



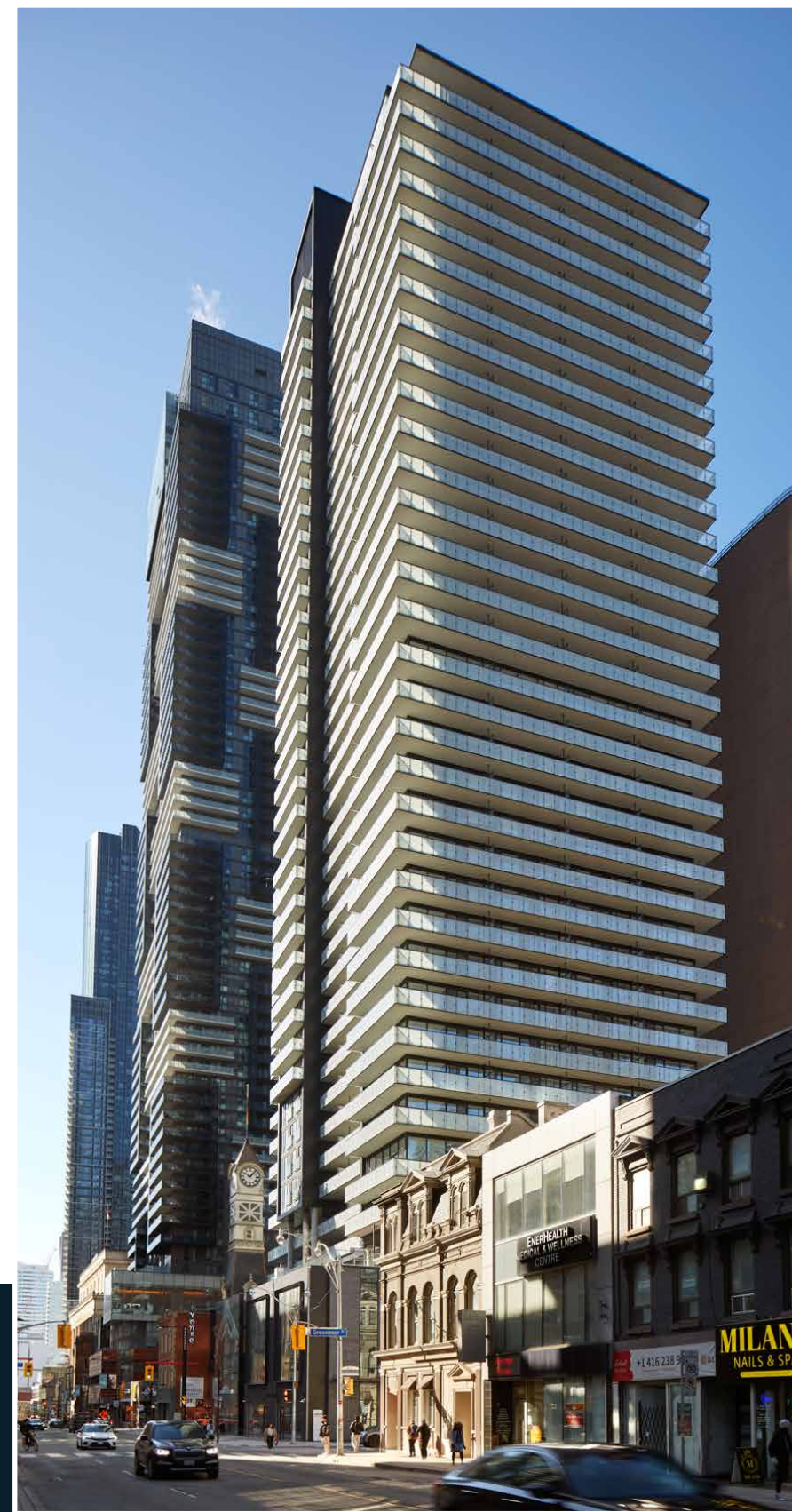
12,454 SF
OFFICE
OPPORTUNITY

