

FIRST GULF



CBRE



EQ BANK TOWER

Designed to support your
business and your people

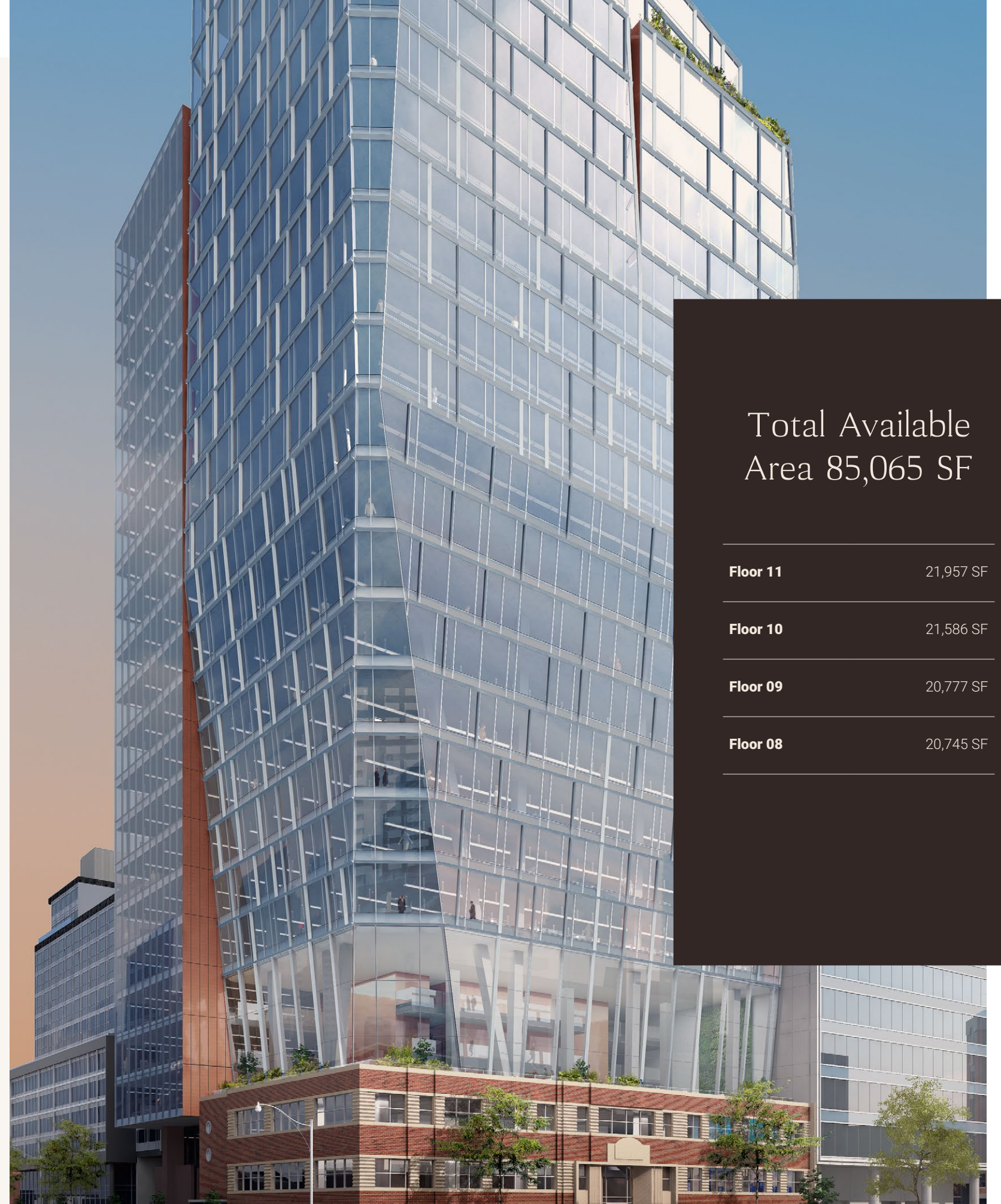




EQ BANK TOWER

Built for success

Welcome to EQ Bank Tower – Toronto’s exciting new office development dedicated to enriching the workplace experience through community engagements and tenant-centred building programs. EQ Bank Tower’s LEED Gold Certification perfectly marries innovative design with modern sustainable technology. Designed to support your business and your people, the flexible floor plates can adapt and change as your business and culture evolve. EQ Bank Tower will offer a unique amenities platform dedicated to tenants’ needs – EQ Bank Tower was made for you.



