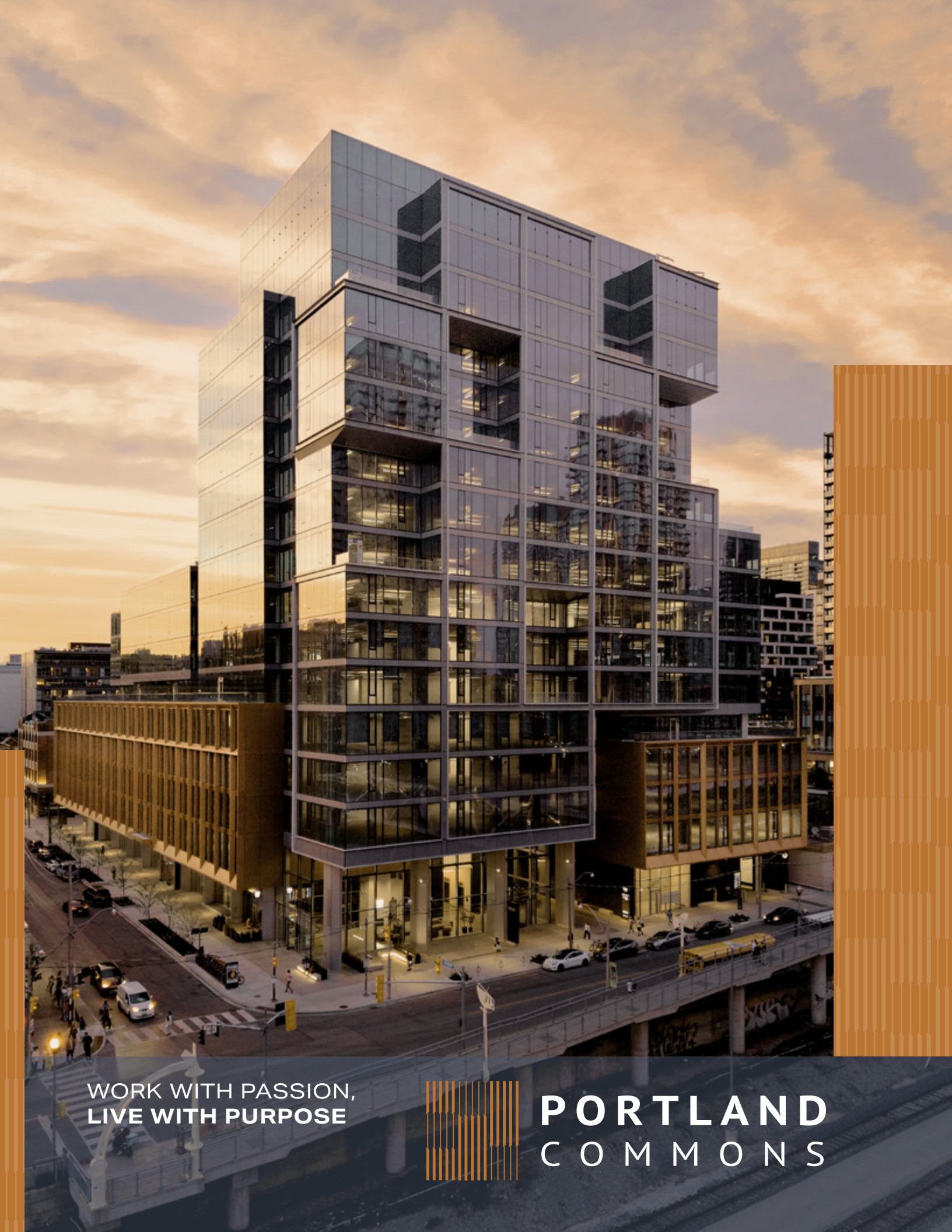

WORK WITH PASSION,
LIVE WITH PURPOSE
PORTLAND
COMMONS

CLICK TO WATCH VIDEO



THE PURPOSE OF THE OFFICE, **DEFINED**

At the intersection of Front Street West and Portland Street, in the heart of the King West neighbourhood, will emerge a new 560,000 sf high performance office building designed with a focus on employee wellness, technology, and sustainability.

Portland Commons is designed to provide best-in-class occupant wellness and comfort while integrating customizable experiences throughout the building. From corporate branding opportunities and private lobbies, to dedicated elevators and multiple private terraces, Portland Commons defines high performing innovative workspaces.

READY FOR TENANT FIXTURING

TRANSFORMING THE OFFICE FROM A COMMODITY, **TO AN EXPERIENCE**

Portland Commons will provide a high performance workplace with comfort, health and the productivity of its community at the core. This innovative building seamlessly integrates modern aesthetics that businesses demand, with the existing neighbourhood heritage buildings that the city adores.

