

130 QUEENS QUAY E

TORONTO, ON



OFFICE CONDO OPPORTUNITY



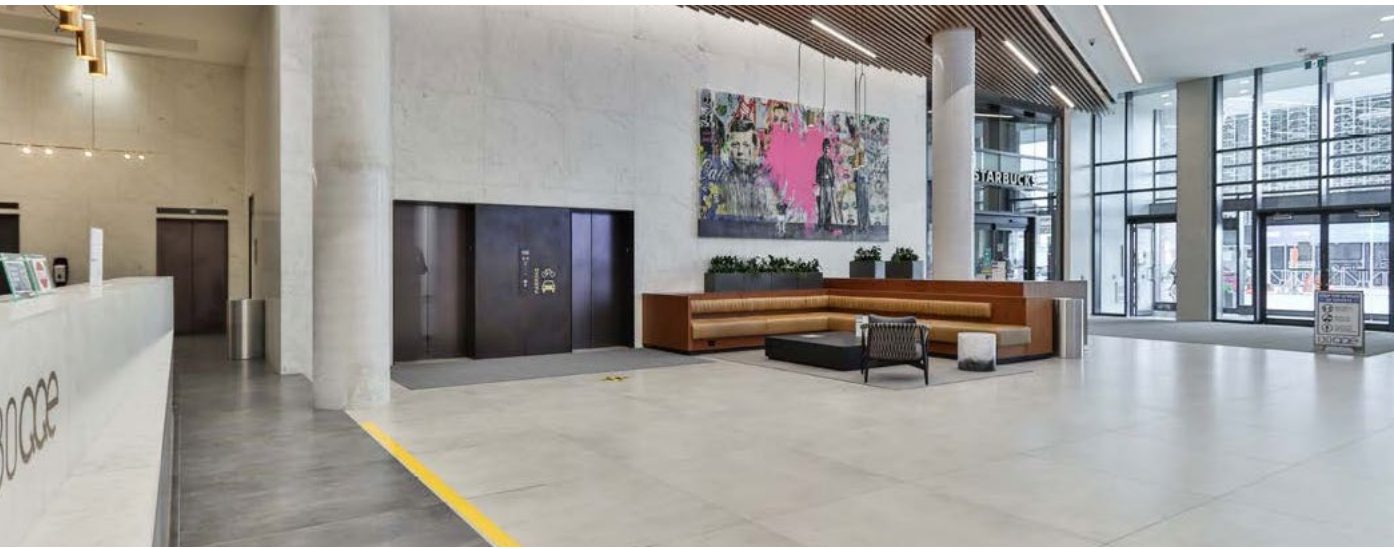
INVESTMENT HIGHLIGHTS

THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services Inc. (“JLL” and/ or the “Advisor”) is pleased to offer for sale a newly constructed office condo unit located at 130 Queens Quay East, Toronto (the “Property”). The Property features two adjacent units (1106 & 1108) totaling approximately 2,200 square feet (“SF”) on the 11th floor of the West Tower. Both units will be delivered in shell form allowing for immediate tenant build-out for owner-users or investors.

HIGHLIGHTS

- ~2,200 SF office condo unit located in the highly coveted studio district
- Onsite commercial parking, bicycle storage and shower facility
- Shared 9th floor amenities including rooftop terrace, boardrooms, and coworking space
- Building is home to highly coveted tenants such as Artscape, Daniels, and Launchpad
- Area experiencing rapid intensification with both residential and office development



SALIENT DETAILS

ADDRESS:	130 Queens Quay East
SUITES:	1106 & 1108
PRICE:	\$2,750,000
OWNERSHIP:	Condominium
STATUS:	Vacant
TOTAL PREMISES:	~2,200 SF
UNIT 1106:	~1,100 SF
UNIT 1108:	~1,100 SF
CONDO FEES:	\$1,462 per month
PROPERTY TAX (FY 2022):	\$8,153 (\$3.71 PSF)
YEAR BUILT:	2018
ELEVATORS:	Four
CERTIFICATIONS:	LEED GOLD, BOMA

BUILDING OVERVIEW

130 Queens Quay East is a new 398,100 square foot office tower, which boasts large floor plates, high ceilings, operable windows, LEED Gold status, and multiple rooftop patios. The building is located at Lower Jarvis and Queens Quay, adjacent to the Corus Office Building and part of the South Core Node where RBC, CI Investments, PWC, Apple Canada, Marsh Insurance, AIG, Amazon, Cisco Systems, and others have chosen for their corporate locations. 130 Queens Quay East is comprised of two towers, West Tower includes 242,550 SF and the East Tower is 155,550 SF with 26,500 SF of retail at grade.



