



T3

BAYSIDE

TIMBER. TALENT. TECHNOLOGY.

Hines  CBRE

251 QUEENS QUAY E, TORONTO ON  
OFFICE FOR LEASE





T3  
BAYSIDE

MASS TIMBER OFFICE FOR LEASE

# ON THE LAKE, IN THE LEAD.

T3 Bayside brings 251,000 SF of mass timber workplace innovation. Lake views on every floor, office spaces flooded with natural light, ultra-sustainable design and an elevated wellness-focused amenities platform – all housed in a performance powerhouse built to support the world's most forward-thinking companies.

Anchored by the waterfront in Toronto's innovation corridor, it's surrounded by the city's most celebrated destinations for dining, entertainment and culture. Parks, promenades and bike trails offer open-air access to nature giving companies and their employees a work experience unlike any other.

**T3 Bayside, where innovation flows forward.**



# TIMBER. TALENT. TECHNOLOGY.

T3 stands for timber, talent, technology and is designed for those who care about sustainability, experience and innovation. With exposed timber interiors, calming lake views and smart building systems that anticipate needs, it's engineered for creativity, focus and collaboration.

**T3 – The engine behind a workplace built for the demands of today and in support of tomorrow.**



## TIMBER

Crafted from Canadian spruce-pine-fir mass timber, T3 Bayside channels the creative strength of industrial architecture, while its timber frame breathes authenticity into the space and limits its environmental footprint.

## TALENT

Market-leading amenities, hospitality-driven experiences and a state-of-the-art environment work together to enhance productivity and well-being. The result is a workplace designed to win and retain top talent.

## TECHNOLOGY

High-performance systems power every inch of T3 Bayside. Advanced fibre optic infrastructure keeps connectivity seamless to ensure employees are functioning at the height of their potential.





ON SITE AMENITIES

# BUILT FOR WORK. DESIGNED FOR THE DAY.

SKY GARDEN

A stunning 360-degree rooftop overlooks sightlines of the lake and city. Perimeter walkways connect to a rooftop bar surrounded by a lush green roof and vine wall creating a communal, social atmosphere. Multiple seating zones—from social lounges to quiet corners—create space for collaboration, focus and fresh perspective.



TENANT LOUNGE

On the second floor, a wellness-focused lounge with exposed timber and natural light creates a warm, calming atmosphere. It's a flexible space for solo work, client meetings or team huddles—built to foster connection and community.



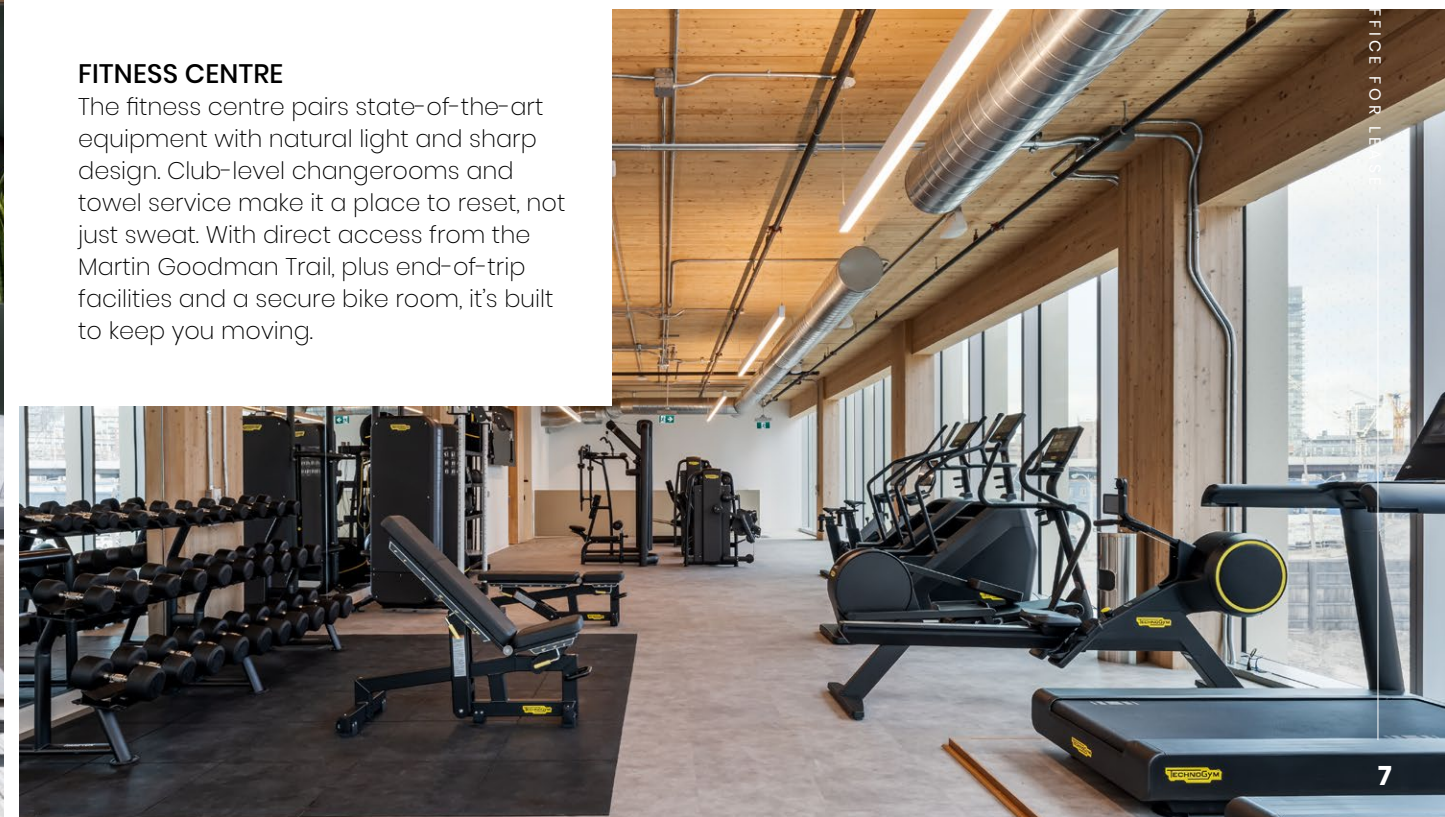
CONFERENCE CENTRE

Wrapped in floor-to-ceiling glass, this bright, open space is designed to inspire connection and creativity. With modular furniture for flexible setups and full conference-ready tech, it's built to host everything from team huddles to town halls—effortlessly.



