



100 QUEENS QUAY
EAST

THE FUTURE OF WORK AT THE WATER'S EDGE



CBRE

DESIGNED FOR
CONNECTION





100 QUEENS QUAY
E A S T

BUILT FOR TOMORROW

BUILT IN 2021, 100 Queens Quay East stands as the signature office tower within Menkes Developments' Sugar Wharf community. A landmark that defines Toronto's next generation of work. The 675,000 SF Class AAA building brings together sustainability, connectivity, and design excellence with LEED Platinum certification, panoramic lake and skyline views, and premium model suites available for immediate fixturing.

100 Queens Quay East anchors an 11.5-acre master-planned neighbourhood featuring 200,000 SF of retail, a two-acre urban park, residences and a planned elementary school. Perfectly positioned between the financial core and the lakefront, it offers tenants a seamless balance of business and lifestyle, where thoughtful architecture and vibrant surroundings create an unparalleled workplace destination.

BUILDING FEATURES

100 QUEENS QUAY EAST delivers 675,000 sq ft of Class AAA office space within a LEED Platinum-certified framework, anchored by state-of-the-art design. With 10'10" floor-to-ceiling glazing offering panoramic views of Lake Ontario and the Toronto skyline, efficient floor plates, and premium model suites, the building champions flexibility and performance.

Combined with 125,000 sq ft of on-site retail, including LCBO's headquarters, Farm Boy, Unity Fitness, Dark Horse Espresso Bar, and more, plus seamless access to Union Station, the Financial Core and the waterfront trail, every detail is tuned to elevate your workplace experience.

NET RENT (PER SQ. FT. PER ANNUM)	Please call to discuss
ADDITIONAL RENT (2026 ESTIMATE)	\$30.44 per sq. ft. per annum



34,098 sq. ft. of available office space
Floors 17 & 18 available
Highly-efficient floor plate
State-of-the-art building design
Certified as LEED Platinum

Dark Horse, Farm Boy & LCBO onsite
Unity Fitness now open
Future PATH connection
2.5-Acre Sugar Wharf Park now open
Parking (1 stall per 2,200 sq. ft. leased)





100 QUEENS QUAY EAST offers a bright, double-height lobby designed by B+H Architects to make a strong first impression. Defined by clean architectural lines, abundant natural light, and refined materials, the space reflects the building's waterfront setting.

Tenants benefit from an activated ground level featuring Dark Horse Espresso Bar and quick access to Farm Boy, everyday conveniences that enhance the workplace experience and create a vibrant, community-driven atmosphere.

DARK HORSE ESPRESSO



UNITY FITNESS offers a premium wellness experience for modern professionals. The club features boutique-style classes, strength and conditioning zones, group studios, personal training, and brand new amenities to refresh and reset, including a lounge and modern luxury changerooms.

Bright, open spaces with floor-to-ceiling glass bring in natural light and waterfront views, creating an energising environment that inspires focus, movement, and balance. With wellness woven into the workday, tenants can recharge, connect, and perform at their best.