An abundance of private terraces and common outdoor landscaped spaces augment flexible workspaces in a way that is both functional and desirable. The latest innovations in infrastructure and technology stand harmoniously alongside the heritage buildings and established look of the neighbourhood.





KEY DESIGN **FEATURES**

1

Four Cores

Allows for greater distribution of tenant and guest population and optimized access to base building services supporting efficient space design

2

Flexible Floorplates (~20,000 SF - ~59,000 SF divisible to any size)

Encourages flexibility in both the design and utilization of workspace

3

Building Signage Opportunity

Ample corporate branding and identity options, with Gardiner Expressway exposure

4

13 Outdoor Terraces (280 SF – 9,100 SF)

An abundance of outdoor space improves the quality of employee's health and wellbeing with direct access to fresh air, and provides alternative workspace

5

Stand-Alone Boutique Building Opportunity

38,000 sf building offering 10,500 sf floor plates with a dedicated entrance and elevator, branding opportunities, exclusive rooftop terrace and expansive floor-to-ceiling glass bridges overlooking the courtyard connection to the main building

6

Dedicated Lobby Opportunities

Ability to create tenant dedicated entrances

7

Six Entry Points with Touchless Access

Touchless access to lobbies, elevators and washrooms via six separate entrances places emphasis on safety and wellness

8

Outdoor Courtyard / Collaboration Space with secure Wi-Fi

Free Wi-Fi in the courtyards and on the terraces gives employees greater flexibility in how and where they work, while promoting access to nature and fresh air

9

Floor-to-Ceiling Clear Glass (10'9" – 12'0") with 310 Operable Windows

Providing an abundance of natural light and access to views of the King West neighbourhood and city skyline, enhancing employee creativity and productivity

10

Glass Bridges

Providing natural light, connectivity to the main building and unique collaboration workspaces

11

Natural Light Filled Stairwells

Providing an alternative to elevators, with direct outdoor access, while promoting physical activity

12

Bicycles / Showers

367 bike stalls with separate bike ramp, and front-of-house gender neutral shower and changeroom facilities promote active lifestyles and wellness

13

Retail / Showroom Opportunities

Multiple opportunities for tenant street level presence

14

Gender Neutral Washrooms

Fostering inclusivity and diversity, in a safe and healthy way with touchless fixtures

15

Green Roof

Promoting overall building sustainability

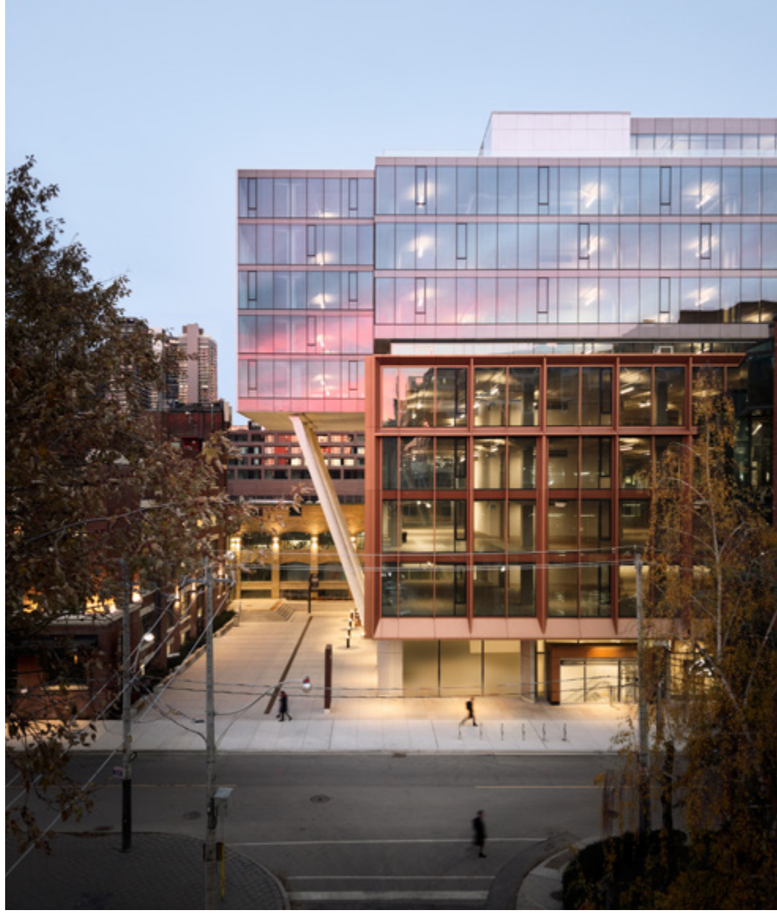
16

Underground Parking

242 underground parking stalls, including 51 EV stalls, accommodate commuters and visitors