FITNESS CENTRE

The fitness centre pairs state-of-the-art equipment with natural light and sharp design. Club-level changerooms and towel service make it a place to reset, not just sweat. With direct access from the Martin Goodman Trail, plus end-of-trip facilities and a secure bike room, it's built to keep you moving.





# TECHNOLOGY. SERVICE. AT YOUR FINGERTIPS.

## HERE BY HINES™

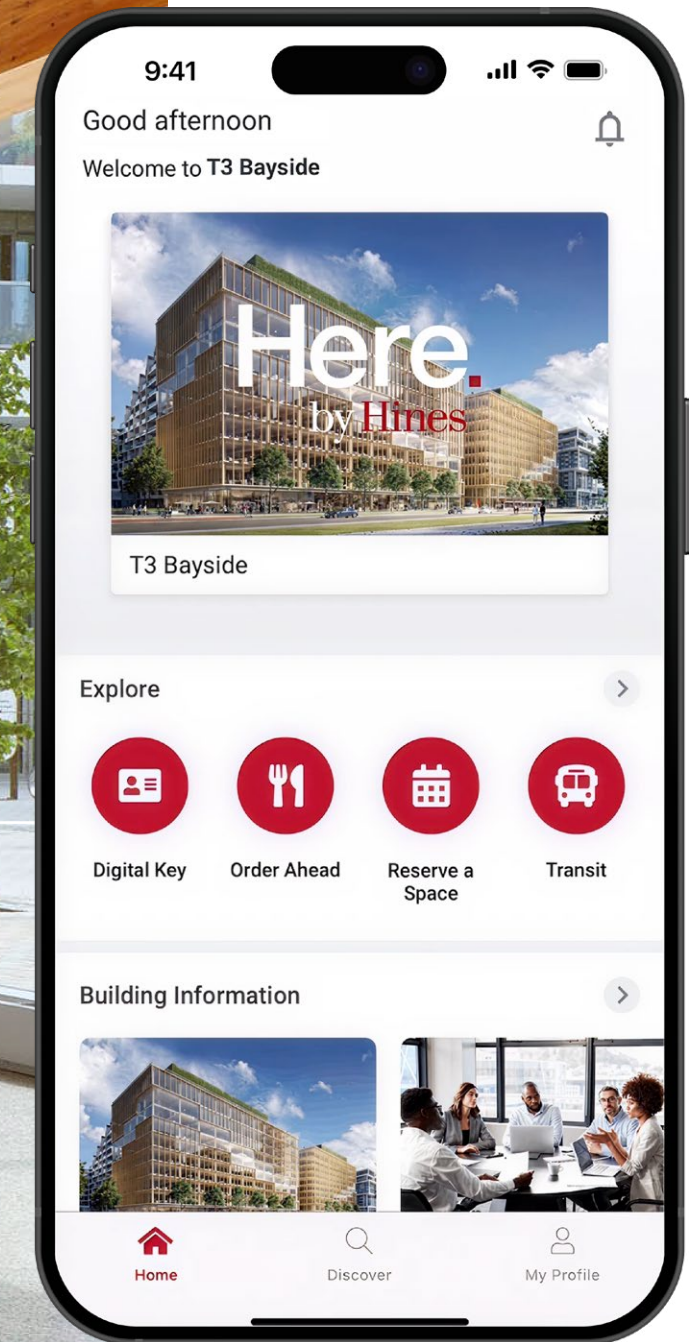
T3 Bayside runs on Here by Hines, a mobile app that connects everything in the building to your phone. From amenity bookings to fitness classes, community events, service requests and even transit planning, all handled in one clean interface.

## EXCLUSIVE MEMBERSHIP TO NORTH AMERICA'S BEST AMENITIES

The Digital Client Experience (DCX) allows customers to book and reserve spaces across a select network of Hines properties across Canada and the U.S. Need a conference room at CIBC Square (81 Bay Street) or a social collaboration space at T3 Junction (150 & 152 Sterling Road)? Each one is easy to find, quick to book and ready to go.

## WI-FI CONNECTION THROUGHOUT BAYSIDE COMMUNITY

Plug into ultra-fast fibre via Beanfield's new open-access broadband network and enjoy seamless Wi-Fi connectivity anywhere in Bayside.







SHERBOURNE COMMON    MARCHÉ LEO'S    AITKEN PLACE PARK    KITCHEN HUB FOOD HALL    WORLD SWING    DAYCARE    COMMUNITY REC CENTRE

NEIGHBOURHOOD AMENITIES

# PLAY, EAT, SHOP AT BAYSIDE.

Master planned by Hines, these retailers are curated to ensure they cultivate an elevated daily experience meant to support the lifestyle of those who live, work and play in Bayside – beyond the 9-5.

CAREFULLY CHOSEN

**T3 BAYSIDE STREET-LEVEL RETAIL:**

- World Swing - Sports Simulators
- Kitchen Hub Food Hall (2026)

**SURROUNDING F&B, RETAIL & RESTAURANTS:**

- Simona
- Momo Loco
- Osmow's Shawarma
- Marché Leo's Urban Grocery
- Cuckoo Cakery
- Sushi Yeon
- Gelato

**BAYSIDE AMENITIES:**

- Dentist Office
- Daycare
- Nail Salon
- Pilates Studio
- Barbershop
- Community Recreation Centre (full running track & basketball court)
- Aitken Place Park & Dog Run
- Water's Edge Promenade
- Neighbourhood-wide WIFI throughout Bayside

PARLIAMENT SLIP





# A NEIGHBOURHOOD IN MOTION.



**SUGAR BEACH** — offers a stretch of calm along the water's edge with its signature pink umbrellas and wide-open views.



**SHERBOURNE COMMON** — blends green space and public art with uninterrupted vistas of the water.



**ST. LAWRENCE MARKET** — delivers fresh, local flavours in a historic setting.



**DISTILLERY DISTRICT** — enchants with its cobblestone streets, heritage architecture, galleries and cafés.

## AMENITIES WITHIN A 15-MINUTE WALKING RADIUS:

### FOOD & DRINKS

- 1 Great Lakes Brew pub
- 2 El Catrin Destileria
- 3 Mill Street Brew Pub
- 4 The Bhais
- 5 Irene
- 6 Simona
- 7 Chaska Indian Street Food
- 8 South St. Burger
- 9 Momo Loco
- 10 Osmow's
- 11 Pizzaville
- 12 Brick Street Bakery
- 13 BOKU Japanese Eats
- 14 Scooped by Demetres
- 15 Sushi Yeon
- 16 Kitchen Hub Food Hall

