



W A T E R F R O N T
I N N O V A T I O N C E N T R E

125-155 Queens Quay East

**BUILT FOR INNOVATION
& CONNECTION**





WATERFRONT INNOVATION CENTRE

125-155 Queens Quay East

THE WATERFRONT INNOVATION CENTRE

redefines how creative and technology-driven teams work, connect, and grow. Developed by Menkes Developments Ltd., this 475,000 sq. ft. LEED Platinum certified office complex was purpose-built for collaboration, featuring light-filled floor plates, 10'10" floor-to-ceiling glass, and a mix of private and shared spaces designed to spark innovation.

Tenants benefit from direct access to the waterfront trail, Sugar Beach, and Toronto's East Bayfront community, alongside premier retail, cafés, and wellness amenities. Positioned just steps from Union Station and the Financial Core, WIC offers a rare opportunity to experience a connected, future-ready workplace. Where exceptional design meets productivity, wellness, and lifestyle on Toronto's waterfront.

DESIGN WITH PURPOSE

Crafted for Connection, Performance,
& Sustainability

NET RENT (PER SQ. FT. PER ANNUM)
Call to discuss

ADDITIONAL RENT* (2026 ESTIMATE)
\$28.36 per sq. ft. per annum
*Not including IMIT Grant

IMIT TAX GRANT
Call to discuss

TOTAL AVAILABILITY
38,936 sq. ft.

OCCUPANCY
IMMEDIATE

SUSTAINABILITY
LEED Platinum

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



Rick Hansen
Foundation



Accessibility
Certification™





CENTRE OF CONNECTION

Connecting Teams, Ideas, & Opportunity
Across the Waterfront

THE NEXUS. Anchoring the connection between The Exchange and The Hive, The Nexus serves as the heart of the Waterfront Innovation Centre - a 16,270 sq. ft. collaborative hub designed to foster creativity and connection. This bright, open space offers communal seating, four state-of-the-art conference rooms, and breakout areas designed to encourage spontaneous collaboration. Purpose-built for Toronto's innovation and technology community, The Nexus brings people together - bridging ideas, companies, and opportunities across the waterfront campus.