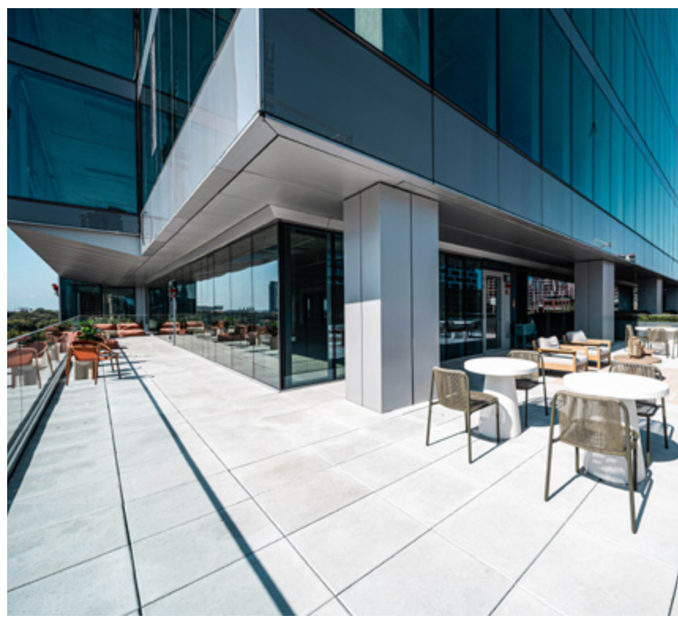


THE TRUE PURPOSE OF THE WORKPLACE, **DEFINED**

Employee health, happiness and productivity are definitive sources of inspiration for Portland Commons. Thoughtful design choices based on deep experience in the science and healthcare sectors define current expectations in creating work environments catered to the safety and well-being of tenants, both today and in the future.

A building as vibrant as the city unites with healthy initiatives to support a new way of working. Intentional design sets the stage for a real focus on human solutions that are both practical and functional. Portland Commons defines high performing design and work solutions that give businesses a unique advantage in attracting and retaining top talent.







HEALTH AND WELLNESS, **DEFINED**

Portland Commons is designed with fresh considerations that implement forward-thinking with best-in-class strategies focusing on employee wellness.

Based on leading research from ARUP, and other experts, Portland Commons introduces a functional way to focus on employees. From productivity to health, every touchpoint has been considered to augment the workplace experience, with new health and safety measures literally built into the building's DNA.

- (A) **RAISED FLOOR HVAC SYSTEM**
- (B) **AIR DIFFUSERS** (INDIVIDUALLY CONTROLLED)
- (C) **FLOOR-TO-CEILING GLASS** (10'9" – 12'0")
- (D) **OPERABLE WINDOWS** (310)
- (E) **13 OUTDOOR TERRACES** (280 SF – 9,100 SF)
- (F) **LED LIGHTING WITH DAYLIGHT SENSORS**
- (G) **UV LIGHT STERILIZATION SYSTEM**
- (H) **AIR IONIZATION SYSTEM** (ENHANCES MERV14 FILTRATION SYSTEM'S ABILITY TO CAPTURE UNWANTED PARTICLES)
- (I) **INTELLIGENT BUILDING SYSTEM** (WITH MOBILE APP)

TERRACES AND VIEWS

13 private outdoor terraces are designed to be an extension of the indoor workplace. By providing direct access to sunlight and fresh air, these coveted areas open-up new ways to personalize the space, while offering another opportunity to promote wellness. From 280 sf to 9,100 sf, these terraces are not only unique to the neighbourhood, they are unique to any corporate workspace.

Employees will take in expansive views from any floor: from city, to park, to skyline. The South Tower upper floors showcase stunning unobstructed panoramic views of the city and Lake Ontario.

COURTYARD

The Portland Commons' outdoor courtyard defines connectivity. As a privately-owned public (POP) space, the extensive courtyard is designed for collaboration and socialization, while encouraging integration with the community. These Wi-Fi-enabled outdoor spaces that surround Portland Commons link workplaces, ground floor retail and neighbourhood environments by creating places to eat, shop, socialize and get outside.

SUSTAINABILITY

Sustainable building features transform the human experience into a meaningful experience. Key features that define the high standards at Portland Commons include:

- Portland Commons is LEED Platinum Core, WiredScore Platinum & Shell and SmartScore Certified
- Targeting LEED Zero Carbon and WELL Gold certifications
- 367 bike stalls and spa-like gender neutral shower/ changeroom facilities
- Green roofs
- LEED Zero Carbon verifies the achievement of net zero goals and enhances the health and well-being of building occupants and the natural environment
- Portland Commons has been honoured with the internationally recognized "2023 Green Good Design Award"