### COFFEE & TREATS

- 21 Berkeley Café
- 22 Dark Horse Espresso Bar
- 23 Starbucks
- 24 Lazy Barista
- 25 Café Le Neuf
- 26 Balzac's
- 27 Tim Hortons
- 28 St. Lawrence Café
- 29 Cuckoo Cakery
- 30 Mofer Coffee
- 31 The Sweet Escape
- 32 Gelato

### PARKS & RECREATION:

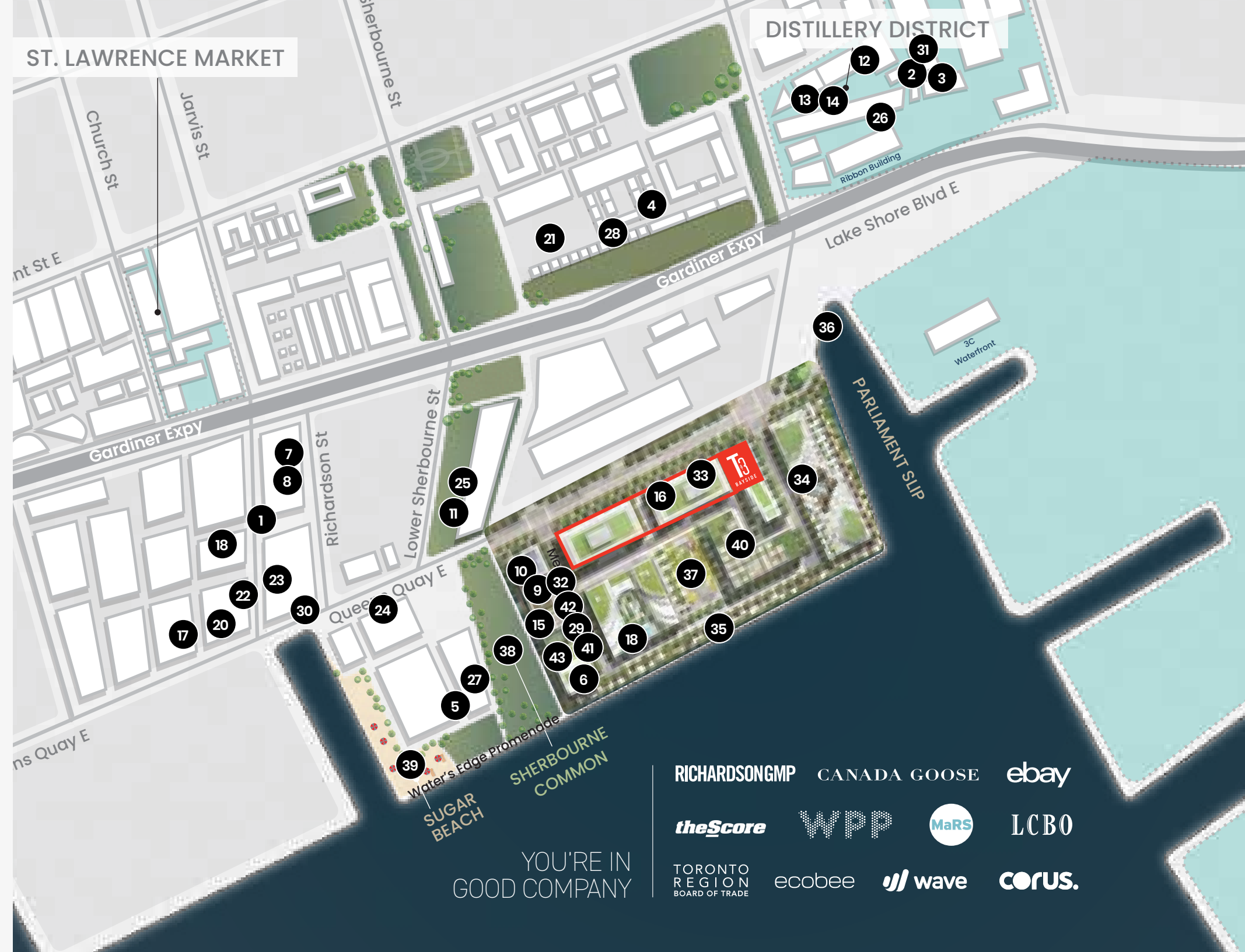
- 33 World Swing
- 34 Community Recreation Centre
- 35 Water's Edge Promenade
- 36 Parliament Slip
- 37 Aitken Place Park
- 38 Sherbourne Common
- 39 Sugar Beach

### GROCERIES:

- 17 Farm Boy
- 18 Loblaws
- 19 Marché Leo's
- 20 LCBO

### DAYCARE & SELF-CARE

- 40 Daycare at Aquabella
- 41 Blackbox barbershop
- 42 Nails For You
- 43 Reset Studio



YOU'RE IN GOOD COMPANY





# AT THE CENTRE OF WHAT'S NEXT.

**QUAYSIDE** is evolving into a lively community with 4,700 homes and 1,600 jobs all moving in rhythm with the waterfront and the city beyond.

**PARLIAMENT SLIP** will redefine the lakefront experience. Floating restaurants, kayak launches and a public pool will make it a place to gather, unwind and connect.

**THE PORT LANDS** are rising fast, bringing 14,000 new homes, and 3,000 jobs. The recently opened Biidaasige Park bring unique amenities to explore such as fishing, paddling, off-leash dog areas, outdoor fitness equipment and play areas.

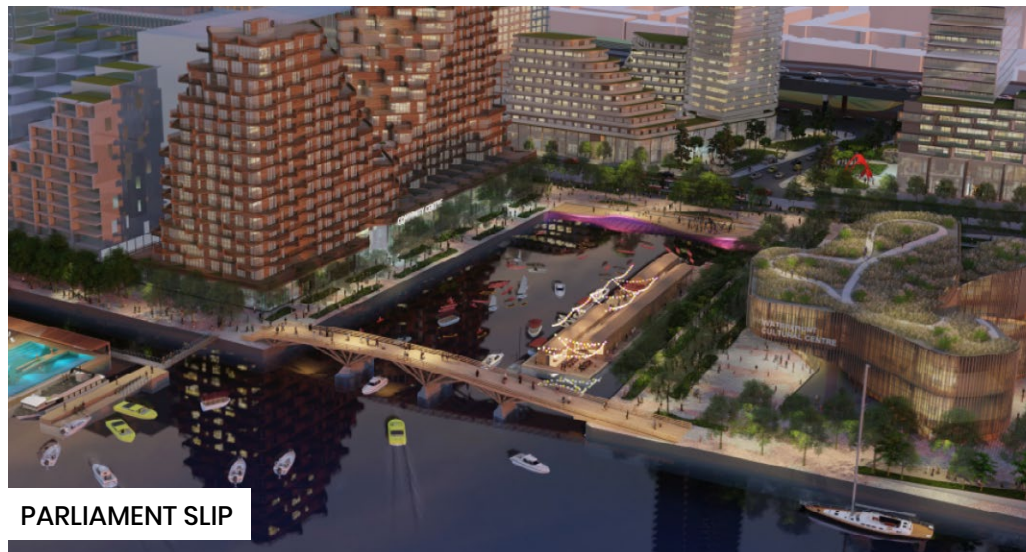
**THE WATERFRONT LRT** is coming and the East Harbour Hub will bring connectivity between TTC, GO trains, buses and the Ontario Line.