NEIGHBOURHOOD

Where Work Meets the Waterfront

RESTAURANTS & CAFES

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

HOTELS

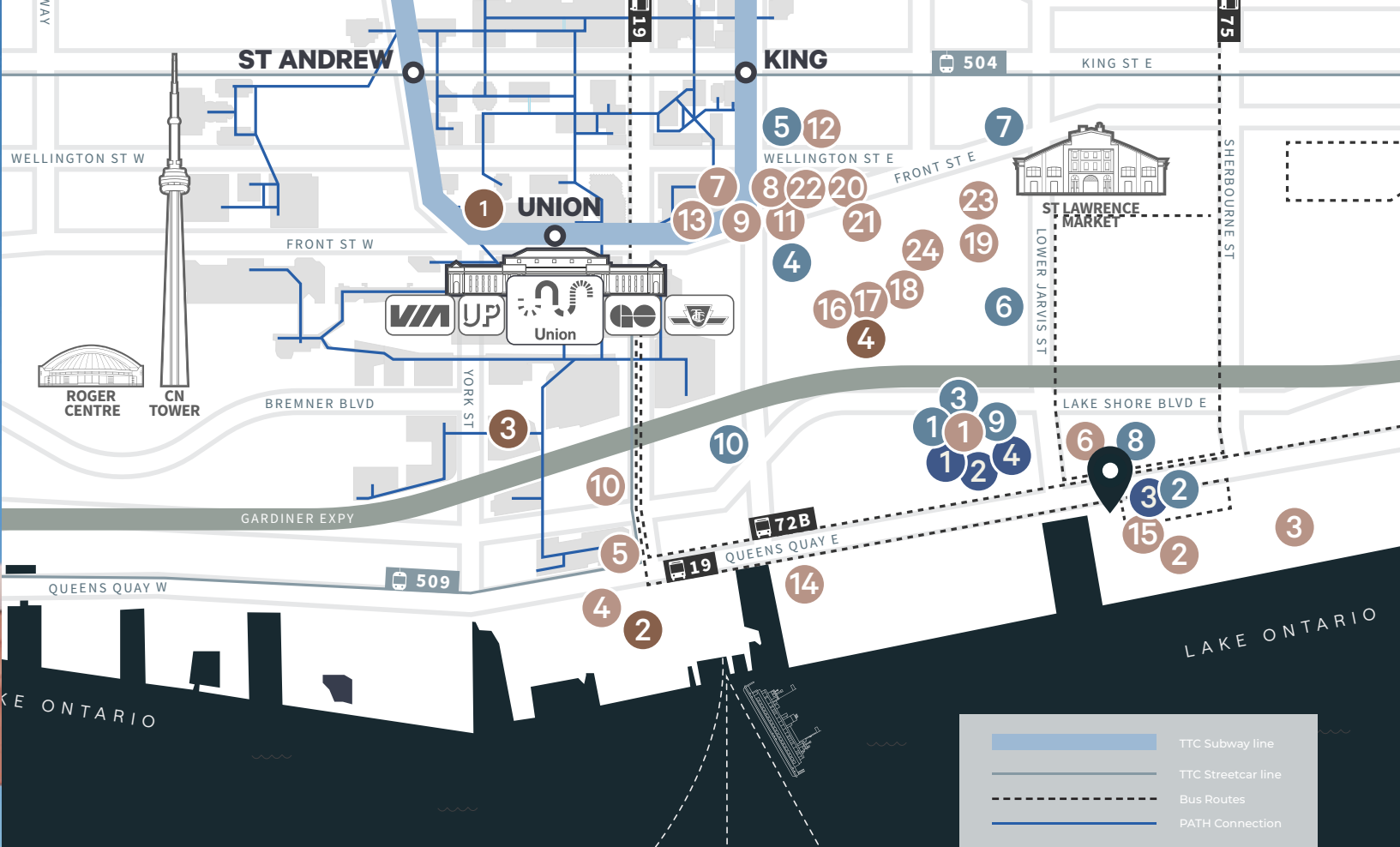
- 1 Fairmont Royal York Hotel
- 2 Westin Hotels & Resorts
- 3 Le Germain Hotel
- 4 Novotel

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



WALK SCORE

93



TRANSIT SCORE

94



BIKE SCORE

91

NEIGHBOURHOOD HIGHLIGHTS

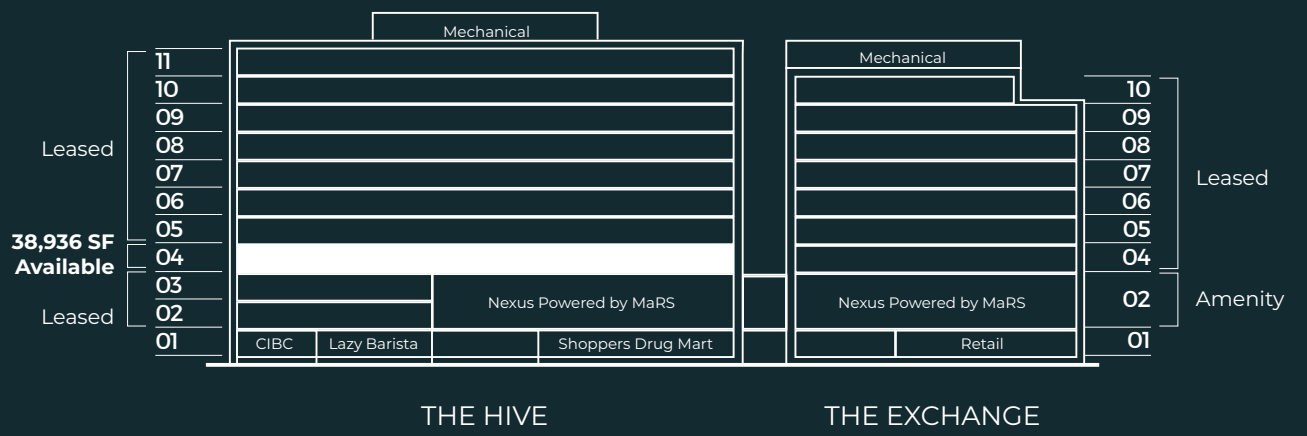
- Direct TTC Streetcar Access
- 10-Minute Walk to Union
- Shuttle Bus Service
- Future PATH Connection
- Waterfront Trails & Parks
- Steps to Sugar Beach
- Steps to Ferry Terminal
- 10-Minutes to St. Lawrence
- 20-Minutes to Distillery District





