



**BAYSIDE**

**TIMBER. TALENT. TECHNOLOGY.**

251 QUEENS QUAY E, TORONTO ON  
**MODEL SUITES**

Hines  CBRE







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# AVAILABLE MODEL SUITES

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# SUITE 301

## 2,833 SF

### AVAILABLE IMMEDIATELY

- 13' floor-to-floor heights
- 10'-3" floor-to-ceiling windows provide natural light that penetrates to the core of the building
- Exposed ceiling showcases timber structure while providing additional height
- Generous core depths and column spacing for planning flexibility
- Modern, highly efficient HVAC
- Poured concrete between floors ensures no sound, dust, or vibration transfers

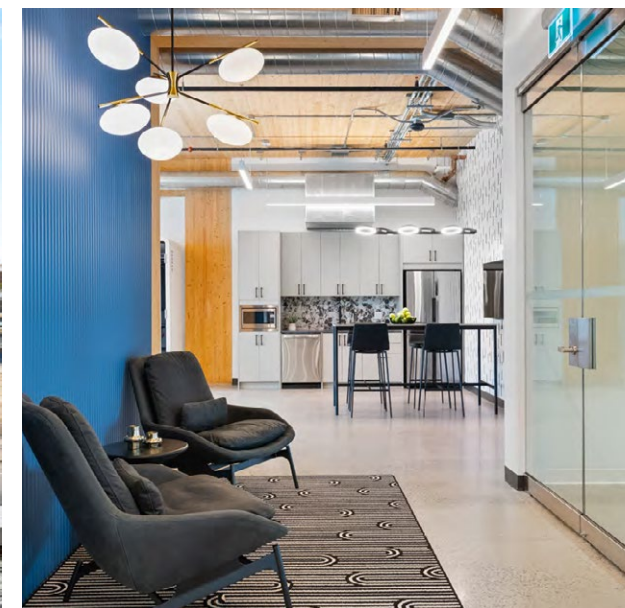
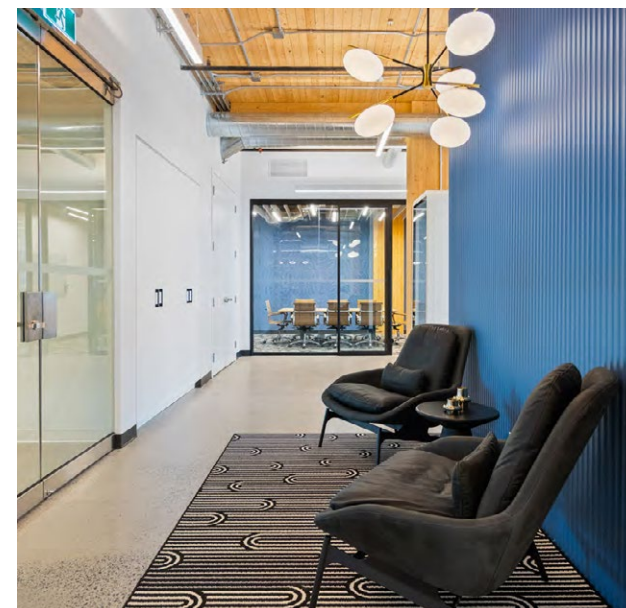
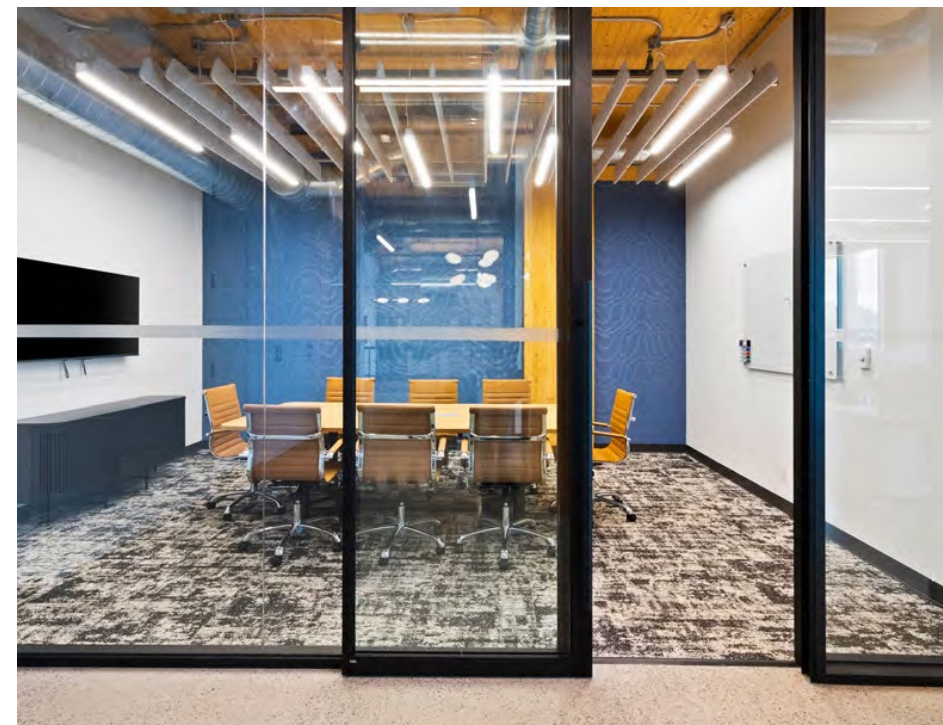
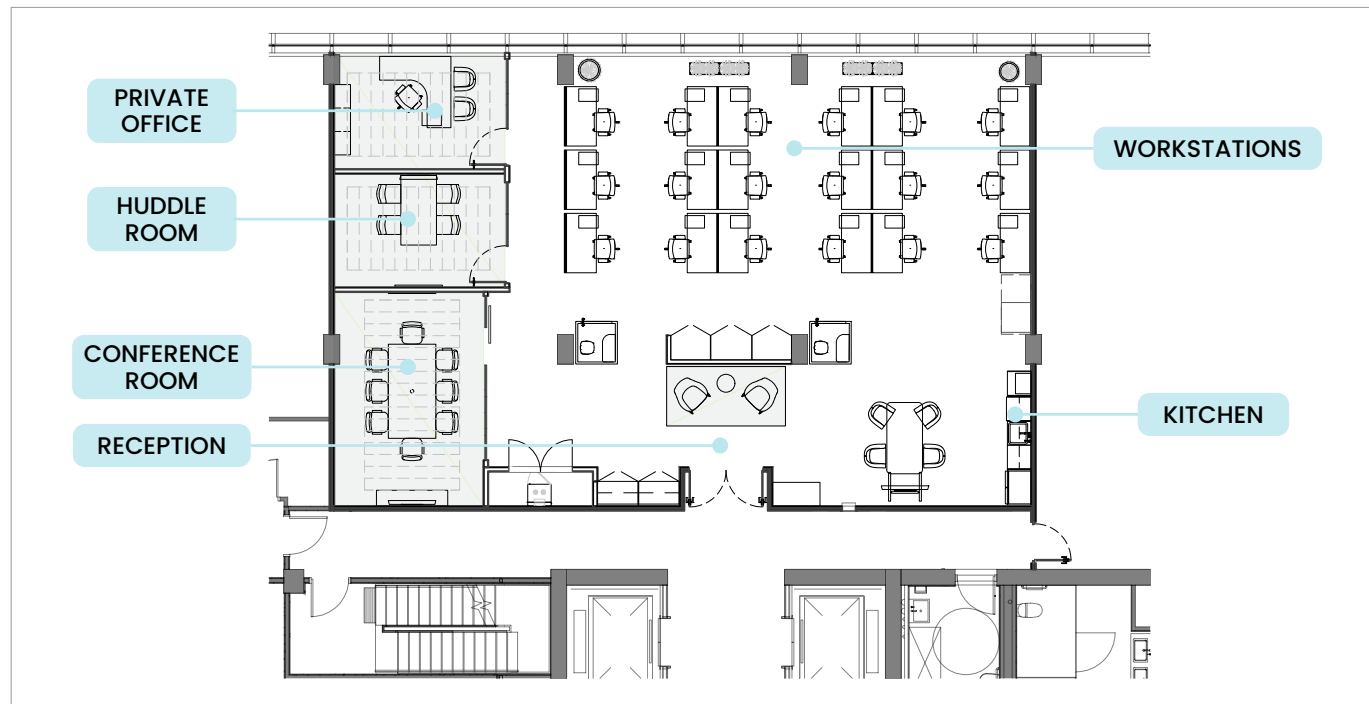
T3 BAYSIDE | MODEL SUITES