**Built for people. Backed by infrastructure.**

**Framed by water. At the centre of it: T3 Bayside.**



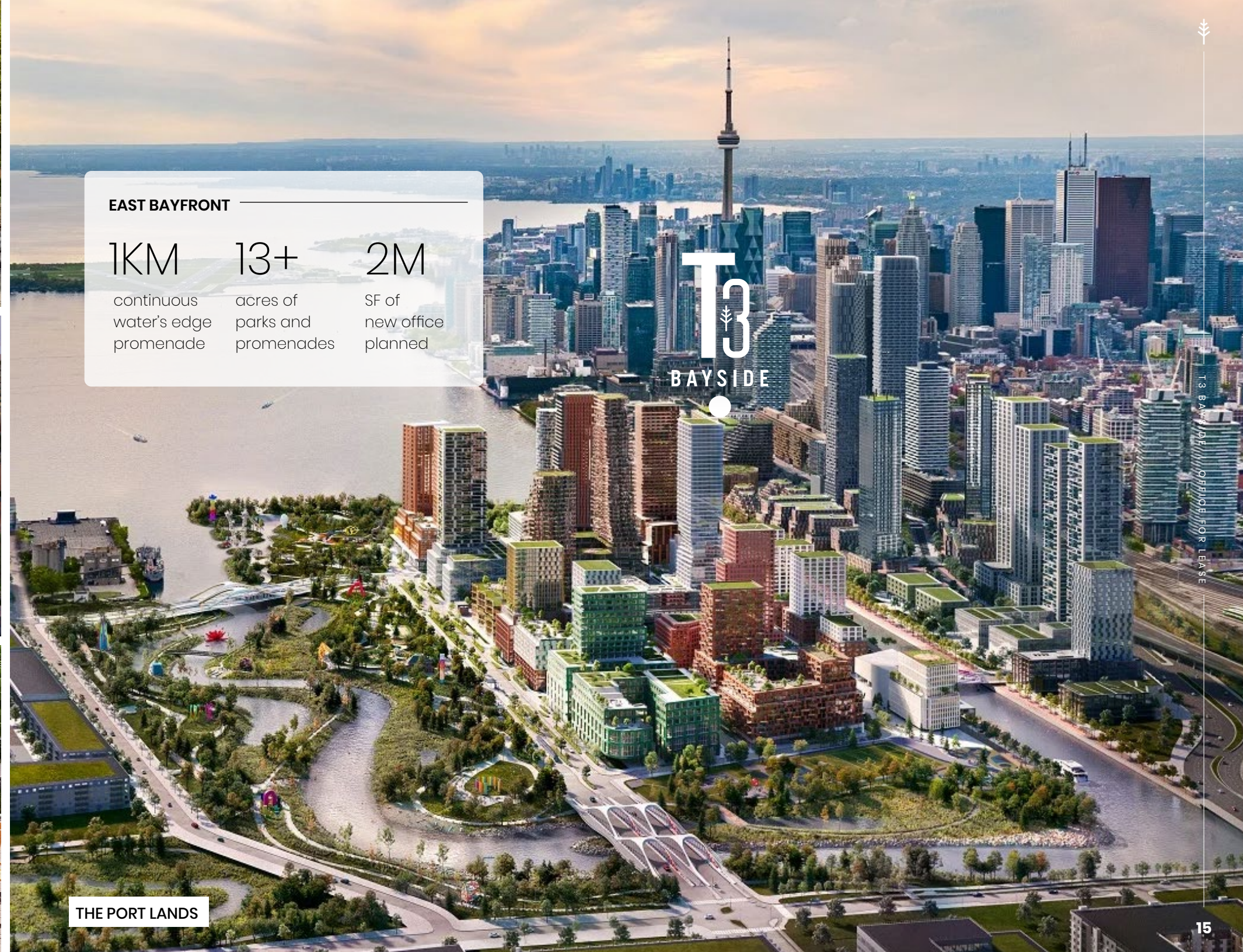
QUAYSIDE



PARLIAMENT SLIP



THE WATERFRONT LRT



## EAST BAYFRONT

1KM

continuous water's edge promenade

13+

acres of parks and promenades

2M

SF of new office planned

T3  
BAYSIDE





LOCATION & ACCESS

HOWEVER YOU MOVE, T3 BAYSIDE GETS YOU THERE FASTER.

FROM:	MODES OF TRANSPORT:			
UNION STATION	BIKING	TTC TRANSIT	SHUTTLE BUS	WALKING
TO: T3 BAYSIDE	8 MINS	8 MINS	8 MINS	15 MINS

- Transportation costs covered to and from Union Station for your employees
- Queens Quay East priority bus lanes and future Waterfront East LRT
- Martin Goodman trail right at the doorstep
- Underground parking available with reserved and unreserved stalls, including 20 EV charging stations
- 10-minute walk to the future Corktown Ontario Line



98  
Bike Score  
93  
Transit Score  
89  
Walk Score

FROM:	MODES OF TRANSPORT:		
T3 BAYSIDE	DRIVING	BIKING	WALKING
TO: DISTILLERY DISTRICT	4 MINS	4 MINS	8 MINS
ST. LAWRENCE MARKET	5 MINS	6 MINS	15 MINS





SUSTAINABILITY

# A NEW ESG STANDARD.

T3 BAYSIDE | OFFICE FOR LEASE



From its mass timber construction and LEED Gold certification to WELL-ready design and energy-efficient systems, every element is engineered with sustainability and social responsibility in mind. T3 Bayside is more than a workplace—it's a platform for progress. For companies with ambitious ESG commitments, simply being here moves the needle.

**EMBODIED SAVINGS > OPERATIONAL SAVINGS**

T3 Bayside is expected to emit less total carbon over a 60-year lifecycle.