AVAILABILITY

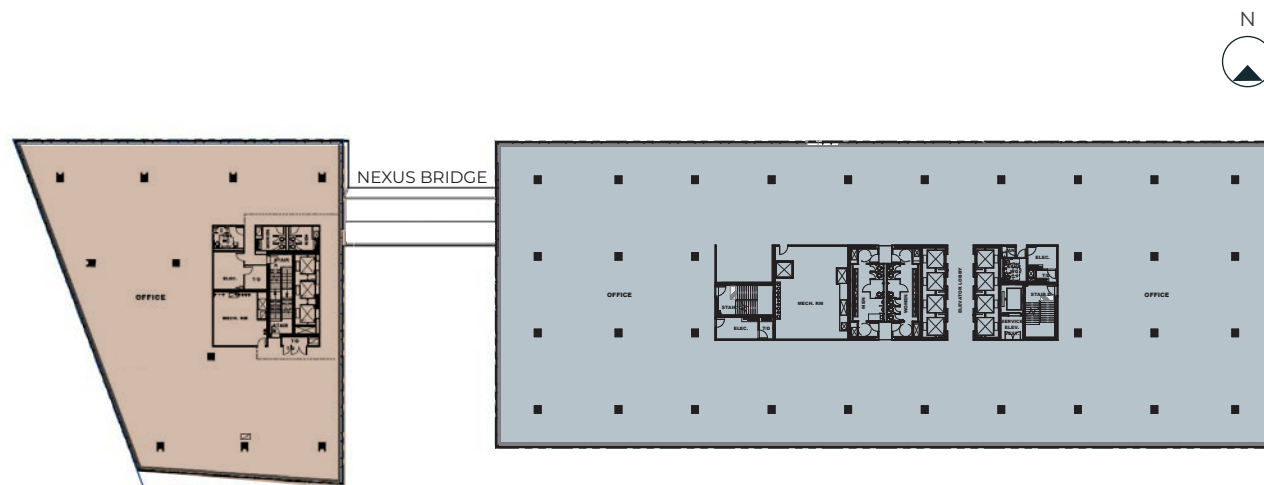
Step Into Premium Office Space on the Waterfront
Step Into the Future of Work



FLOOR PLAN

Smart, Efficient, & Flexible Floor Plates
Endless Potential

DESIGNED TO SUPPORT FOCUS, INNOVATION & CONNECTION. Bright, flexible workspaces with lake views and modern design. Crafted for innovation and success on Toronto's waterfront.