1 Grosvenor Street, Toronto



*QuadReal Property Group, Brokerage

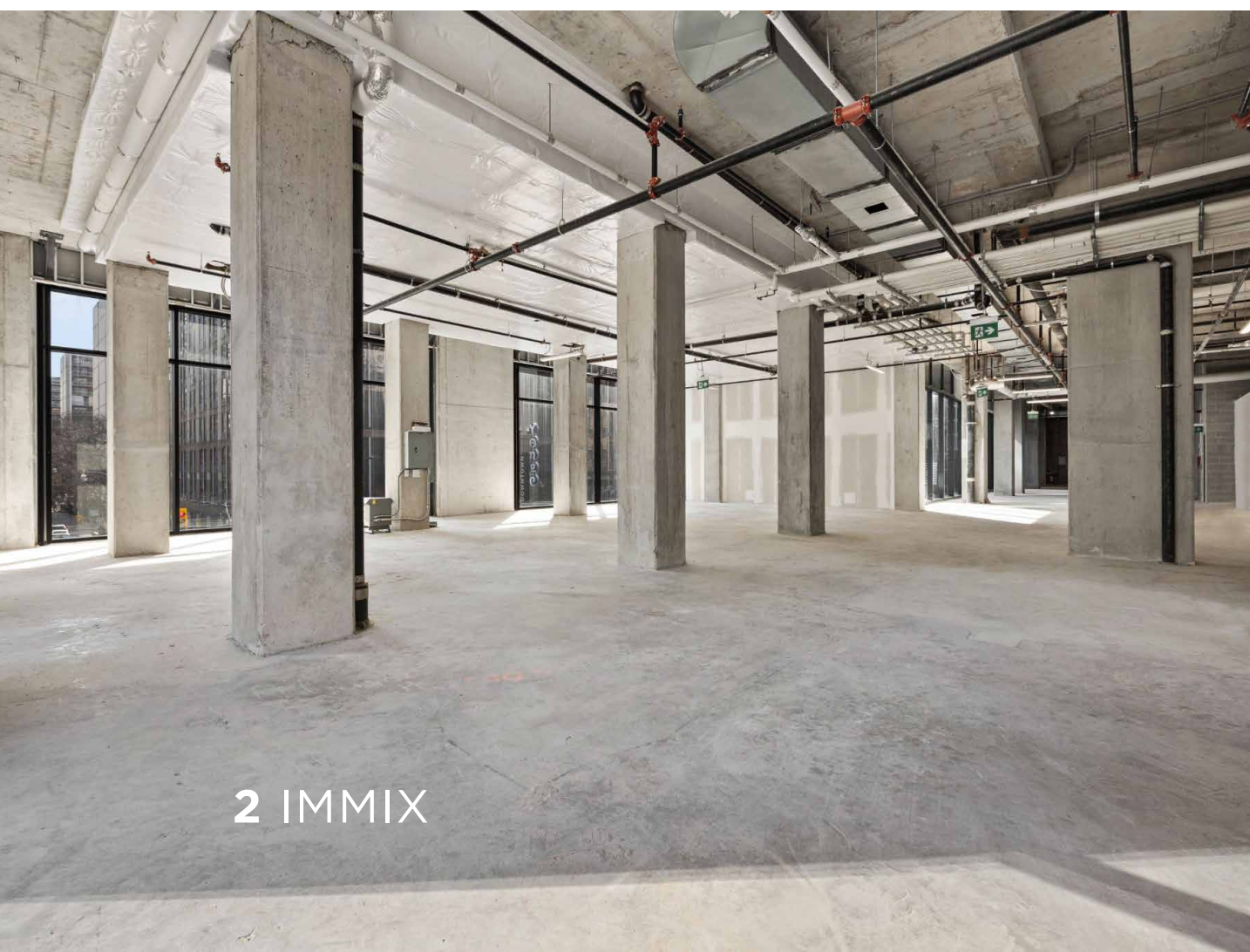