40-50%

reduction in embodied carbon compared with traditional steel and concrete buildings

3,886

metric tons of carbon dioxide stored

equivalent to

2,708

cars' annual emissions removed from the road

6,655

metric tons of carbon emissions avoided



T3 BAYSIDE | OFFICE FOR LEASE

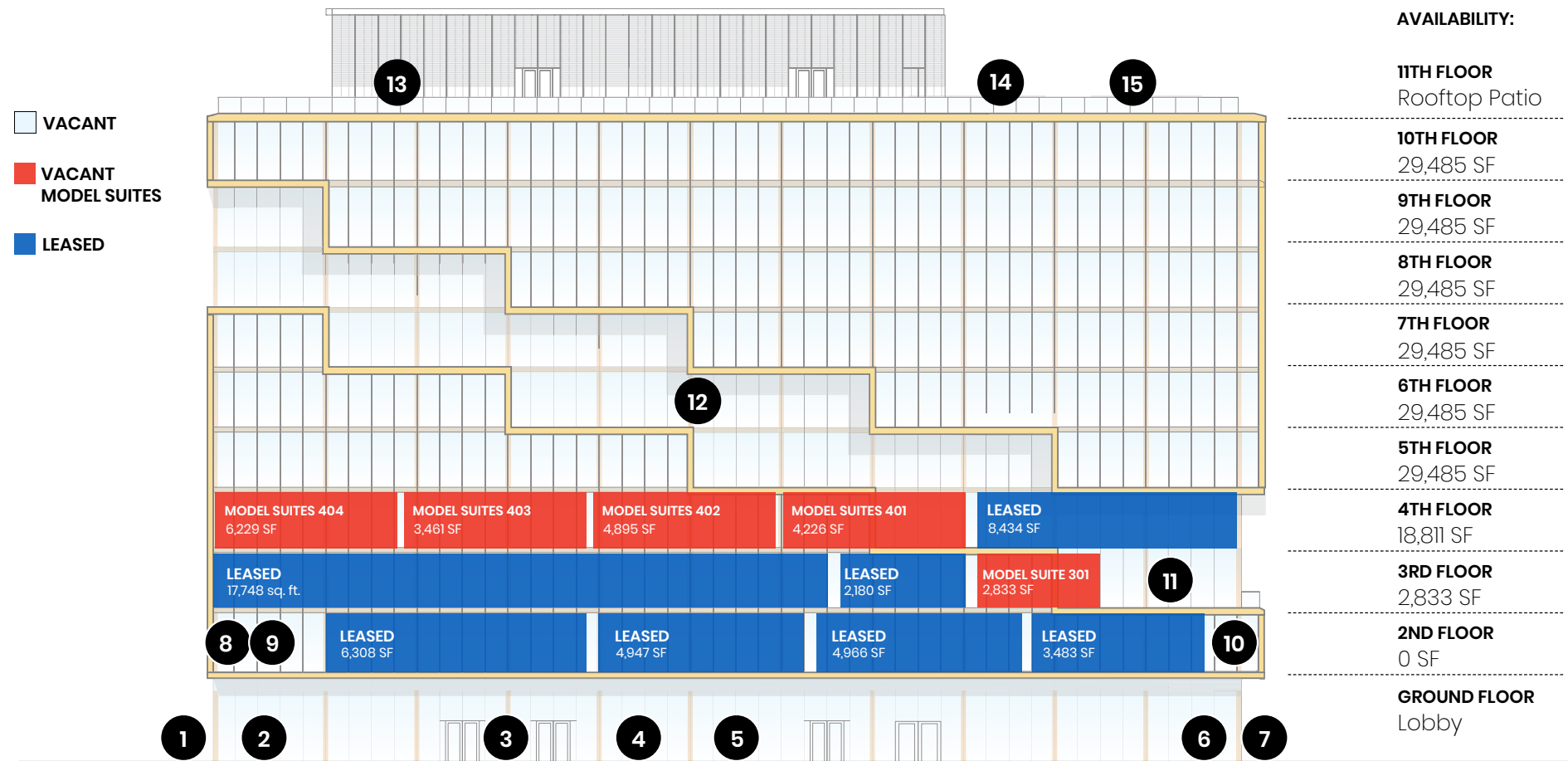


# FORM. FUNCTION. FACTS.

## AMENITIES

- 1. Separate Fitness & Bike Entrance
- 2. Bike Repair Station & Racks
- 3. Car & Ev-Ready Parking Area
- 4. Retail Plaza
- 5. Future Private Union Station Shuttle
- 6. 24/7 Security & Daytime Concierge
- 7. Double-Height, Daylight-Filled Lobby
- 8. State-Of-The-Art Fitness Facility
- 9. Tenant Change Rooms & Showers
- 10. Collaborative Tenant Lounge
- 11. Dedicated Conference Centre
- 12. Double-Height Floor Opportunities
- 13. Fast, In-Building WIFI
- 14. Rooftop Servery
- 15. Exclusive & Common Area Rooftop Patios With 360° Views Of The City And Lake Ontario

Over 180,000 SF of contiguous space available



## AVAILABILITY & TIMING

Phase 1 - 251,000 SF - complete  
 Phase 2 - 251,000 SF - 30 to 36 months (from lease execution)

