

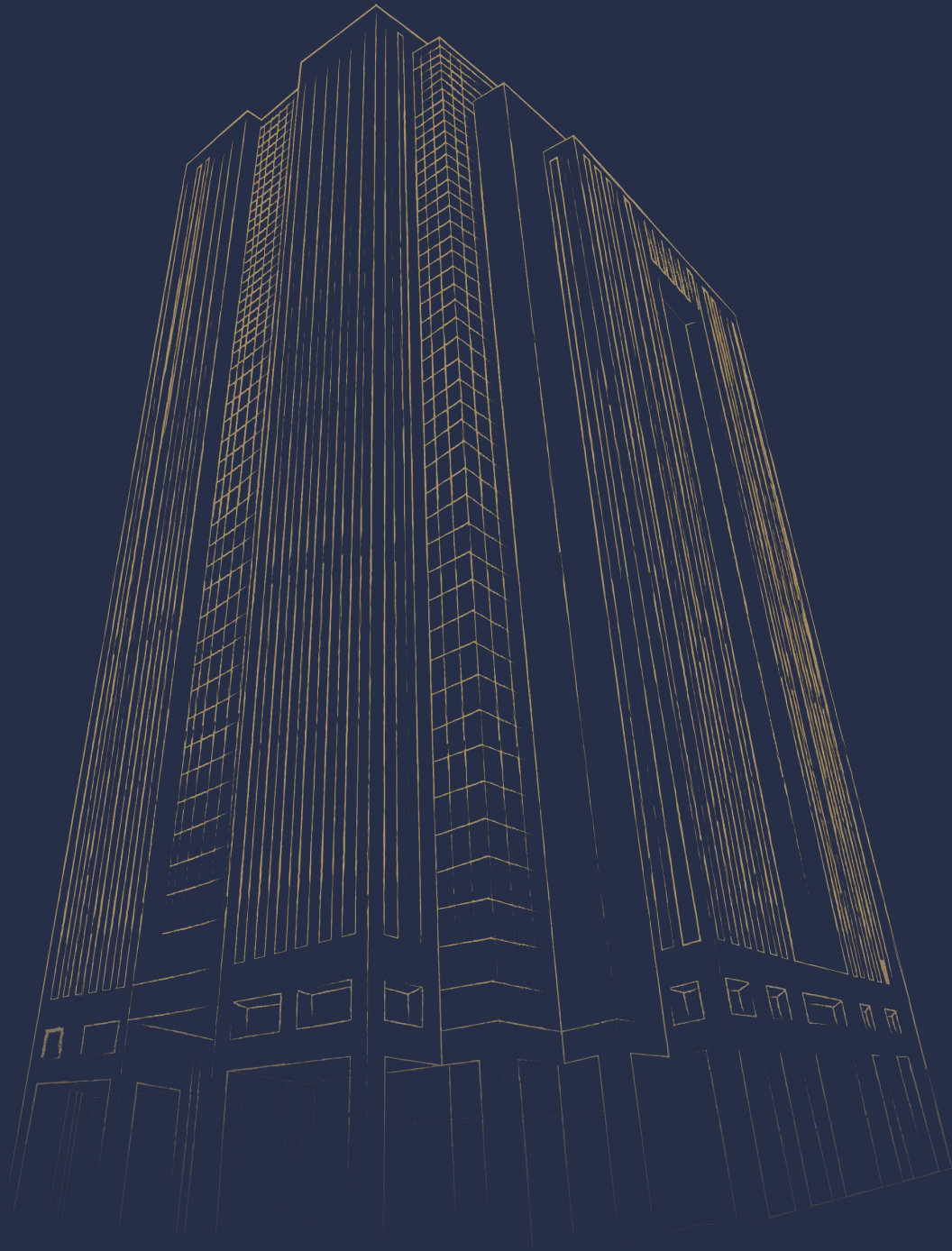


121
KING ST. WEST

Office
Space
For Lease
CBRE cbre.ca/properties
Brendan Sullivan
Conor Bethell
+1 416 362-2244

121

KING WEST



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Welcome to the Heart
OF TORONTO'S FINANCIAL CORE

A 540,000 SF Class 'A' office tower in the heart of Toronto's financial core. Adorned in polished granite, visitors are welcomed with a sophisticated soaring lobby with inlaid marble floors, polished granite walls and a bank of 11 high-speed elevators. Operating to high sustainability and environmental standards, 121 King boasts a multitude of on-site amenities including a fully equipped & wired conference facility to meet all your needs. Concourse retailers connect 121 King directly to Toronto's PATH system while the building is steps from the St. Andrew subway and a short walk from Union Station. If driving in, no problem - 121 King offers two levels of secured underground parking.



Featured Properties



ABB Montreal Campus
Montreal, Quebec



234 Laurier
Ottawa, Ontario



The Robertson Building
Toronto, Ontario

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The Owner
INTRODUCING

Crestpoint Real Estate Investments Ltd. (Crestpoint) is a commercial real estate investment manager dedicated to providing investors with direct access to commercial real estate assets. Through the execution of our disciplined investment approach and active management of our properties, we strive to deliver stable income and attractive long-term returns through a diversified portfolio of office, industrial, retail and multi-family residential properties.

Real estate investment management is all we do. We thereby avoid the distraction and potential conflicts that come with supporting other services such as property management, leasing brokerage and debt origination.

Crestpoint is part of Connor, Clark & Lunn Financial Group Ltd., a multi-boutique asset management firm whose affiliates collectively manage approximately \$104 billion in assets for individuals, advisors and institutional investors.

The scale and high quality operational expertise provided by CC&L Financial Group enables us to focus on what we do best – identifying, acquiring and managing investment opportunities consistent with our investment strategies and ultimately delivering performance and creating value for our clients.

Crestpoint is owned 50% by Connor, Clark & Lunn Financial Group and 50% by Crestpoint's senior management.

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Sustainable Building INITIATIVES



Energy, Water And Greenhouse Gases

Our strategy is to reduce the consumption of utilities and emissions of greenhouse gases. We recognize that a building's energy use is impacted by a) the systems in the building, b) how the building is operated and c) what the occupants, our tenants do in the building. In order to achieve best-in-class performance, energy savings typically need to be targeted in all three impact areas. With an overall objective to reduce 10% of energy use, we begin with importing prior years' history of energy use in our EcoTracker system, setting preliminary target areas in the 3 categories identified above then developing an action plan to meet the objectives on an annual basis.



Waste Management

We have implemented Waste Reduction and Recycling programs at all of our sites. Waste diversion reports are received monthly and analyzed on a quarterly basis and revised target setting, implemented annually. Recycling programs are in place with recycling containers provided for the collection of Paper, Plastics, Glass and Organics. We also collect e-Waste (batteries, toner, computers, printers, cellphones etc.) as well as wood material, writing instruments and eye glasses.



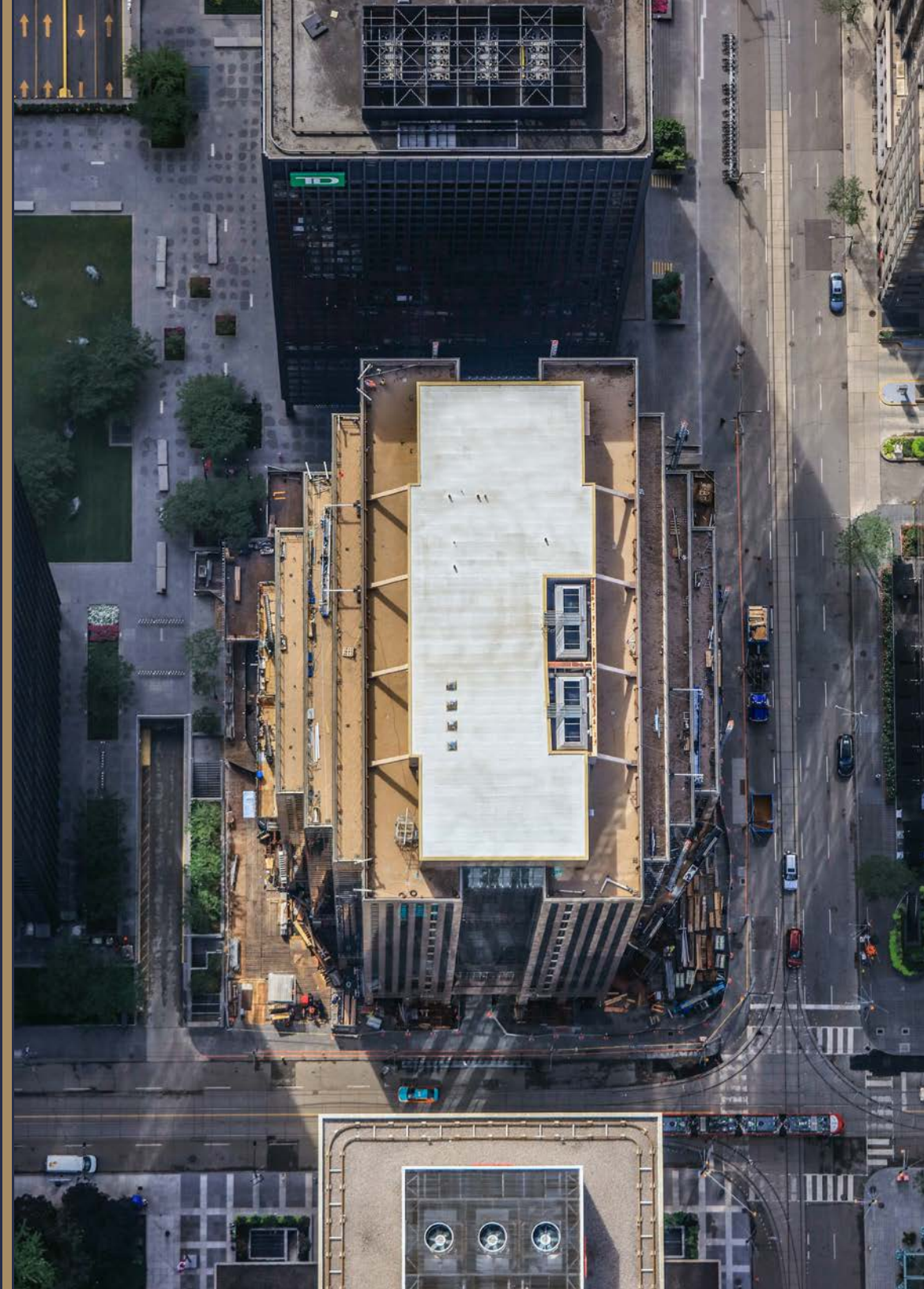
Indoor/Outdoor Environment

We are implementing standards and practices that are conducive to healthy environments, indoors and out.

We have installed drought resistant planting and native vegetation. Our green landscape management plan, uses environmental herbicides, fertilizers and integrated pest management specifications. Winter ice melting program utilize sustainable eco-labeled solutions and products. We've upgraded our outdoor lighting system to minimize the impact it has on the local bird population to reduce involuntary strikes.

Indoors, we prefer architectural features that support energy efficiency and occupant comfort, such as programmable blinds, window shades, high efficiency glass and annual air quality testing and monitoring programs is standard practice.

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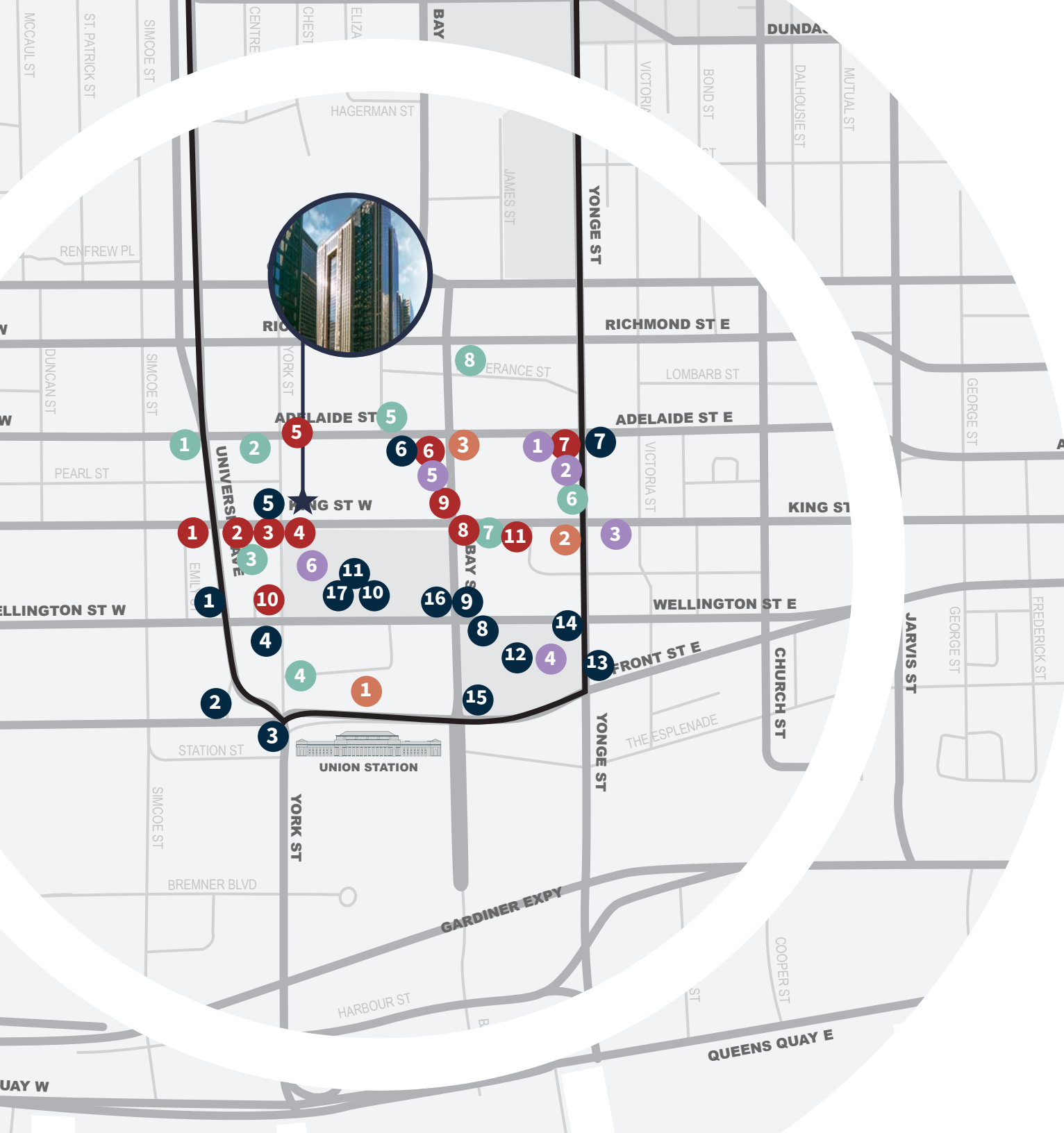


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KING WEST

Amenities

INTRODUCING



RESTAURANTS

- 1 Moxie's
- 2 Jack Astor's
- 3 Kellys Landing
- 4 Bardi's Steak House
- 5 Earls Kitchen + Bar
- 6 Cactus Club Cafe
- 7 CRAFT Beer Market
- 8 Ki Modern Japanese + Bar
- 9 Walrus Pub & Beer Hall
- 10 King Taps
- 11 iQ
- 12 Jump Restaurant
- 13 Oliver Bonaccini
- 14 Irish Embassy
- 15 Chotto Matte
- 16 Modus Restaurant
- 17 Bymark

CAFES

- 1 Tim Hortons
- 2 Cafe Landwer
- 3 Starbucks Coffee
- 4 Tim Hortons
- 5 Tim Hortons
- 6 Starbucks Coffee
- 7 Dineen Coffee
- 8 Cafe Plenty

RETAILERS

- 1 Winners
- 2 Moores Men Clothing
- 3 Shoppers
- 4 Rexall
- 5 Harry Rosen
- 6 Rego Bespoke

HOTELS

- 1 Fairmont Royal York Hotel
- 2 One King Street W Hotel
- 3 The St. Regis Hotel

BANKS

- 1 Scotiabank
- 2 National Bank
- 3 Scotiabank
- 4 RBC Bank
- 5 Bank of Montreal
- 6 TD Bank
- 7 CIBC
- 8 Bank of Montreal
- 9 HSBC
- 10 Desjardins Financial Centre



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KING WEST

Amenities & RENOVATIONS

As owners, our objective is to re-imagine 121 King West. The iconic tower was designed by the acclaimed Montreal architect Dr. Arthur Lau, and built in 1984 on the southeast corner of King and York. With its prominent pink granite features making it instantly identifiable, the 26-storey tower is one of Toronto's finest examples of modern form.

