

# 199 BAY

COMMERCE COURT

**212,000 SF**  
OPPORTUNITY



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EXPERIENCE AN ICON.



# BUILT ON LEGACY IN THE HEART OF THE FINANCIAL DISTRICT.

Commerce Court, home to 199 Bay, changed the city's skyline and helped modernize the area as it is known today. Its prime location at the corner of King and Bay allows tenants to bike, walk drive or take transit to work and is PATH-connected with less than a 5-minute walk to Union Station, the UP Express, Southcore and the Entertainment District.



# KEY FEATURES

**Available SF:**  
~ 212,000 SF

**Measurement Standard:**  
BOMA 1980

**Available:**  
March 2027 (as-is)

**Typical Gross Up:**  
7%

**Floors:**  
32-40

**Features:**  
Interconnecting staircase  
floors 39-40

**Typical Floorplate:**  
23,600 SF

# AVAILABLE FLOORS

**Floor 32** / 22,552 SF

**Floor 37** / 23,673 SF

**Floor 33** / 23,753 SF

**Floor 38** / 23,679 SF

**Floor 34** / 23,708 SF

**Floor 39** / 23,635 SF

**Floor 35** / 23,681 SF

**Floor 40** / 23,672 SF

**Floor 36** / 23,688 SF

# BUILDING SPECIFICATIONS

**Size:**  
1,200,000 SF

**Number of Floors:**  
57

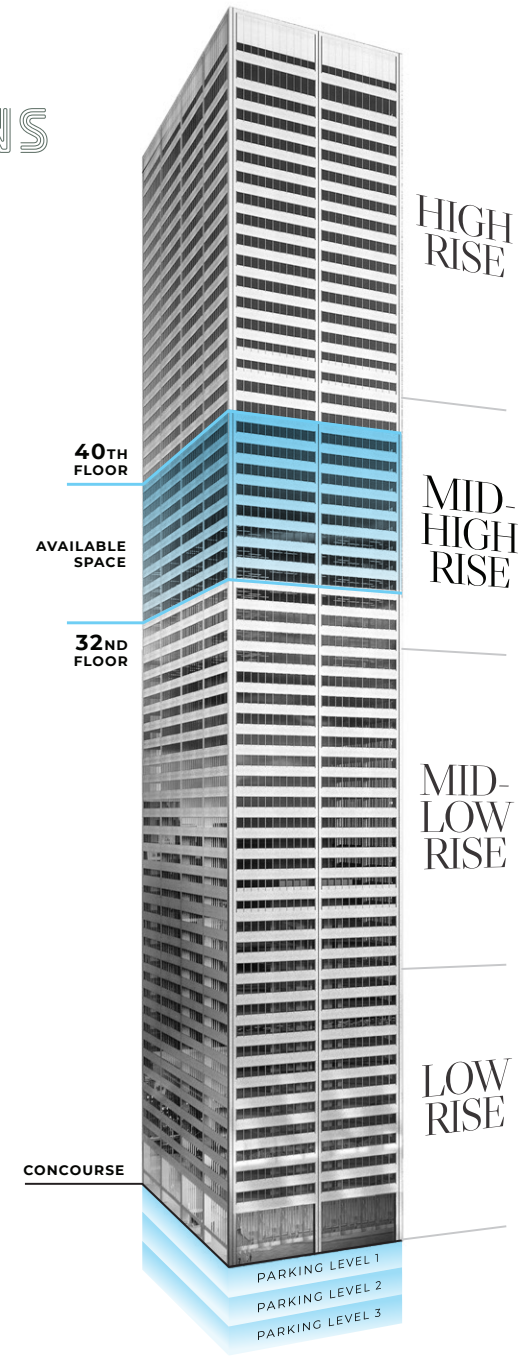
**Ceiling Height Typical Floor:**  
8' 7.5" to T-Bar; 13' to slab

**Window Size:**  
56" x 108"

**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	



# BUILDING HIGHLIGHTS

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.