Total Available
Area 85,065 SF

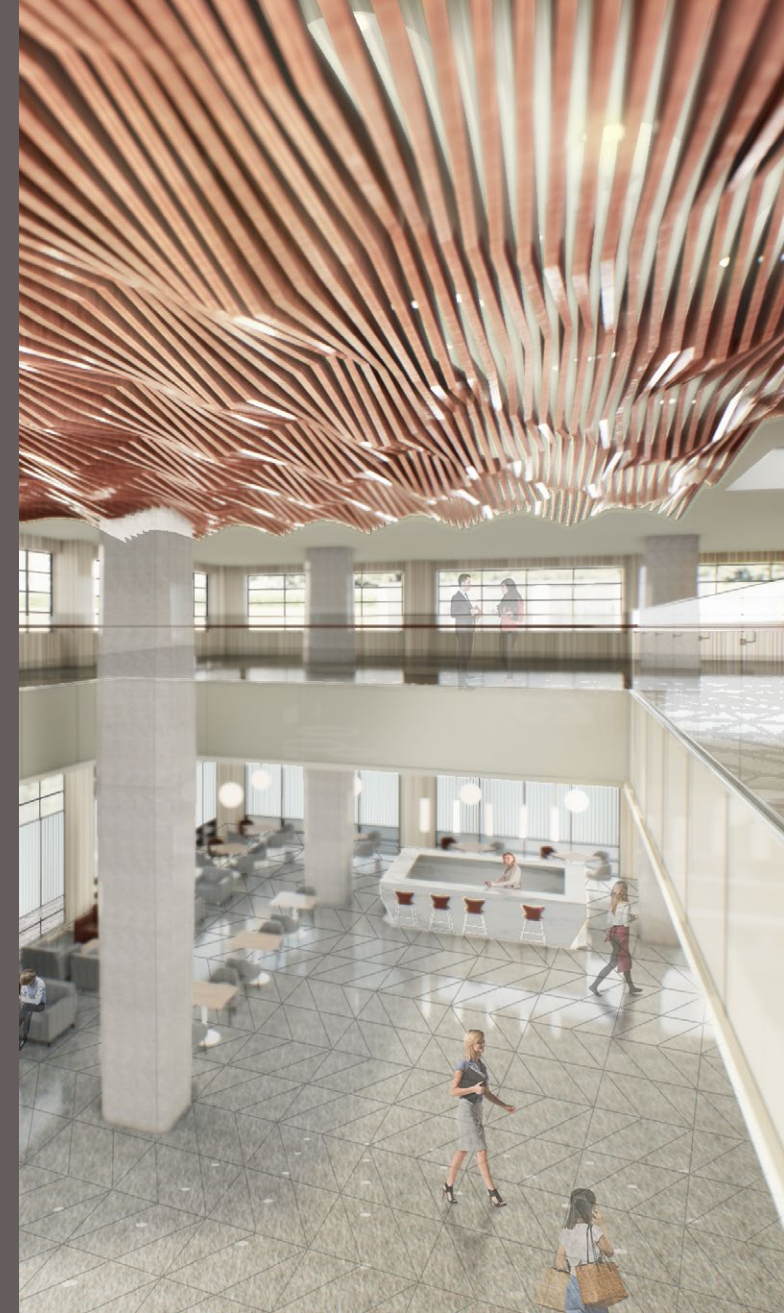
Floor 11	21,957 SF
Floor 10	21,586 SF
Floor 09	20,777 SF
Floor 08	20,745 SF



EQ BANK TOWER



Building features that elevate your workplace experience



LEED® Gold:
Core and Shell



Convenient urban amenities and green spaces nearby



Outdoor terraces



EQ BANK TOWER

Three storey,
light filled atrium
with full height
windows and
exposed ceilings





EQ BANK TOWER



Striking architecture and impressive two storey lobby



Exclusive tenant building shuttle to and from Union Station



Easy access to public transit, major highways and future TTC Ontario Line



4 levels of underground parking and EV charging stations



Underground bike storage, shower facilities and change rooms



EQ BANK TOWER

Institutional property management dedicated to elevating the experience of the EQ Bank Tower community

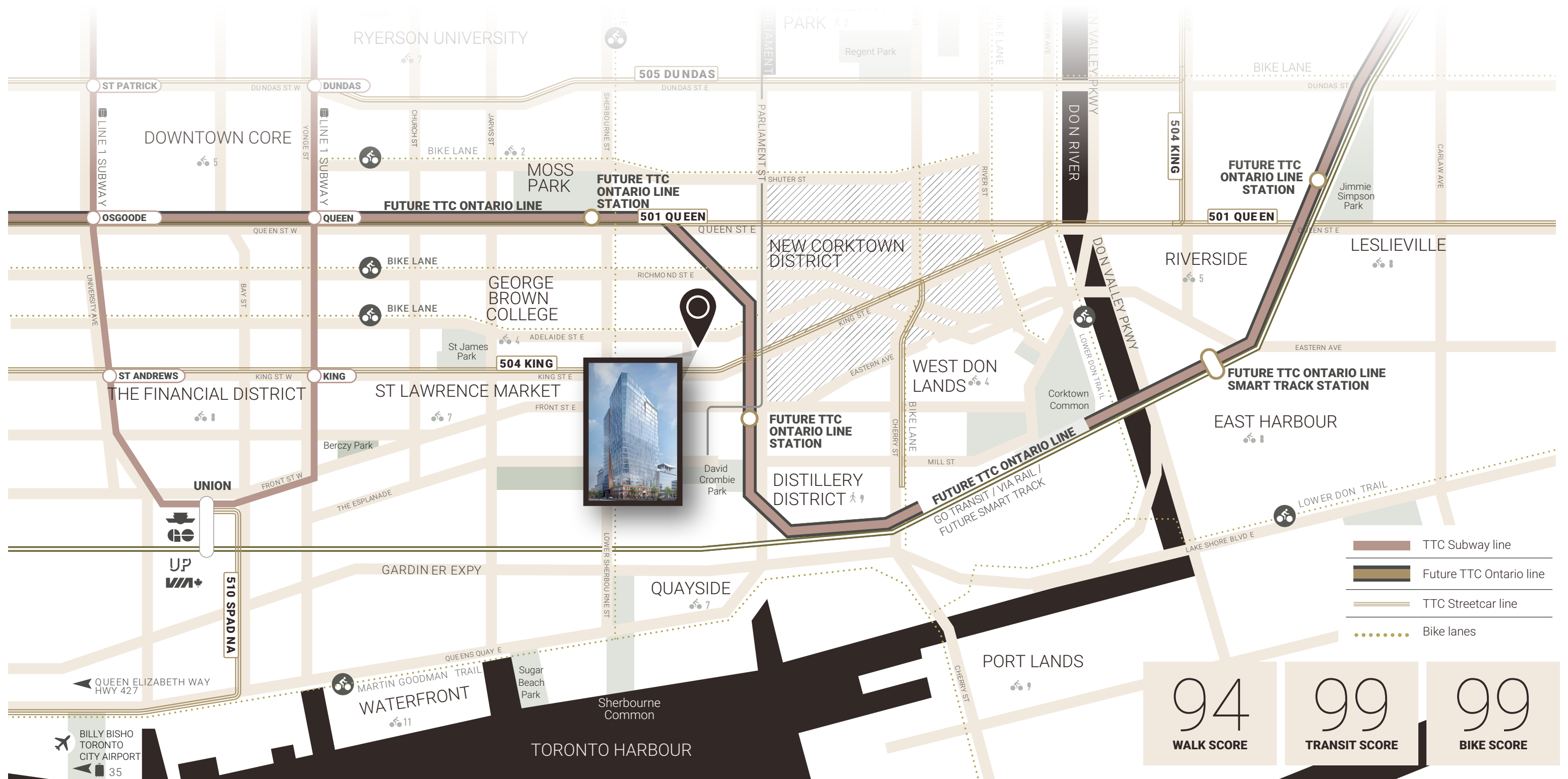
EQ Bank Tower offers a best-in-class building management platform dedicated to exceeding industry standards. Tenant experience is at the forefront with thoughtfully curated building programs designed to enrich the workday. We understand the unique needs of each tenant and pride ourselves in providing the most accessible and responsive service. Guided by genuine care and connection to all tenants and members of the EQ Bank Tower community, we sweat the small stuff, so you can dream bigger.