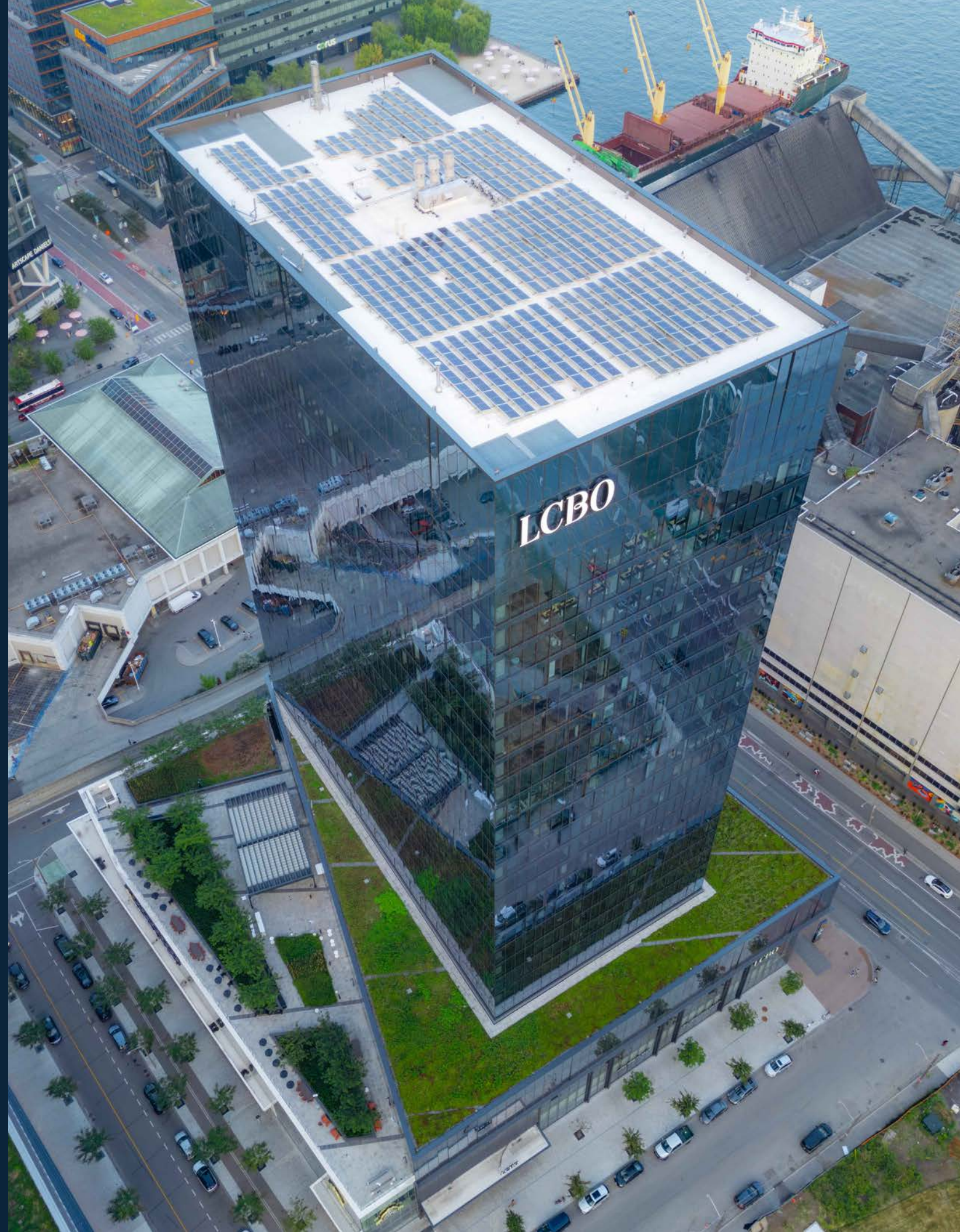

**UNITY
FITNESS**
HARBOURFRONT

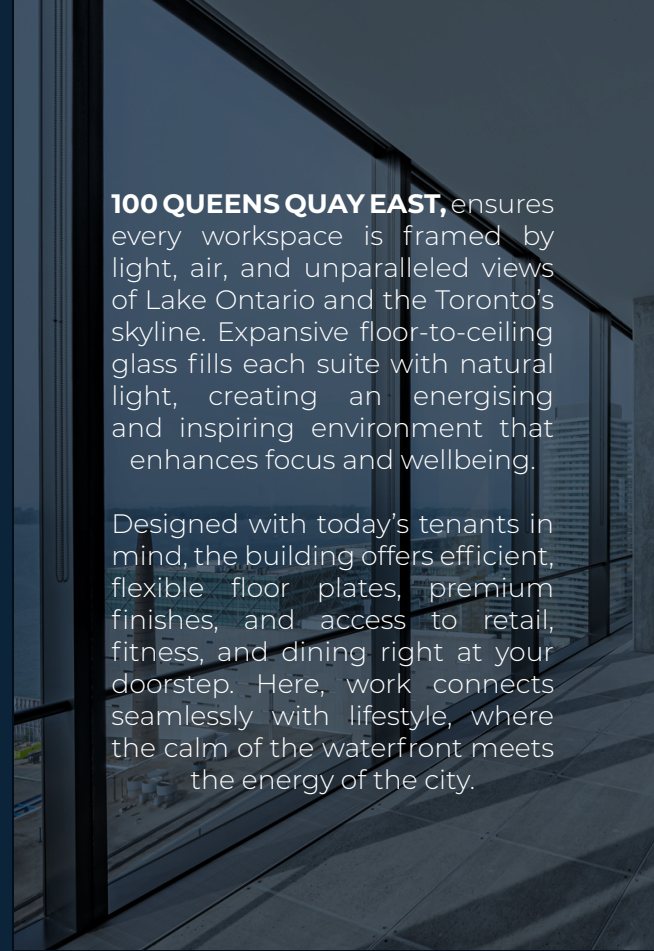


ENGINEERED FOR THE FUTURE

AT 100 QUEENS QUAY EAST, sustainability isn't a feature, it is the foundation. Designed to lead a new era of healthy, efficient workplace environments, the building integrates advanced environmental systems, renewable energy strategies, and smart building technology to deliver meaningful, measurable performance. From soil remediation of the former industrial lands to industry-leading air quality, water conservation, and energy-efficient systems, every detail is engineered to support wellness, reduce carbon impact, and future-proof business operations.

