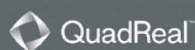


# 199 BAY COMMERCE COURT

↗ Experience an icon.



The cornerstone  
for all that came after.

BUILT ON  
LEGACY  
IN THE  
HEART  
OF THE  
FINANCIAL  
DISTRICT

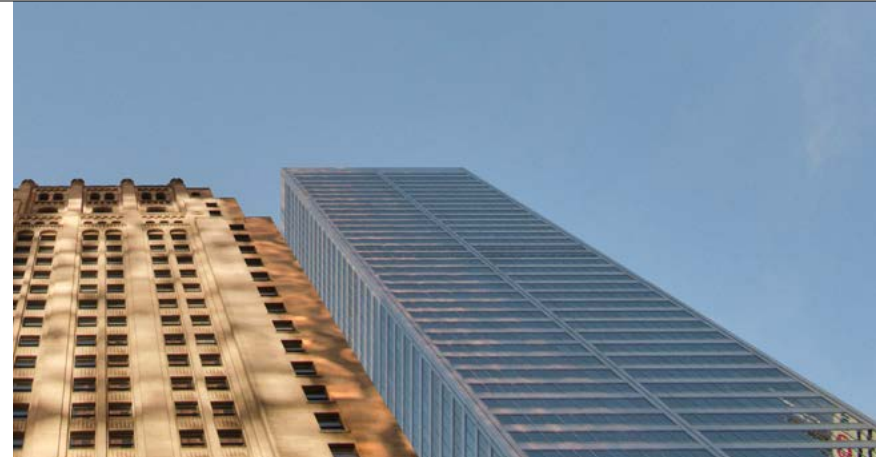
One of the most recognized office  
towers in downtown Toronto.

Commerce Court, home  
to 199 Bay, changed the  
city's skyline and helped  
modernize the area as it is  
known today. The complex  
remains a marvel and  
showpiece in the heart of  
Toronto's Financial District.





At the core of 199 Bay is a desire to ensure a strong and healthy environment for tenants, visitors, and the broader community, complete with strong customer service and accessibility.



# A RICH TENANT EXPERIENCE AWAITS

Tenant support is available 24/7 through QuadReal CONNECT, accessible by phone or email. The QuadReal+ mobile app connects all tenants and occupants with real-time updates, events, promotions, and other building information.





**Bike Storage**

Secure bike storage is available on-site for tenant use.



**Equinox**

This premier fitness club offers a full-service gym along with in-person and virtual fitness classes.



**Showers & Towel Service**

Showers and complimentary towel service are available for tenant use.



**Collision Art Gallery**

This unique collaboration space offers an immersive experience for tenants, visitors, and the broader community. It showcases curated local artists and is open to tenants and the public.



**Volunteer Opportunities**

Tenants can participate in volunteer, charity, and donation programs.

# AMENITIES



**40+ On-Site Services, Retail Outlets and Food Options**

Conveniently-located vendors make shopping and running errands accessible within minutes by foot.



**Dining**

Options includes a top-class food court, as well as restaurants such as Jump, Walrus, and Dineen.



**Annual Events**

A variety of on-site workshops, fitness classes, and art classes, along with live music and performances, are available for tenants.





# SECURITY & LIFE SAFETY



24/7 on-site security and state-of-the-art management software ensure an enhanced level of safety for tenants and employees.

# TECHNOLOGY & INNOVATION



199 Bay features security access control, elevators, metering/sub-metering, fire alarm system, lighting controls, IEQ points, and people counting sensors that are all integrated on the Building Automation System (BAS).





Connectivity is the foundation of our digital infrastructure. All systems are unified through an Integrated Building Management Platform, leveraging AI and analytics to reduce costs and optimize operations for tenants.

# ALL ROADS LEAD TO 199 BAY

Whether our tenants bike, walk, drive or take transit to work, 199 Bay provides direct access to secure bike storage, parking, and the King Subway Station. On-site showers are the perfect addition for people commuting by foot or bike.

The building is PATH-connected and is less than a 5-minute walk to Union Station, the UP Express, Southcore, and the Entertainment District.

 **Walking Distance to Transit:**  
 King Station – 1 min  
 Union Station – 5 mins  
 Queen Station – 8 mins

 **Parking Statistics:**  
 3 levels of underground parking  
 552 parking stalls  
 16 EV charging stations



# HEALTH, WELLNESS, AND SUSTAINABILITY

## Healthy Workplaces

The health and wellbeing of our tenants continues to be paramount in our operations at 199 Bay and we take a proactive approach to measuring and managing air quality in accordance with current ASHRAE, BOMA, and Fitwel Standards.

Through best-in-class HVAC systems we continue to provide enhanced ventilation, filtration, building pressure, humidification, and maintenance systems to ensure optimal building systems.



### Housekeeping

199 Bay practices green cleaning, including the use of LEED approved green cleaning products, reusable microfibre clothes, and energy-efficient vacuums.



### Noise Monitoring

Comfort and acoustics are closely monitored to ensure workplace satisfaction.



