



THE PERMANENT: YOUR LEGACY

THE PERMANENT





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FORMERLY THE CANADA PERMANENT BUILDING.

Welcome to The Permanent.

Formerly known as the Canada Permanent Building, 320 Bay was built in 1931 on the most important corner of Toronto's financial core at Bay and Adelaide streets. Designed by the prominent Canadian architect Henry Sproatt, at 18 storeys 320 Bay was the tallest building at the time and its history has intrinsically been linked to the history of the city, creating a real Toronto legacy. A true legacy doesn't happen overnight; like your business, it is grown and developed over time.

The building's art deco exterior combines limestone cladding and granite, with ornate gargoyles standing guard on the peak, overlooking Bay Street. The warm golden glow of the Bay Street two-storey coffered entrance is a welcoming invitation into its internal historical grandeur. The Permanent's main-floor grand banking hall stuns with brass plate detailing, brass-clad elevators, intricate ceiling treatments and elegant arches, transporting its visitors to an era of splendor and sophistication. In addition to its unique yet ideal amenities, the building

is perfectly positioned in the core, connecting its occupants and visitors directly into Toronto's underground PATH network (which leads to First Canadian Place).

The area surrounding The Permanent is the very heart of the Downtown Core, allowing you to keep your finger on the pulse of Toronto at all times. Located in the centre of the Queen and King, and University and Yonge arteries, the building is within a 5-minute walk to all downtown transit, including streetcars, buses, subway, Union and GO trains. With a plethora of

amenities available at The Permanent's doorstep, there are unending possibilities for entertainment, lifestyle, and business necessities at your convenience.

Accelerate your business' growth in The Permanent. Build Your Legacy, join the movement and be part of the growth that will define the Financial Core for generations to come.