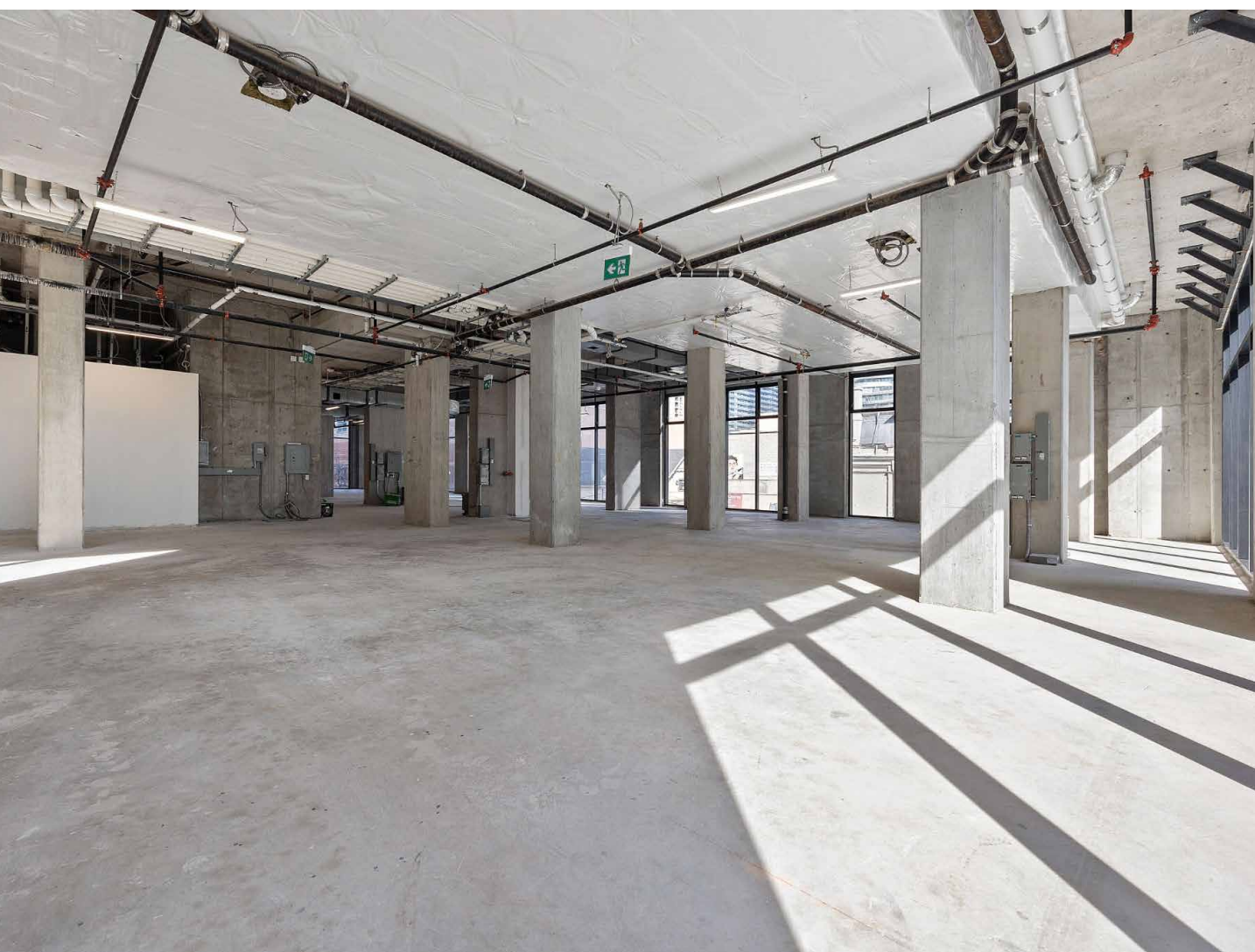
Work where
the life is