### Air Quality Audits

Third-party indoor air quality audits are conducted annually.



### Thermal Comfort

Consistent air temperatures are managed in accordance to building industry standards (ASHRAE) and help to ensure personal comfort for tenants.



### MERV 13 Air Filters

Enhanced air quality, minimizing exposure to outdoor and indoor air pollution.

## SUSTAINABILITY

Our commitment goes beyond carbon. Sustainability at QuadReal means prioritizing environmental responsibility, enhancing community well-being, and upholding good governance. We're committed to creating and managing spaces where people and businesses can thrive - today and for future generations.

## AWARDS & CERTIFICATIONS



Boma  
Best  
Platinum



WiredScore  
Certified  
Platinum



Fitwel  
2-Star  
Certified



LEED (OM)  
Certified  
Platinum



Rick Hansen  
Foundation  
Accessibility  
Certified

# SPACES TO FIT YOUR NEEDS

Flexible floorplates with minimal columns offer tenants of 199 Bay the ability to maximize workspaces and create a work environment that is attractive to top talent.

Efficient floorplate  
with minimal columns

**Work Seats: 81**



36 workstations



36 benching seats



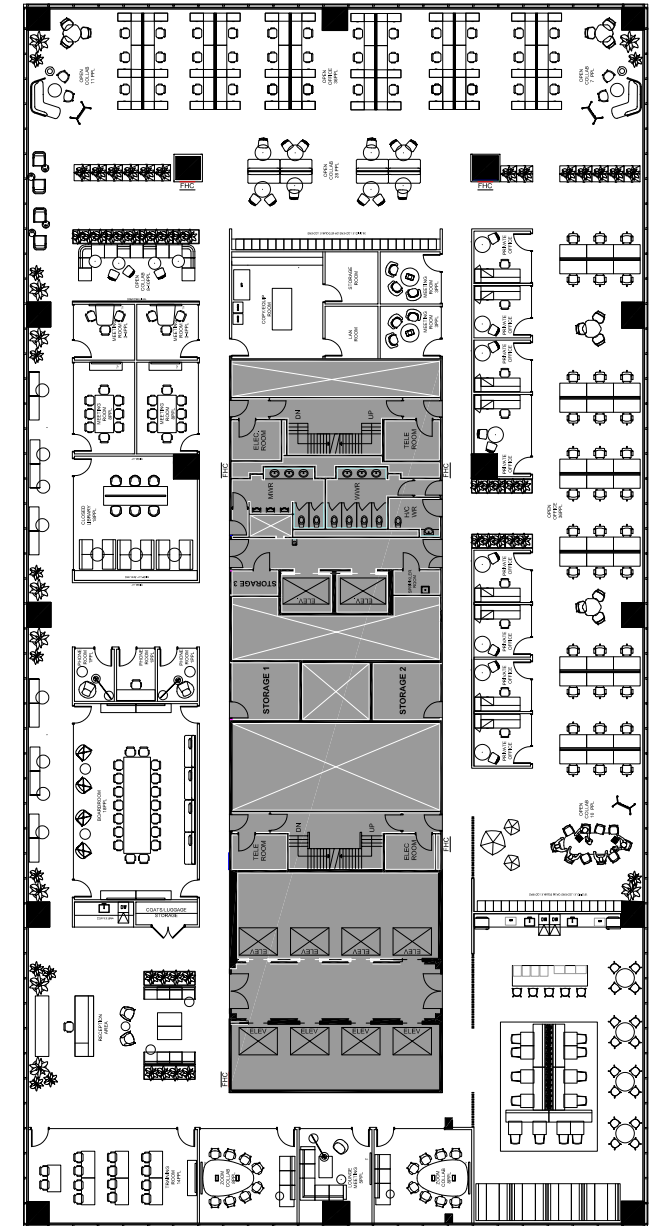
8 private offices



1 reception desk

**Meeting Seats: 229**

**Lunchroom Seats: 61**



# COMMERCE COURT INFO



Size:  
1,200,000 SF

Typical Floor Size:  
23,000 SF

Number of Floors:  
57

Ceiling Height Typical Floor:  
8' 7.5" to T-Bar; 13' to slab

Column Grid Typical Floor:  
28' x 28'

Building Exterior Finishes:  
Stainless steel and reflective window  
glazing; double pane

#### Elevators:

Low Rise	(CC-13)	5
Mid Low Rise	(CC, 14-28)	8
Mid High Rise	(CC, 29-41)	8
High Rise	(CC, 5, 41-56)	8
Parking	2	
Service	2	

View availability:





// THE FOUNDATION FOR  
COMMERCE COURT TAKES ROOT.



# ARCHITECT

Prior to his passing on May 16, 2019 at the age of 101 years old, Ieoh Ming (I.M.) Pei was regarded as the last master of high Modernist architecture. Born in Canton, China, and educated in the United States at M.I.T and Harvard University, Pei and his firm, Pei Cobb Freed and Partners, have won numerous architectural awards such as the prestigious Pritzker Architecture Prize in 1983. 199 Bay is one of two Canadian buildings designed by this acclaimed architect.