## ADDITIONAL RENT (EST. 2026)

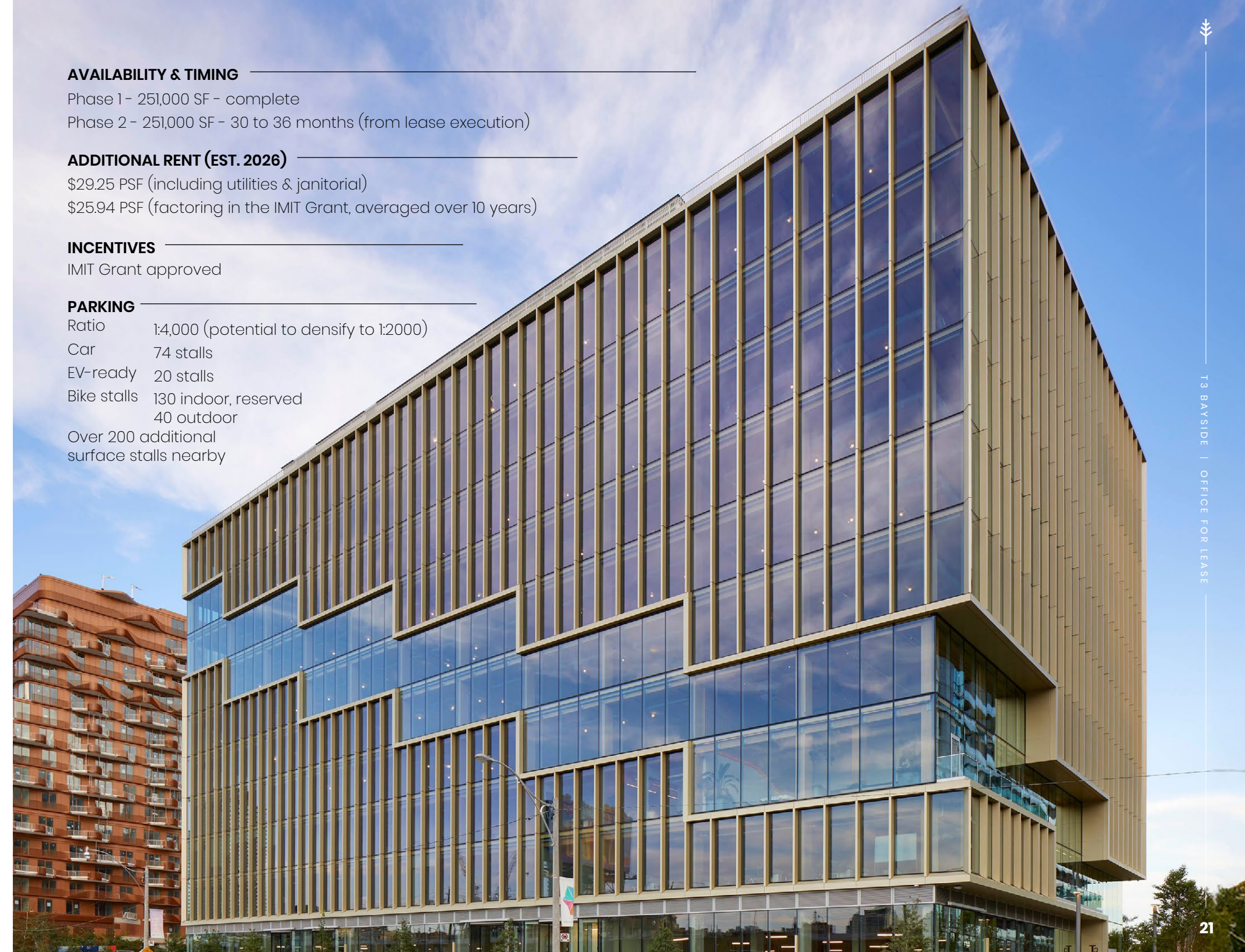
\$29.25 PSF (including utilities & janitorial)  
 \$25.94 PSF (factoring in the IMIT Grant, averaged over 10 years)

## INCENTIVES

IMIT Grant approved

## PARKING

Ratio: 1:4,000 (potential to densify to 1:2000)  
 Car: 74 stalls  
 EV-ready: 20 stalls  
 Bike stalls: 130 indoor, reserved; 40 outdoor  
 Over 200 additional surface stalls nearby

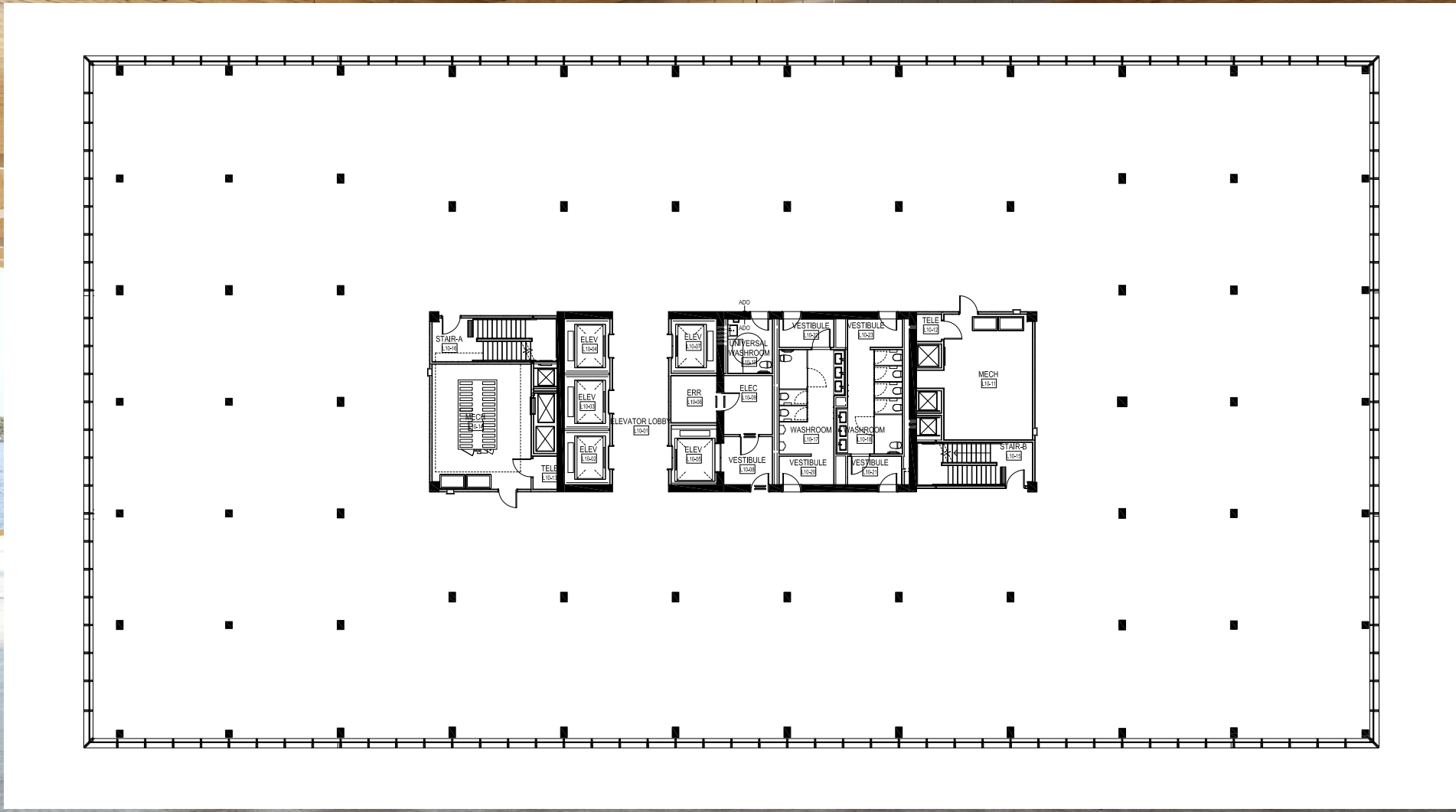




STANDARD FLOOR PLATE

# FROM PLANS TO REALITY.

- 13' floor-to-floor heights
- 10'-3" floor-to-ceiling windows provides natural light that penetrates to the core of the building
- Unique double-height office floor opportunities with generous ceiling heights
- Exposed ceiling showcases timber structure, while providing additional height
- Large, open floor plans with 45' lease spans
- Generous core depths and column spacing for planning flexibility
- Modern, highly efficient HVAC
- Poured concrete between floors ensures no sound, dust or vibration transfers