OFFICE RENDERING



OFFICE RENDERING



COMMUNAL BOARDROOM



COMMUNAL PATIO

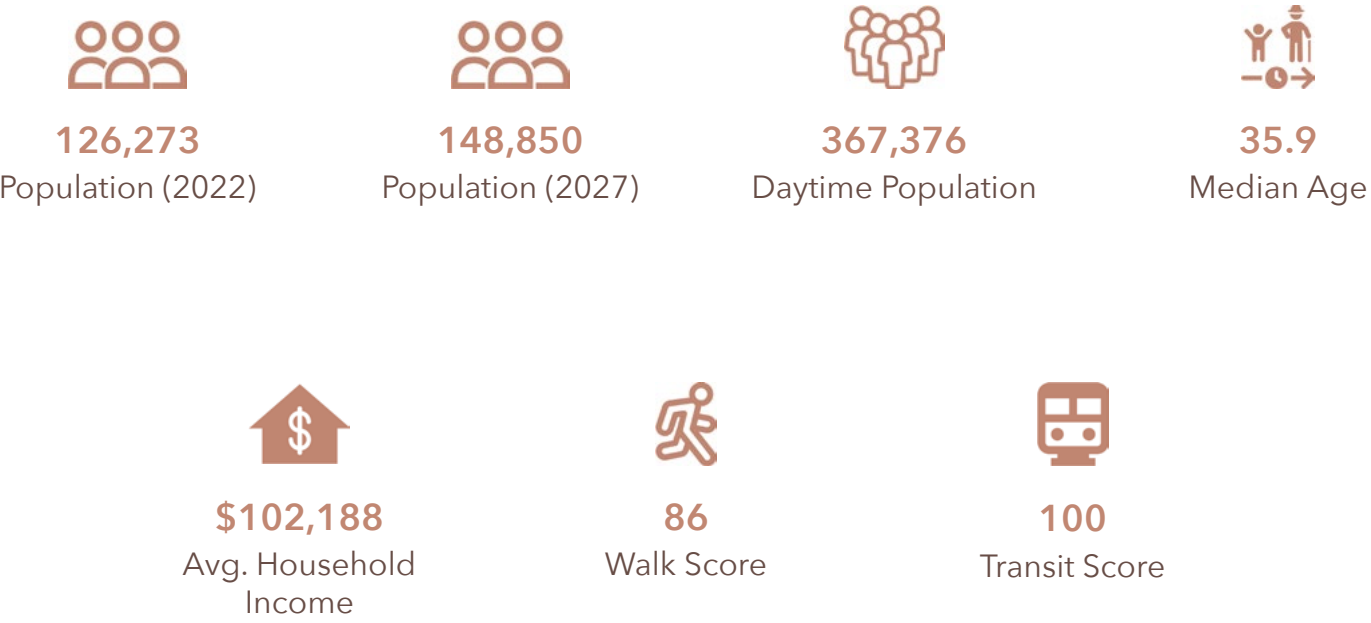
LOCATION OVERVIEW

Office located in the heart of Toronto’s newly revitalised waterfront directly across from Toronto’s waterfront innovation centre, which houses several high-profile tenants including MARS, the largest innovation centre in North America, WPP’s new headquarters housing all 30 of its operating companies and Corus Entertainments, one of North Americas leading media and content companies. The property is also located within a 5-minute drive from Toronto’s rapidly expanding studio district, which is experiencing rapid intensification with several high-profile condo developments under construction.