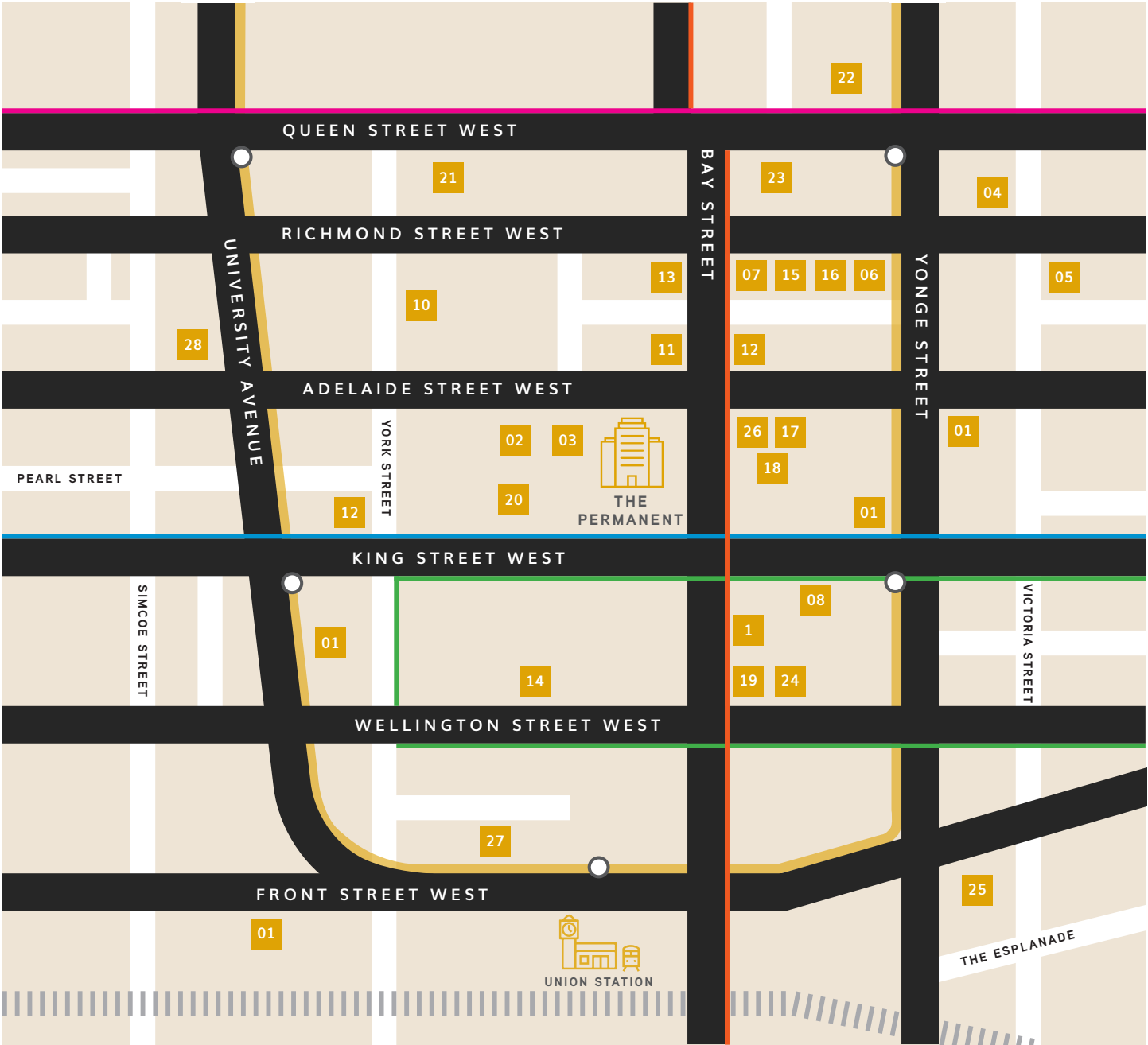
THE PERMANENT






IN THE HEART OF THE FINANCIAL CORE.



TRANSIT AND AMENITY MAPS.



TRANSIT

-  SUBWAY STATIONS
-  SUBWAY LINE
-  502 STREETCAR
-  504 STREETCAR
-  503 STREETCAR
-  6 BAY STREET BUS

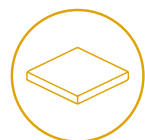
RESTAURANTS

- | | | | |
|----|------------------------|----|------------------|
| 01 | STARBUCKS (MULTIPLE) | 11 | THE KEG |
| 02 | REDS WINE TAVERN | 12 | KATANA |
| 03 | CACTUS CLUB CAFÉ | 13 | JOHN & SONS |
| 04 | TERRONI | 14 | BYMARK |
| 05 | BATCH | 15 | THE CHASE |
| 06 | DINEEN COFFEE CO. | 16 | RICHMOND STATION |
| 07 | HY'S STEAKHOUSE | 17 | ST. REGIS |
| 08 | MOS MOS COFFEE | 18 | LOUIX LOUIS |
| 09 | EARL'S KITCHEN AND BAR | 19 | WALRUS |
| 10 | MERCATTO ON BAY | | |

RETAIL & AMENITIES

- | | |
|----|---|
| 20 | FCP FOOD COURT & SHOPS (FIRST CANADIAN PLACE) |
| 21 | SHERATON CENTRE TORONTO |
| 22 | EATON CENTRE |
| 23 | HUDSON'S BAY |
| 24 | EQUINOX BAY STREET |
| 25 | SONY CENTRE OF THE PERFORMING ARTS |
| 26 | THE NATIONAL CLUB |
| 27 | FAIRMONT ROYAL YORK |
| 28 | SHANGRI-LA HOTEL |

COMPLETELY RENOVATED FOR MODERN USE.



**FLEXIBLE
FLOORPLATE**

Small/Medium/Large



PATH

Direct access into
First Canadian
Place



SECURITY

Proximity cards,
CCTV, Intercom &
24/7 staffed lobby



POWER

5 watts per square
foot available. Back-up
power available



**LOBBY CEILING
HEIGHT**

30' in renovated
South Lobby



**OFFICE CEILING
HEIGHT**

Open to structure,
can accommodate 9'
clear finished ceiling



WASHROOMS

Single access; 4M
+ 4F fixtures per
floor. Barrier free &
universal washrooms
every 3 floors



TELECOM

Empty riser pathways
for cabling



HVAC

Overhead air distribution
to open plan with
interior fan coils;
Perimeter wall mount fin
tube heating; Ventilation
to accommodate 20
cfm/person with CO2
controls; Supplemental
cooling available



LIGHTING

LED fixtures
provided to suit 35
FC average to open
plan



**LIGHTING
CONTROL**

Central lighting
control system, with
dimmable fixtures and
occupancy sensors



**BICYCLE
FACILITIES**

Approx. 100 bicycle
stalls with change
rooms including 3
male, 3 female and 1
universal shower



NOTE: Specifications subject to change resulting from design improvements, site constraints and the municipal approval process.