121 King West is poised to become a place of convergence, where lively spaces and building programming enable spontaneous collisions among tenants and guests alike. Built on a base of high-end services and attention to detail, this iconic address offers a boutique experience and provides pride-in-place to every member of its community.

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Amenities & RENOVATIONS



Multiphase Lobby Improvements



Elevator Upgrades



Common Corridor & Washroom Facility Upgrades



Model Suites



Tenant Lounge & Conference Centre



Bicycle Lockers & Changerooms with Shower Facilities



HqO Tenant Experience App

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Lobby Improvements

M U L T I P H A S E

121 King West offers an entryway that boasts an abundance of natural light, welcoming concierge staff, and ample seating, enabling spontaneous connections and interactions between you and your colleagues, clients, and visitors. The pending lobby renovation will feature a stunning deconstruction of the buildings original pink granite.





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Elevator

UPGRADES

Upgrades include the elevator bay, which now features a mix of materials and design elements that are smooth and refined - matching that of the lobby. The elevators themselves now offer a clean, modern design that balances form with function.



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Common Corridor & Washroom Facility Upgrades on Multi-Tenanted Floors

Common corridors and washroom facilities have recently been refreshed on multi-tenanted floors, and are now fit to provide your team with high-quality, hotel-inspired facilities that are maintained to the highest expectations.



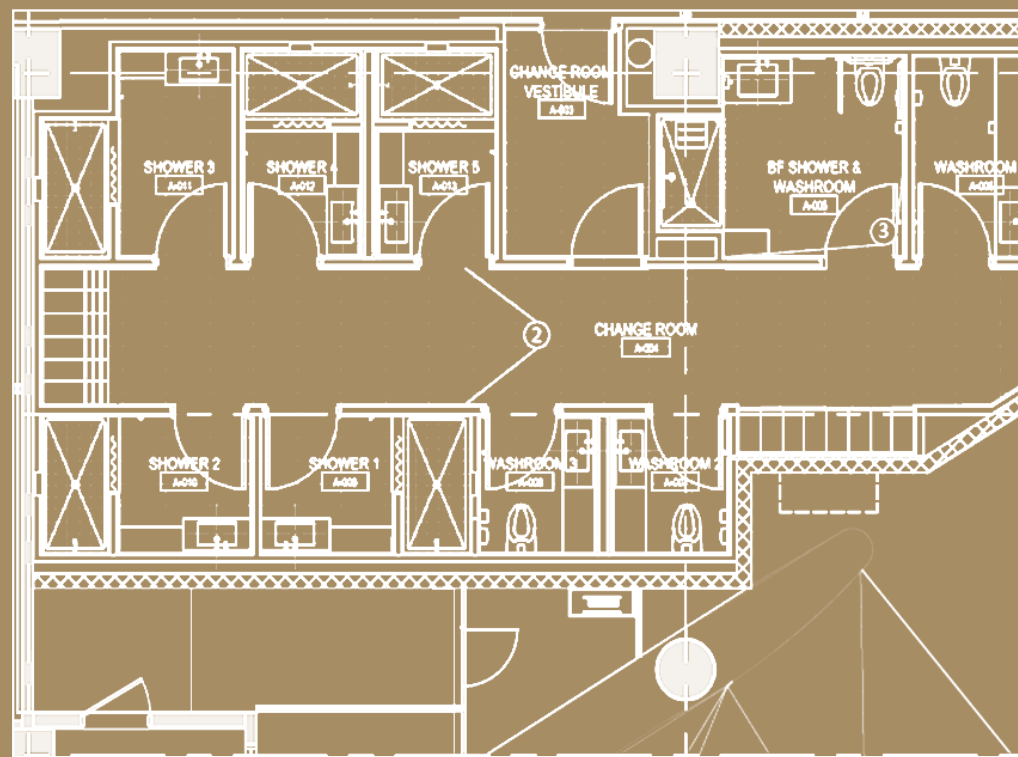


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Bicycle Lockers & Changerooms with Shower Facilities

For the convenience of those who cycle into the office, tenant-exclusive change rooms and shower facilities are available, and are easily accessed from the bicycle parking and storage area in the lower level of 121 King West.





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KING WEST

Built Out MODEL SUITES

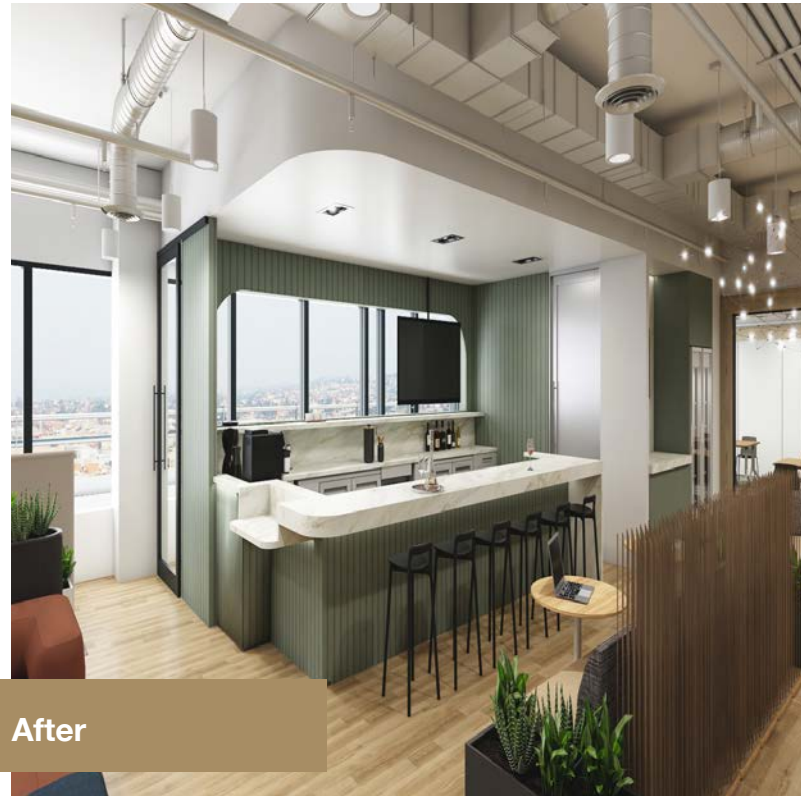
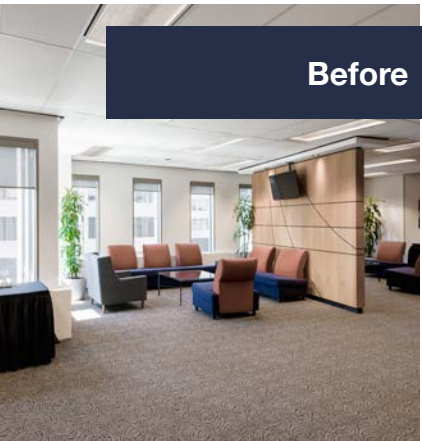
121 King West provides a range of model suites that are designed to cater to your workplace needs. Our suites feature a warm and inviting reception area, a spacious boardroom, huddle rooms for quick meetings, private offices for focused work, an open-concept workspace to encourage collaboration among team members, and a fully-equipped kitchen for your team to relax and recharge. Whether it's lunchtime or a quick break, our model suites are thoughtfully designed to enhance your productivity and comfort.



121 KING WEST

Future Tenant Lounge & Conference Centre

At present, we are in the process of re-imagining our tenant conference centre to incorporate a lounge area. This new addition will be a one-of-a-kind space that is solely available to teams working at 121 King West. The lounge has been specifically designed to promote teamwork, efficiency, and education, while also providing a venue for team bonding and social activities outside of work hours. With a range of boardrooms, breakout rooms, and event spaces that can accommodate both small and large groups, the lounge is ideal for hosting conferences and gatherings for your team or clients. Additionally, it boasts an abundance of contemporary and comfortable seating options.



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YORK STREET

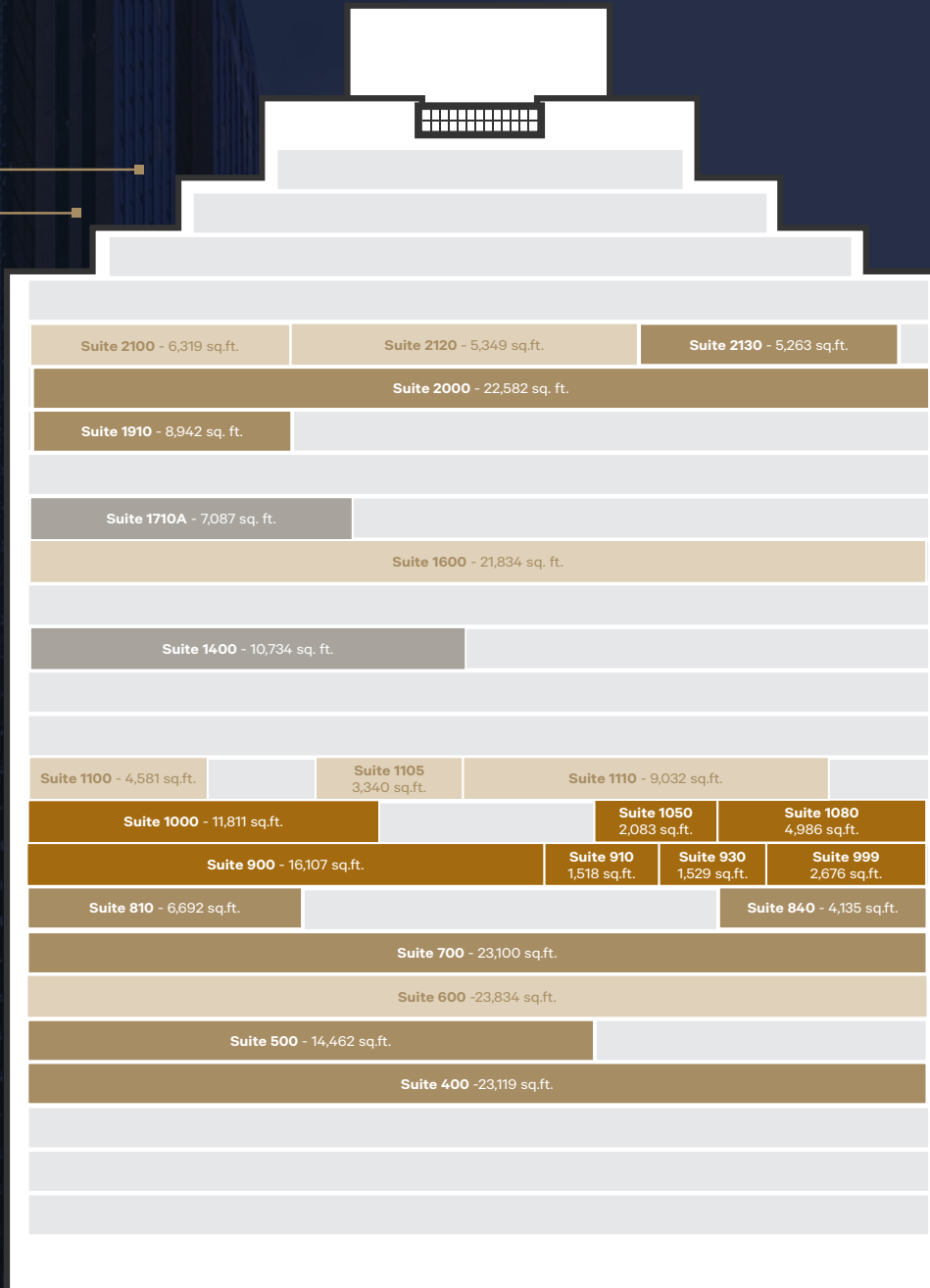


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KING WEST

Stacking Plan

- 25th Floor
- 24th Floor
- 23rd Floor
- 22nd Floor
- 21st Floor
- 20th Floor
- 19th Floor
- 18th Floor
- 17th Floor
- 16th Floor
- 15th Floor
- 14th Floor
- 13th Floor
- 12th Floor
- 11th Floor
- 10th Floor
- 9th Floor
- 8th Floor
- 7th Floor
- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor
- 1st Floor

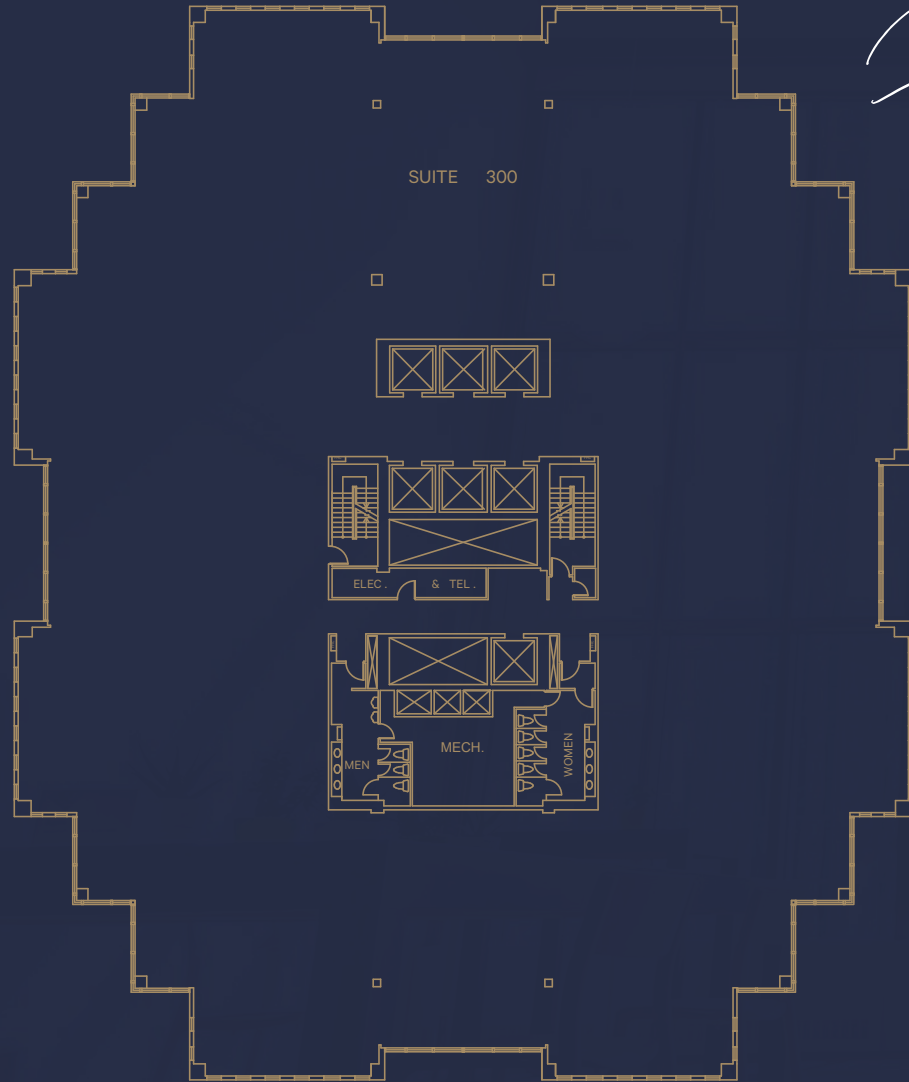


- Immediate Available
- Available March 1st, 2024
- Available November 1st, 2024
- Available September 1st, 2026