The most connected Downtown East Office Tower

Experience dynamic connectivity at its finest at EQ Bank Tower. This vibrant business hub in Downtown East is just steps away from the 24-hour King streetcar route and city bike lanes. The tower offers seamless connections to the expansive Yonge-University-Spadina TTC subway line, promoting ease and accessibility. A unique feature that EQ Bank Tower offers is the exclusive shuttle connecting tenants directly to Union Station. Anticipate an even greater connectivity boost with the upcoming Ontario Line of the TTC, set to make EQ Bank Tower the best-connected development in the east end.



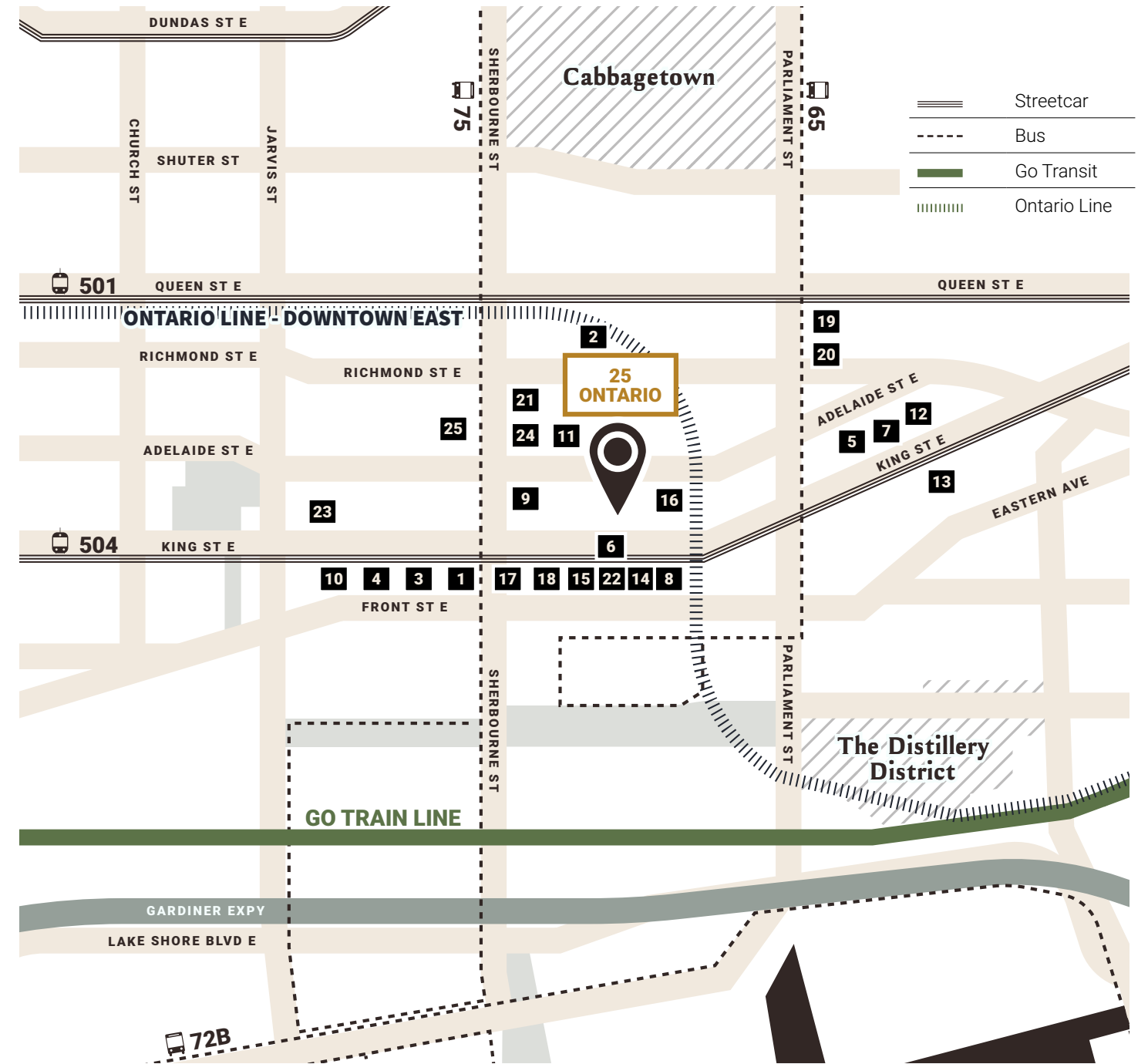


EQ BANK TOWER

Part of Downtown East's thriving business network

Join top national and international brands who are making Toronto's Downtown East District their home. Downtown East's growing business community include The Globe & Mail, Coca-Cola, Loyalty One, Scotiabank Digital Factory, SAS, CI investments and George Brown College.