Key sustainability elements include underfloor air distribution for enhanced comfort and air quality, rainwater harvesting and greywater reuse systems supporting responsible water management, rooftop solar generation, and Enwave district energy for efficient low-carbon heating and cooling. Complemented by biophilic design elements, generous natural light, and wellness-forward end-of-trip amenities, 100 Queens Quay East reflects the highest standard of sustainable workplace design, where people, performance, and planet align to shape the future of work on Toronto's waterfront.





100 QUEENS QUAY EAST, ensures every workspace is framed by light, air, and unparalleled views of Lake Ontario and the Toronto's skyline. Expansive floor-to-ceiling glass fills each suite with natural light, creating an energising and inspiring environment that enhances focus and wellbeing.

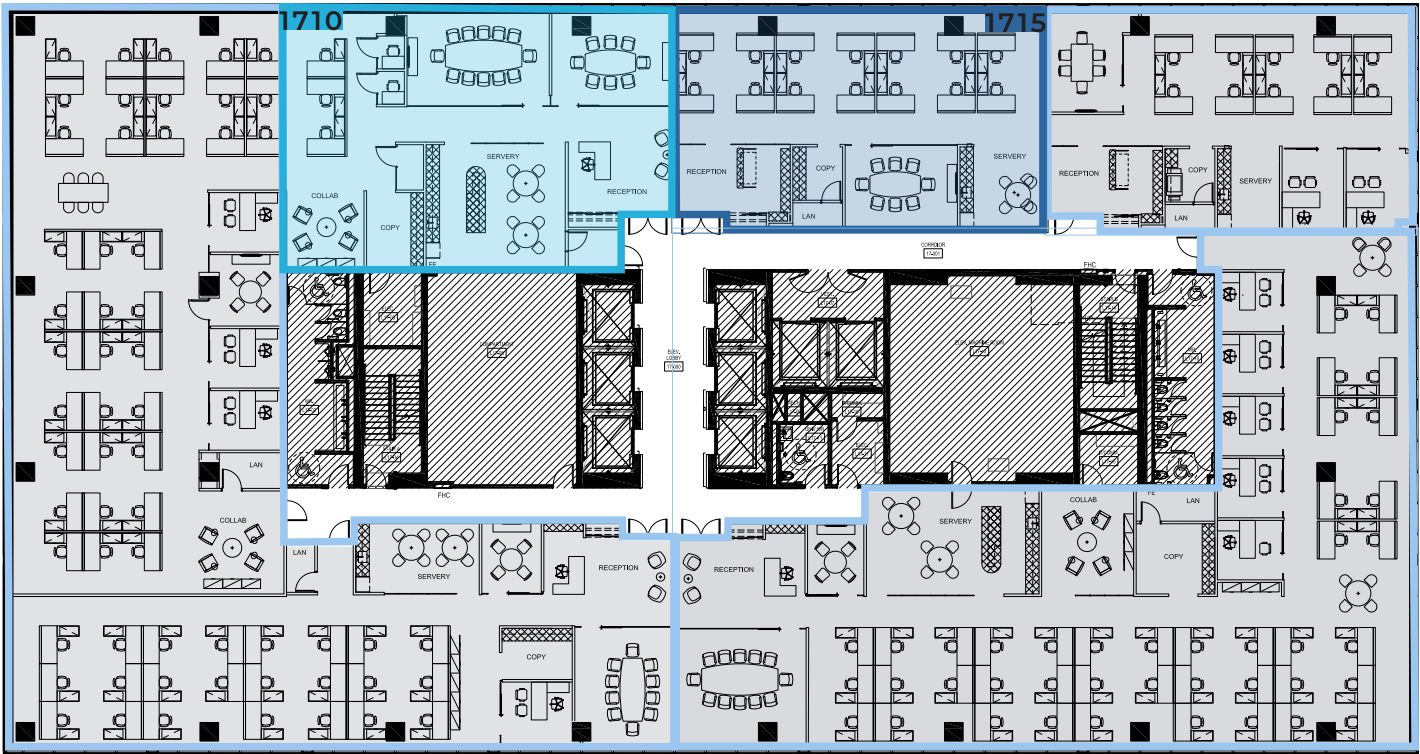
Designed with today's tenants in mind, the building offers efficient, flexible floor plates, premium finishes, and access to retail, fitness, and dining right at your doorstep. Here, work connects seamlessly with lifestyle, where the calm of the waterfront meets the energy of the city.