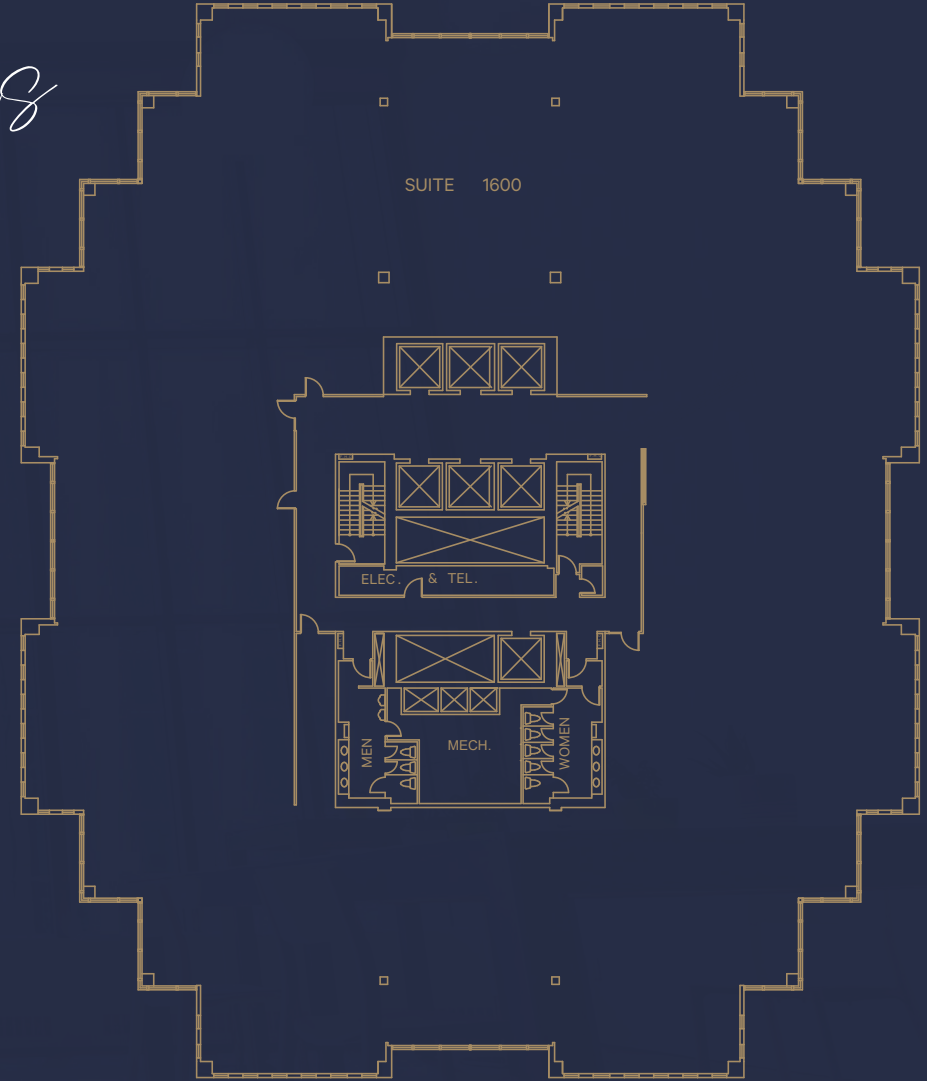
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KING WEST

Floor Plans



Typical Low-Rise Floor
23,000 SF



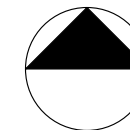
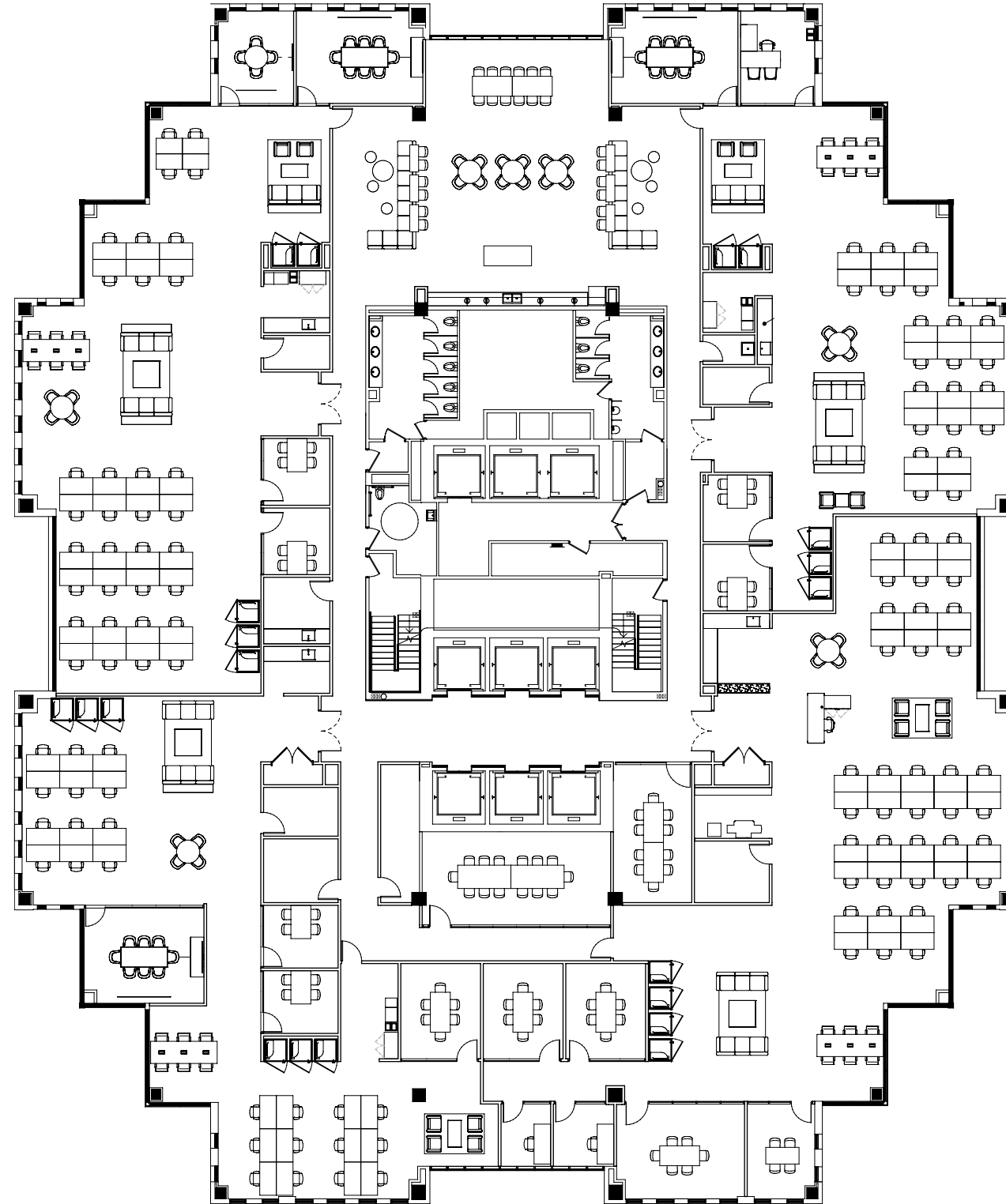
Typical High-Rise Floor
22,000 SF



Suite 400 | 23,119 sq. ft.

King St. W.

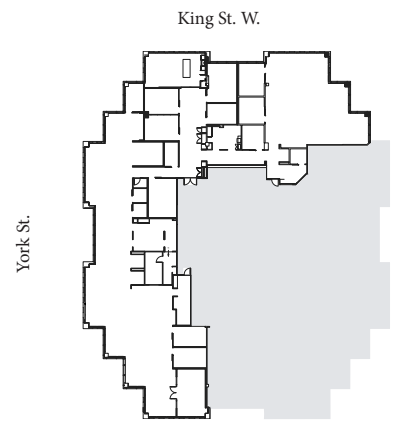
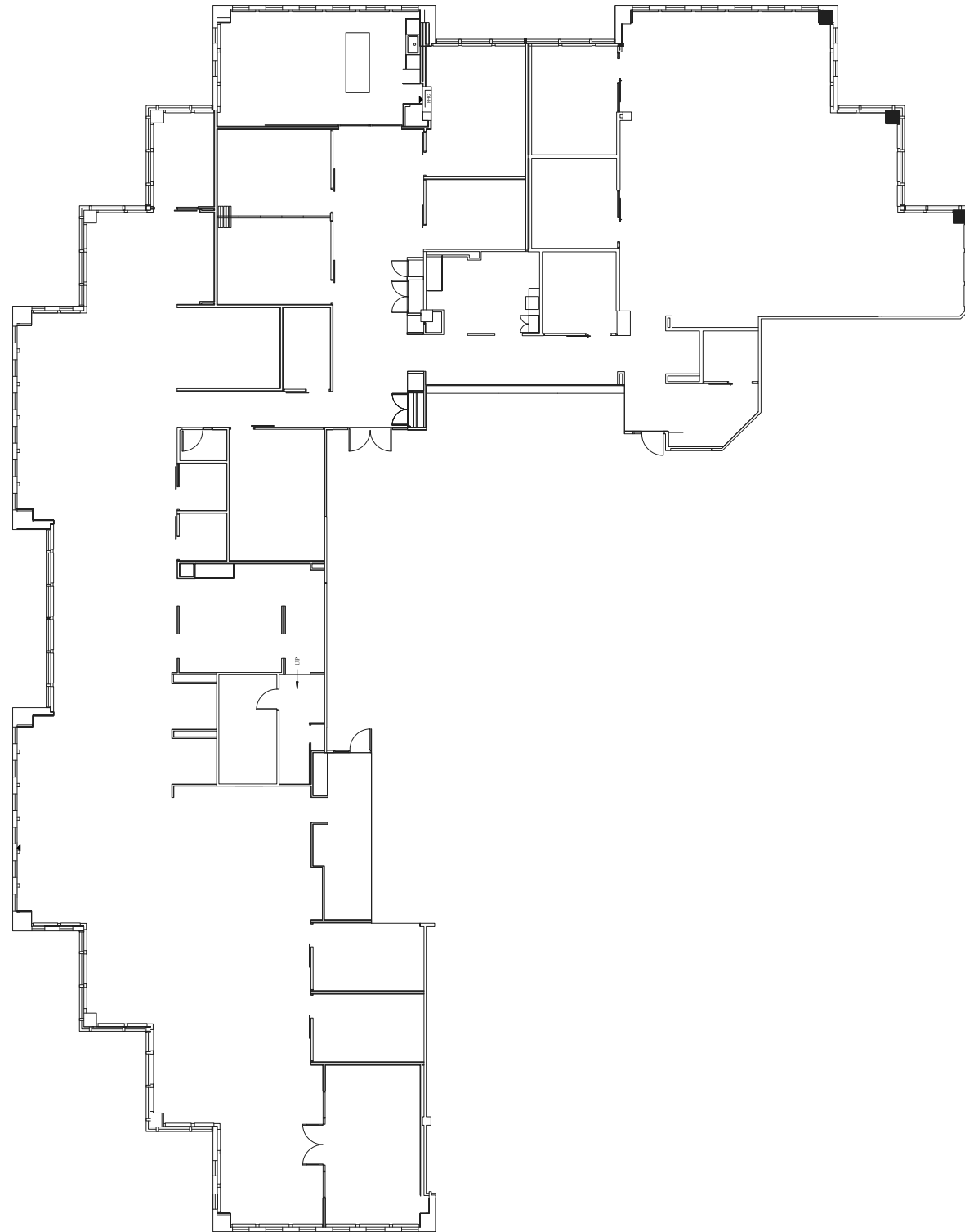
York St.



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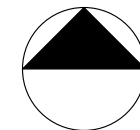
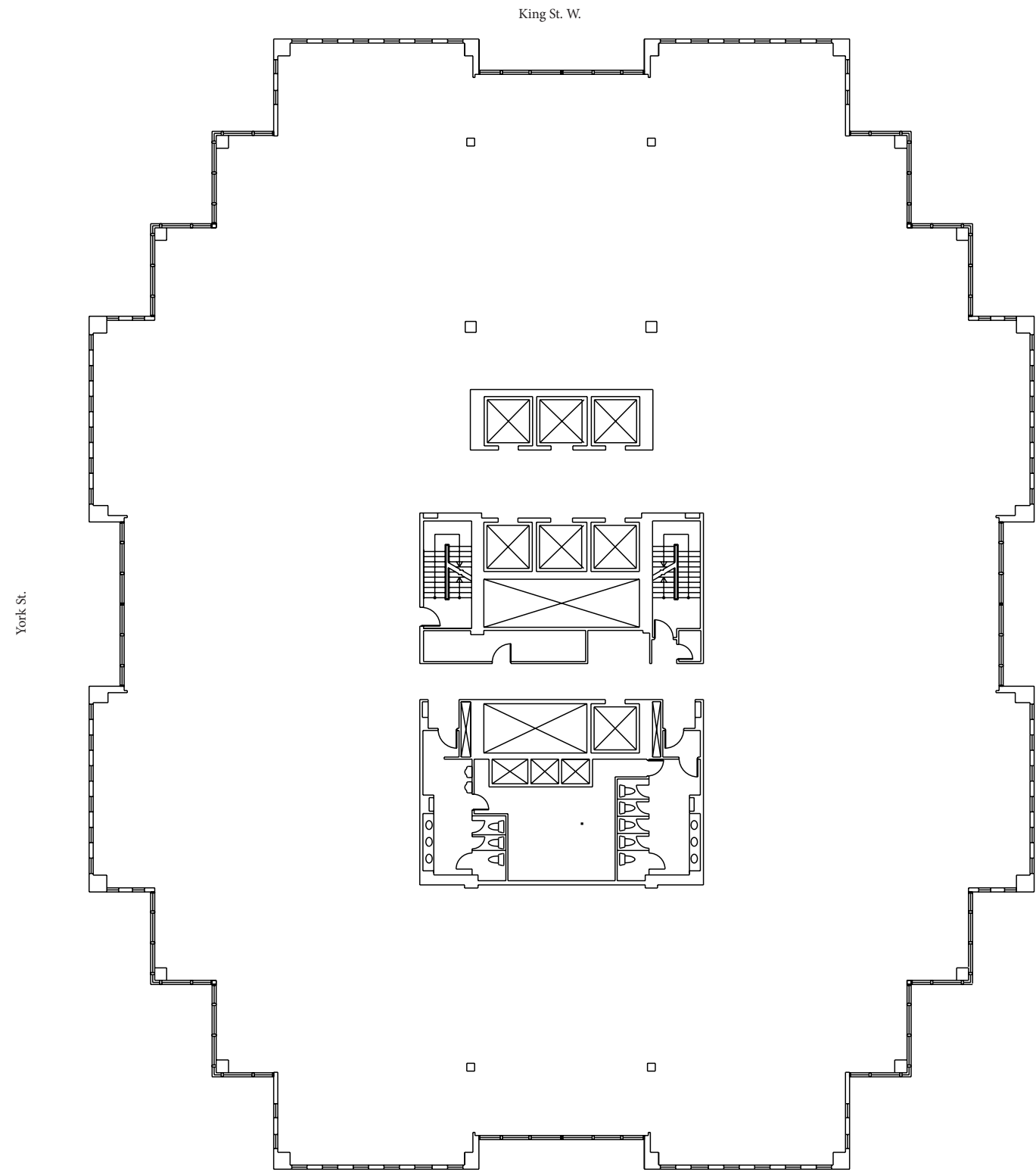
Suite 500 | 14,462 sq. ft.