Optimally located to support work and play, EQ Bank Tower tenants will experience a vibrant lifestyle with an array of dining options from sophisticated ARDO Restaurant and delightful Roselle Desserts to everyday essentials like banking or groceries.



DRINKS AND DINING

- 1. ARDO Restaurant
- 2. Mengrai Thai
- 3. Neo Coffee Bar
- 4. Le Petit Dejeuner
- 5. Reyna on King
- 6. Rooster Coffee
Firehouse Sub
Tahini
- 7. Roselle Desserts
- 8. Starbucks
- 9. The Black Canary
- 10. Bar ARDO

- 11. Hawa Beirut Restaurant & Lounge
- 12. 501 Gusto on King Street
- 13. Terroni Sud Forno – 22 Sackville

BANKS AND CONVENIENCES

- 14. BMO
- 15. CIBC
- 16. RBC
- 17. Scotiabank
- 18. No Frills
- 19. Shopper's Drugmart
- 20. Shell

HEALTH & FITNESS

- 21. 9 Round Fitness
- 22. Body + Soul
- 23. F45 Training
- 24. Fuel Training
- 25. The Yoga Lounge



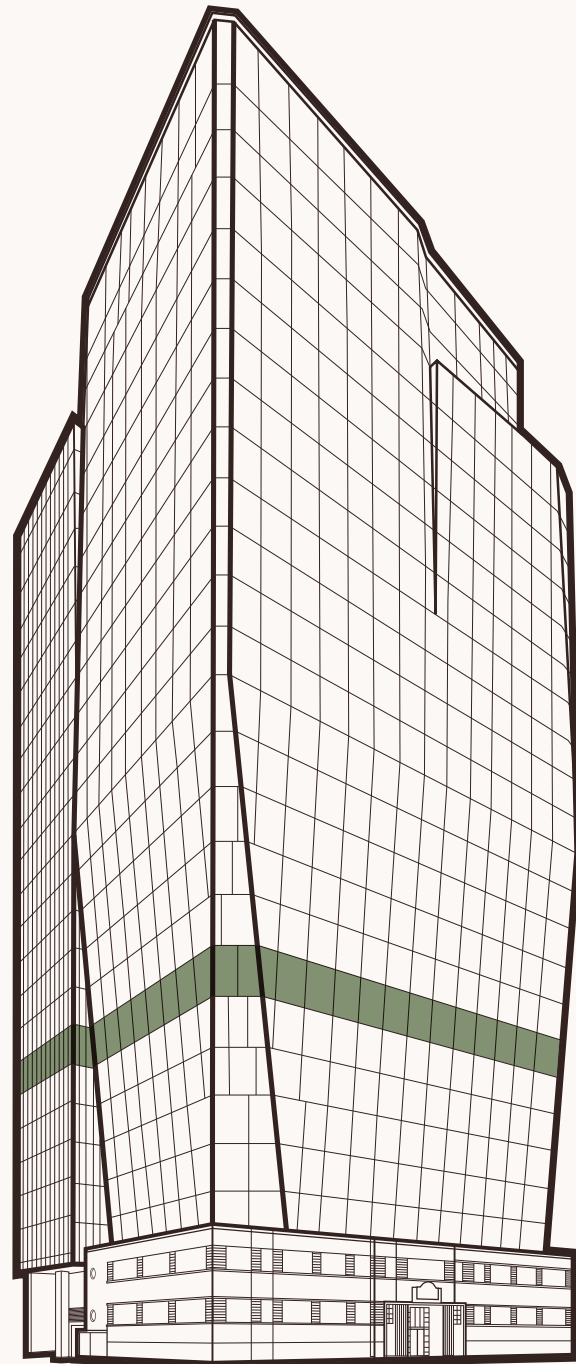
EQ BANK TOWER

AVAILABILITY

Floor 08

20,745 SF

Floor 11	21,957 SF
<i>Immediate Availability</i>	
Floor 10	21,586 SF
<i>Immediate Availability</i>	
Floor 09	20,777 SF
<i>Immediate Availability</i>	
Floor 08	20,745 SF
<i>Immediate Availability</i>	