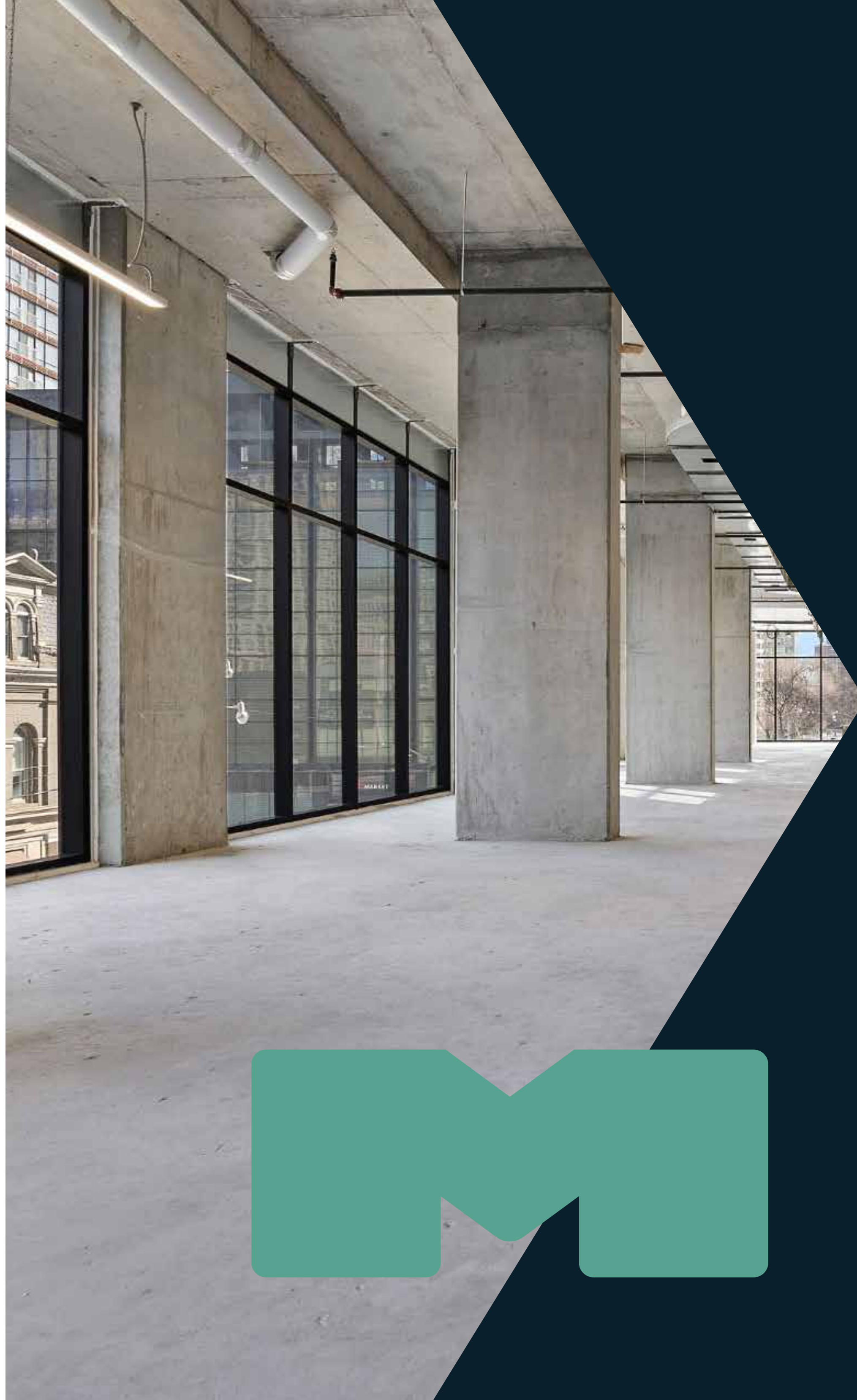
Lease a new office with
12,454 SF of unique space
in one of Toronto's most
vibrant neighbourhoods



