

FACT SHEET

45-141 BAY STREET | Toronto, Ontario, Canada



45-141 BAY STREET LEED® PLATINUM OFFICE TOWER COMPLEX

- **ARCHITECTURAL LANDMARK:**

- *Architect : Wilkinson Eyre, selected following an International Design Competition.

- *Elevated public park above the rail corridor linking the two office buildings.

- *Iconic Architecture contributing to the Toronto skyline.

- **TRANSIT-ORIENTED DESIGN:**

- *Located at the confluence of all the major transportation systems in downtown Toronto, with direct access to Union Station, GO Transit, LRT, subway system and the Gardiner Expressway

- **NEW GENERATION OFFICE SPACE:**

- *27,000 ft² floor column-free plates

- *10-foot floor-to-ceiling height

- *Floor-to-ceiling vision glass

- *Designed to meet LEED® Platinum CS

- *High Density design specifications

- **AMENITIES:**

- *Elevated public park, varied food services, fitness / well-being centre, all with direct access to the park

- *Conference room / Business Center facilities

- *Access to the PATH network



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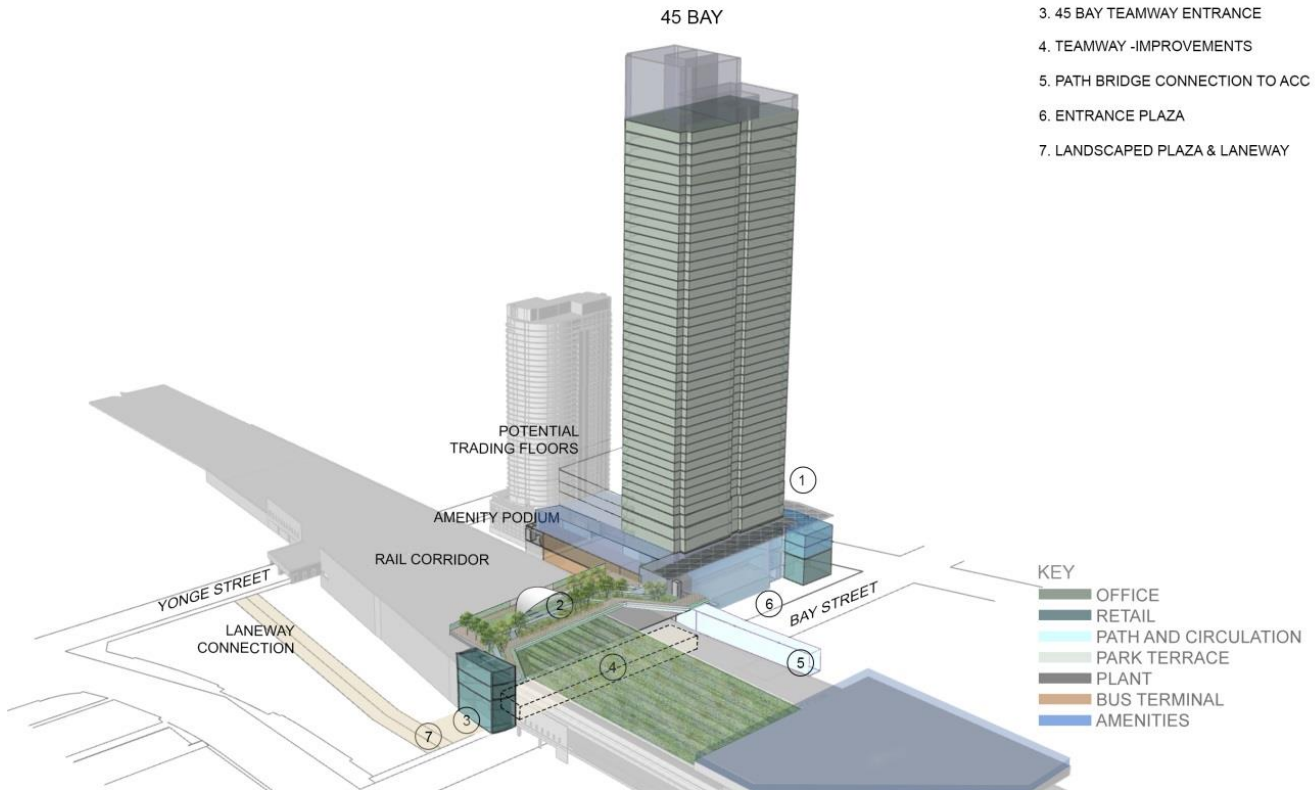
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PHASE 1

1. 45 BAY TOWER & POTENTIAL TRADING PODIUM
2. ELEVATED PARK
3. 45 BAY TEAMWAY ENTRANCE
4. TEAMWAY -IMPROVEMENTS
5. PATH BRIDGE CONNECTION TO ACC
6. ENTRANCE PLAZA
7. LANDSCAPED PLAZA & LANEWAY



PHASE I

45 Bay Tower
Metrolinx' Bus Terminal
Elevated park (1 acre)
East Bay Teamway, Elevated Path to ACC

Office (GLA)	126 500 m ² (1.36 M ft ²)
Typical Office Floor Plate Size (GLA)	± 2 500 m ² (± 27,000 ft ²)
Typical High Density Floor Size	± 5 500 m ² (± 60,000 ft ²)
Number of floors	48
Number of Parking Stalls	377
Floor-to-ceiling Typical Office	3 m (10' 0")
Floor-to-ceiling High Density Floor Size	3,60 m (12' 0")
Targeted certification	LEED® Platinum CS (Core & Shell)
Ownership	100% IC
Start construction	Q2-2015
Substantial completion of tower	Q4-2018
Developer	Hines
Design Architect	Wilkinson Eyre, London
Executive Architect	Adamson Associates, Toronto
General Contractor	TBD



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PHASE II

141 Bay Tower

Path Bridge Connection to Union Station

Future Path Connection to Union Station under Bay Street

Pedestrian Mews between One Front & 141 Bay

Office (GLA)	126 500 m ² (1.36 M ft ²)
Typical Office Floor Plate Size (GLA)	± 2 500 m ² (± 27,000 ft ²)
Typical Podium Floor Size	± 4 600 m ² (± 50,000 ft ²)
Number of floors	48
Number of Parking Stalls	377
Floor-to-ceiling Typical Office	3 m (10' 0")
Floor-to-ceiling Podium Floor	3,60 m (12' 0")
Targeted certification	LEED® Platinum CS (Core & Shell)
Ownership	100% IC
Start construction	2018/2019
Substantial completion of tower	2021/2022
Design Architect	Wilkinson Eyre, London



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