FLOOR PLAN

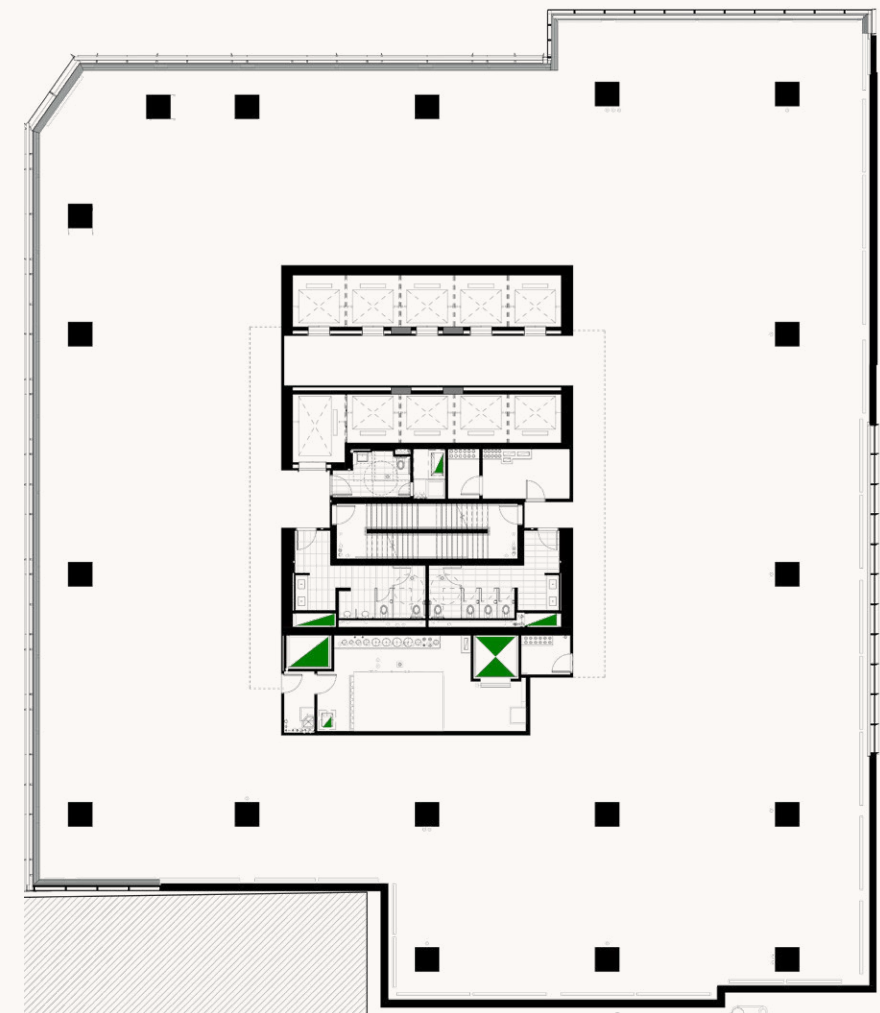
Net Rent

Contact Listing Agent

Additional Rent

\$25.21 PSF Inc. in-suite janitorial (2026 estimate)

IMIT Grant Available \$3.67 PSF average over 10 years





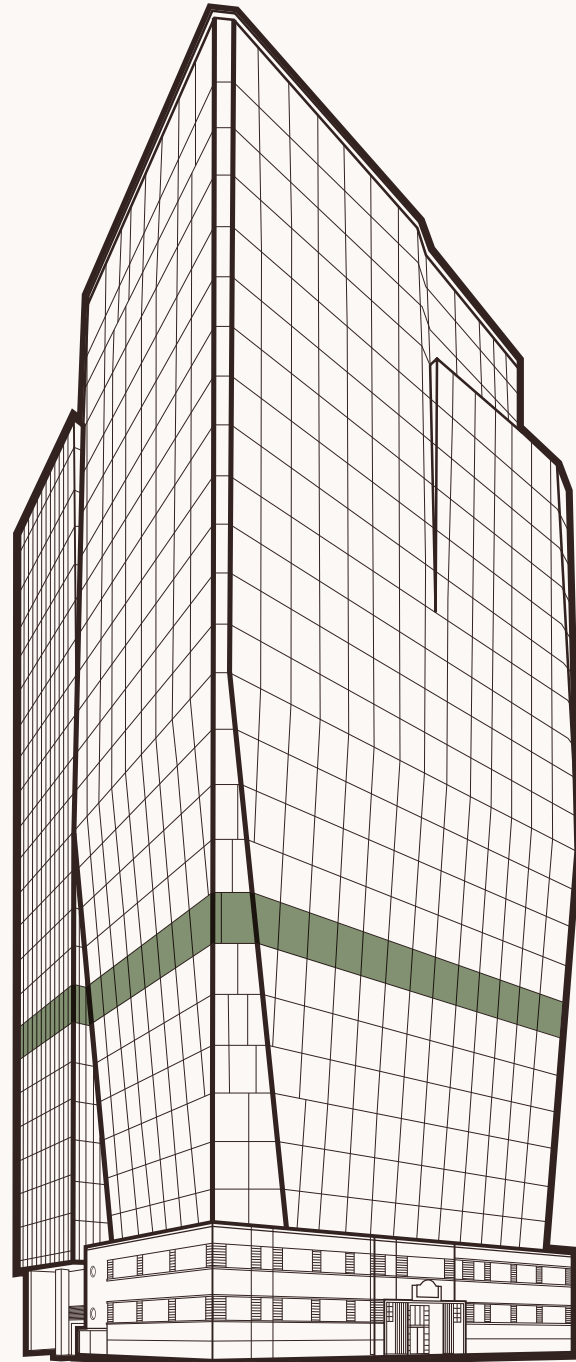
EQ BANK TOWER

AVAILABILITY

Floor 09

20,777 SF

Floor 11	21,957 SF
<i>Immediate Availability</i>	
Floor 10	21,586 SF
<i>Immediate Availability</i>	
Floor 09	20,777 SF
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FLOOR PLAN