LEED Platinum CERTIFIED

WiredScore PLATINUM

SmartScore CERTIFIED

WELL GOLD

enwave

RICK HANSEN FOUNDATION ACCESSIBILITY CERTIFICATION



15th floor with views of Downtown Toronto



6th Floor showcasing expansive floor plates

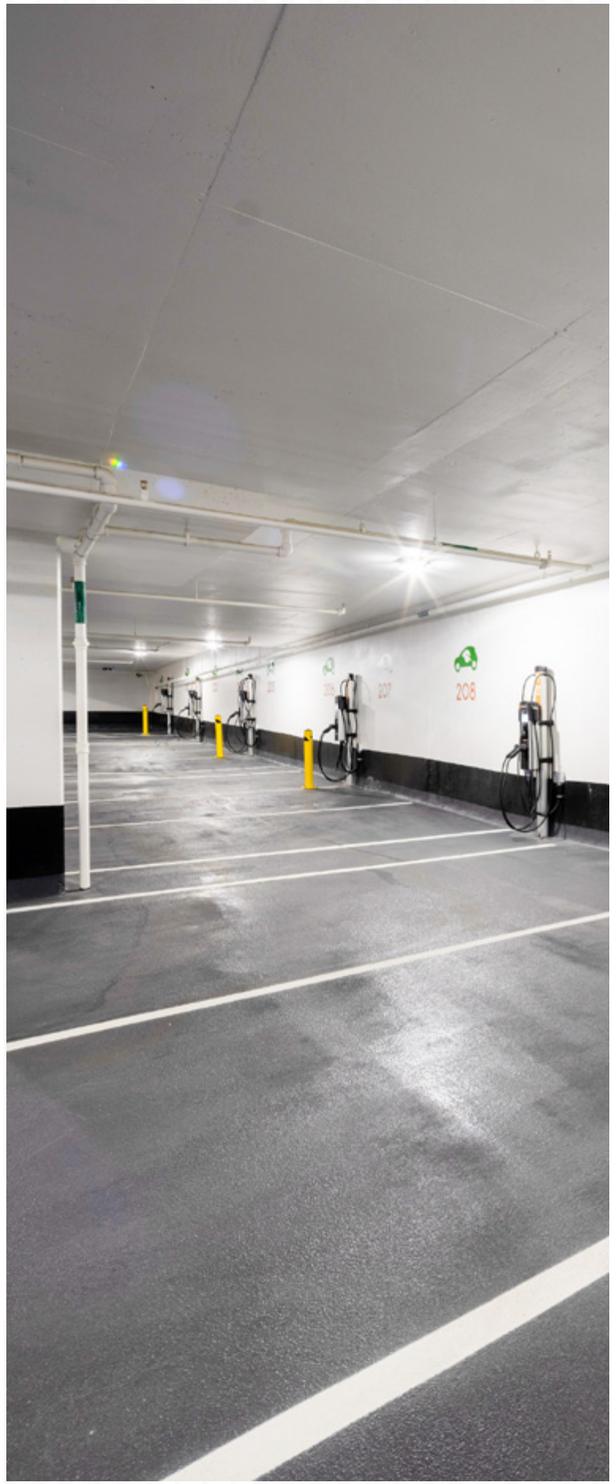
END TRIP FACILITIES

Portland Commons offers comprehensive end-of-trip facilities:

- 367 underground bicycle stalls with a dedicated ramp
- Spa-like gender-neutral shower and changeroom facilities
- 237 day lockers
- 242 underground parking spots
- 52 EV charging stations

These features support sustainable commuting, enhance user well-being, and prioritize convenience.