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Suite 600 | 21,834 sq. ft.



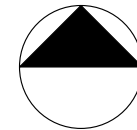
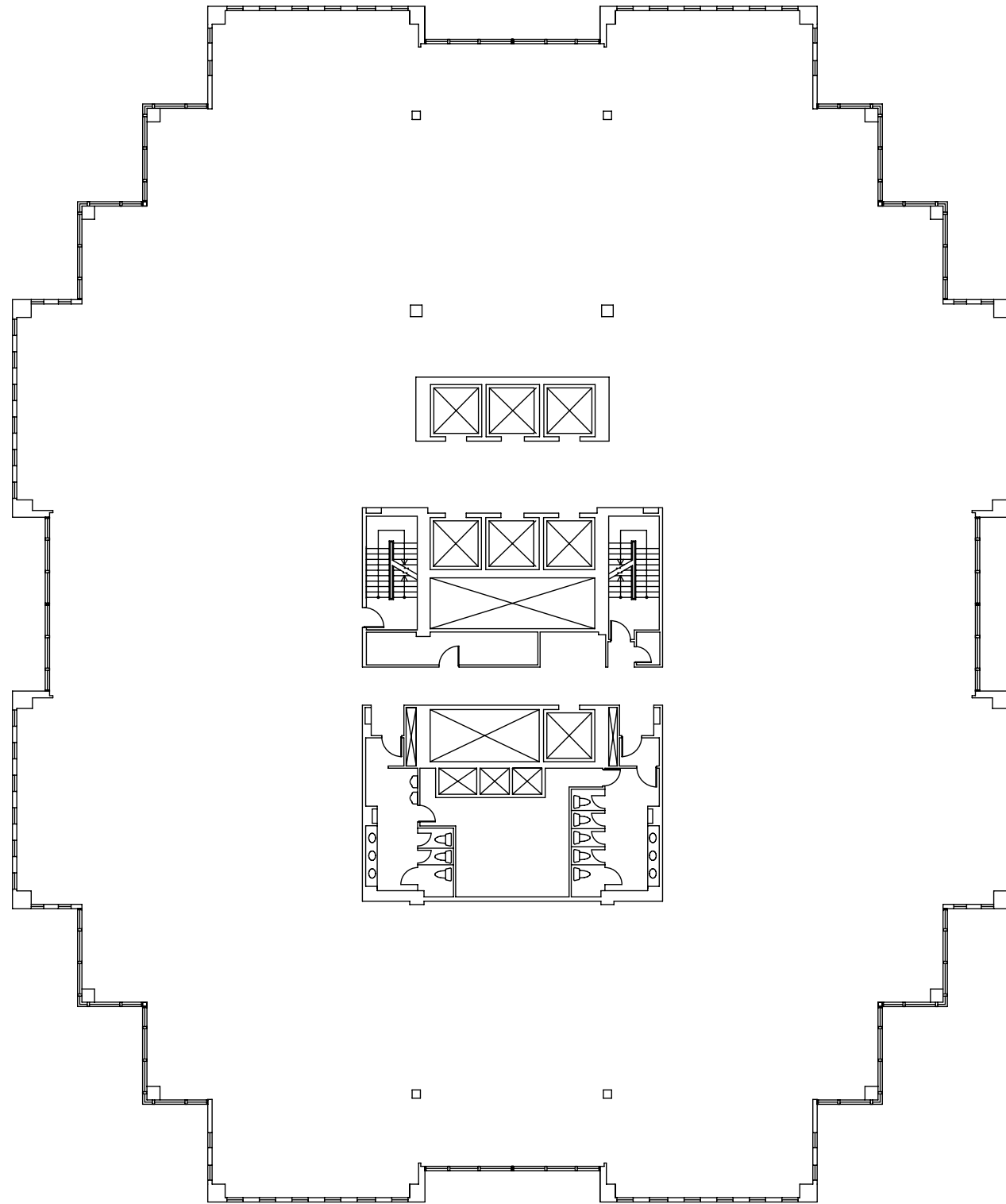
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Suite 700 | 23,100 sq. ft.

King St. W.

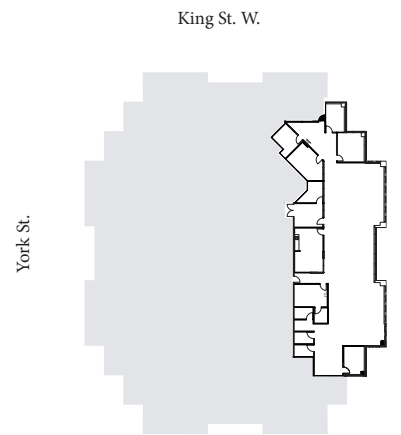
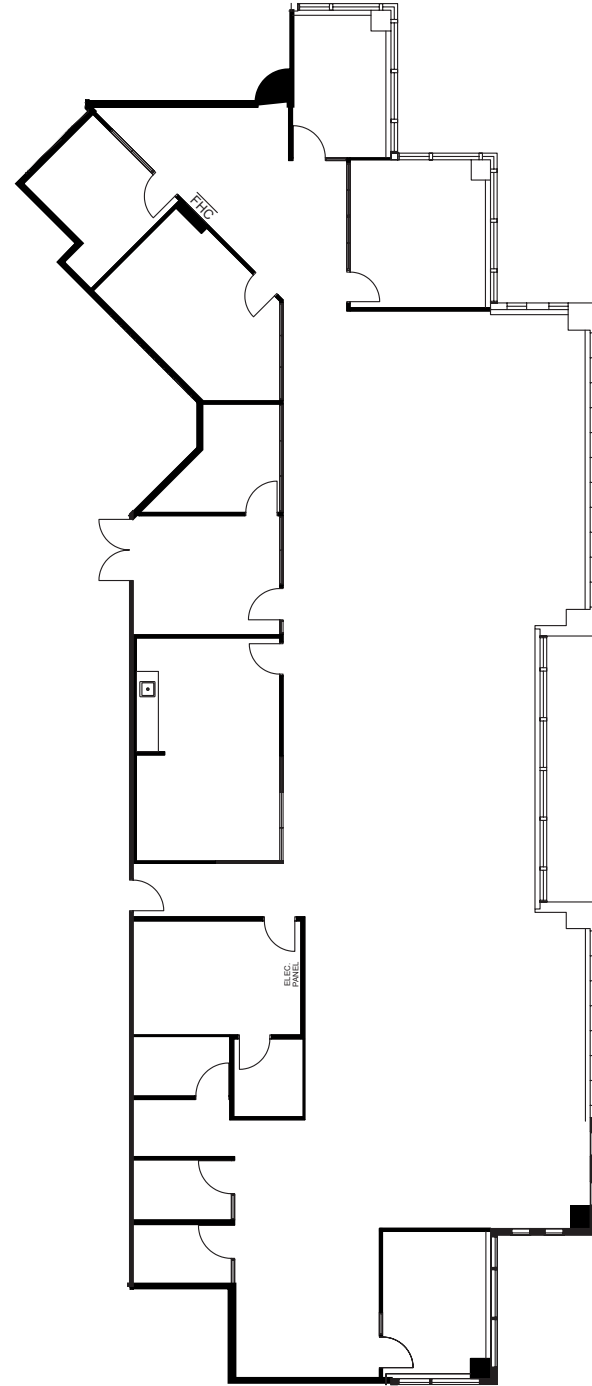
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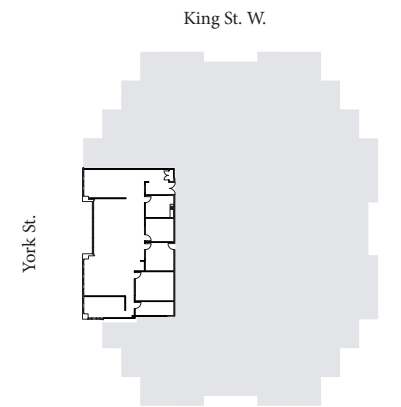
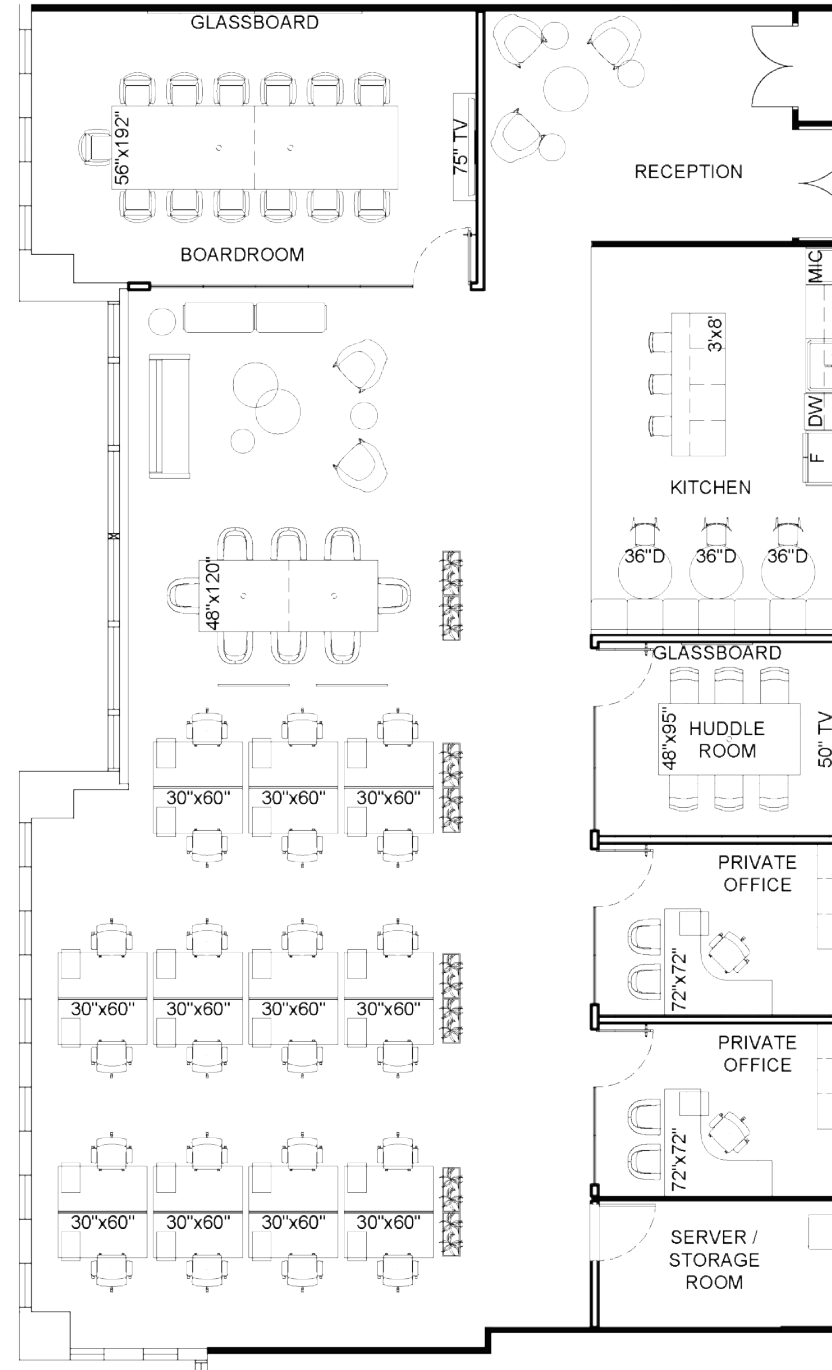
Suite 810 | 6,692 sq. ft.



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Suite 840 | 4,135 sq. ft.



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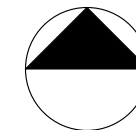
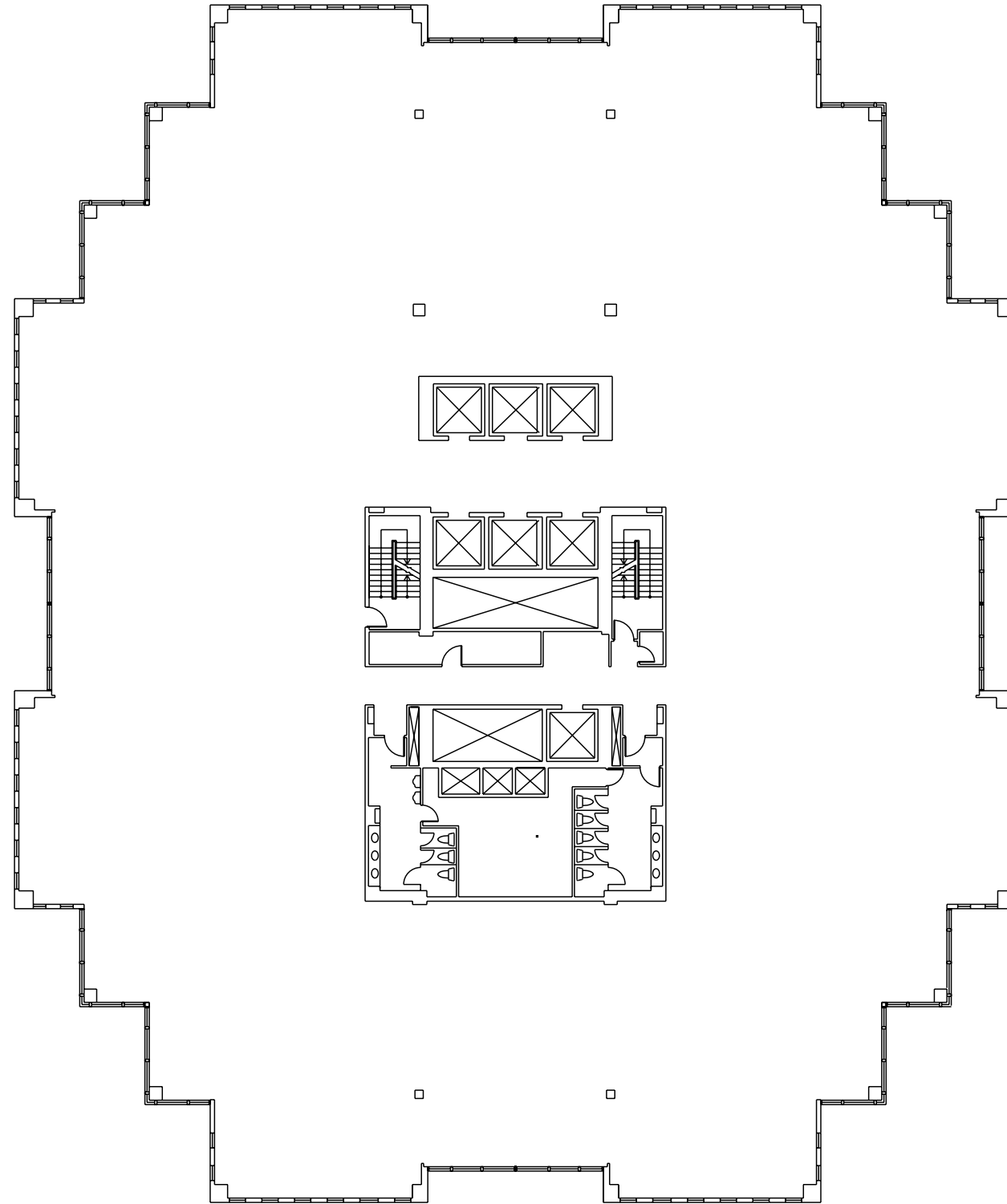




Suite 900 | 21,830 sq. ft.

King St. W.

