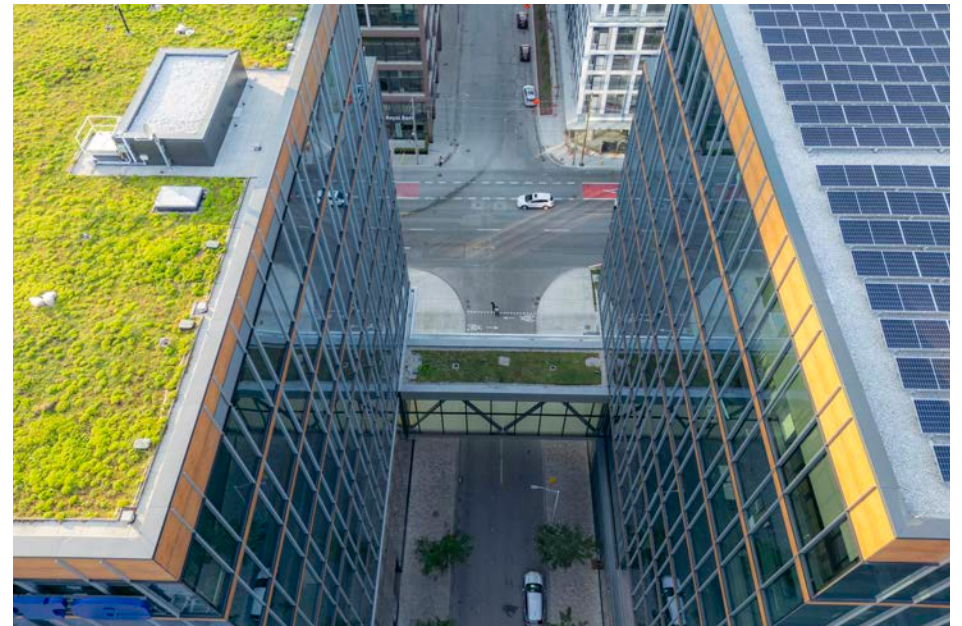
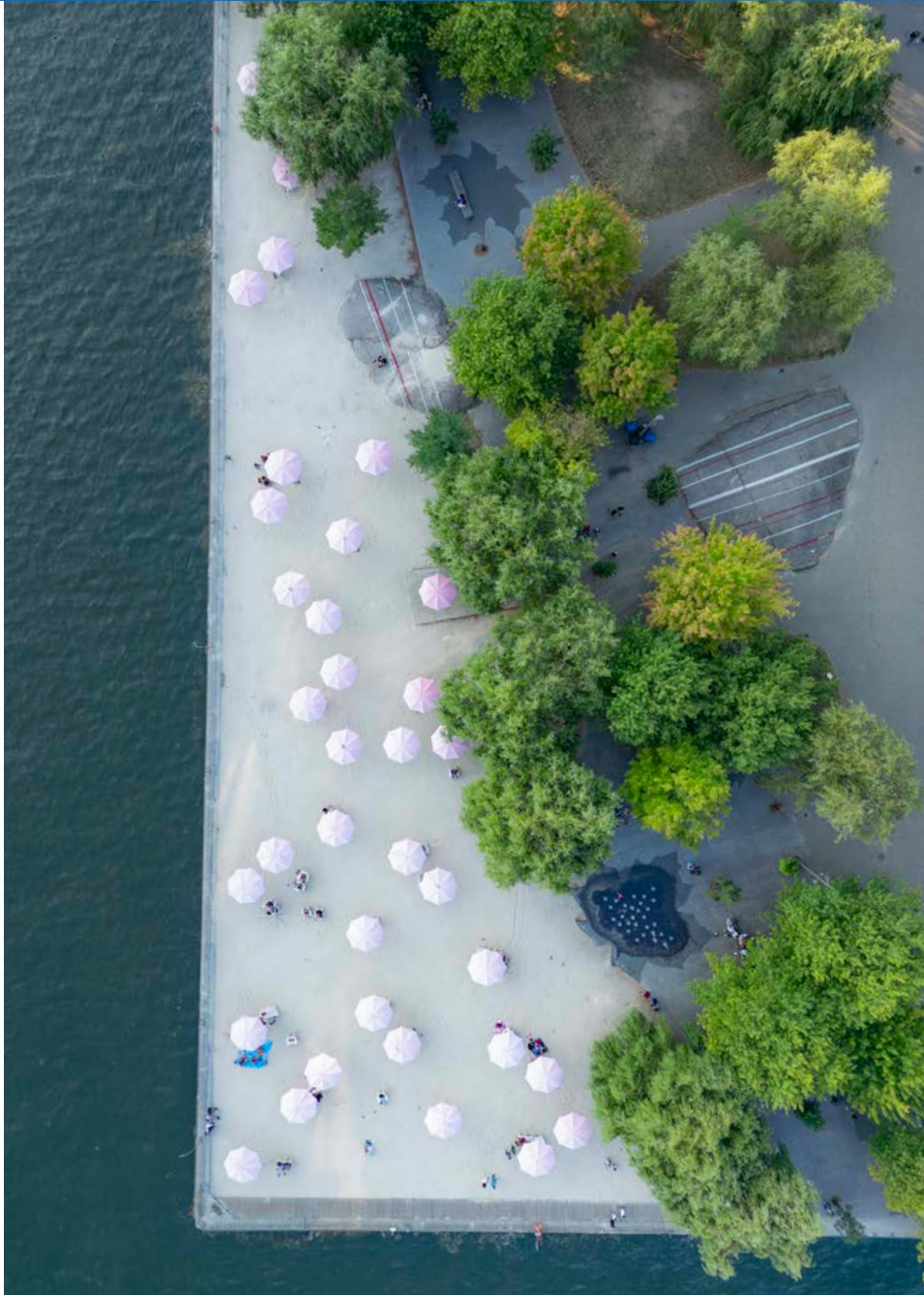