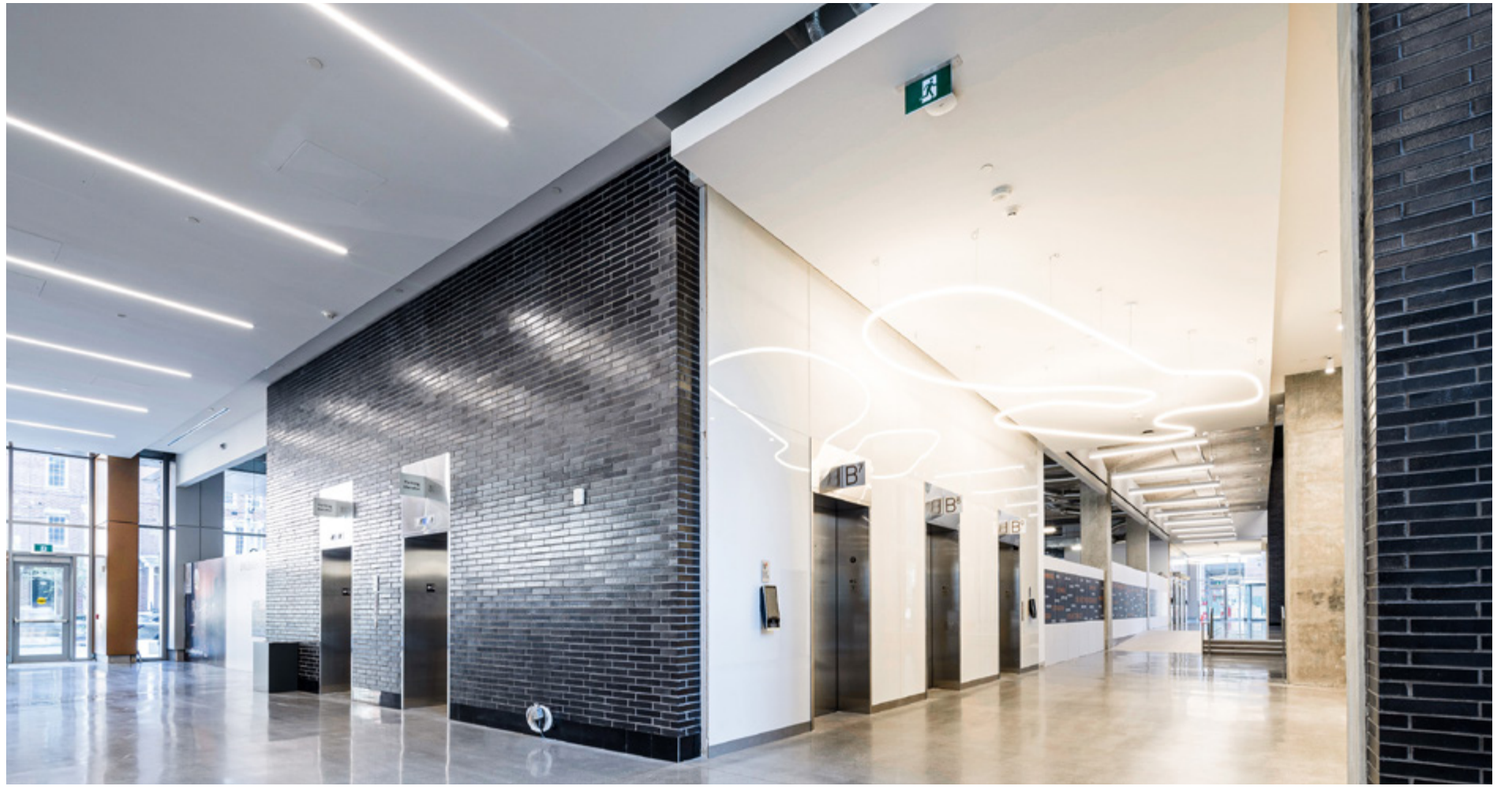




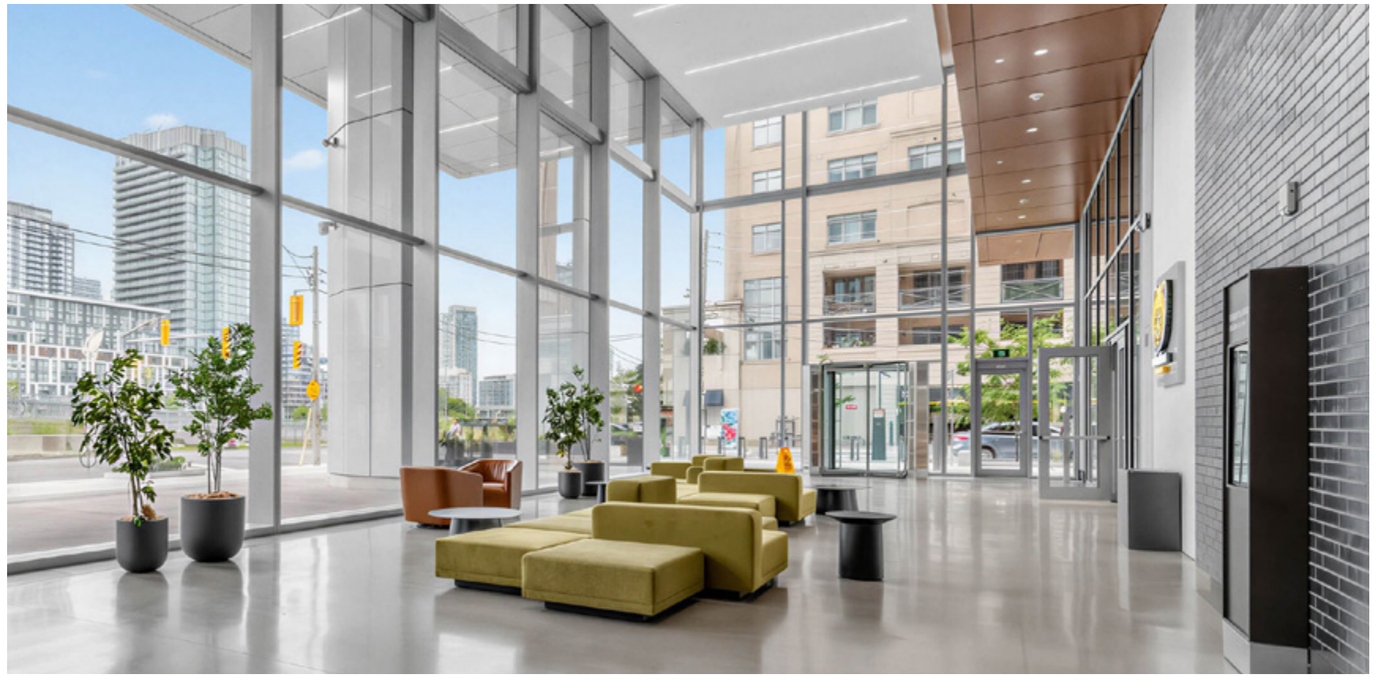
CUSTOMIZATION

Portland Commons delivers a strategic balance of individual corporate identity and integrated community presence. The building features multiple entry points, dedicated lobbies, and private elevator access, enabling each tenant to establish a customized operational environment that aligns with their organizational brand and requirements.

Corporate identity will be prominently displayed through strategic exterior signage and lobby branding opportunities. The south façade provides high-impact visibility to traffic along the Gardiner Expressway, while the podium level offers professional exposure along Portland Street, positioning your organization within the established King West business district.

















FLOORPLATES

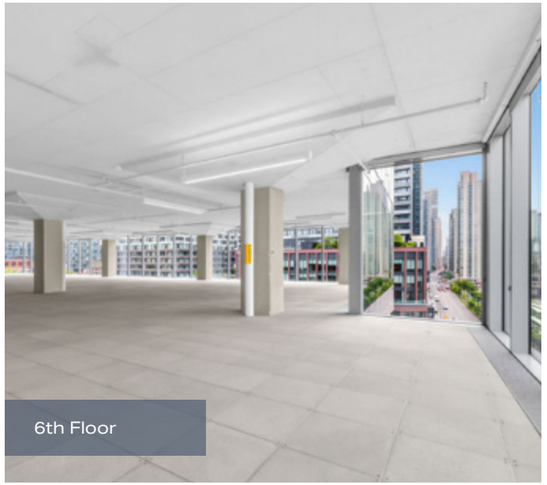
A highly desired feature of Portland Commons is the large, unique and efficient floorplates varying from 20,000-59,000 sf. This strategic design offers flexibility in individual workplace layouts. Each tenant can personalize space to meet their workforce needs with horizontal and vertical customization opportunities. Whether that translates into a complete floor design using 59,000 sf floorplates, or more vertical space in the boutique building with 10,500 sf floor plates, Portland Commons offers unlimited opportunities to bring visions to reality.

The boutique four-storey office component along Front Street also offers a dedicated entrance, elevator and terrace, and expansive floor-to-ceiling glass bridges overlooking the courtyard that connect to the main building. This unique design is a showcase feature of Portland Commons and provides a captivating opportunity for any tenant.

FLOOR	RENTABLE SQUARE FEET	OUTDOOR TERRACES	BOUTIQUE BUILDING
15th	20,669 sf	1,880 sf | 309 sf | 309 sf	
14th	20,709 sf		
13th	LEASED		
12th			
11th			
10th			
9th			
8th			
7th			
6th	26,800 sf - Remaining Space	325 sf | 720 sf	
5th			
4th	38,568 sf		10,389 sf
3rd	38,554 sf		10,389 sf
2nd	28,909 sf		10,663 sf
GF			602 sf
		TOTAL OFFICE - 180,000 SF	