This 39 storey mixed-use development
is home to 451 residential units,
11,000 SF of retail & 12,454 SF of office space.



2 IMMIX



Key features

One of a kind office opportunity delivered in brand new, base building shell condition, soaring ceiling heights and sprawling Yonge Street views providing ample natural light.

3rd floor office space with dedicated street level entrance

Available immediately

Level 3
1 Grosvenor Street, Toronto



Office features

Level 3
1 Grosvenor Street, Toronto

Ceiling Height: 10’8” up to 16’4”

Elevators: 1 Passenger, 1 Service

Electrical: 100A, 600V disconnect provided for tenant fit out

Lighting: 30W/m² allowance for receptacle and lighting loads

HVAC: Ceiling ducting ready for Tenant distribution

View of heritage clock tower and glass ghost facade of original 1870 Fire Hall

Floor to ceiling glazing with N/E views facing Yonge Street and Grosvenor Street

Potential Tenant Build Out

Usable Area 11,040 SF
Area Per Person 147 SF

Workspace Seats 75
Office 5
Workstation 69
Reception 1

Meeting Seats 93
Boardroom 12
Meeting Room 31
Open Collaboration 17
Focus Room 2
Work Lounge 9
Lunchroom 22

Meeting Seats Ratio 1:1.3
Meeting Seats
(Person : Chair Ratio) 1:1.27



For visioning purposes only.