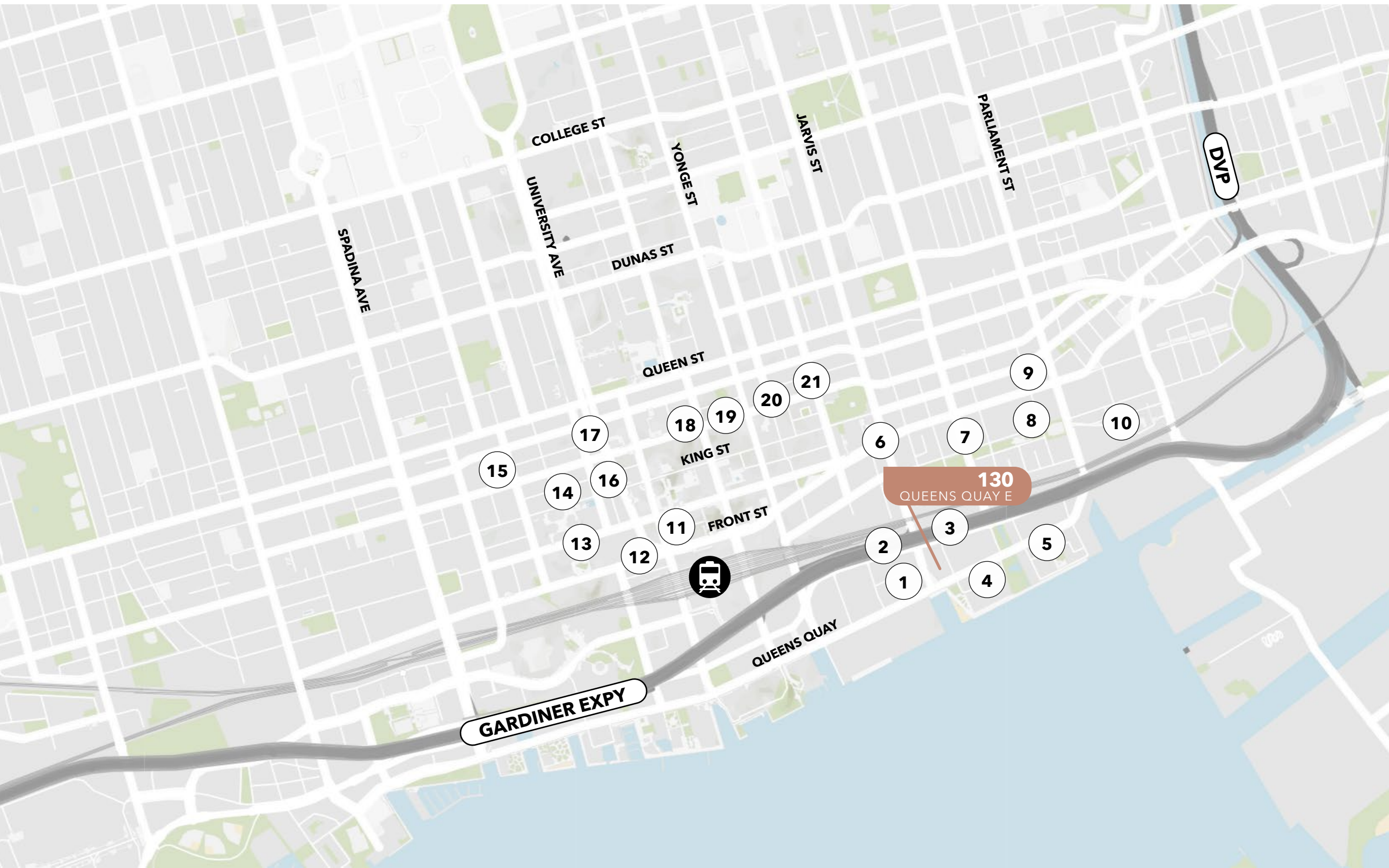
The studio district is also home to some of North Americas largest production hubs and sound stages. Numerous media giants including Netflix, Amazon Prime, Apple TV+, Hulu and CBS all access, all have marquee office locations within the district.

DEMOGRAPHICS

*Within 2km radius



AMENITIES MAP



- 1 Starbucks
10 Lower Jarvis St
- 2 Loblaws
10 Lower Jarvis St
- 3 Tim Horton's
17 Lower Jarvis St
- 4 La Prep
25 Dockside Dr
- 5 Popeyes Louisiana Kitchen
194 Queens Quay E
- 6 St. Lawrence Market
93 Front St E
- 7 McDonald's
121 Front St E
- 8 Subway
222 The Esplanade
- 9 Freshii
351 King St E
- 10 Distillery District
55 Mill St
- 11 Fairmont Royal York
100 Front St W
- 12 Jack Astor's Bar & Grill
144 Front St W
- 13 The Ritz-Carlton
181 Wellington St W
- 14 Minami Toronto
225 King St W
- 15 PAI
18 Duncan St
- 16 Earls Kitchen + Bar
150 King St W
- 17 Cafe Landwer
165 University Ave
- 18 King Taps
77 Adelaide St W
- 19 Cactus Club Cafe
77 Adelaide St W
- 20 CRAFT Beer Market
1 Adelaide St E
- 21 Terroni
57 Adelaide St E

DVP / Gardiner Expy Union Station

130

QUEENS QUAY E TORONTO, ON

OFFERING PROCESS

Jones Lang LaSalle Real Estate Services Inc. (the “Advisor”) has been exclusively retained by the Vendor to seek proposals to acquire a 100% condominium-titled interest in the Property on an as-is, where-is basis, free and clear of debt. All inquiries regarding the Property should be directed to:

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