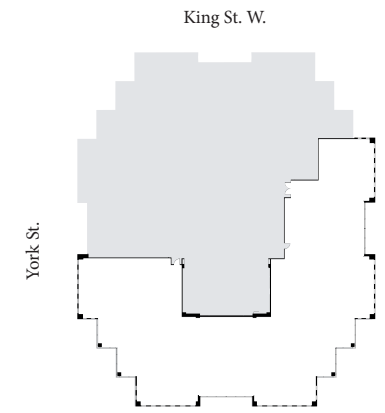
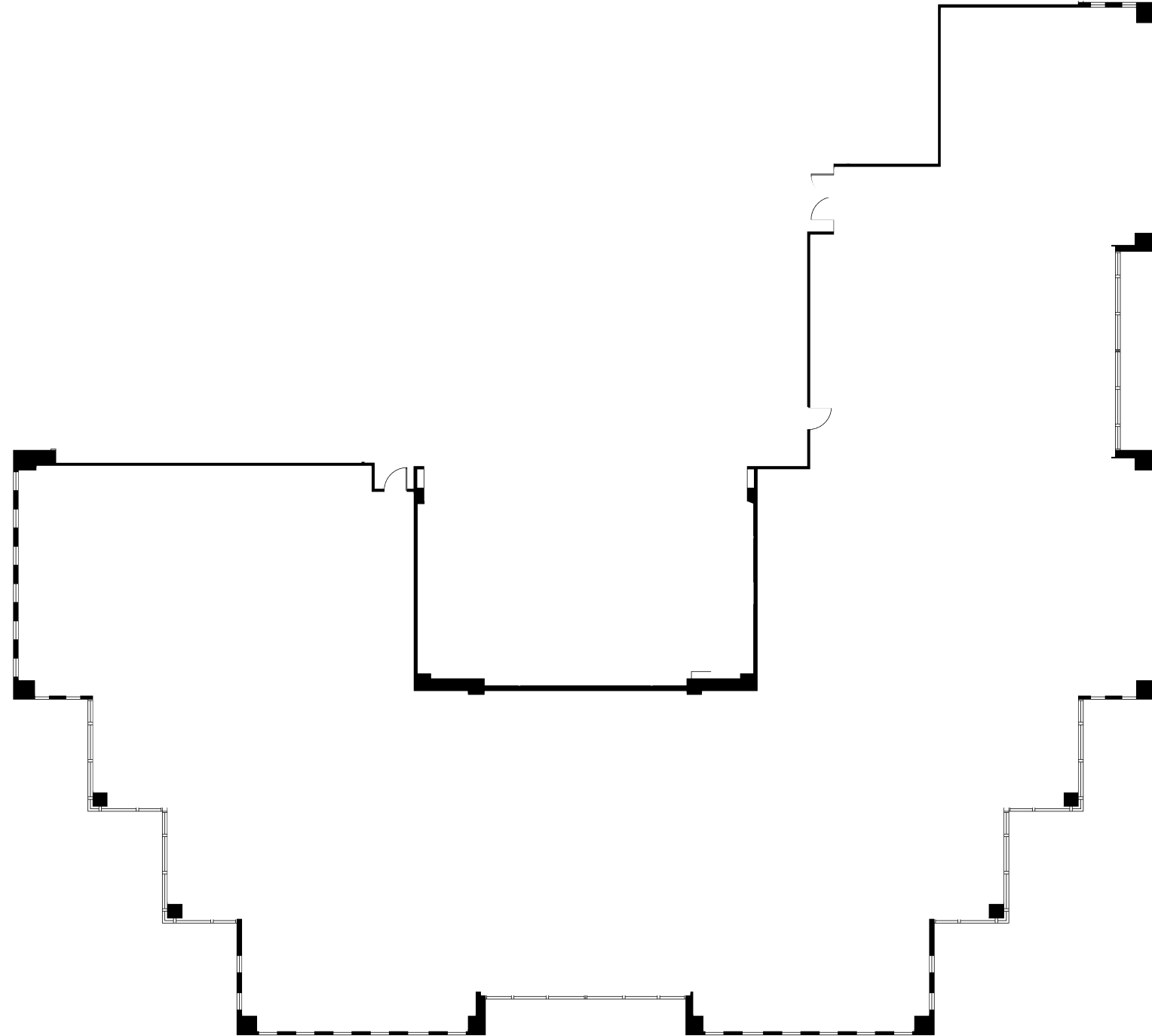
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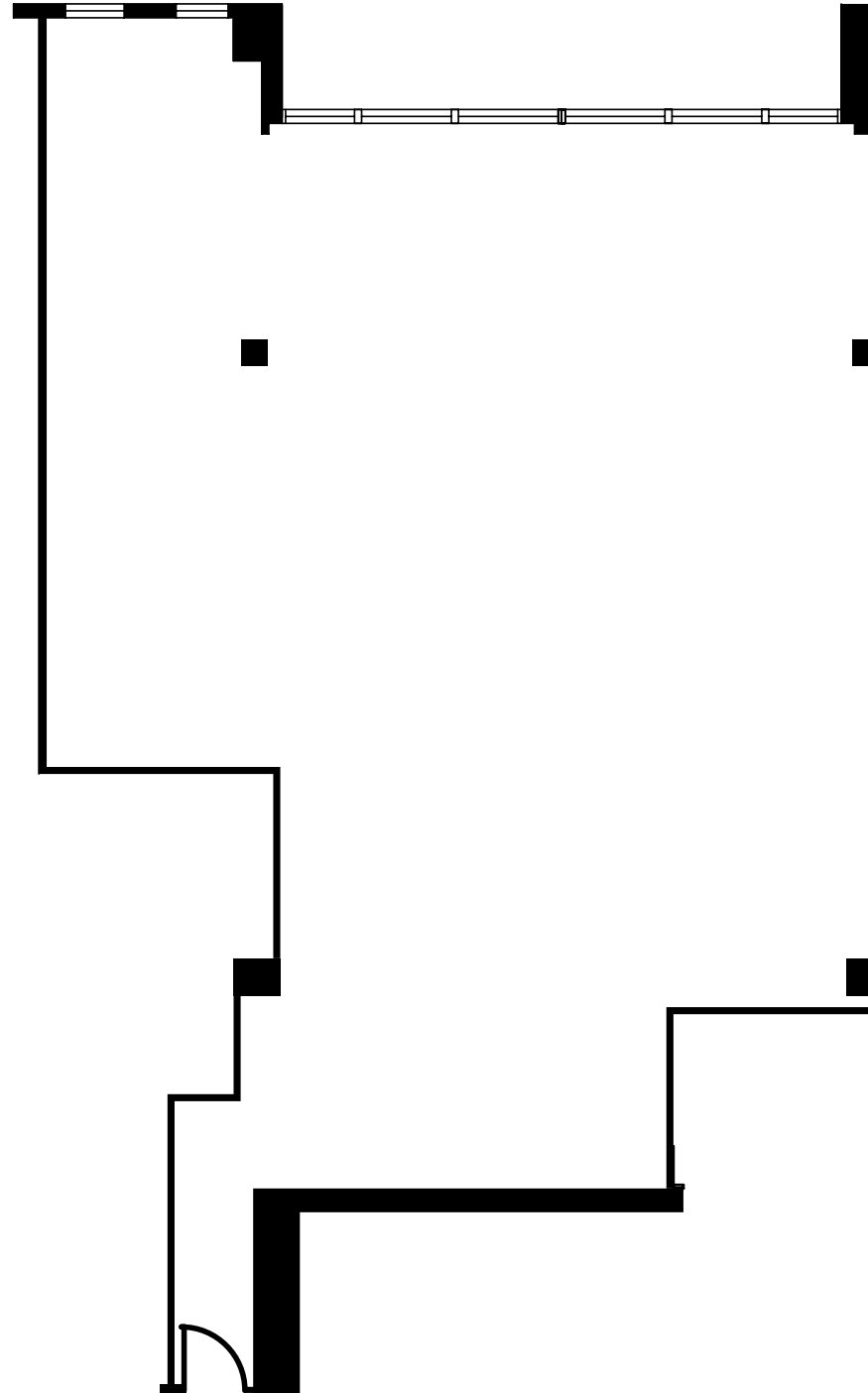
Suite 1000 | 11,811 sq. ft.



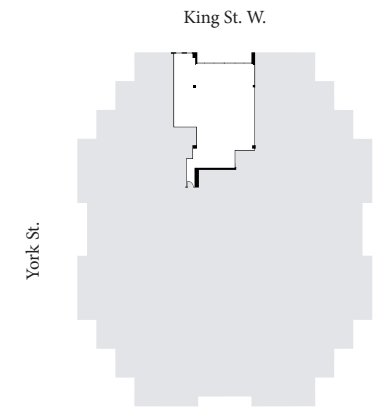
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Suite 1050 | 2,083 sq. ft.

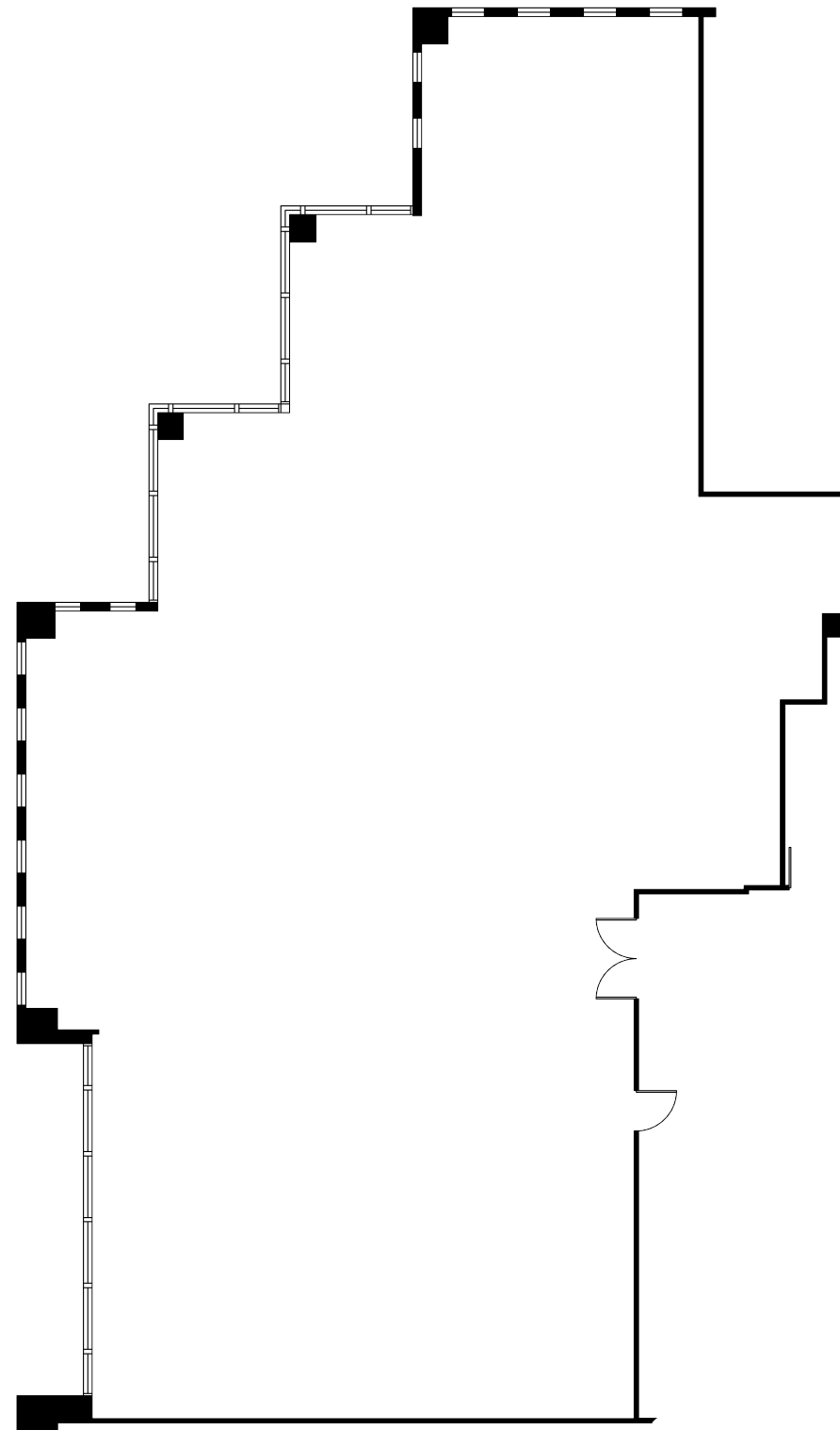


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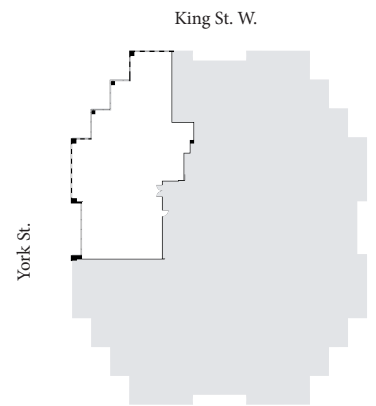




Suite 1080 | 4,986 sq. ft.

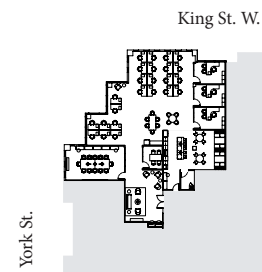
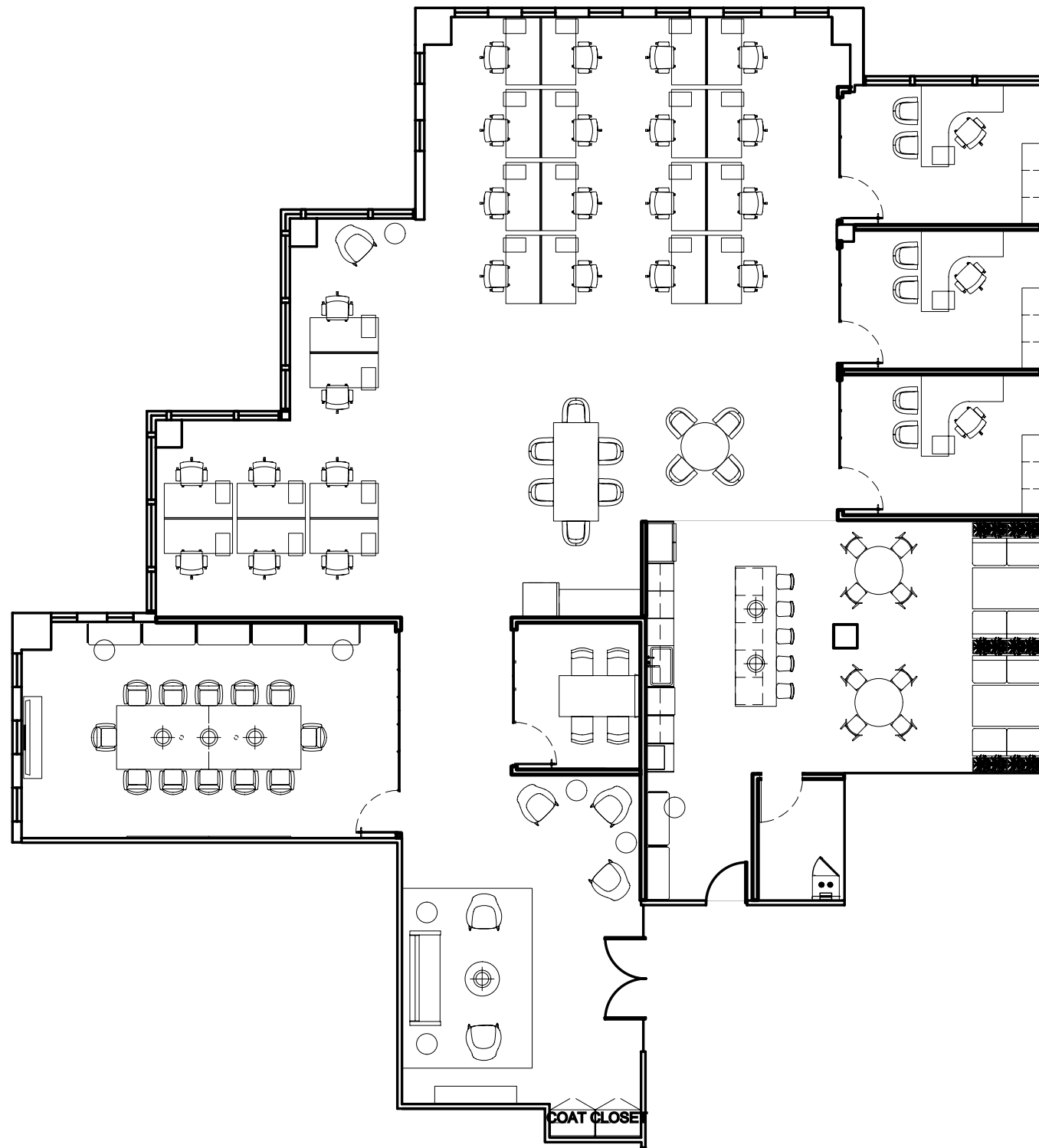


