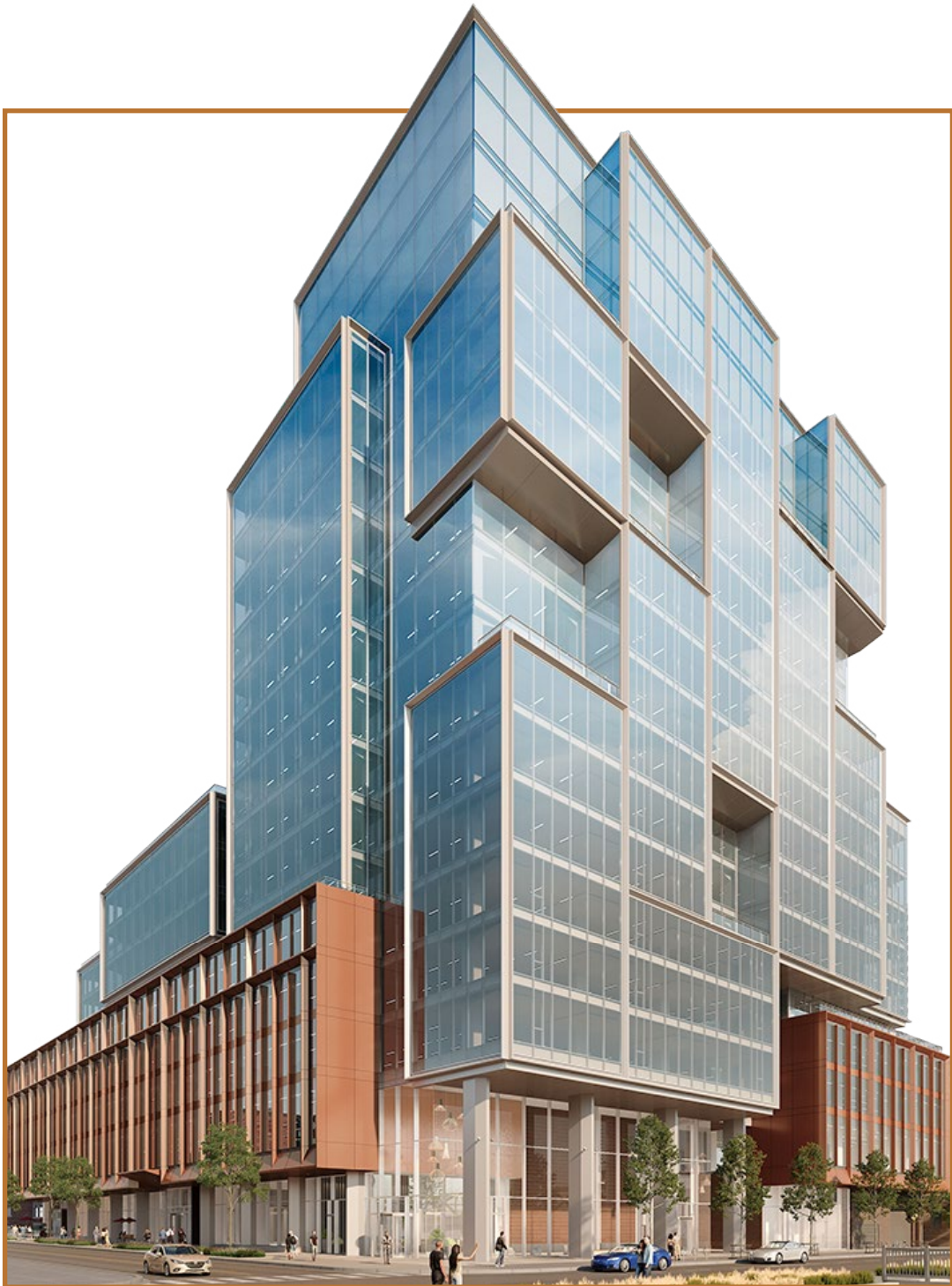
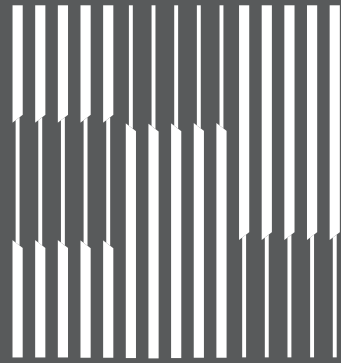




**PORTLAND
COMMONS**



DEFINING HIGH PERFORMANCE



**PORTLAND
COMMONS**

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 health and safety standards 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.