// 199 BAY REPRESENTED  
MID-CENTURY STRUCTURAL  
ENGINEERING AT  
ITS BEST.

// IN THE SKYSCRAPER ERA OF  
THE EARLY 1960S, CONSTRUCTION  
WORKERS DEVELOPED THEIR SKILLS  
AND AFFINITY FOR NEW HEIGHTS.

# QUADREAL EXCELLENCE LIVES HERE.

[www.commercecourt.ca](http://www.commercecourt.ca) | [www.quadreal.com](http://www.quadreal.com)

## QuadReal Property Group

is a global real estate investment, development and operating company headquartered in Vancouver, British Columbia.

Its assets under management are \$98.5 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities globally for investments in equity and debt in both the public and private markets. QuadReal invests directly through operating platforms in which it holds an ownership interest and via programmatic partnerships.

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.

\$98.5B AUM

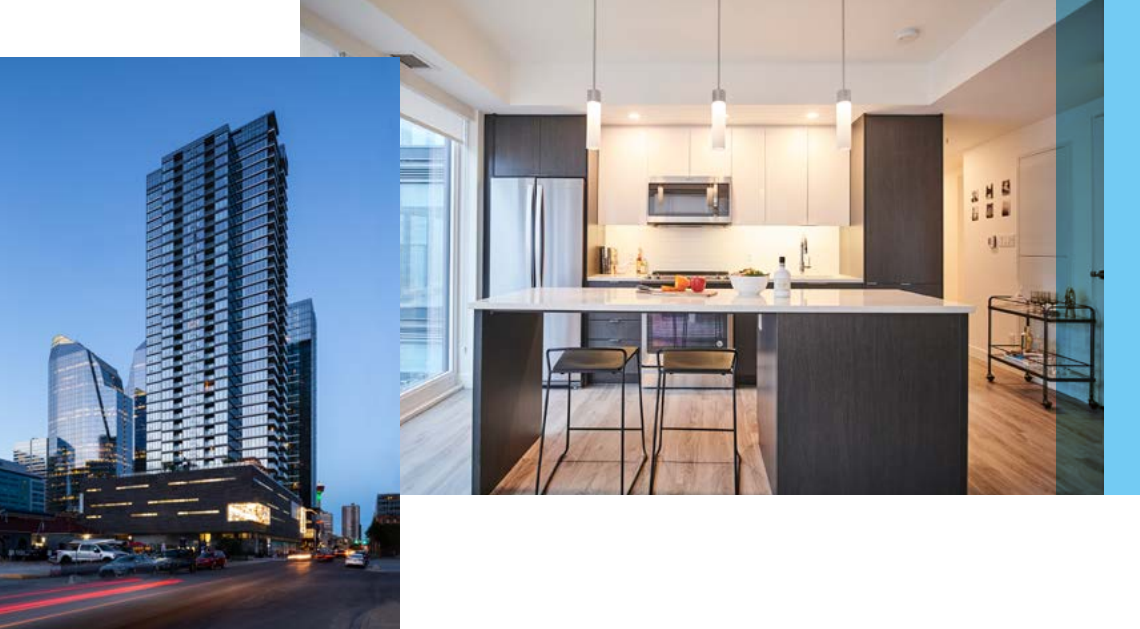
24 countries

45M+ SF  
of commercial  
real estate

## Contact QuadReal Connect

1 877 977 2262

[www.quadrealconnect.com](http://www.quadrealconnect.com)



# DEVELOPMENT

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.

**\$6.6 BILLION** five-year development pipeline  
in Canada QuadReal's development approach

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.

# 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.

**40+** Communities throughout BC, AB, ON

Over **10,000** residential rental suites

Over **24,000** land lease units

\*Professionally managed by QuadReal Residential Properties.



# 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.

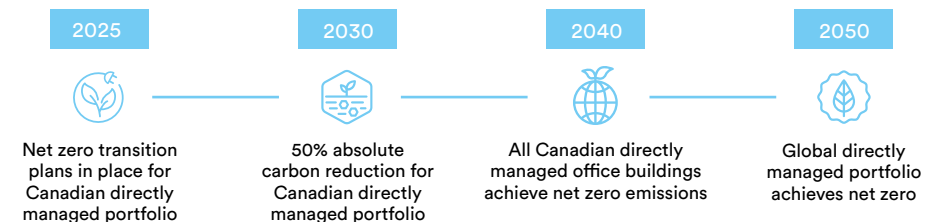
QuadReal's Digital Building approach is designed to deliver lasting value to all tenants and their employees – making their spaces truly unique. By embedding technology at every stage – design, development, and operations – we future-proof our portfolio, ensuring it stays ahead of the curve. With scalable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



# SUSTAINABILITY

At QuadReal, we integrate sustainable practices into every stage of our work. From the way we design and operate our buildings, to how we engage with communities, we are committed to creating healthier spaces, vibrant communities, and workplaces that support long-term success.

## QuadReal's Path to Net Zero:



# 199 BAY

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