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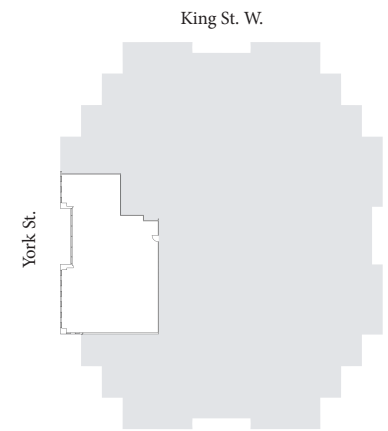
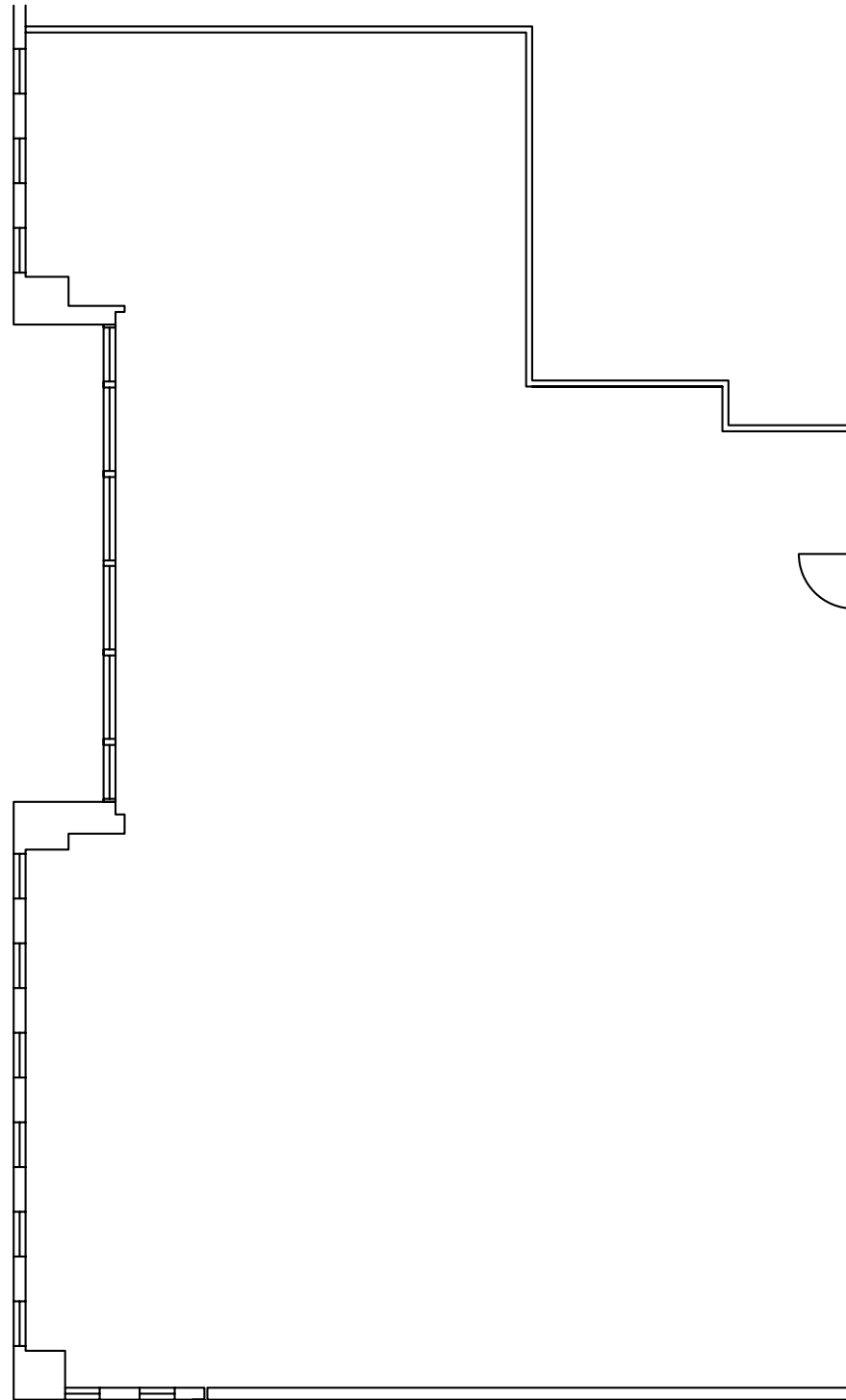
Suite 1100 | 4,581 sq. ft.



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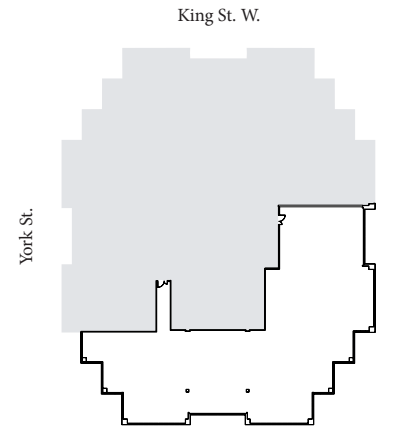
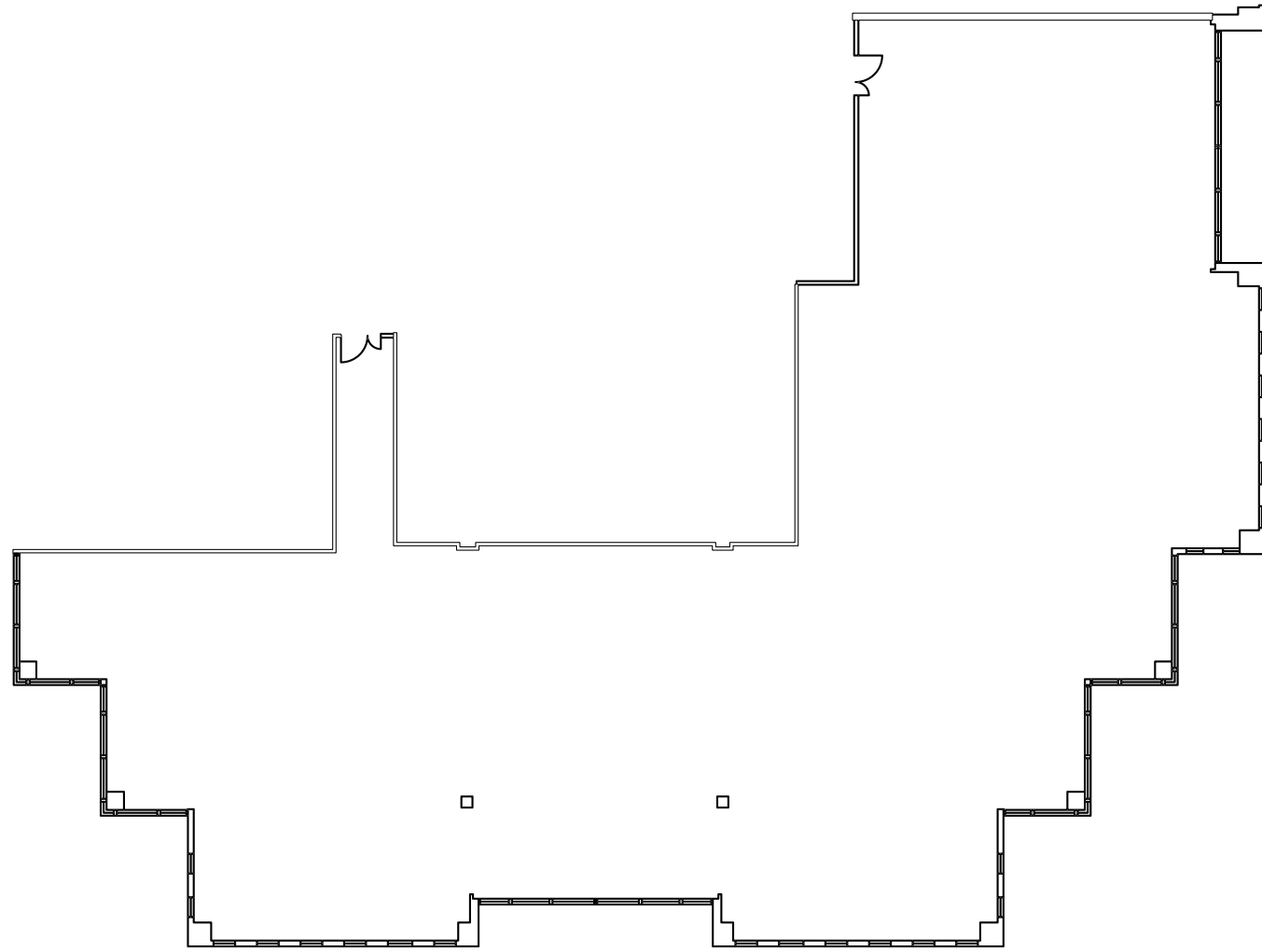
Suite 1105 | 3,340 sq. ft.



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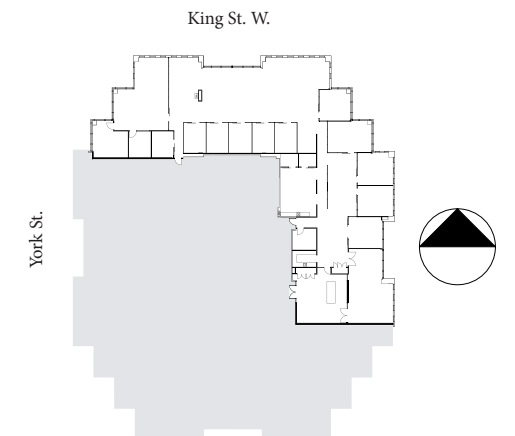
Suite 1110 | 9,032 sq. ft.



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Suite 1400 | 10,734 sq. ft.



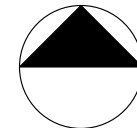
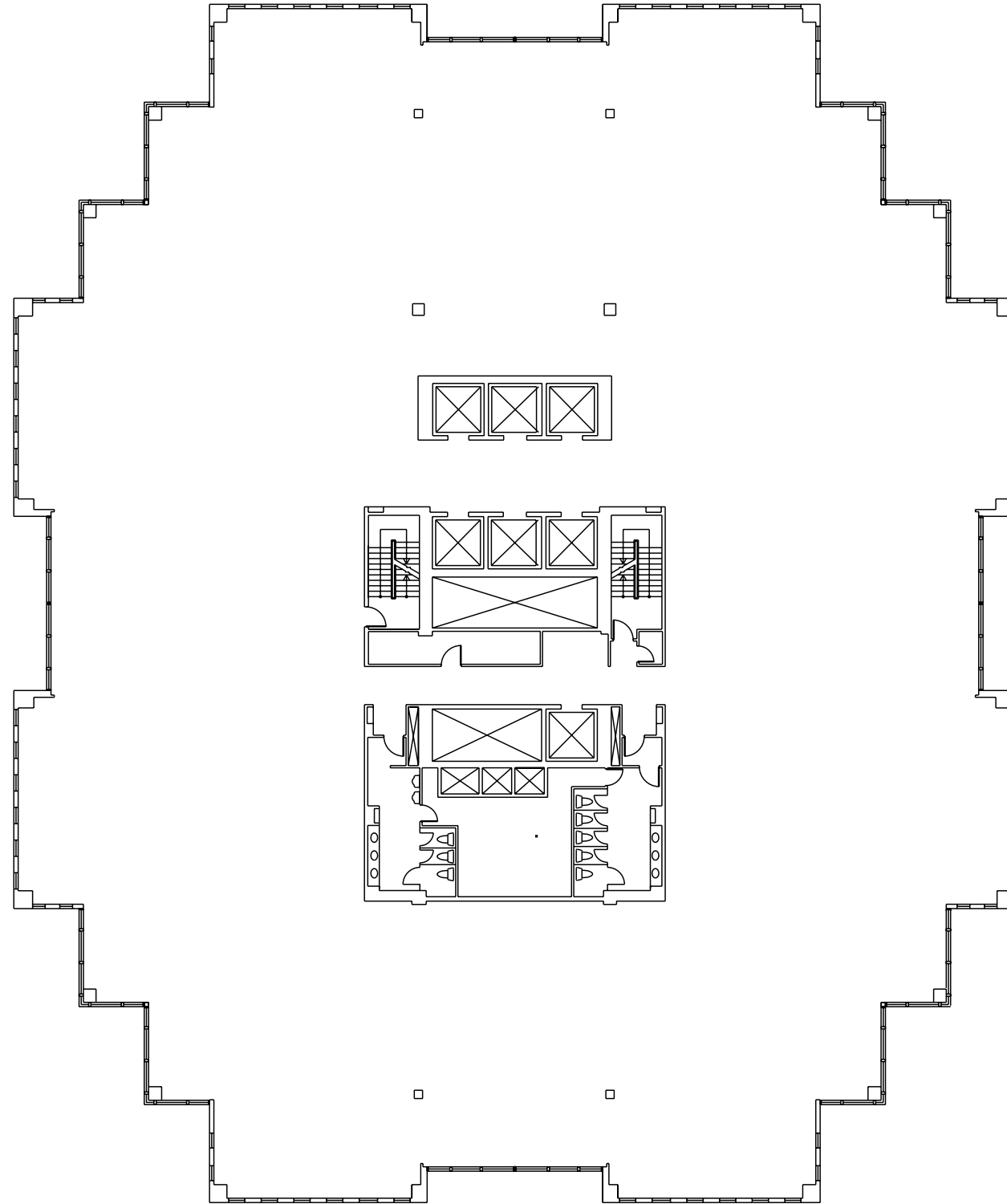
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Suite 1600 | 21,834 sq. ft.

King St. W.