98
WALK SCORE

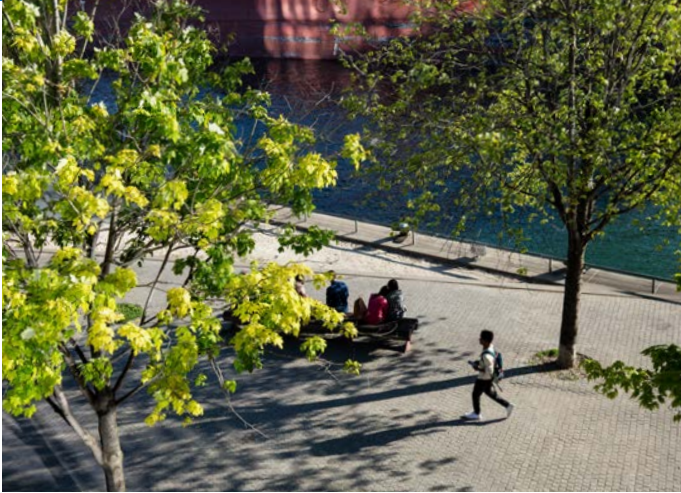
94
TRANSIT SCORE

91
BIKE SCORE

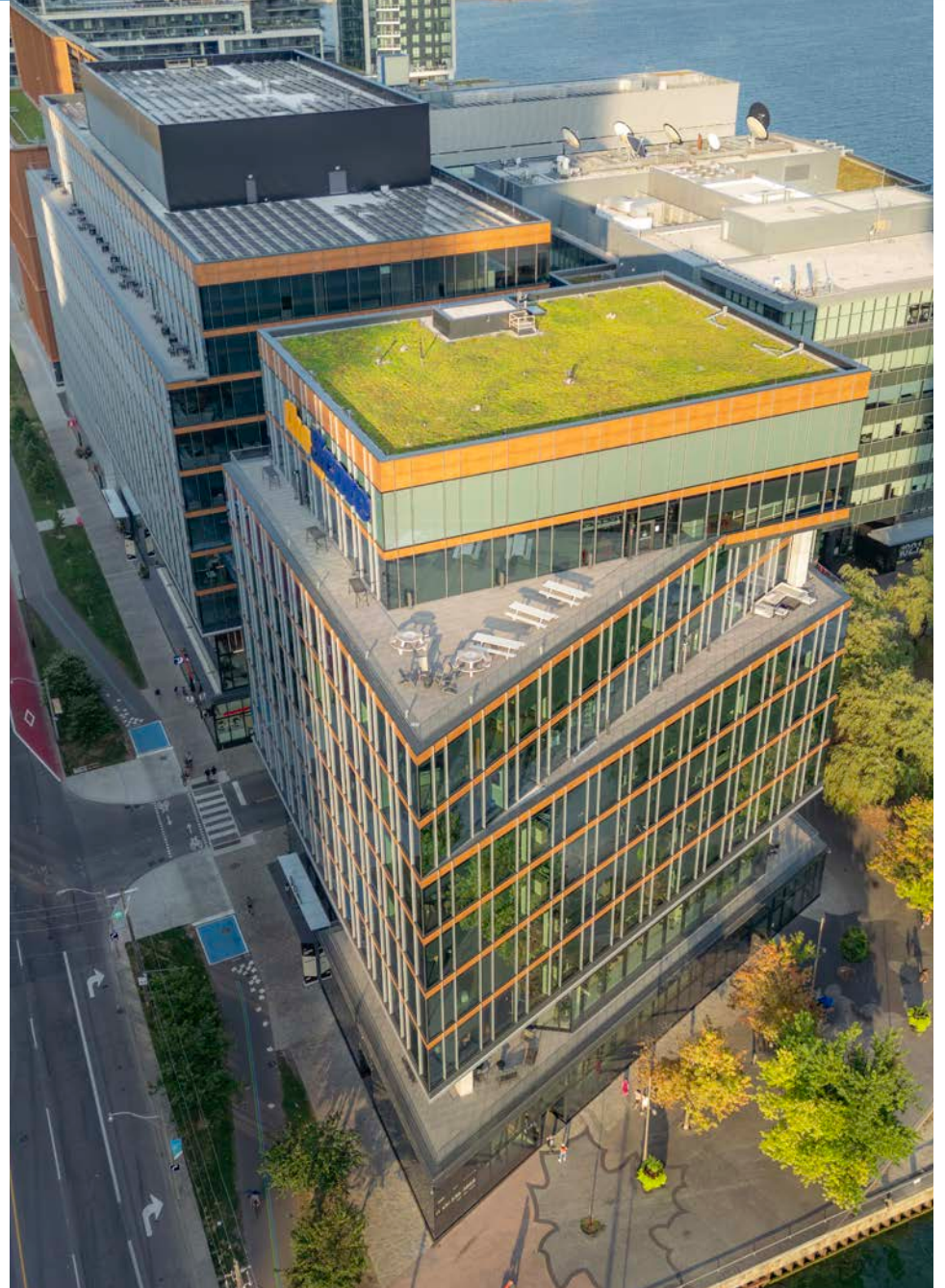
PROGRESSIVE & SUSTAINABLE



CONNECTED & DYNMAIC



BUILT FOR INNOVATION





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