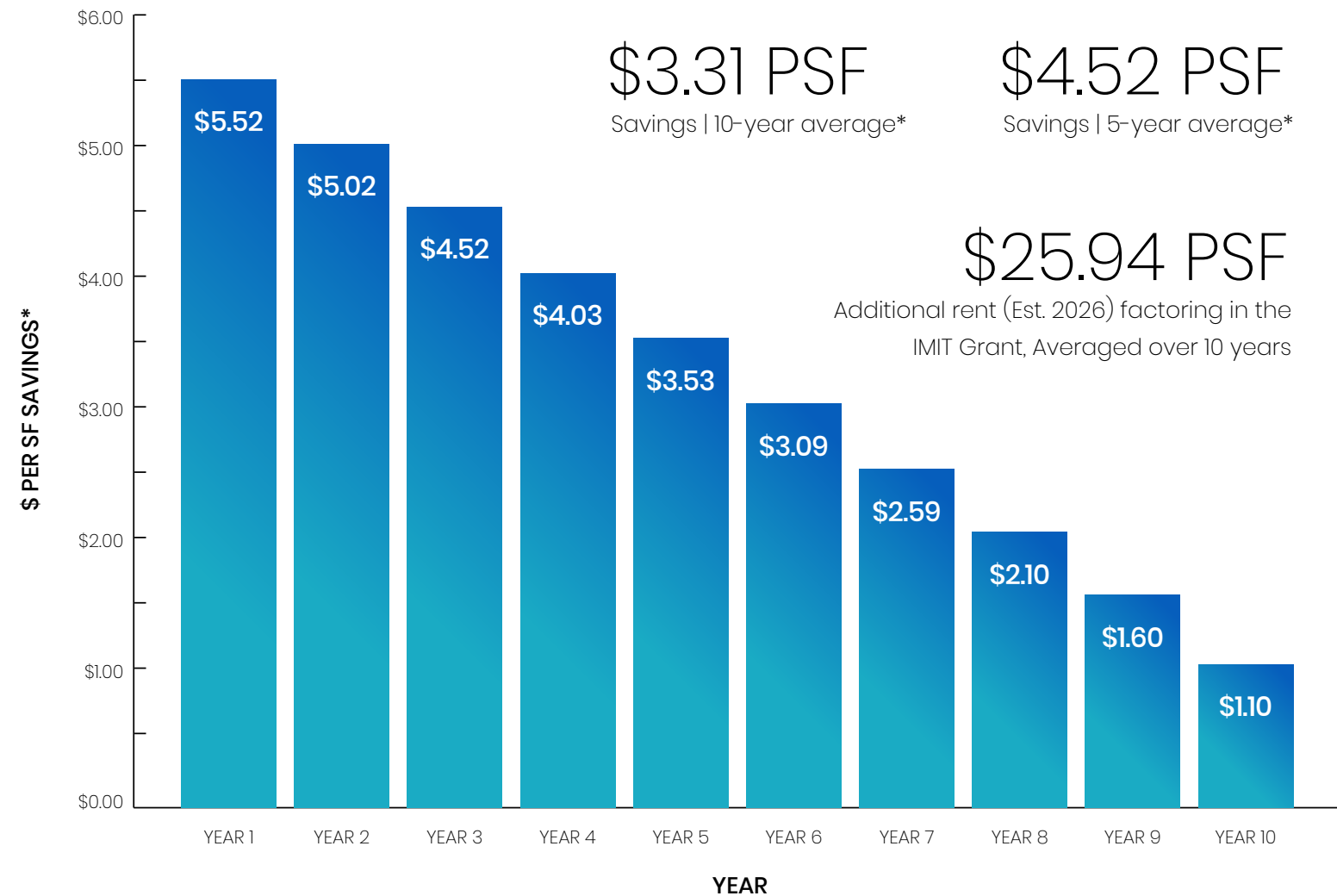






# IMIT GRANT SAVINGS

T3 Bayside is IMIT-approved, giving qualifying tenants access to a valuable tax incentive that lowers additional rent costs and reduces overall occupancy costs:



\*Note: grant numbers provided are estimates only. In order for a tenant to receive the grant, they must meet program requirements.





# THREE LETTERS. ONE GLOBAL MOVEMENT.

T3 Bayside is part of a broader story. One that started with a single idea: build offices that feel better, work harder and last longer. That idea now spans cities, sectors and some of the world's most ambitious companies.

## BUILT FOR THE BEST.

From Amazon in Minneapolis to Meta in Atlanta to Universal Music in Nashville, T3 has attracted global occupiers. They've chosen it not just for its look, but for how it performs. Every building delivers the warmth and character of brick and beam, elevated by mass timber and engineered to Class AAA standards.