18 WORKSTATIONS

01 PRIVATE OFFICE

01 CONFERENCE ROOM

01 HUDDLE ROOM



T3 BAYSIDE | MODEL SUITES

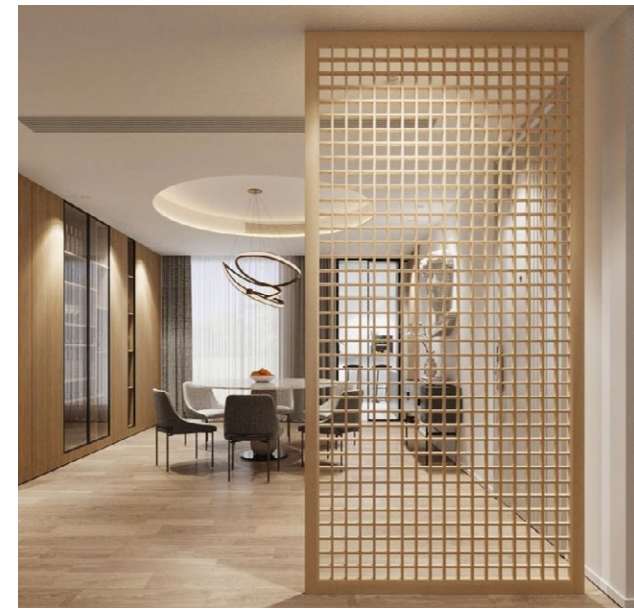
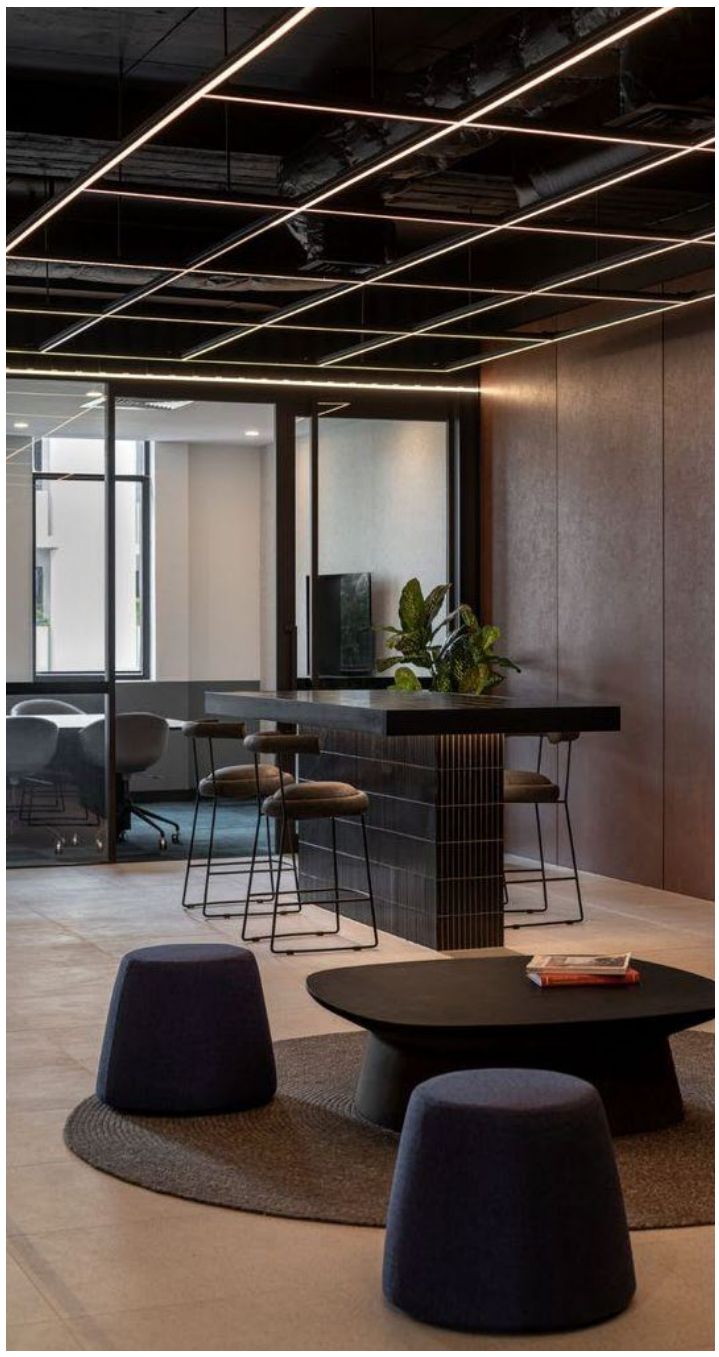
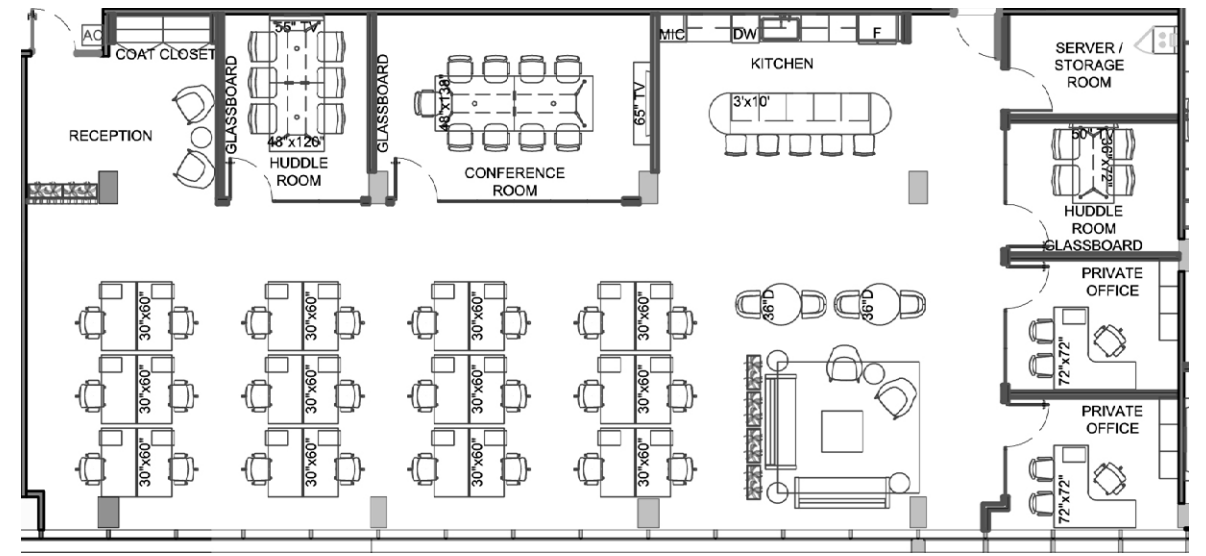