Love where you work

Enjoy convenient access to the best of Toronto including top-rated restaurants, cozy cafés, parks, gyms and transit.

Amenities

- Restaurants

Cafés
- Fitness

Banks

Commute

- TTC

Bike
- Subway



Celebrating our past to build a stronger future

Before there was tolerance there was intolerance—and it happened here.

From the late 1960s to early 1980s, The St Charles Tavern—located on the site of present day IMMIX—was one of Toronto’s most notable gay bars. It was famous for its Halloween drag shows, which drew crowds of onlookers as performers and patrons entered the bar. During the mid 1970s, tensions flared. The crowd heckled and threw eggs and the threat of physical assault was real.

The mix of enthusiastic patrons and on-lookers with violent protesters resulted in the alliance of LGBTQ activists, supportive politicians and local businesses in taking initial steps to combat homophobia.

These events, which occurred beneath the sites clock tower, are regarded as milestones in the recognition of the diversity and contributions of LGBTQ culture in Toronto.

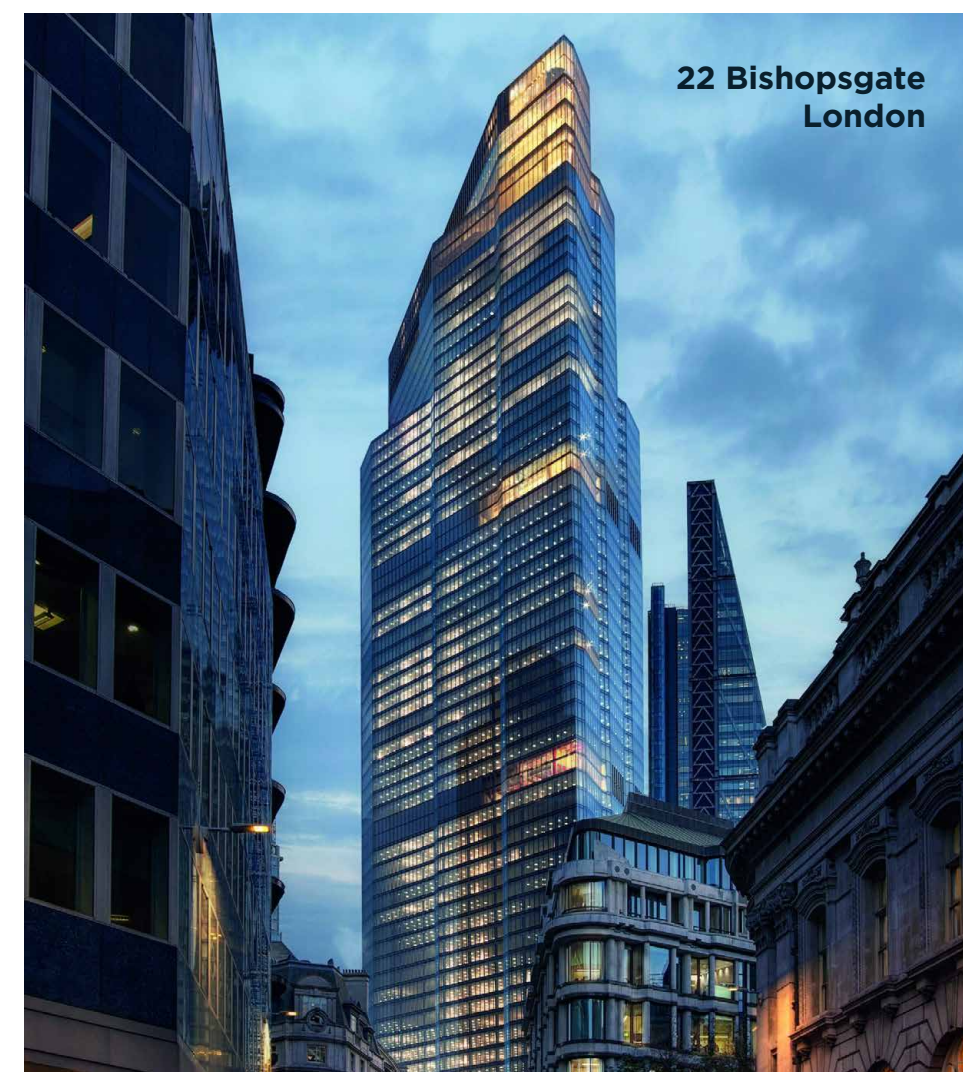


About QuadReal Property Group



QuadReal Property Group is a global real estate investment, operating and development company headquartered in Vancouver, British Columbia. Its assets under management total \$85 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities to invest in equity and debt in both the public and private markets. QuadReal invests directly, via programmatic partnerships and through operating companies in which it holds an ownership interest.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.



40M
Square Feet

Canadian Commercial
Real Estate Portfolio

4
Continents

North America,
Europe, Asia &
Australia

\$85B
Assets

Spanning 23 Global Cities
Access 17 Countries

1,200+
Employees

+800 Dedicated
Real Estate Professionals



Digital innovation

At QuadReal, technology is at the core of our strategy to create smarter, more efficient, and sustainable environments. Through advanced digital tools and smart building initiatives, we transform properties into high-performing, connected spaces that enhance efficiency, reduce operating costs, and adapt to tenants’ evolving needs – seamlessly bridging physical spaces with digital platforms to deliver a more connected, intuitive, and elevated tenant experience.

QuadReal is leading the way in smart buildings with integrated digital ecosystems that enhance connectivity, productivity, efficiency, security, and well-being. By leveraging digitized operations, IoT-enabled spaces, and tenant-focused platforms like



QuadReal+, we create seamless experiences that optimize energy use and enable intuitive “curb-to-suite” experiences - prioritizing both performance and ease of use.