6th Floor View



6th Floor



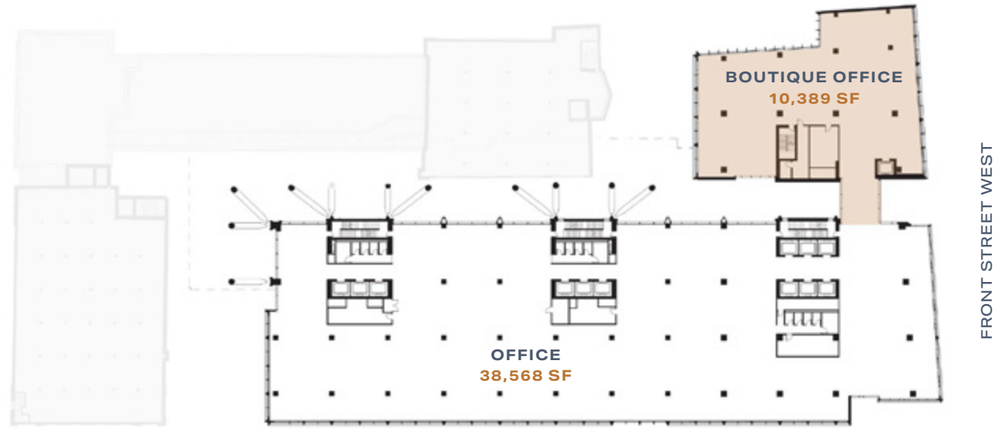
6th Floor View



6th Floor

FLOOR PLANS

Ranging from: 20,000 sf to 38,000 sf



FLOOR 4 | 48,957 SF

CLICK TO SEE FLOOR PLANS

CLICK TO TOUR 15TH FLOOR


5
PORTLAND
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THE WORKPLACE IS YOUR **ADVANTAGE**

Portland Commons brings a high performance office development to the King West neighbourhood, while embracing everything this community has to offer including world-class restaurants, coffee shops, fitness studios and boutique retail. Portland Commons' courtyards and terraces, along with surrounding parks, provide ample outdoor green space environments for tenants. Centrally located near the financial, entertainment and waterfront districts with immediate transit and highway access, Portland Commons seeks to amplify the everyday in this fast-growing community.





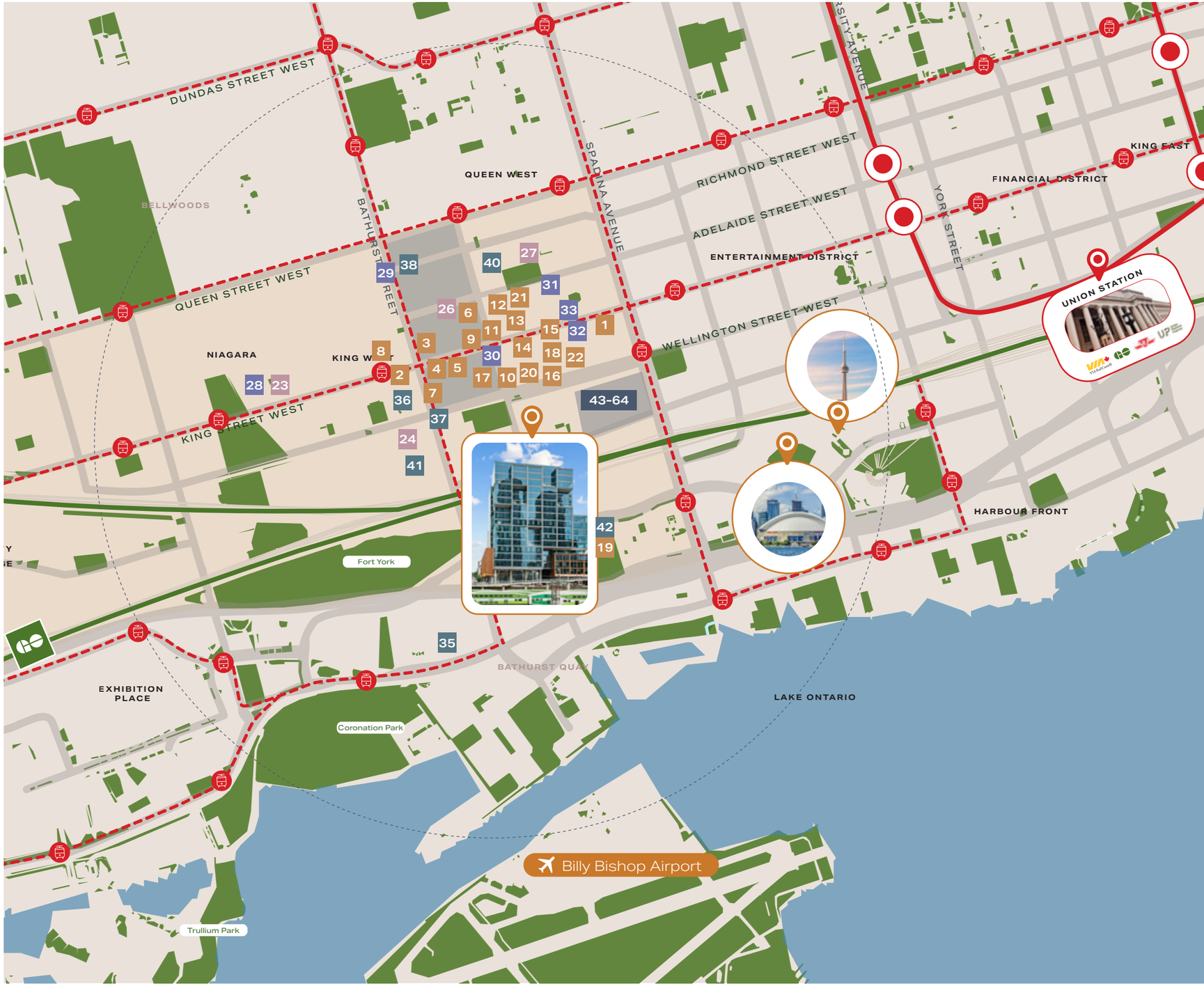
1	Akira Back
2	Lavelle
3	Hello Nori
4	Forno Cultura
5	Ruby Soho
6	Gusto 101
7	Casa Madera
8	Oretta
9	Wilbur Mexicana
10	Cherry's High Dive
11	Belfast Love
12	Myth
13	Cibo Wine Bar
14	Baro
15	nook
16	Le Sélect Bistro
17	Bar Wellington
18	SPIN
19	Hunters Landing
20	King Taps
21	Beso by Patria
22	Miss Likklemore's
23	Shy Coffee Co.
24	Milky's Cloud Room
25	Starbucks
26	Jimmy's Coffee
27	Pilot Coffee
28	Studio Lagree
29	GoodLife Fitness
30	F45
31	barre3
32	Totum Life Science