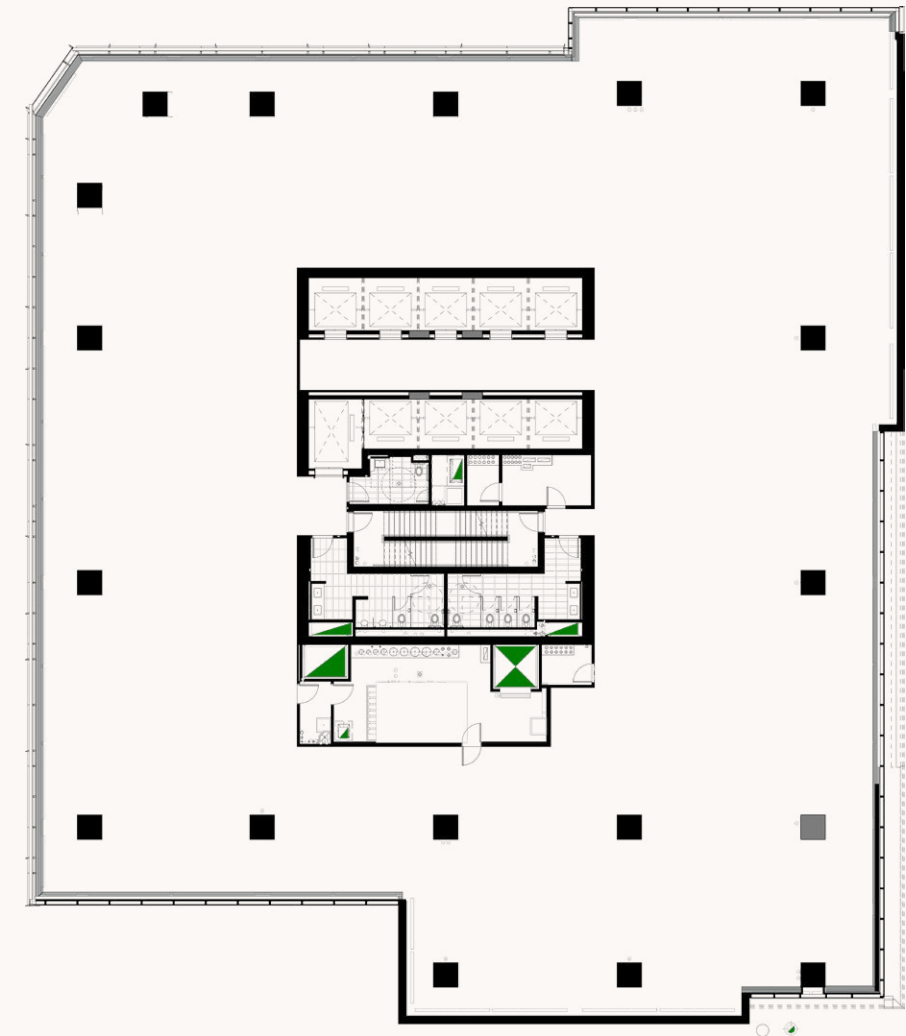
Net Rent

Contact Listing Agent

Additional Rent

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EQ BANK TOWER

AVAILABILITY

Floor 10

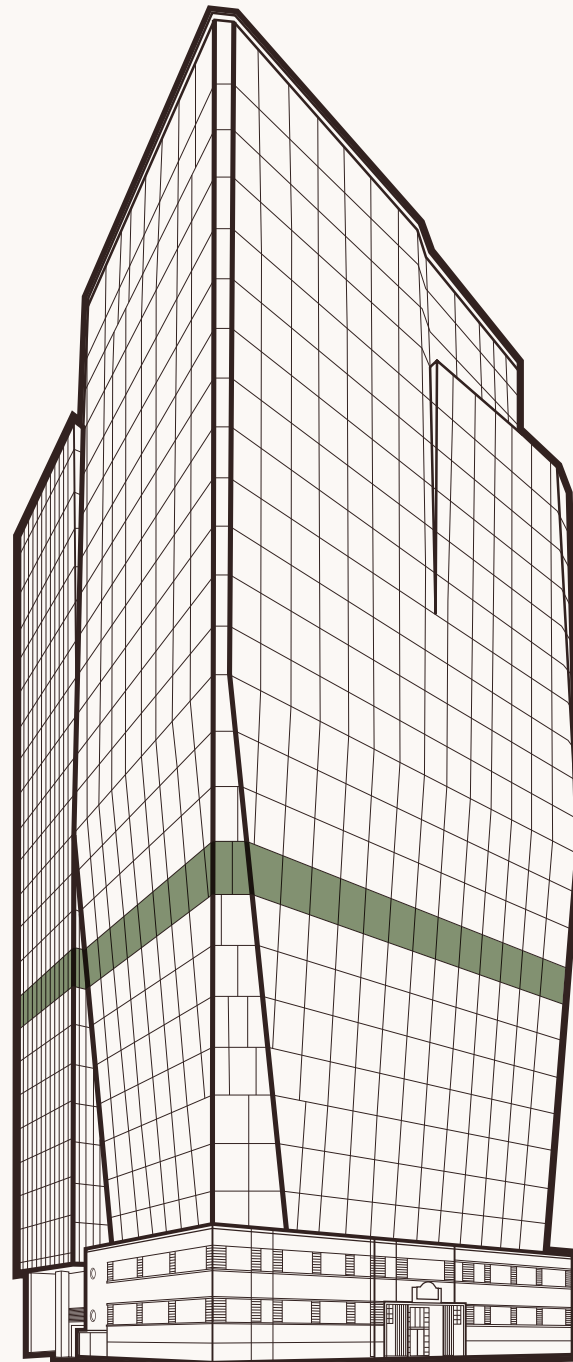
21,586 SF

Floor 11 21,957 SF
Immediate Availability

Floor 10 21,586 SF
Immediate Availability

Floor 09 20,777 SF
Immediate Availability

Floor 08 20,745 SF
Immediate Availability



FLOOR PLAN

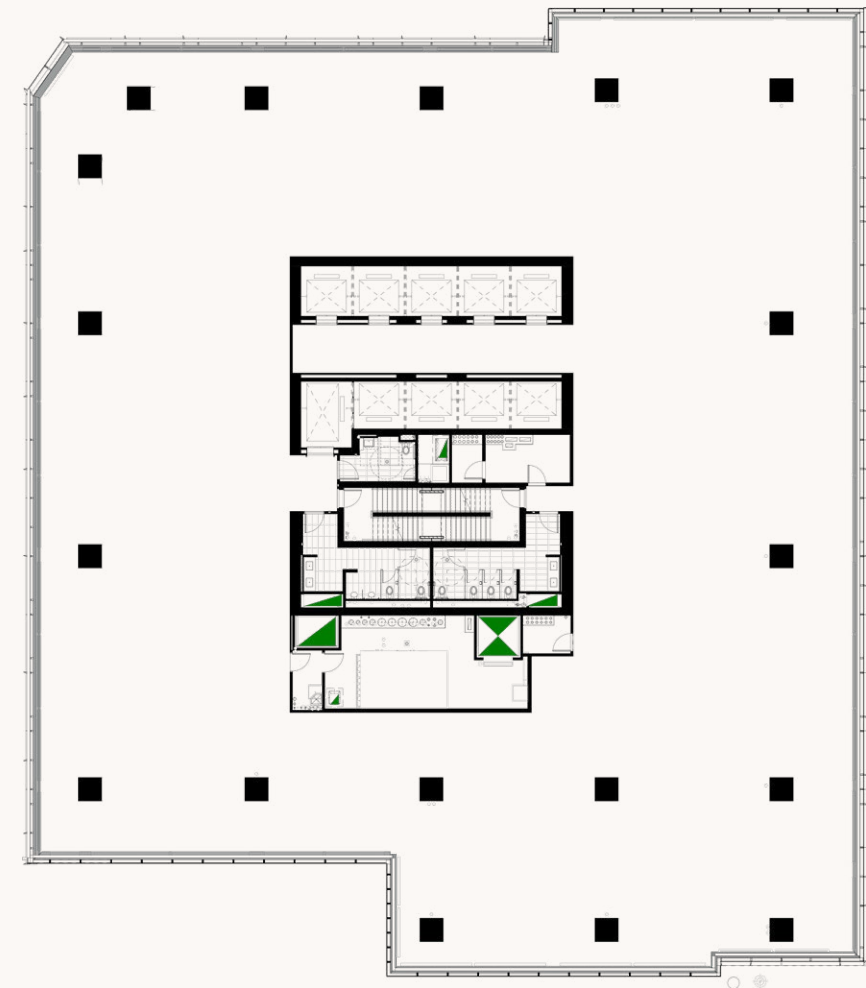
Net Rent

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Additional Rent

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IMIT Grant Available \$3.67 PSF average over 10 years