## DESIGNED FOR PEOPLE.

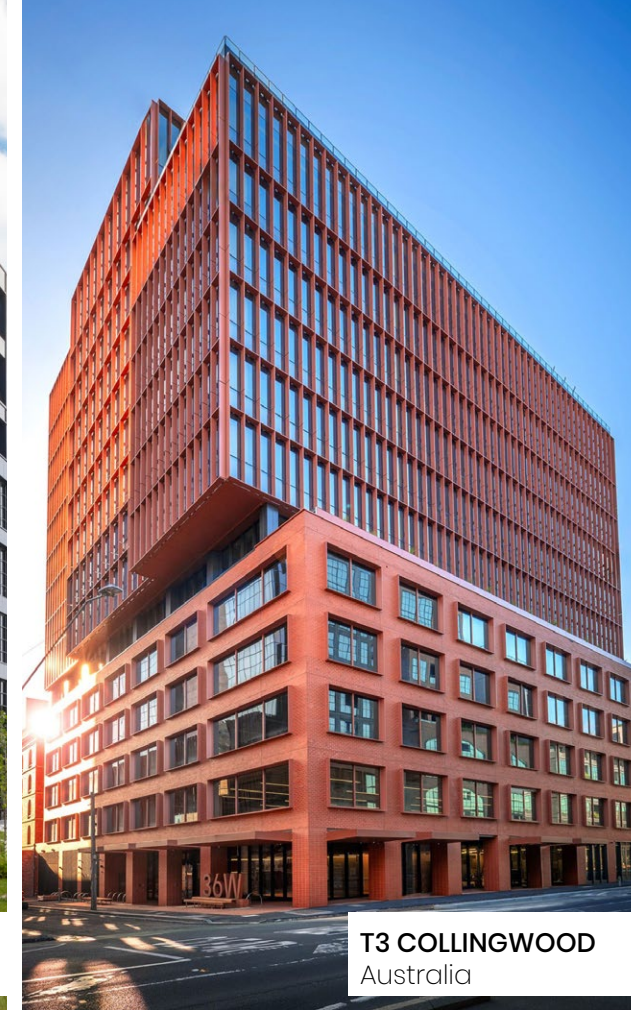
Biophilic design is at the heart of every T3. Natural light, organic materials and thoughtfully integrated green space. The results speak for themselves: improved employee health, happiness and creativity. Biophilic environments lead to higher engagement, reduced absenteeism and stronger well-being across the board.

## LOCATED FOR TALENT.

Every T3 is built where talent wants to be, urban innovation hubs connected by culture, transit and possibility.



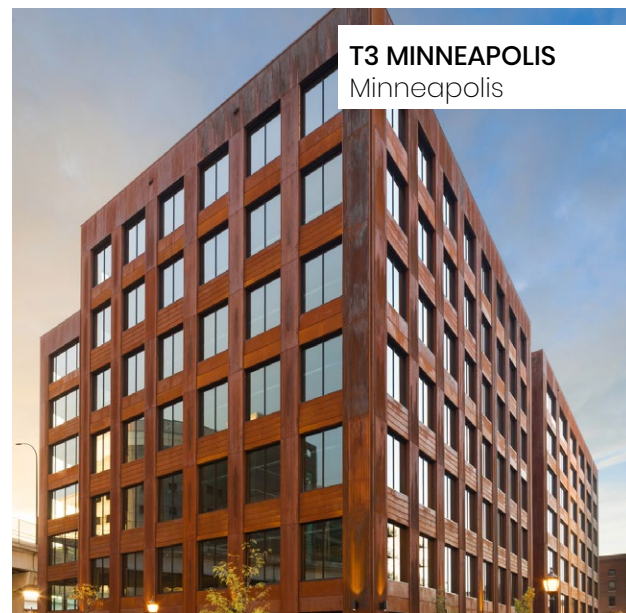
**T3 JUNCTION**  
Toronto



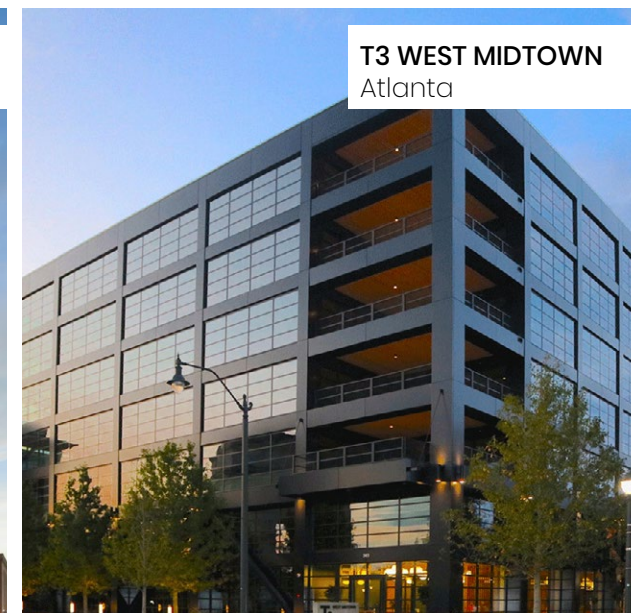
**T3 COLLINGWOOD**  
Australia



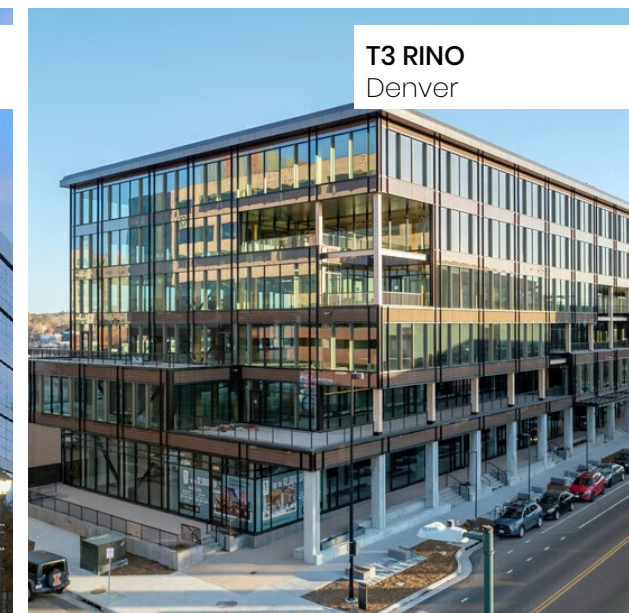
**T3 EASTSIDE**  
Austin



**T3 MINNEAPOLIS**  
Minneapolis



**T3 WEST MIDTOWN**  
Atlanta



**T3 RINO**  
Denver



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**TIMBER. TALENT. TECHNOLOGY.**



**251 QUEENS QUAY E, TORONTO ON | OFFICE FOR LEASE**

**LISTING TEAM:**

**CHRISTOPHER VALELA\***  
Associate Vice President  
416 662 2477  
chris.valela@cbre.com

**CALLIE OSLER\***  
Senior Sales Associate  
647 943 4163  
callie.osler@cbre.com

**CONOR BETHELL\***  
Sales Associate  
416 726 9165  
conor.bethell2@cbre.com

**JOHN WALLACE\***  
Vice President  
416 815 2378  
john.wallace@cbre.com

**TONY GILL\***  
Executive Vice President  
416 495 6261  
tony.gill@cbre.com

**CBRE LIMITED**  
Real Estate Brokerage  
145 King Street West  
11th Floor, Toronto, ON M5H 1J8

**HINES CONTACT:**

**MICHAEL MASOTTI**  
Senior Director  
647 689 7535  
michael.masotti@hines.com

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