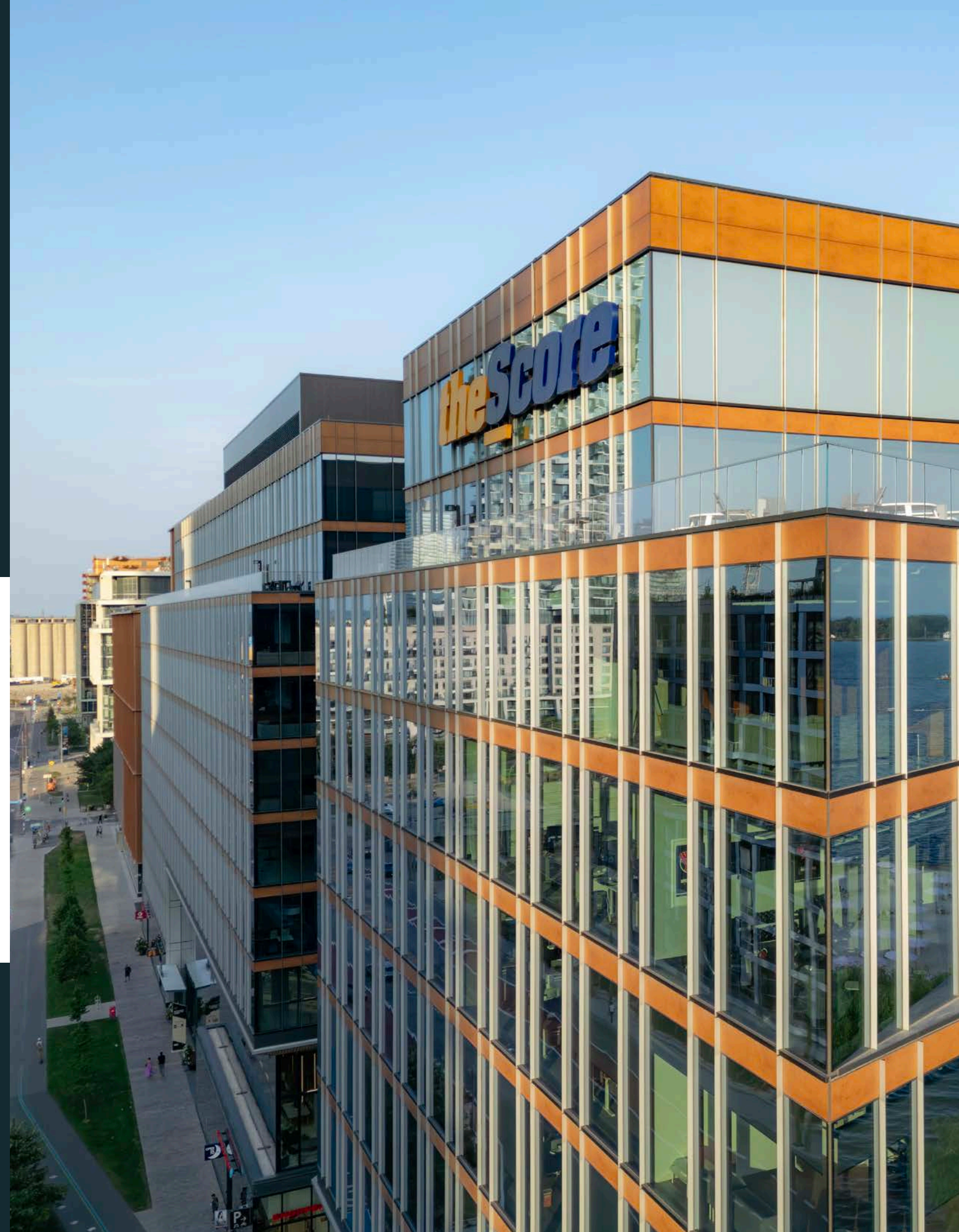


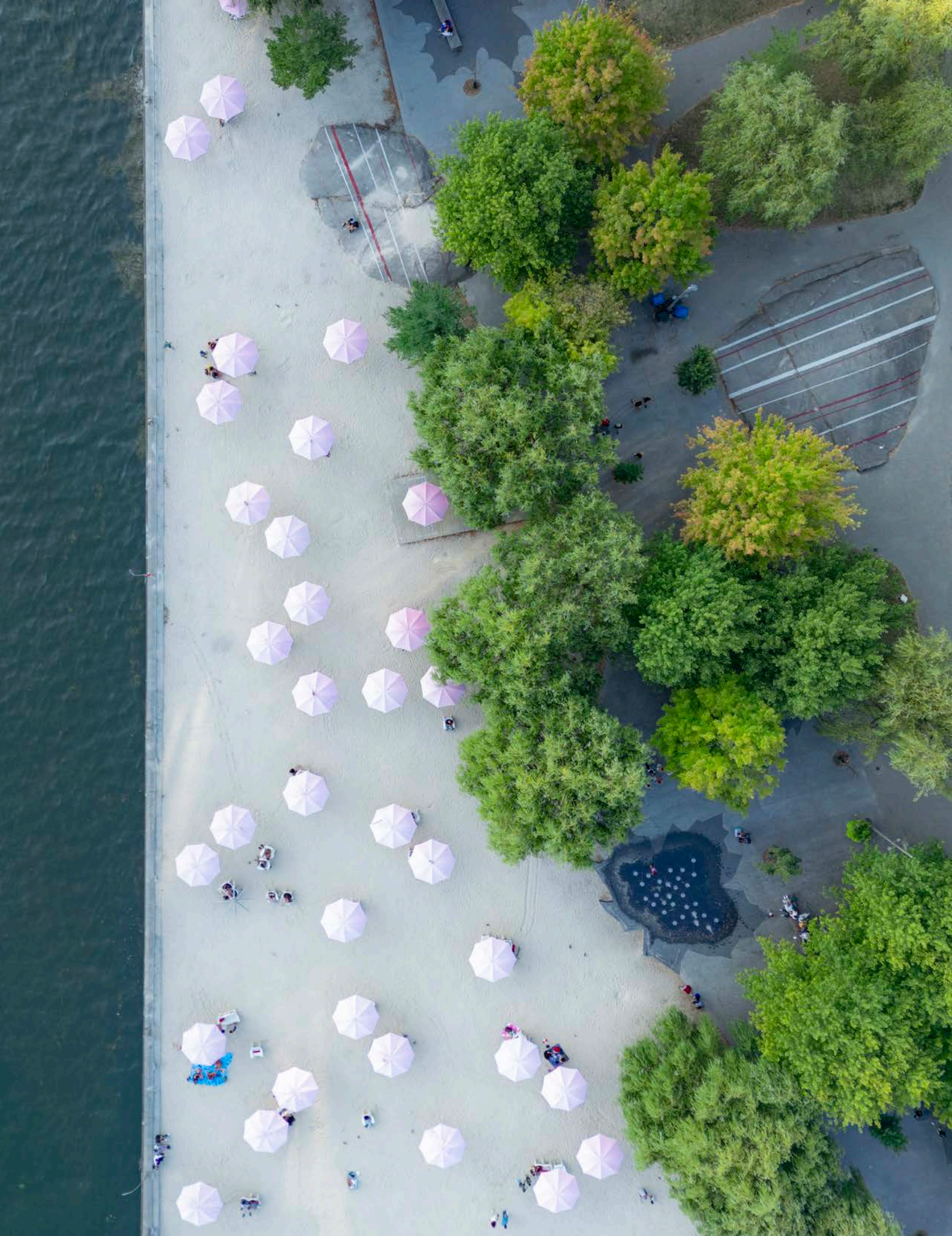
THE EXCHANGE
Floor Availabilities

Fully Leased

THE HIVE
Floor Availabilities

