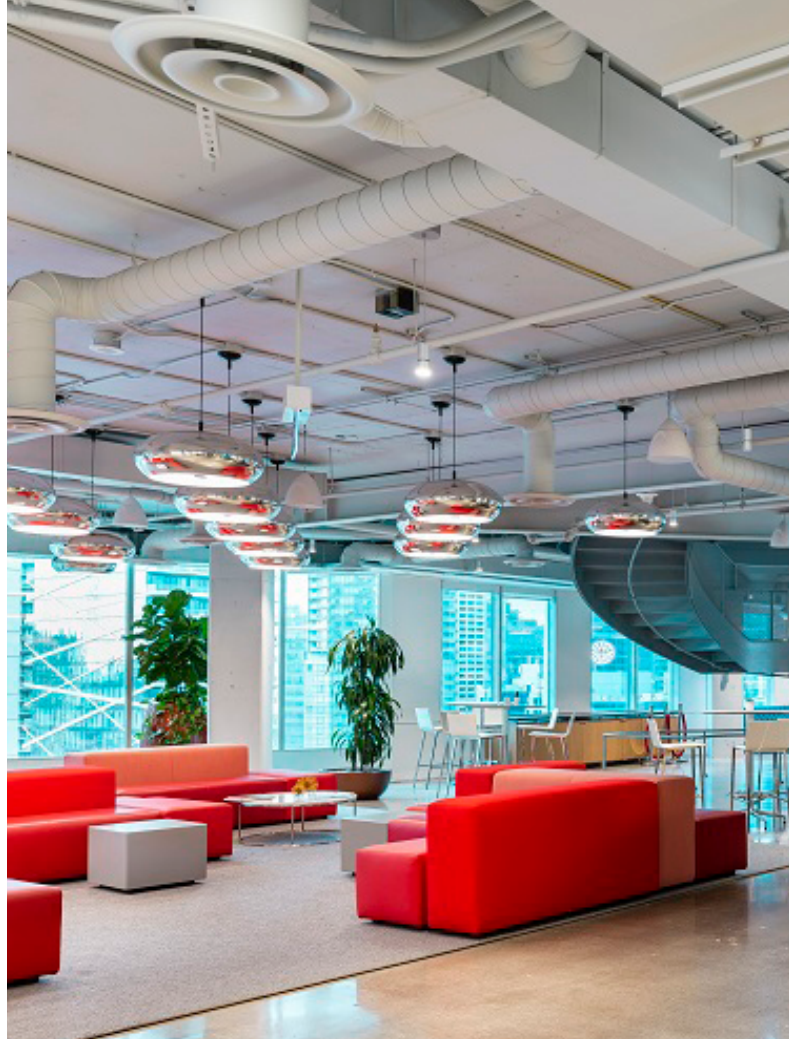


MetroCentre



Diverse spaces for both small and large firms, 200 Wellington is a tech-focused office tower offering vibrant city access that will inspire top talent. Located in the heart of the entertainment district, connected to the PATH and steps from the financial district. This LEED-certified tower creates a healthy, productive, connected workplace experience with a bright and airy winter garden, access to David Pecaut Square and retail.