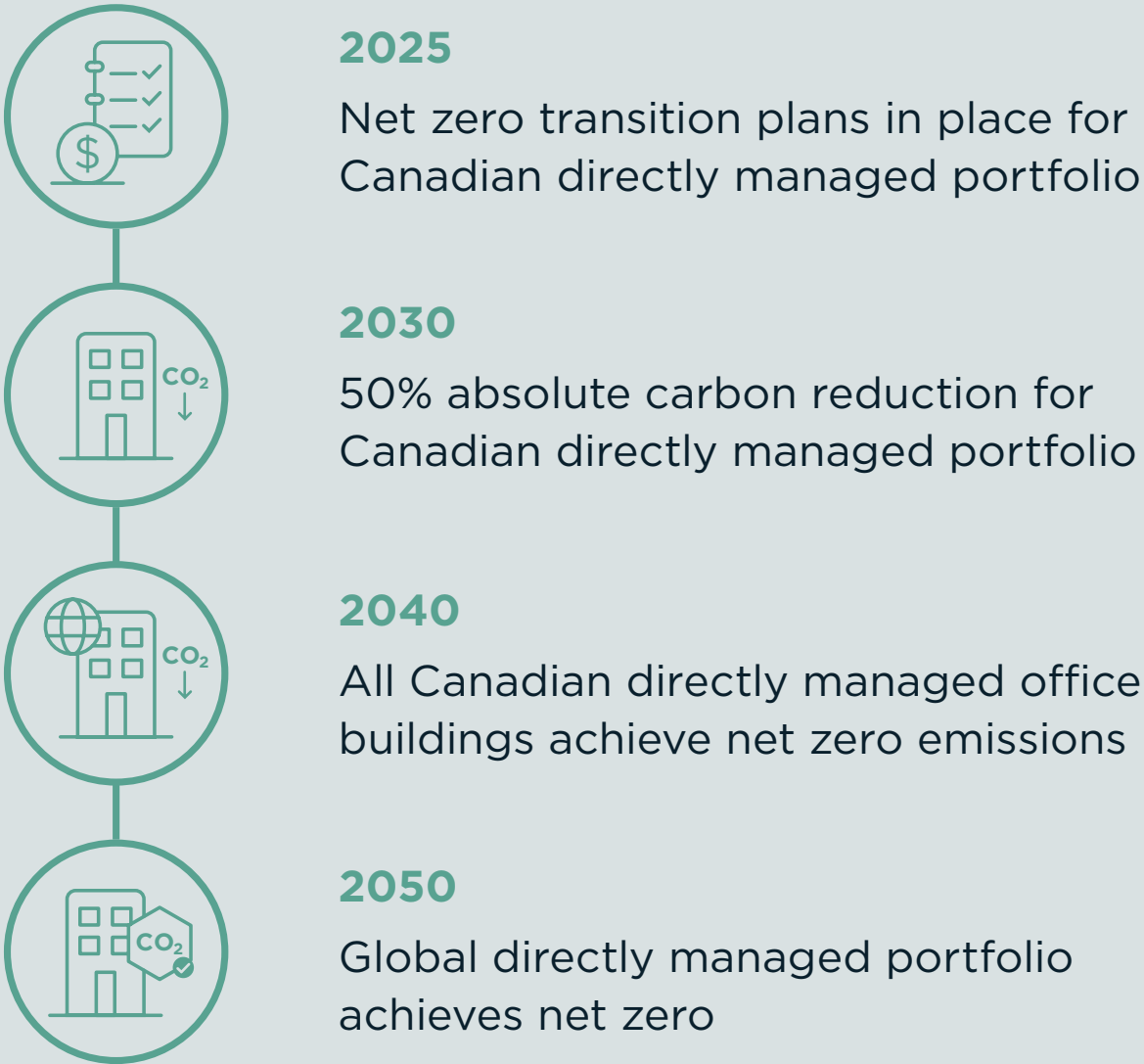
QuadReal’s Digital Building approach is designed to deliver lasting value to all tenants and their employees – making their spaces truly unique. By embedding technology at every stage – design, development, and operations – we future-proof our portfolio, ensuring it stays ahead of the curve. With scalable solutions that drive connectivity, sustainability, and well-being, QuadReal is setting the pace for the next generation of real estate.

Our commitment to net zero

At QuadReal we’re committed to leadership in sustainability on a global scale, and right here at home in Canada.

We’ve set ambitious targets to reduce water, waste, energy and carbon emissions - rigorously tracking our progress using real scientific data. But we know we can do more. That’s why we’re working to cut 100% of our operation’s carbon footprint by 2050. It’s part of our pledge to build better communities, places that aren’t just good for our customers’ wellbeing but for the entire planet.

QuadReal’s Path to Net Zero



Residential

QuadReal* manages more than 10,000 residential rental suites across Canada, from British Columbia to Ontario. Whether you're searching for a nicely located downtown Toronto apartment, a vibrant Vancouver rental, or a suite with great views and short walks to everything nearby in Calgary, Hamilton, Kitchener, or Cambridge, QuadReal has the perfect place for everyone. Our team of real estate professionals are dedicated to putting our residents' needs first, so you can rest easy finding the right place for you.

*Professionally managed by QuadReal Residential Properties.

40+

Communities Throughout BC, AB, ON

10,000+

Residential Suites

17,000+

Residents

Development

\$6B+

**Five-year development pipeline in Canada
QuadReal's development approach.**

The in-house QuadReal team is committed to advancing a prudent development program in Canada by identifying opportunities within the existing portfolio or leveraging future acquisitions.

The company plans and develops its properties for the long term and, as such, is forward-looking and focused on quality and resilience. The team is regionally based to ensure local knowledge and on-the-ground planning and development capabilities. There is deep experience in every market where QuadReal operates, develops, and invests. Members of the QuadReal asset and development teams work closely to ensure that the focus is on respect for local communities, from project conception to completion.

The Canada-based team also guides development with international partners. QuadReal approaches all aspects of a project with these guiding values top of mind:

- Developing a portfolio that anticipates demographic and market conditions.
- Leveraging an approach that is respectful of local communities and neighbourhoods.
- Partnering with organizations that have a collaborative and team-based approach, and value long-term relationships.





Let's connect

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