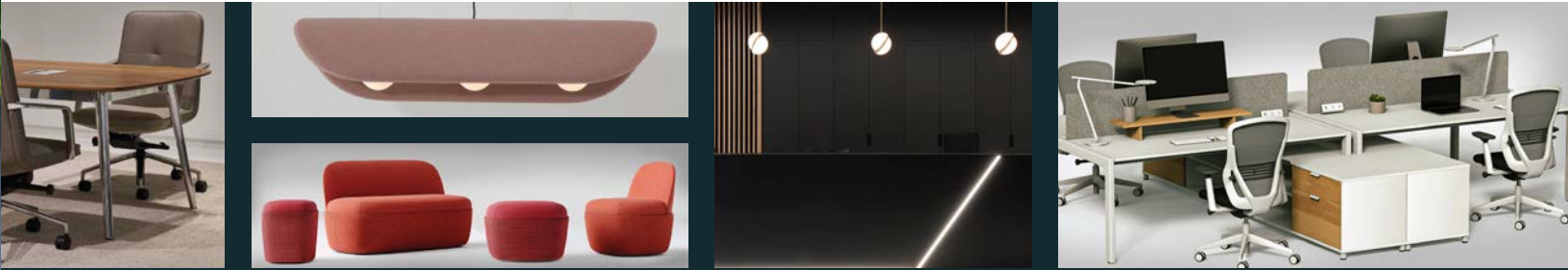
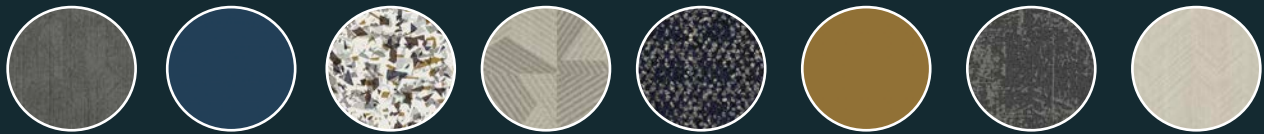
4th: 38,936 SF





TURNKEY MODEL SUITE OPTIONS

Flexible Suites Tailored for You