MODEL SUITE 1712
SAMPLE PHOTOS



FLOOR 17 MODEL SUITES

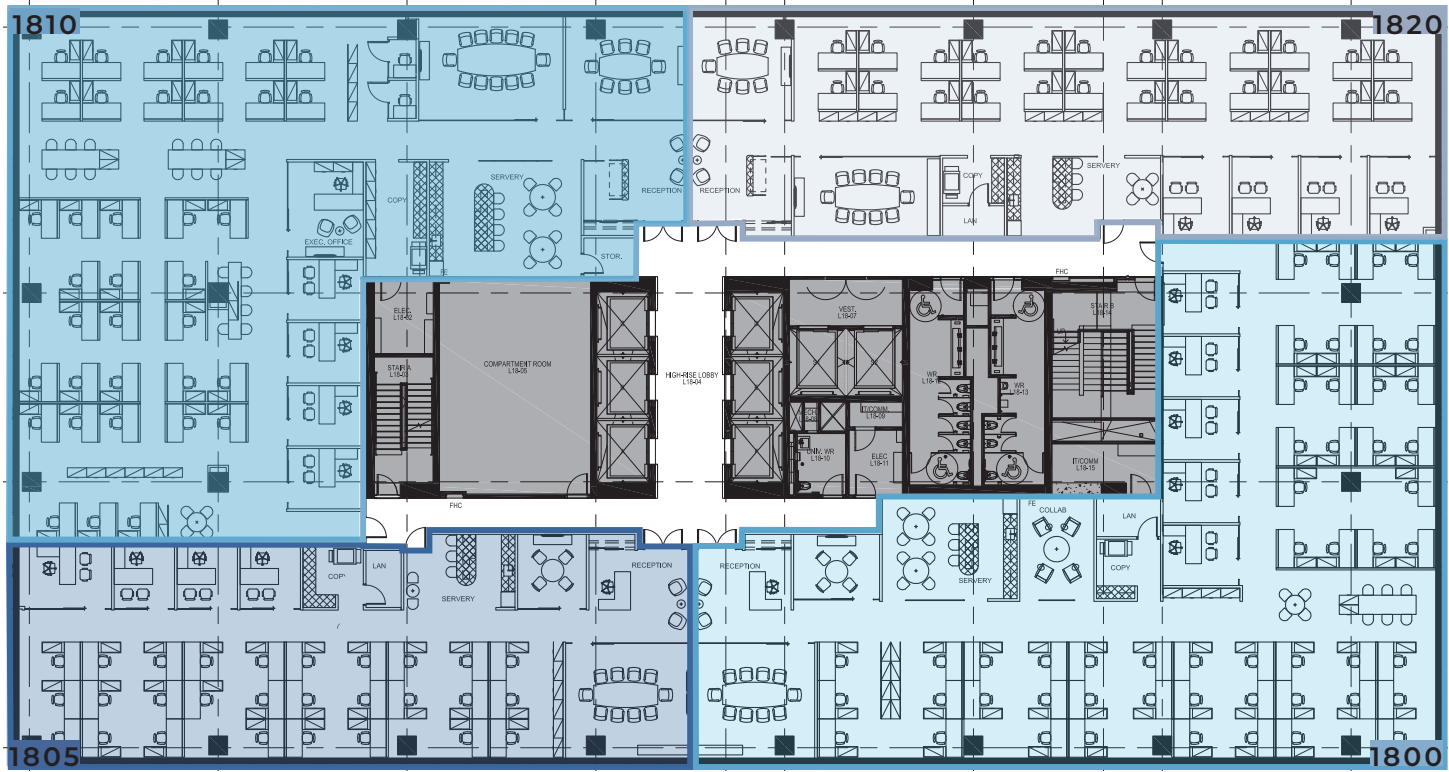


● SUITE 1710
3,404 SQ.FT
Model Suite

● SUITE 1715
2,813 SQ.FT
Model Suite

FLOOR 18

MODEL SUITES



- | | | | |
|---|---|---|---|
|  SUITE 1800 |  SUITE 1805 |  SUITE 1810 |  SUITE 1820 |
| 8,720 SQ.FT | 4,692 SQ.FT | 8,916 SQ.FT | 5,553 SQ.FT |
| Model Suite | Model Suite | Base Building
Turnkey Available | Base Building
Turnkey Available |