# MODEL SUITE 401

~ 4,226 SF

AVAILABLE IMMEDIATELY







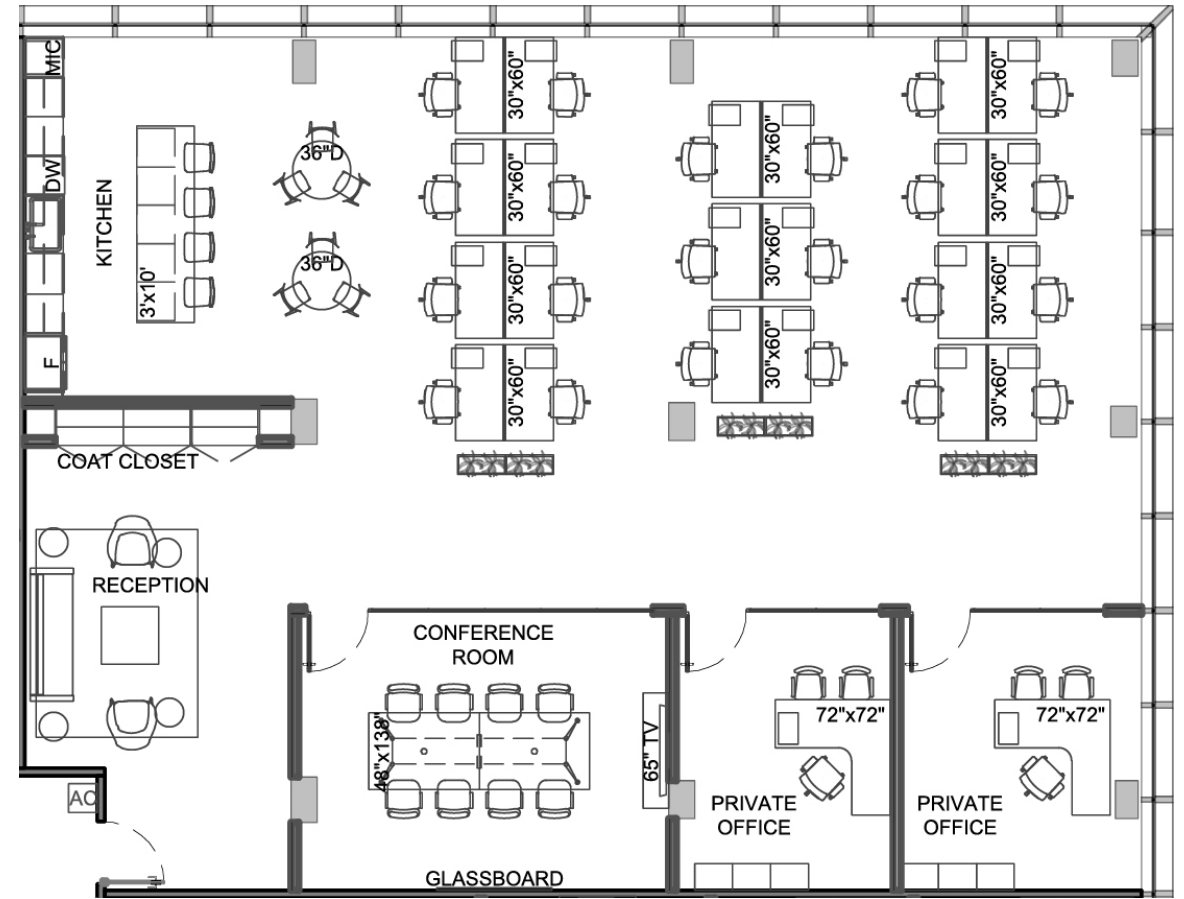




# MODEL SUITE 403

~ 3,461 SF

AVAILABLE IMMEDIATELY







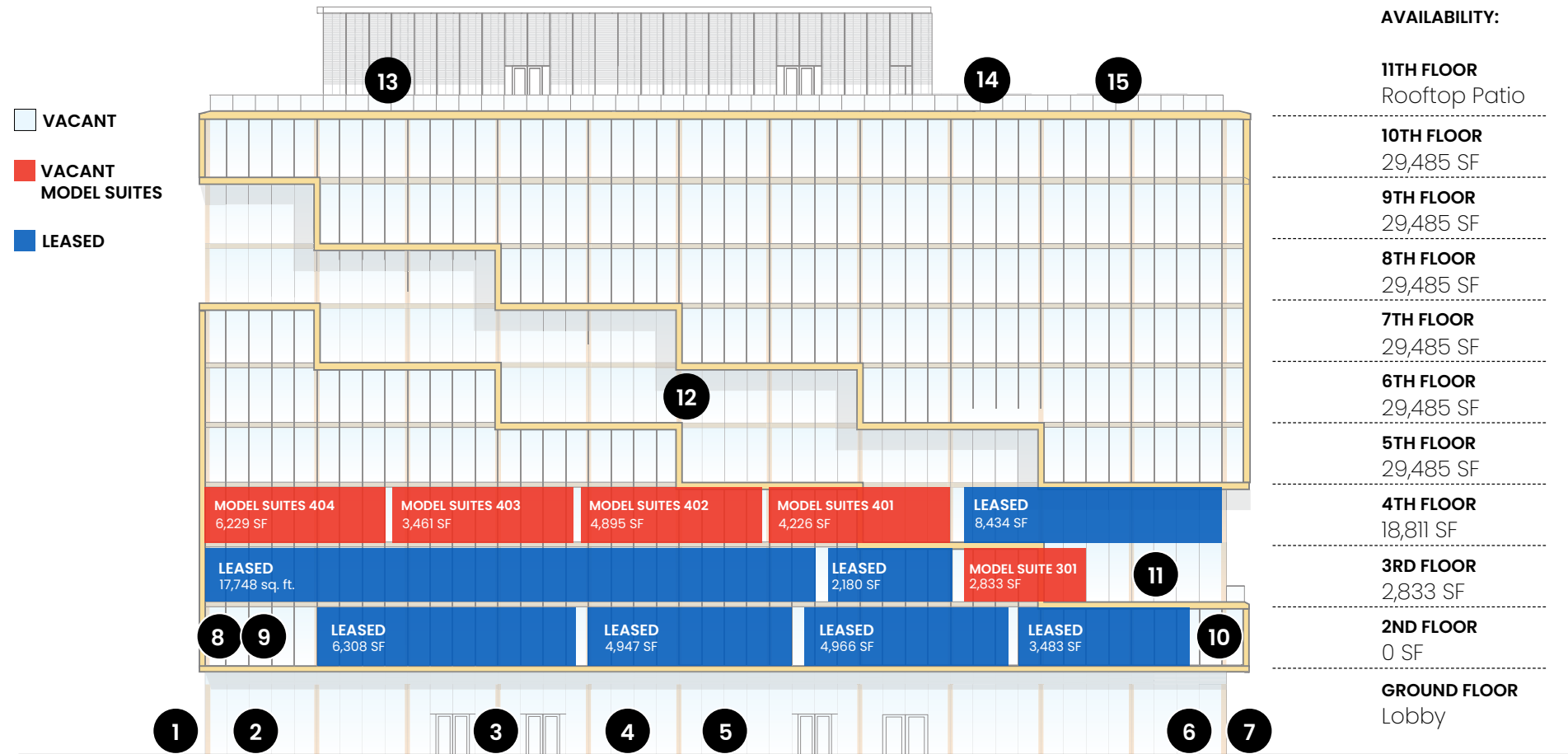