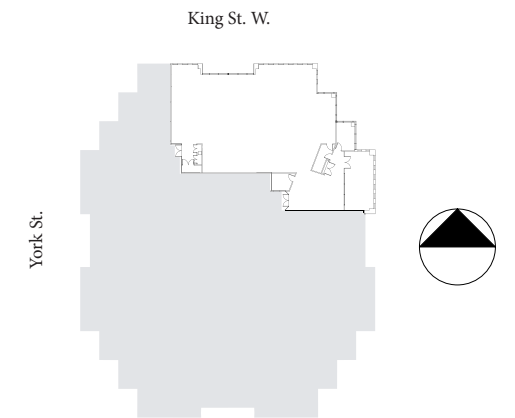
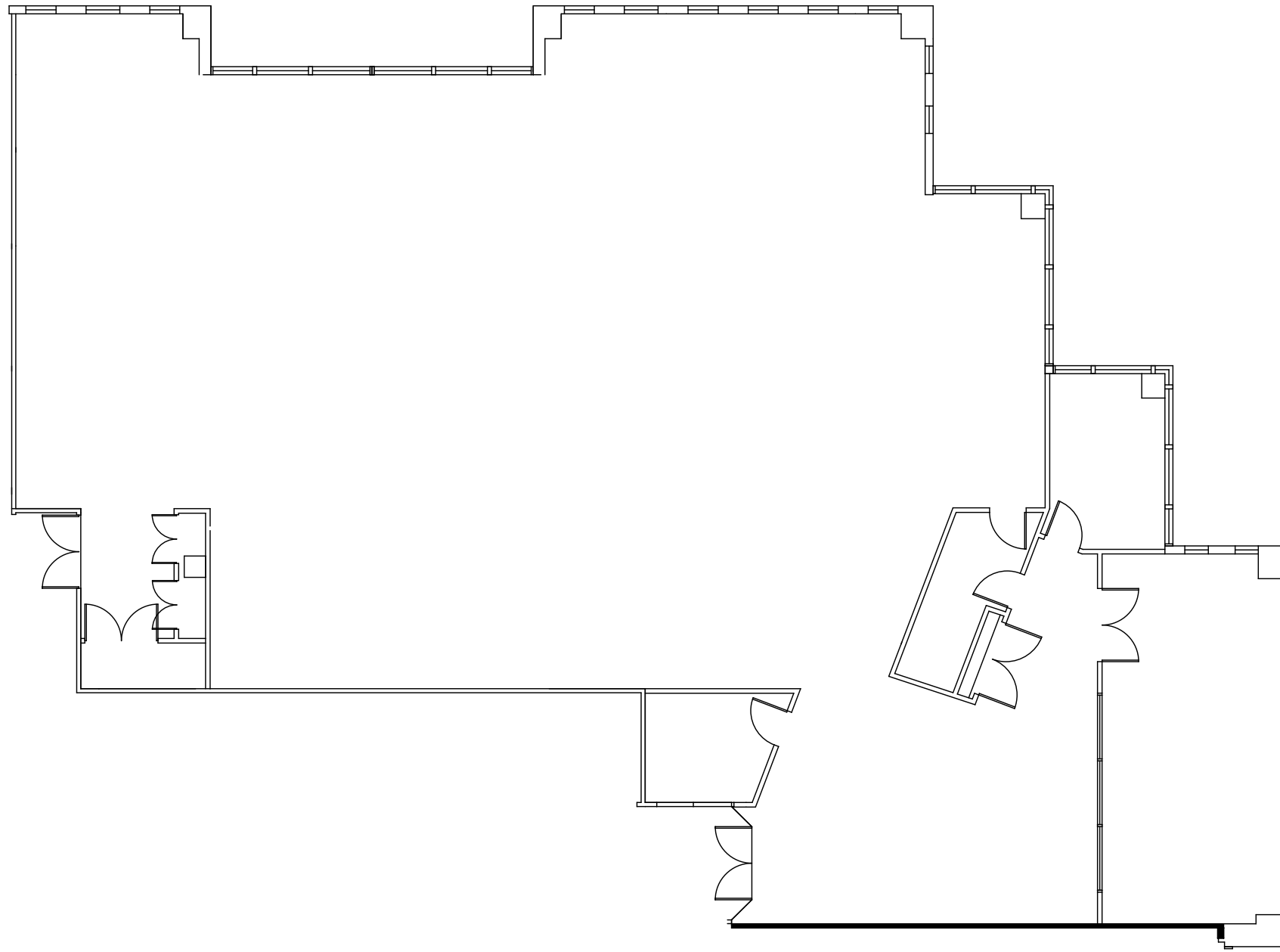
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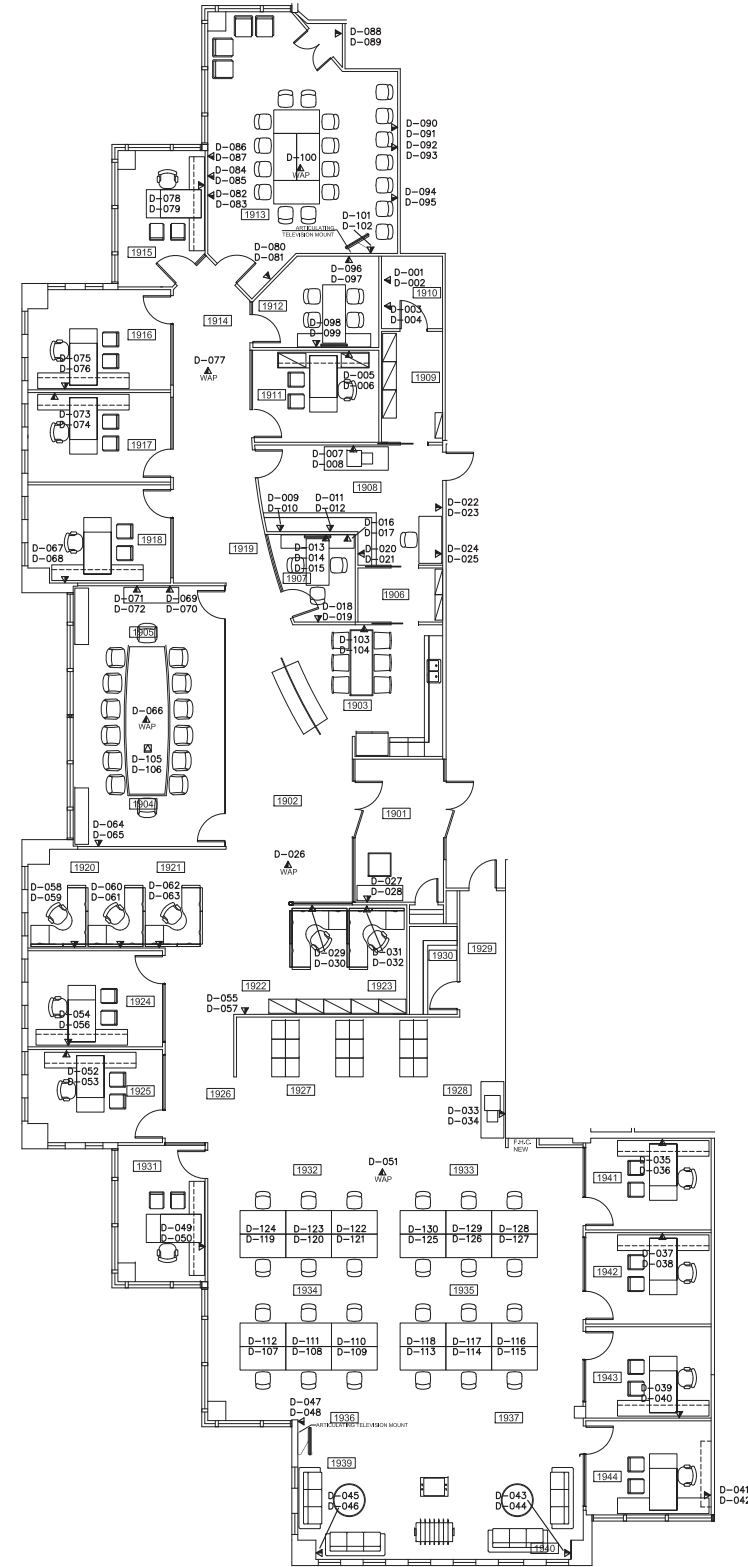
Suite 1710 | 7,087 sq. ft.



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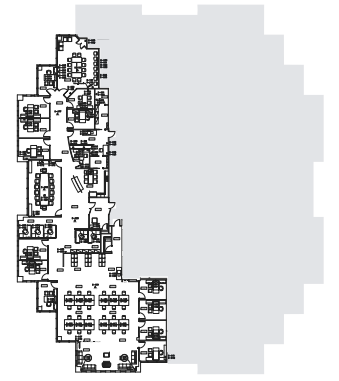
Suite 1910 | 8,942 sq. ft.



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King St. W.

York St.

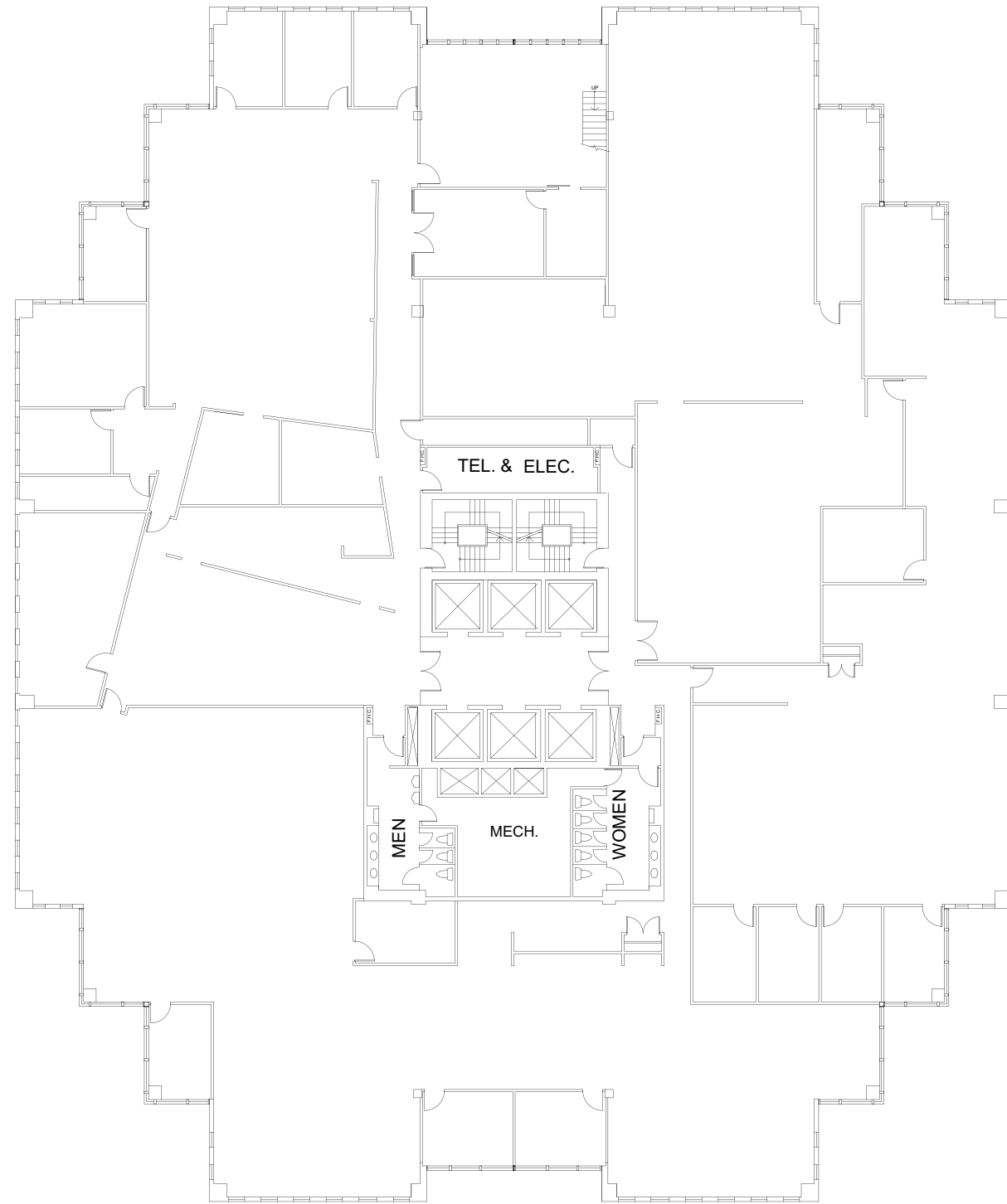




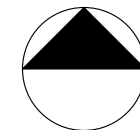
Suite 2000 | 22,582 sq. ft.

King St. W.

York St.

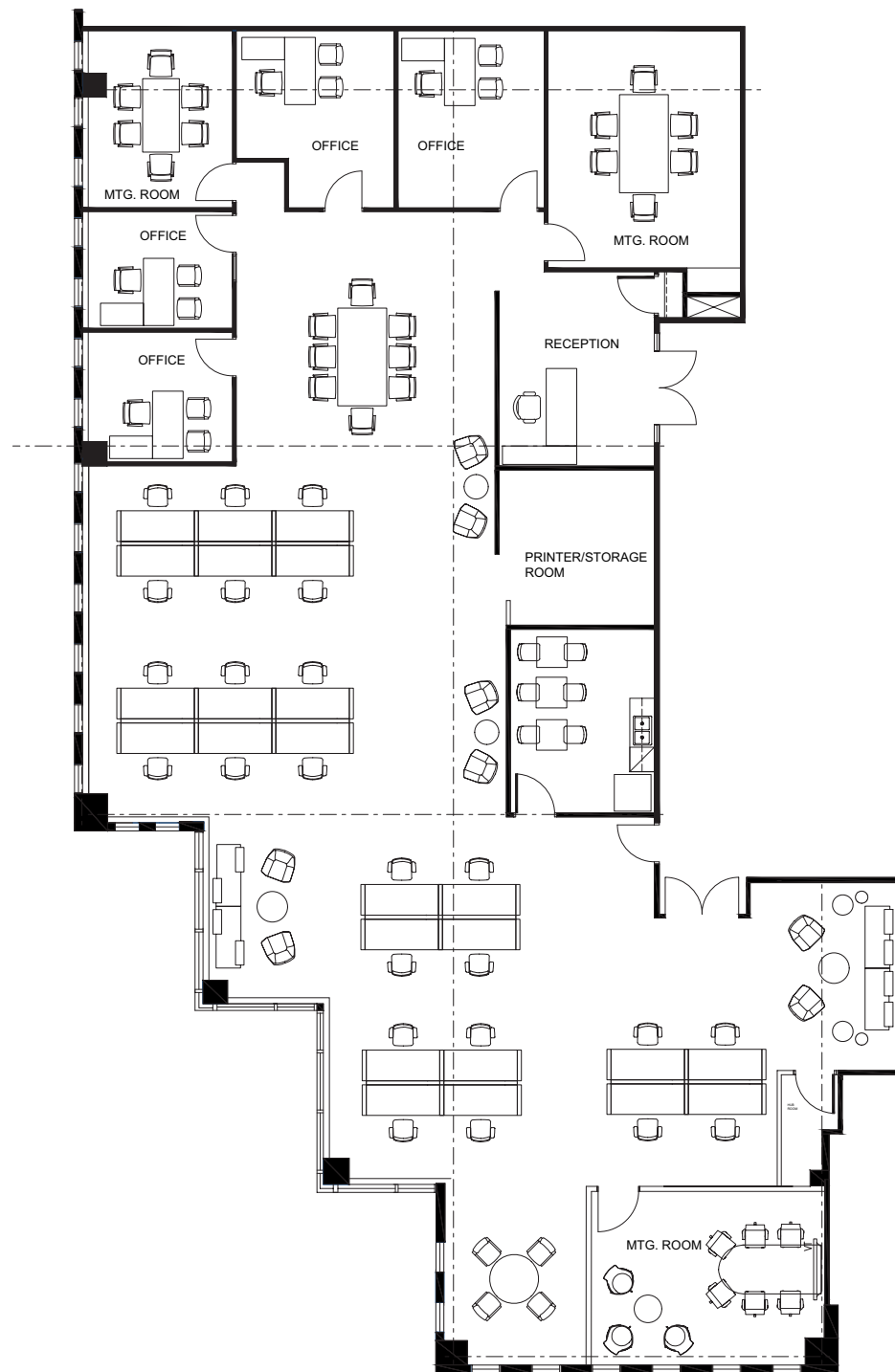


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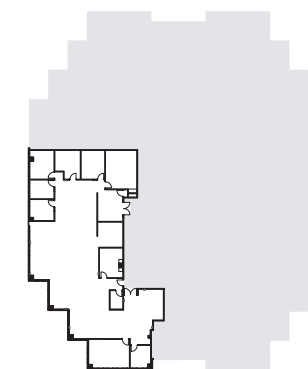
Suite 2100 | 6,319 sq. ft.