33	Patagonia
34	Downtown Kids Academy
35	Daycare ABC's
36	1 Hotel
37	Hounds of York
38	Loblaws
39	DPRTMNT
40	Ace Hotel
41	Farm Boy
42	Sobeys
43	Sweat and Tonic
44	The Dorset
45	La Plume
46	Lifelabs
47	Mandy's Gourmet Salads
48	MUJI
49	Vie Nail & Beauty Salon
50	HealthOne
51	Prince St. Pizza
52	De Mello Coffee
53	Groovy Shoes
53	Adidas
55	Indigo Books
56	Wellington Market
57	Bailey Nelson
58	Quantum Coffee
59	The Bone & Biscuit Co.
60	Accent & Co.
61	Mr. Surprise
62	Suetables
63	Structube
64	Strong Pilates

- Restaurants & Bars
- Fitness
- Coffee Shop
- Others
- The Well

- Union Station
- TTC Subway line 1
- Go Train
- TTC Streetcars

91	96	100
Walk Score	Biking Score	Transit Score











*This image is referential and has illustrative purposes only



AMENITIES

The King West neighbourhood is known to attract global, high-tech, creative and media organizations with its local amenities and unparalleled access. Portland Commons is a competitive advantage to both attract and retain top talent:

- Superior connectivity to public transit: TTC (dedicated King West Line), Union Station, Go Transit, Billy Bishop Airport and the Gardiner Expressway. Steps from the future Chinatown Station on the Ontario Line.
- Shuttle to Union Station: Shuttle bus service to and from Union Station available for its employees.
- Nearby 400,000 sf of urban retail space within a very short walking distance includes new shopping, dining, and wellness opportunities for employees and the general public to enjoy.
- Amenity-rich area with boutique and flagship retail storefronts and world-class restaurants.
- Highly walkable with an 91 Walking Score, 100 Transit Score and 96 Biking Score (367 bike stalls with dedicated entrance).
- Urban density with a highly educated labour pool. 67.8% of population within 1 km of Portland Commons with university education (59.5% within 3 km).

THE TEAM

Carttera

Carttera is a Canadian real estate investment fund manager and developer. The firm invests its capital in innovative urban intensification development projects and is a leader in environmental sustainability in the Canadian development industry. Carttera's strength lies in its track record of success in originating, structuring and executing complex development projects. Carttera has developed projects exceeding $7.5 billion in total value, with primary holdings concentrated in the GTA and Montreal. The firm's projects include a wide range of product types including office, mixed-use, industrial, condominiums and rental apartments. www.carttera.com.

Sweeny&Co

Sweeny&Co Architects was founded in 1988 to offer architecture that drives smart urban densification. Our team focuses on collaborating with Owners, Investors and Consultants to optimize sites with increased density, outstanding public realm, highest and best use of mixes, with incredible market success due to the quality of space, desirable amenities, and award winning, sustainable buildings. www.sweenyandco.com.

EllisDon

EllisDon is a world-leading construction and building services company that completes in excess of $5 billion worth of contracts annually, in every market sector and across the globe. Over the last 75 years, we've grown from being a general contractor to a multi-faceted company that can deliver any aspect of a project. www.ellisdon.com.

JLL

The JLL team specializes in high performance office buildings. We help organizations understand and quantify the impact a work environment can have on employee happiness, health and productivity - and ultimately their bottom line. JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is the only Real Estate company named one of the "World's Most Ethical Companies" for the 19th consecutive year by the Ethisphere Institute. JLL is a Fortune 500 company with annual revenue of $26.1 billion, operations in over 80 countries and a global workforce of more than 113,000 as of March 31, 2026. For further information, visit jll.ca.

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