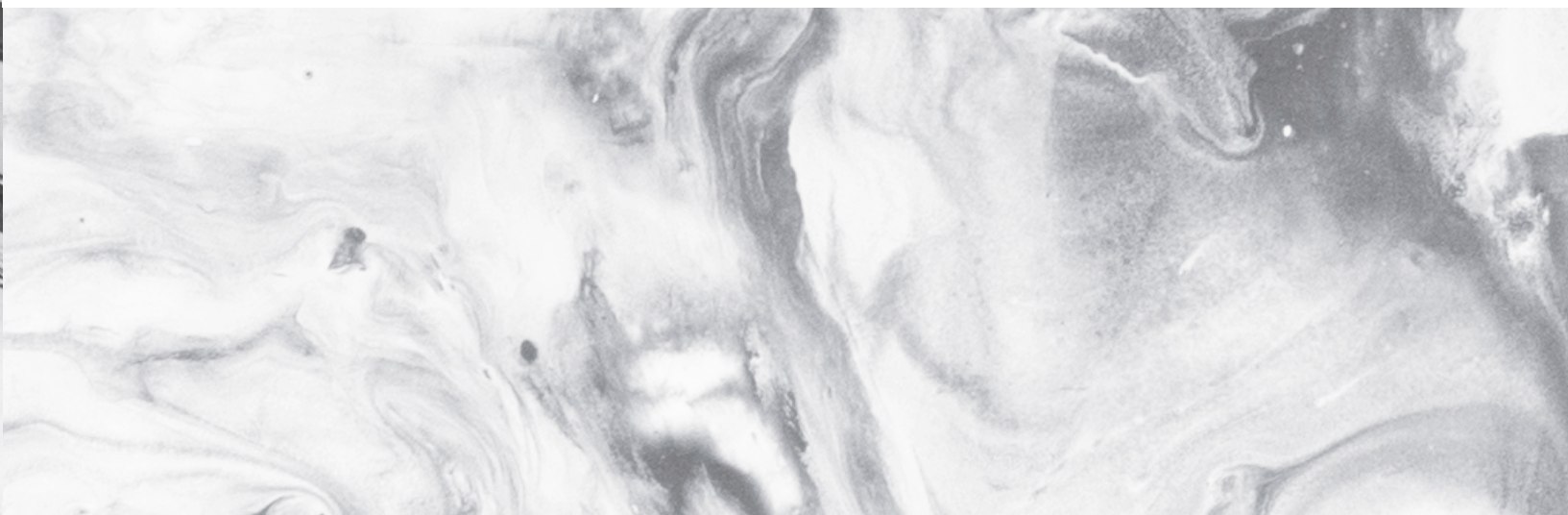
TRUSTED OWNERSHIP.

MENKES DEVELOPMENTS

Menkes Developments Ltd. is an award-winning, fully integrated real estate company involved in the construction, ownership and management of office, industrial, retail and residential properties. Founded in 1954, the company is one of the largest private developers in Canada, with a primary focus in the Greater Toronto Area. Menkes is known for its innovative, multi-disciplinary approach and superior design, and is highly regarded as one of the most trusted builders in Toronto, with a strong reputation for quality and customer service excellence. Past projects include the Four Seasons Hotel & Residences in Bloor-Yorkville, 25 York Street (Telus harbour), and the two million square foot Harbour Plaza/One York commercial retail complex.

TD GREYSTONE

TD Greystone Asset Management is an institutional money manager with multi-asset solutions proudly serving its clients since 1988. Based in Regina, with additional offices in Toronto, Winnipeg and Hong Kong, TD Greystone manages over C\$35 billion on behalf of institutional clients across Canada.

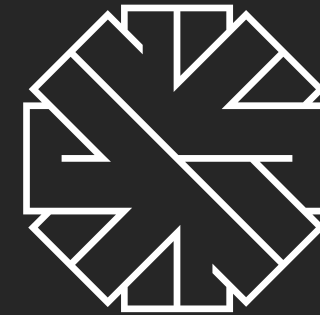




STACKING PLAN.



F18	5,169 SF
F17	9,962 SF
F16	10,222 SF
F15	10,299 SF
F14	16,569 SF
F13	16,712 SF
F12	16,712 SF
F11	16,569 SF
F10	18,902 SF
F9	18,902 SF
F8	18,758 SF
F7	18,720 SF
F6	18,720 SF
F5	18,940 SF
F4	19,095 SF
F3	19,095 SF
F2	23,008 SF
MEZZANINE	12,294 SF
RETAIL GROUND	15,752 SF
BASEMENT	9,083 SF



THE PERMANENT

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Accelerating success.