MODEL SUITE 1712
SAMPLE PHOTOS



LOCATION

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

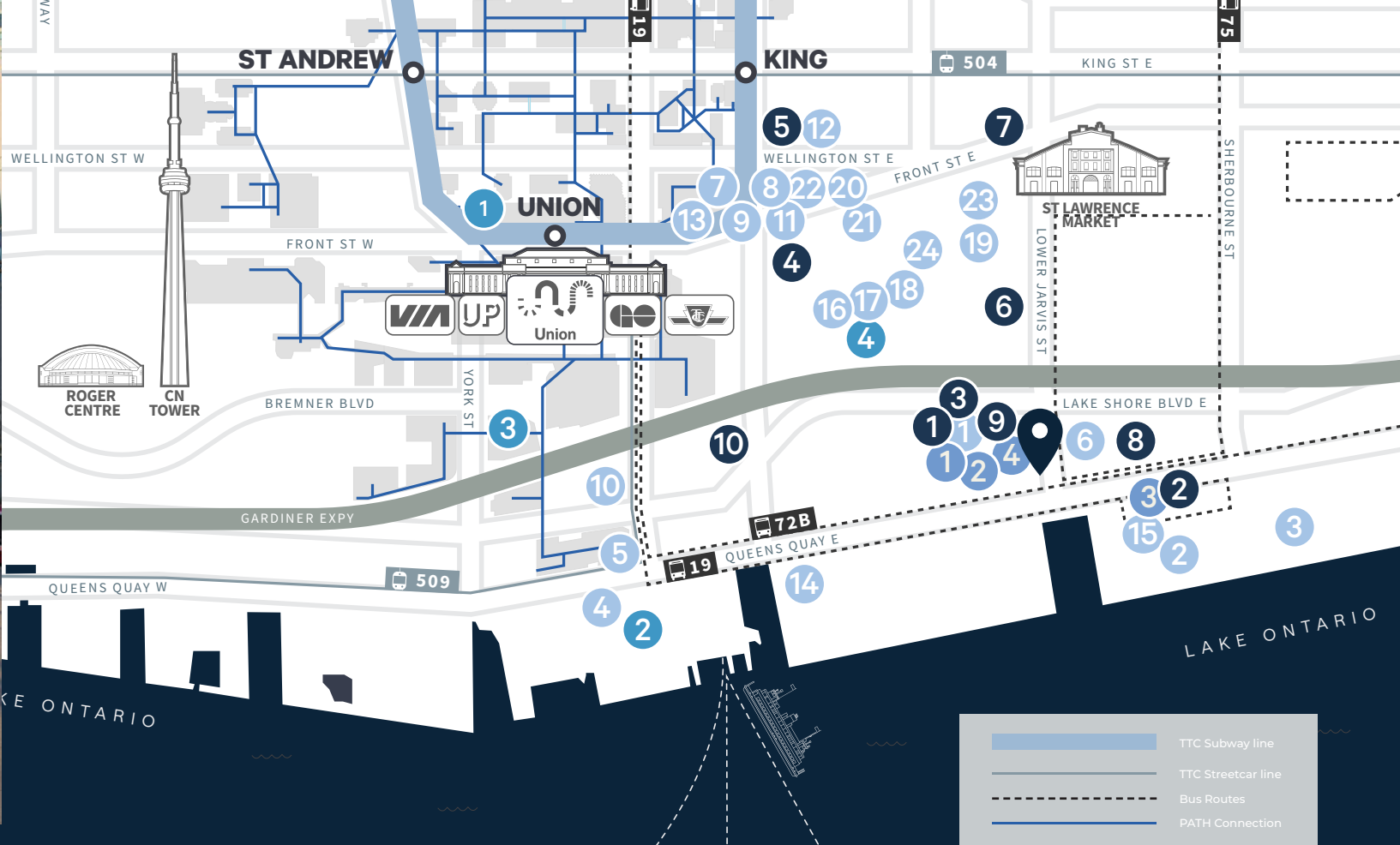
- 1 Fairmont Royal York Hotel
- 2 Westin Hotels & Resorts
- 3 Le Germain Hotel
- 4 Novotel

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

100



BIKE SCORE

96

NEIGHBOURHOOD HIGHLIGHTS

- Direct TTC Bus 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



DEFINING THE
FUTURE OF

TORONTO'S
WATERFRONT





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The Future of Work at the Water's Edge



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