Dynamic spaces that inspire in the financial district



At a glance

15

stories

316,032

SF GLA

23,500

SF typ. high-rise floor plate

1991

built

1,058

on-site parking

23,000

SF typ. low-rise floor plate

Awards

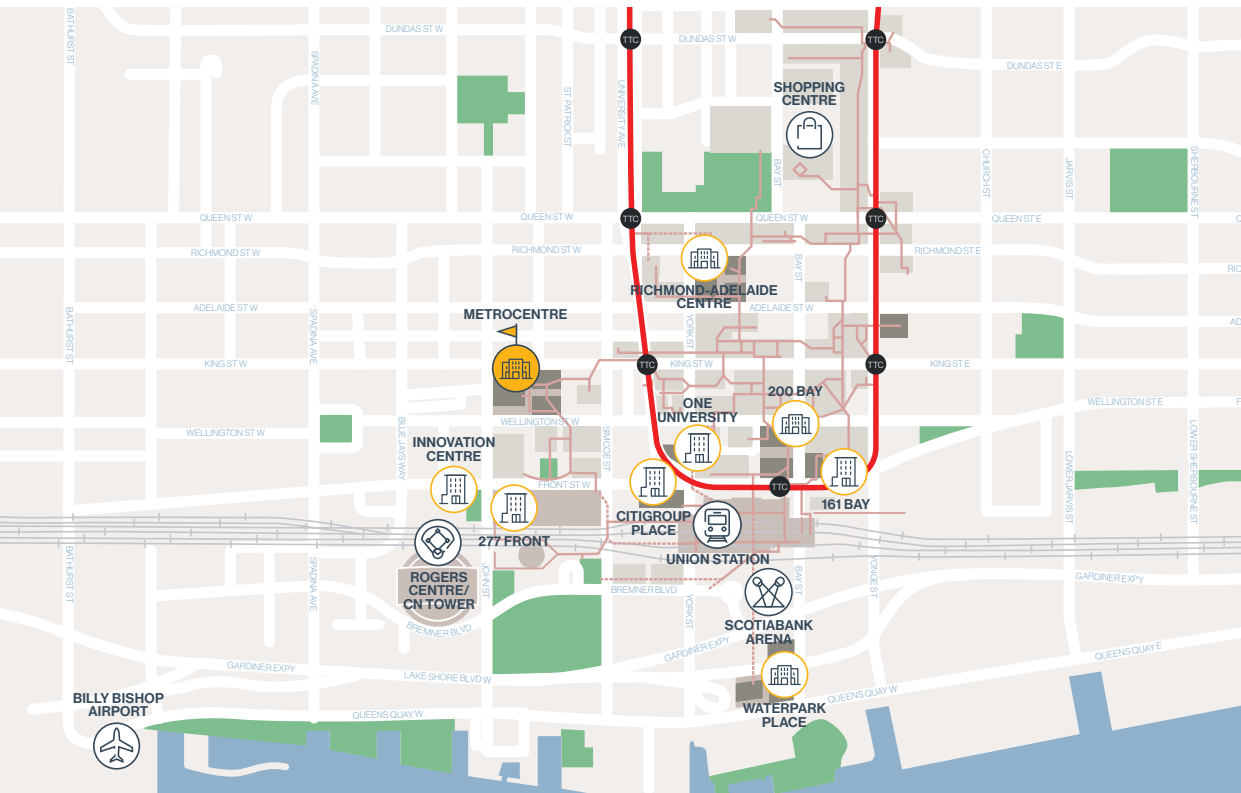
LEED EB Gold

BOMA BEST® Gold

BOMA Certificate of Excellence

BOMA Pinnacle Award for Customer Service

Location & access



PATH connection

TTC -
St. Andrew Station
- 5 minute walk

TTC - Union Station
- 9 minute walk

GO - Union Station
- 9 minute walk



Gardiner
Expressway
- 7 minute drive



Amenities & retail

- Retail
- Food court
- Parking
- EV charging
- Car wash/care
- Group fitness classes
- Running club
- Outdoor space
- Lounge
- Conference facilities

About Oxford Properties Group

Oxford Properties Group connects people to exceptional places, and is the owner, developer and manager of some of the world's best real estate assets. Established in 1960, it manages approximately C\$60 billion of assets across the globe on behalf of its co-owners and investment partners. Oxford's portfolio encompasses office, retail, industrial, hotels and multifamily residential and spans more than 100 million square feet in global gateway cities and hubs across four continents. A highly disciplined and thematic investor, Oxford invests in properties, portfolios, development sites, debt, securities and platforms across the risk-reward spectrum. With its global headquarters in Toronto, Oxford operates out of over 15 regional offices including London, Luxembourg, New York, Singapore and Sydney. Its long-term approach to real estate investment aligns Oxford's interests to its customers and the communities in which it operates. Oxford is owned by OMERS, the defined benefit pension plan for Ontario's municipal employees.

For more information on Oxford, visit www.oxfordproperties.com

¹ Ratings by Fitch & DBRS

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