# FORM. FUNCTION. FACTS.

## 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. 2025)

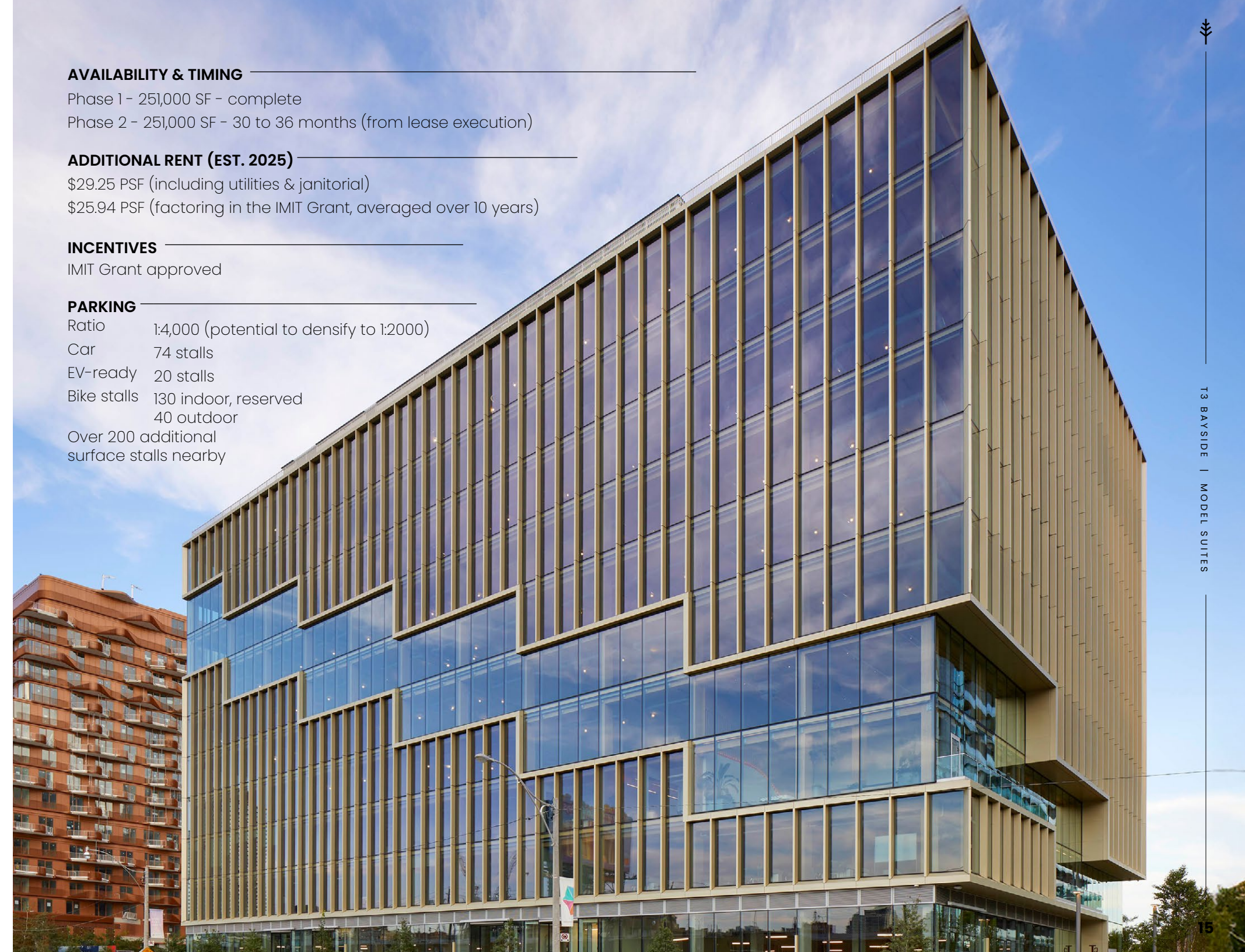
\$29.25 PSF (including utilities & janitorial)  
 \$25.94 PSF (factoring in the IMIT Grant, averaged over 10 years)

## 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







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