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AVAILABILITY

Floor 11

21,957 SF

Floor 11 21,957 SF

Immediate Availability

Floor 10 21,586 SF

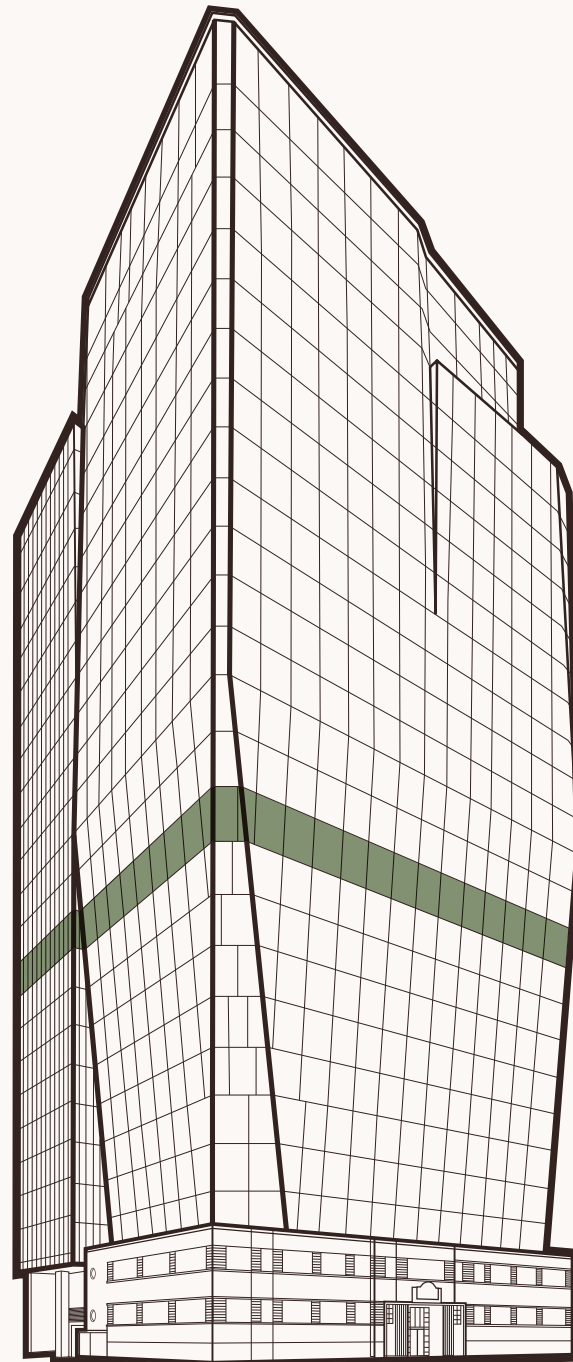
Immediate Availability

Floor 09 20,777 SF

Immediate Availability

Floor 08 20,745 SF

Immediate Availability



FLOOR PLAN

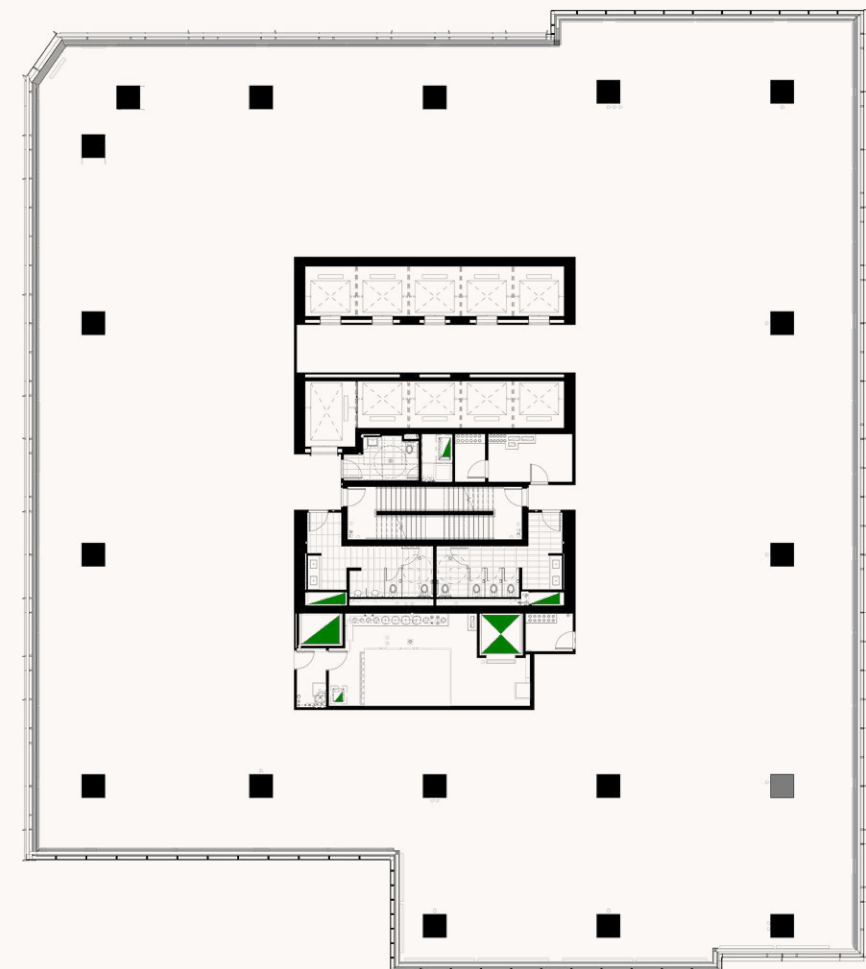
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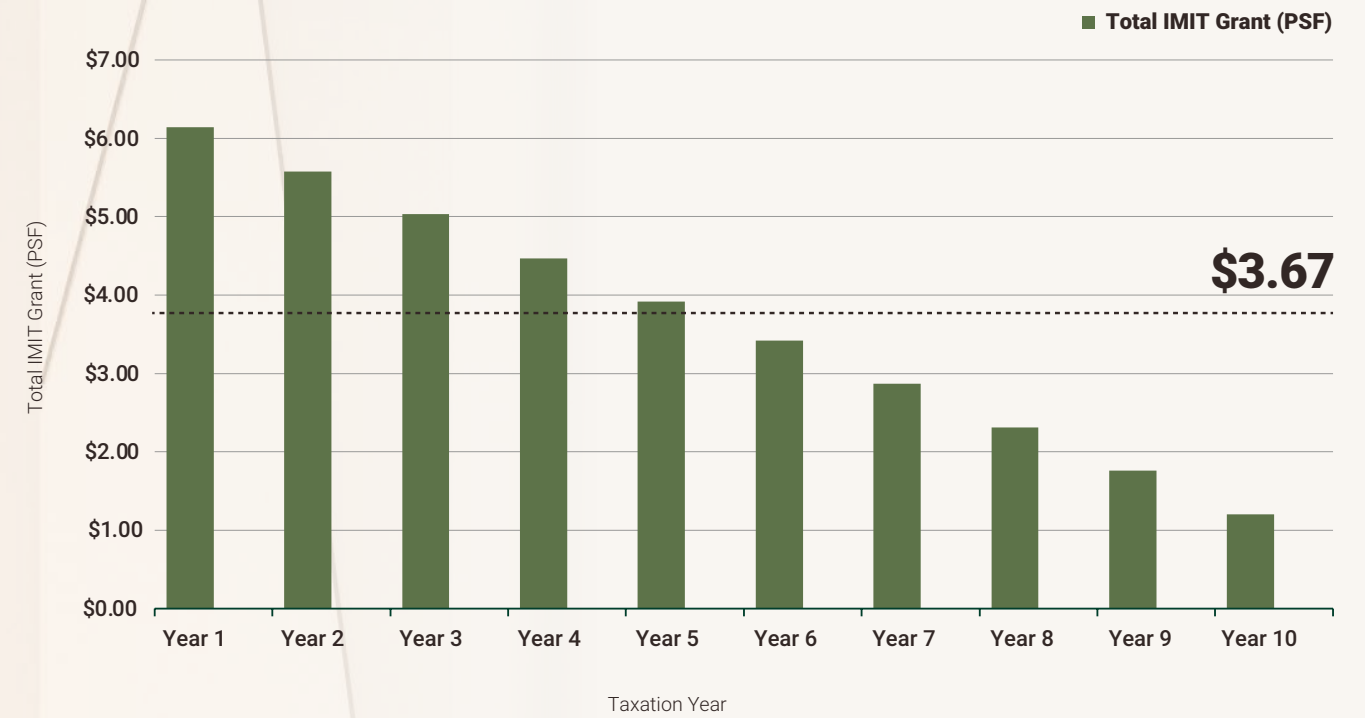
IMIT Grant Available \$3.67 PSF average over 10 years





EQ BANK TOWER

IMIT Grant Summary





EQ BANK TOWER

Trusted Partners



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HOOPP

HOOPP is one of Canada's largest property owners and developers with over \$20.1 billion dollars in global real estate assets as of 2021. In total, HOOPP owns more than 75 million square feet of commercial, retail, industrial, and multi-residential buildings, with a \$3.3 billion dollar committed development program. These assets are located in approximately 215 locations throughout Canada, the United States, the United Kingdom and Western Europe.

HOOPP's strategy is to invest in healthy, efficient and high-performing buildings that deliver a quality product to its tenants as well as investment returns to its plan members. HOOPP applies leading global sustainability practices to protect and enhance the value of its portfolio and reduce the environmental impact of both existing buildings and new developments.

To learn more, visit www.hoopp.com.



First Gulf

First Gulf is a proven market leader in the development of office, mixed-use, retail and industrial properties with developed assets of over \$4 billion completed since the company's inception in 1987. First Gulf is a fully integrated development company and is involved in all aspects of real estate development – from land acquisition and planning approvals to design-build, construction, leasing, financing and property management. To date, First Gulf has developed and constructed over 30 million square feet of office, retail, and industrial real estate.

First Gulf prides itself on a continuous commitment to sustainability. First Gulf remains at the forefront of sustainable development and is dedicated to building to LEED® standards. To date, First Gulf has built over 5 million square feet of LEED-certified office space in North America. First Gulf's impressive portfolio of recent landmark office developments includes the corporate offices for The Globe and Mail, Coca-Cola Canada, Siemens Canada, PWC, BMO and Intact Insurance.

To learn more, visit www.firstgulf.com

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