SUSTAINABILITY & CONNECTIVITY

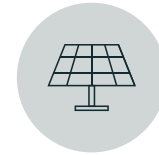
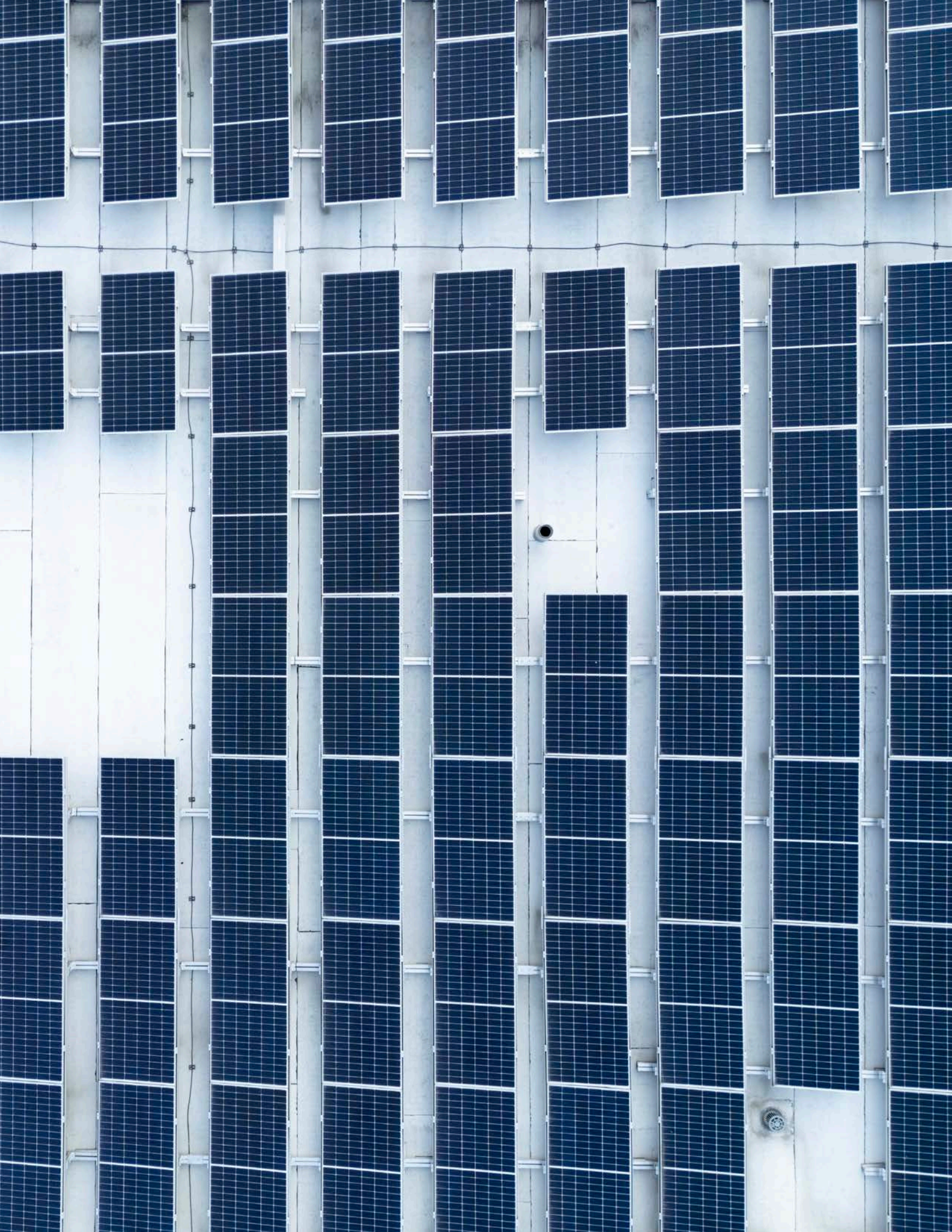
Built for Performance. Designed for the Future