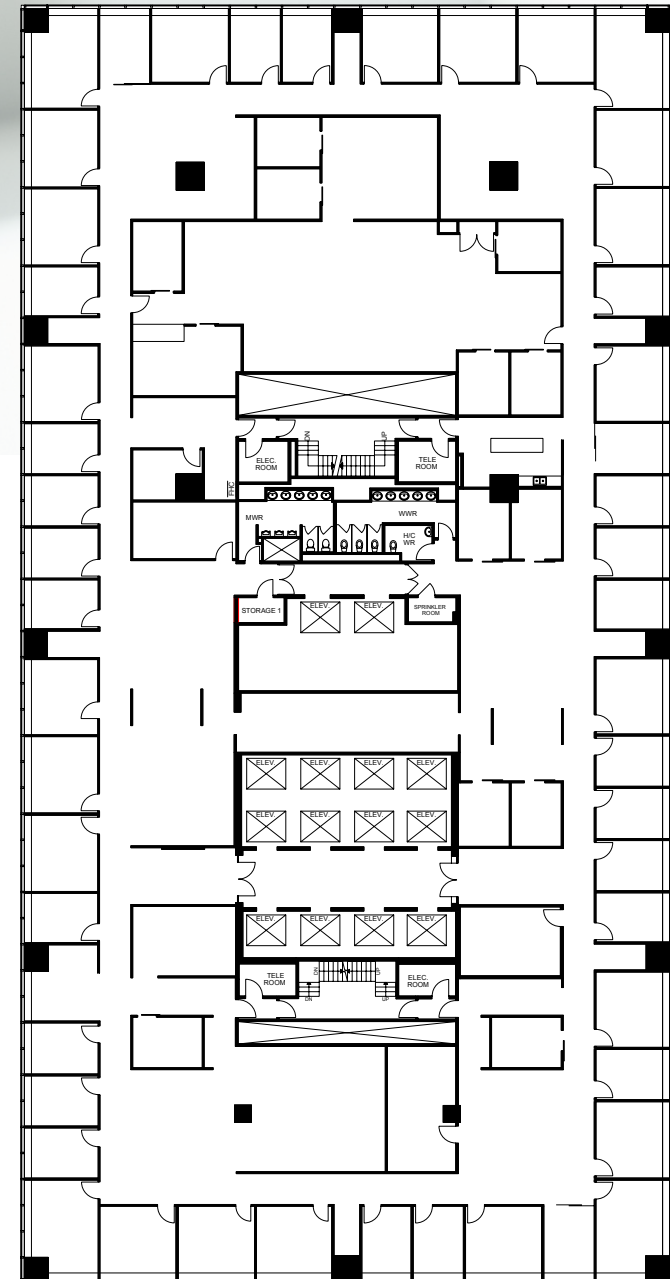


## AWARDS & CERTIFICATIONS

- Boma Best Platinum
- **WiredScore Certified Platinum**
- Fitwel 2-Star Certified
- **U.S. Green Building Council**
- LEED (OM) Certified Platinum
- **Rick Hansen Foundation Accessibility Certified**



## TYPICAL AS-IS FLOOR PLAN



# EXISTING SPACE



Furniture not included



# BUILDING 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.



**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.

# ALL ROADS LEAD TO 199 BAY



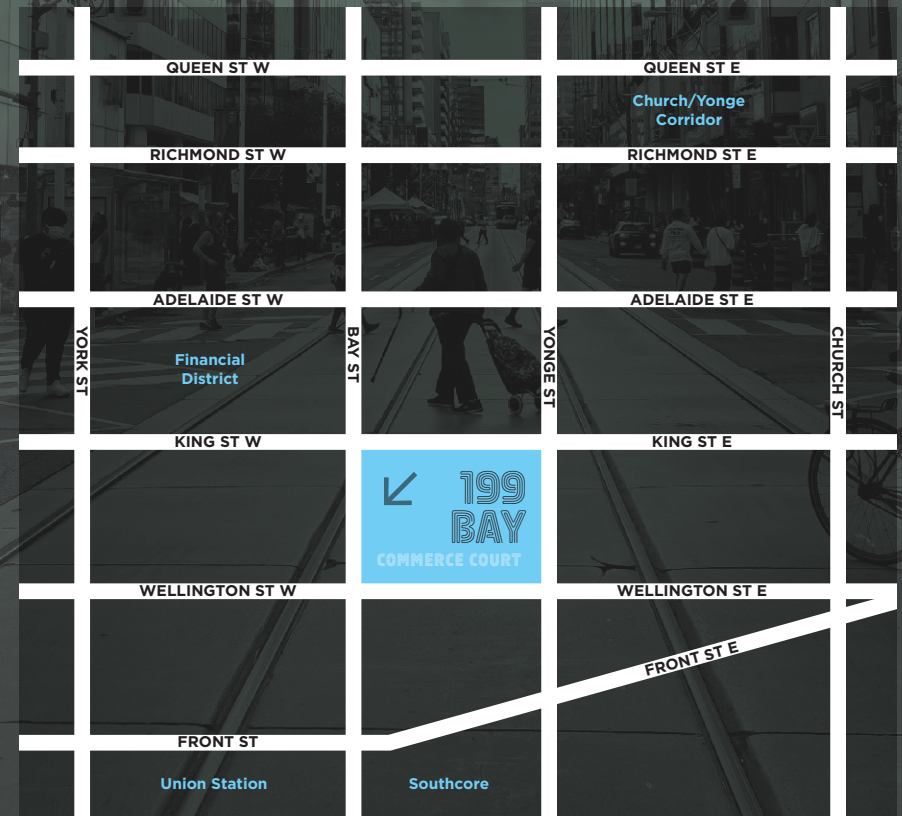
**Walking Distance to transit**

- 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
- Ratio: 1/4,500 SF



# ABOUT QUADREAL PROPERTY GROUP

QuadReal Property Group is a global real estate investment, operating and development 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 to invest in equity and debt in both the public and private markets. QuadReal invests directly, via programmatic partnerships and through operating platforms in which it holds an ownership interest.

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.



# 199 BAY COMMERCE COURT

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