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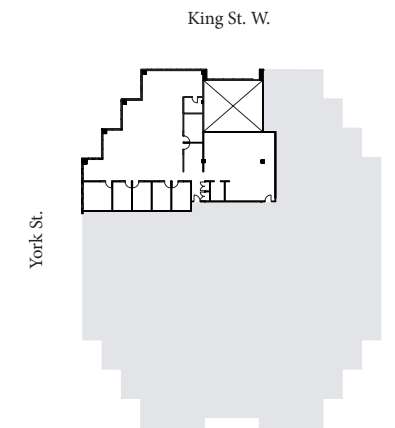
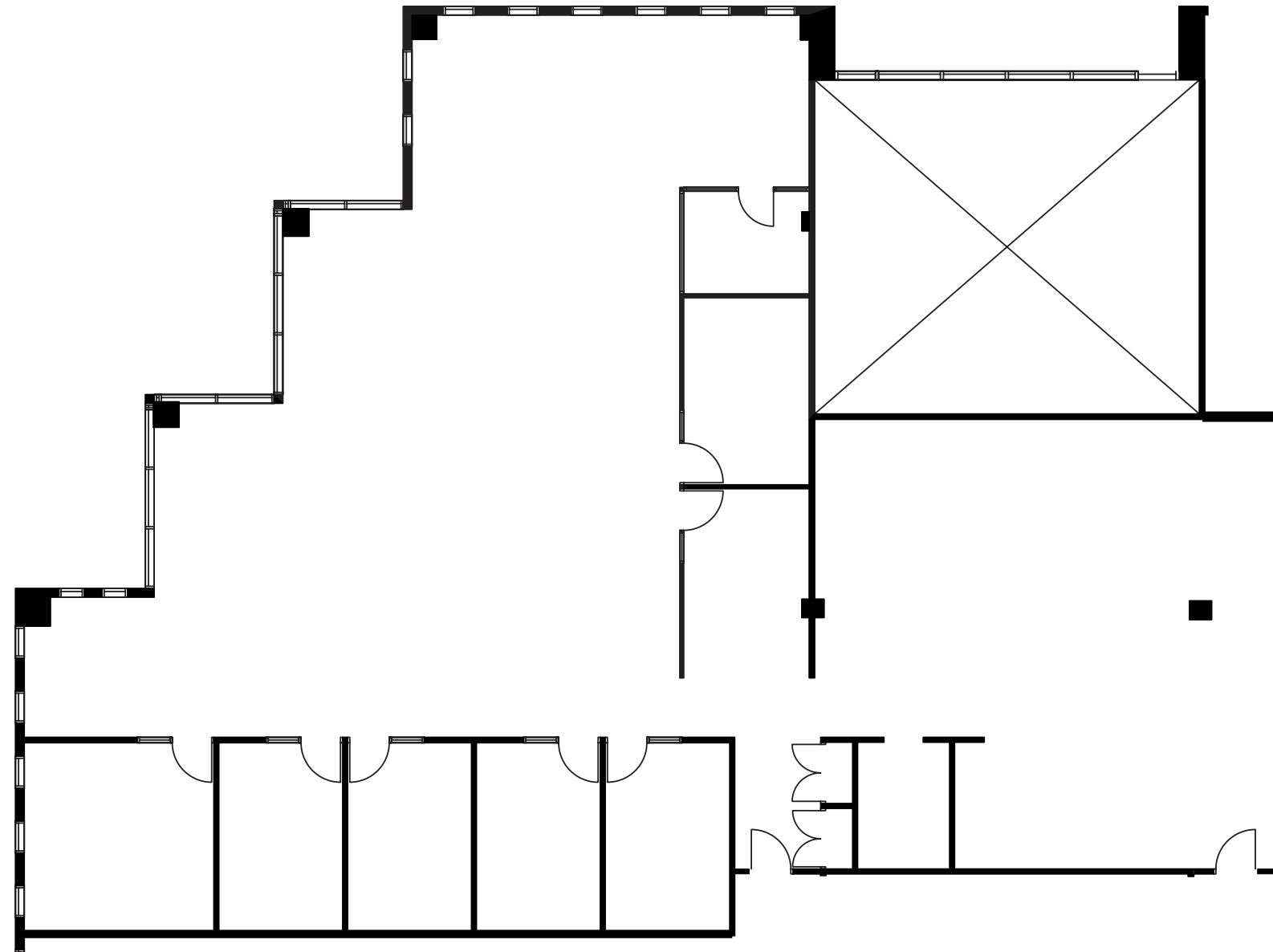
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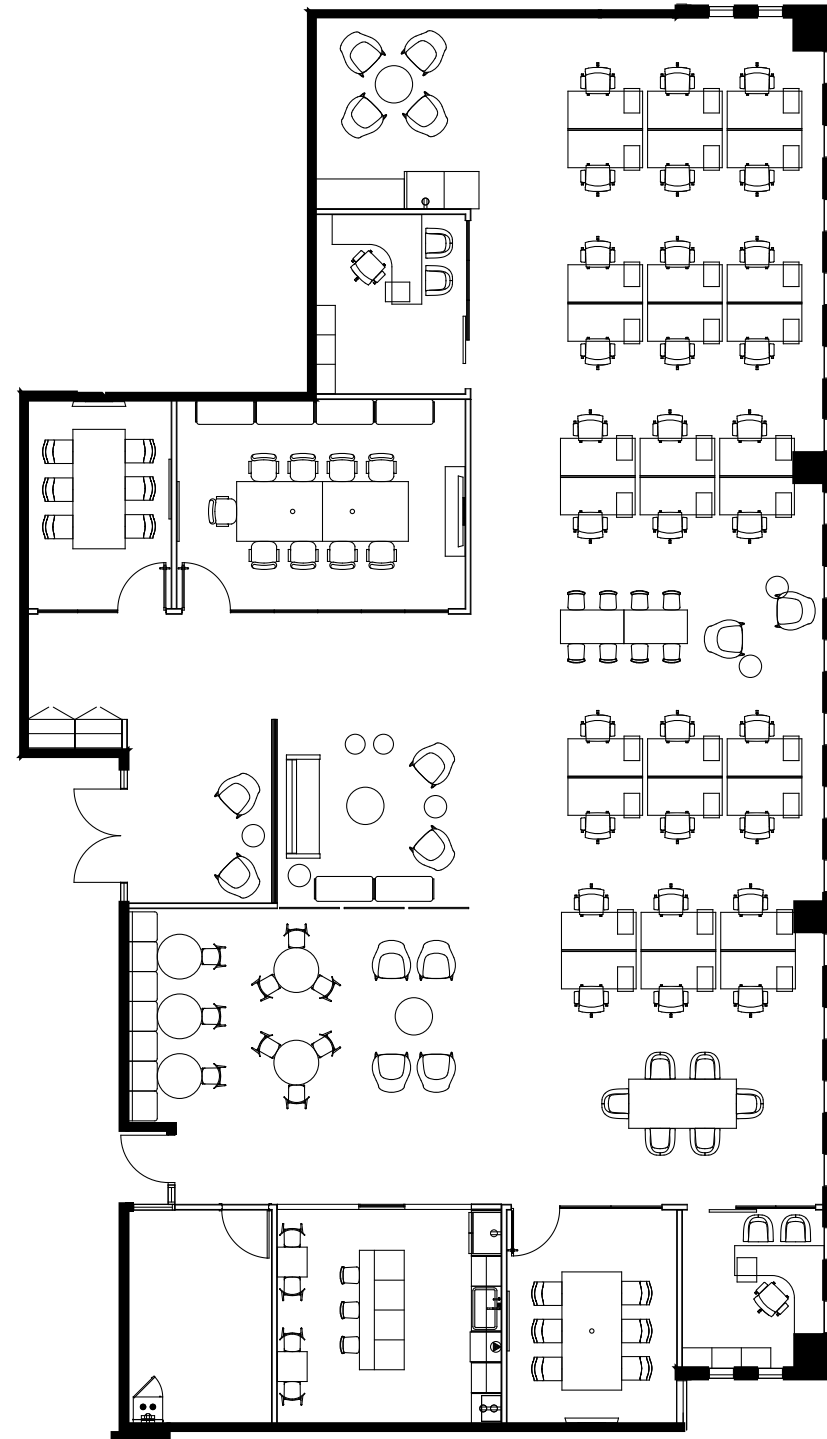
Suite 2120 | 5,349 sq. ft.



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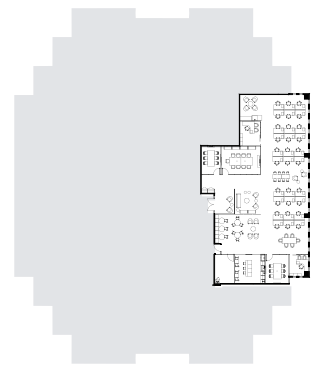
Suite 2130 | 5,262 sq. ft.



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York St.

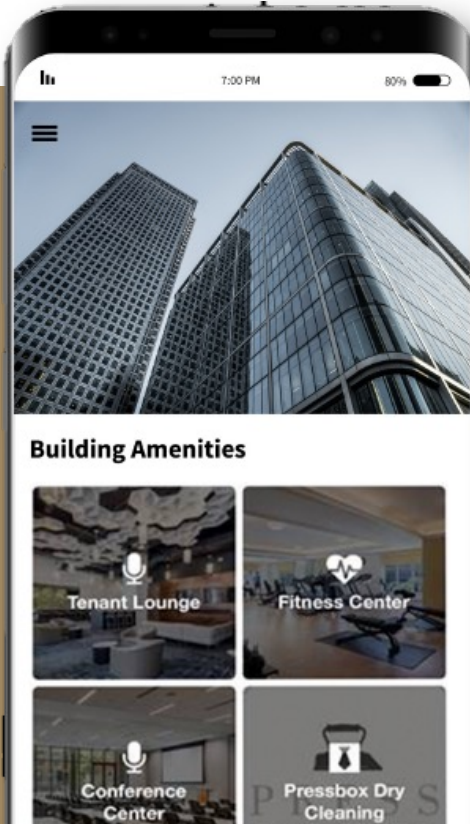


121 KING WEST

Experience

HqO Tenant Experience App

By leveraging HqO's best-in-class tenant experience app we are able to foster meaningful connections between your team and the other users of 121 King West. These connections are achieved by hosting distinctive events and thoughtful building programming.



Community

The app allows us to establish and strengthen a sense of community between your team and other building tenants. Adding value to the workplace through convenient and quality user interactions.



Service

One easy-to-use location to consolidate your team experience initiatives, property experiences and tenant satisfaction feedback.



Tenant Feedback

Facilitates and encourages communication between your team and our management. This creates an opportunity for your team to provide input, feedback and recommendations to our management.



Event Planning

The app allows for real-time communication and tracking of building events hosted by management.

121 KING WEST Programming

Explore how our interactive building programming can liven up your day at the office, and encourage meaningful interactions with other in-building professionals.



What's the Buzz?

Stop by the lobby to enjoy a hand crafted beverage to start your morning off on the right foot.



Let's Guac About It

Stop by the amenity floor to pick up an individual bag of tortilla chips and a mini guacamole cup for an afternoon snack!



Social Happy Hours

Learn how to make new cocktails. Sample wines from a variety of different regions. Join us on the roof top for a beer tasting event.



Educational Sessions

Discover the world of bees with an educational workshop focused on the benefits and significance bees have on our planet.



Go with the Flow

Start the week off with a clear mind by joining us for a midday stretch and refresh yoga session. The foundational yoga postures practiced align, strengthen and promote flexibility in the body. Participants can expect an emphasis on simplicity, repetition, and ease of movement.

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KING WEST

Building Properties

Year Built 1984

Renovated 2022

Location Located centre stage in Toronto's financial district directly across from the Toronto Stock Exchange. One block from the King/Bay intersection. Directly connected to the PATH underground pedestrian walkway system. Easily accessible from the King streetcar route and GO Train at Union Station.

Gross Leasable Area Approximately 517,522 SF

Total Retail Space 10,666 SF

Additional Rent \$30.17 (2023 estimate)

Amenities RETAIL - Concourse retail outlets
CONFERENCE CENTRE - Offers a functional, quality environment for hosting meetings and receptions for up to 100 people, complete with concierge service. Advanced telecommunication capabilities and a fully equipped service kitchen.

Construction Features Fibre optic available

Design Features CONSTRUCTION - Steel frame structure with reinforced concrete core. Polished granite exterior walls.
CEILING SYSTEM - The building is equipped with a modular suspended acoustic tile. The ceilings are 8'9" high, and the module 4'9" (1.5 m).
2 washrooms per floor.

Cieling / Lighting All fluorescent lighting fixtures upgraded to T-8 lamps with electronic ballast providing approx. 55 foot candles at desk-top level. Combined lighting + power = 5 to 16 watts/sf.

HVAC Automatic HVAC system featuring a variable volume air supply and hot water perimeter heating. Air volume is replaced approx. every 20 minutes with fresh air replenished every ½ hour. Each floor has 35 thermostatically controlled zones (additional zones can be provided).

Elevators 11 passenger elevators, 1 parking elevator, 1 freight elevator

Parking 2 levels of parking with 189 parking stalls.

Business Hours Monday to Friday 7:30am to 6:30pm

CBRE

Crestpoint
REAL ESTATE
INVESTMENTS LTD.



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KING WEST

Building Certifications

LEED® EB GOLD

Year 2018 — 2023



The LEED Canada EB rating system assists building owners and managers in maximizing sustainable opportunities within existing properties. This rigorous North American standard measures and evaluates the effectiveness of a property's sustainable practices and policies in a range of green categories. LEED EB addresses whole building cleaning, general maintenance issues, recycling programs, exterior maintenance and systems upgrades or modernization.

CERTIFICATE OF EXCELLENCE

Year 2017 — 2020



The Certificate of Excellence is awarded based on a rigorous evaluation of various aspects of building management and operations, including community impact, tenant relations, energy and environment management, emergency preparedness, and the training of building personnel. Our evaluation process ensures that only the most exceptional buildings are recognized for their commitment to excellence in these key areas.

BOMA BEST LEVEL 3

Year 2017 — 2020



BOMA BEST® Gold (previously known as Level 3) is bestowed upon buildings that have successfully implemented the BEST practices and obtained a questionnaire score of 80-89%. This prestigious award recognizes and celebrates the exceptional efforts of buildings that strive to achieve sustainability, energy efficiency, and exceptional building performance. Our comprehensive evaluation process ensures that only the most deserving buildings are awarded the BOMA BEST® Gold certification.

WIRED SCORE PLATINUM

Year 2018 — 2020



The building was awarded WIRED Certified Platinum. WIRED Certified Platinum means a building is best in class across all features of connectivity that matter most to tenants: number and quality of internet service providers, redundancy and resiliency of telecom infrastructure, ease of installation and capacity to readily support new telecom services. The building can support current and future tenants with the most stringent technology requirements.

RICK HANSEN FOUNDATION

Year 2018 — 2023



The Rick Hansen Foundation Accessibility Certification™ (RHFAC) is a LEED-style rating system that evaluates the accessibility of commercial, institutional, and multi-unit residential buildings and sites, to recognize an organizations commitment to accessibility through certification.

To find out more about the RHFAC program, visit: www.rickhansen.com/RHFAC



CBRE



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