AT 125-155 QUEENS QUAY EAST, THE WATERFRONT INNOVATION CENTRE

sustainability and connectivity converge to define a new standard for modern workplaces. The LEED Platinum certified complex integrates renewable energy systems, smart daylighting, and Enwave's district energy network to minimize emissions and maximise comfort, while features like solar panels, a green roof, and EV charging stations support a cleaner urban future.

Inside, Beanfield Metroconnect's dedicated fibre-optic infrastructure delivers ultra-high-speed broadband, empowering technology-driven tenants to collaborate, stream, and innovate without limits. From energy efficiency to digital performance, every element of WIC is designed to create a sustainable, connected environment that advances productivity and well-being on Toronto's waterfront.





576 SOLAR PANELS

GENERATING
APPROX. 278,000
KWH ANNUALLY



40 EV CHARGING

SUPPORTING
SUSTAINABLE
COMMUTING



GREEN ROOF

MINIMIZING
STORMWATER
RUNOFF



ENWAVE DISTRICT ENERGY

SYSTEM REDUCING
CARBON
EMISSIONS



174 SECURE BIKE PARKING

SUPPORTING
SUSTAINABLE
COMMUTING



62% WATER REDUCTION

THROUGH
RAINWATER
SYSTEMS



LEED PLATINUM

RECOGNISED
ENVIRONMENTAL
EXCELLENCE



ON-SITE SHOWERS

PROMOTING
ACTIVE
COMMUTING



FIBRE NETWORK

ULTRA-
HIGH SPEED
CONNECTIVITY

DESIGNED FOR A GREENER TOMORROW

The Waterfront Innovation Centre integrates intelligent design with responsible performance. Every feature, from its LEED Platinum certification and renewable systems to its advanced fibre network and commuter amenities, works in harmony to support wellness, efficiency, and future-ready business operations.



THE FUTURE OF WORK

Where Vision, Innovation,
& Place Align

AT 125-155 QUEENS QUAY EAST, THE WATERFRONT INNOVATION CENTRE design, technology, and sustainability converge to define Toronto's most forward-thinking workplace. Every element, from its LEED Platinum certification and renewable systems to its high-performance digital infrastructure and light-filled architecture, has been purpose-built to empower connection and creativity.

Positioned on Toronto's vibrant waterfront, WIC offers more than an address; it offers a new way of working that is sustainable, inspiring, and deeply connected to the city's future.



WATERFRONT INNOVATION CENTRE

125-155 Queens Quay East

Built for Innovation & Connection



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***Sales Representative **Broker**