COMING IN 2023



Another office development from the award-winning Sweeny & Co. Architects



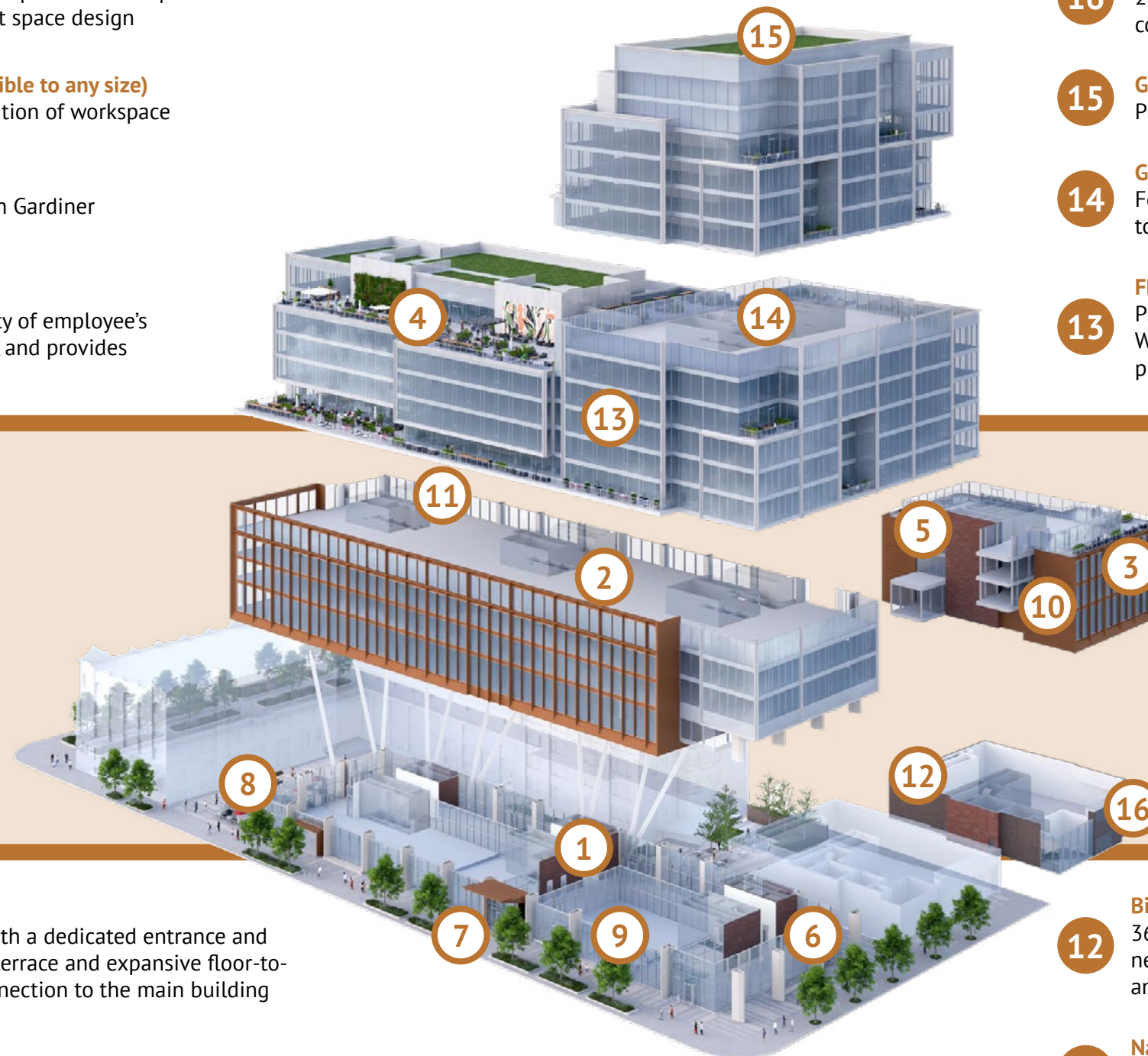
DESIGN

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



- 16 Underground Parking**
230 underground parking stalls, including 47 EV stalls, accommodate commuters and visitors
- 15 Green Roof**
Promoting overall building sustainability
- 14 Gender Neutral Washrooms**
Fostering inclusivity and diversity, in a safe and healthy way with touchless fixtures
- 13 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

- 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 for 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

- 12 Bicycles / Showers**
360 bike stalls with separate bike ramp, and front-of-house gender neutral shower and changeroom facilities promote active lifestyles and wellness
- 11 Natural Light Filled Stairwells**
Providing an alternative to elevators, with direct outdoor access, while promoting physical activity
- 10 Glass Bridges**
Providing natural light, connectivity to the main building and unique collaborations workspaces
- 9 Retail / Showroom Opportunities**
Multiple opportunities for tenant street level presence



WELLNESS

The true purpose of the workplace, defined

Employee health, happiness and productivity are definitive sources of inspiration for Portland Commons and ARUP, a highly-regarded and trusted partner, has advised on thoughtful design choices based on deep experience in the science and healthcare sectors. ARUP defines 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 W/ 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 (W/ MOBILE APP)**

Meaningful experiences where collaboration and culture thrive



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.



Wi-Fi enabled outdoor courtyard surrounding Portland Commons.



SUSTAINABILITY

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

- Enwave's Deep Lake Water Cooling system provides sustainable heating and cooling
- Targeting LEED Platinum Core & Shell certification, WiredScore Platinum certification, SmartScore certification and WELL Gold certification
- 360 bike stalls and spa-like gender neutral shower/changeroom facilities
- Green roofs





FLOORPLATES

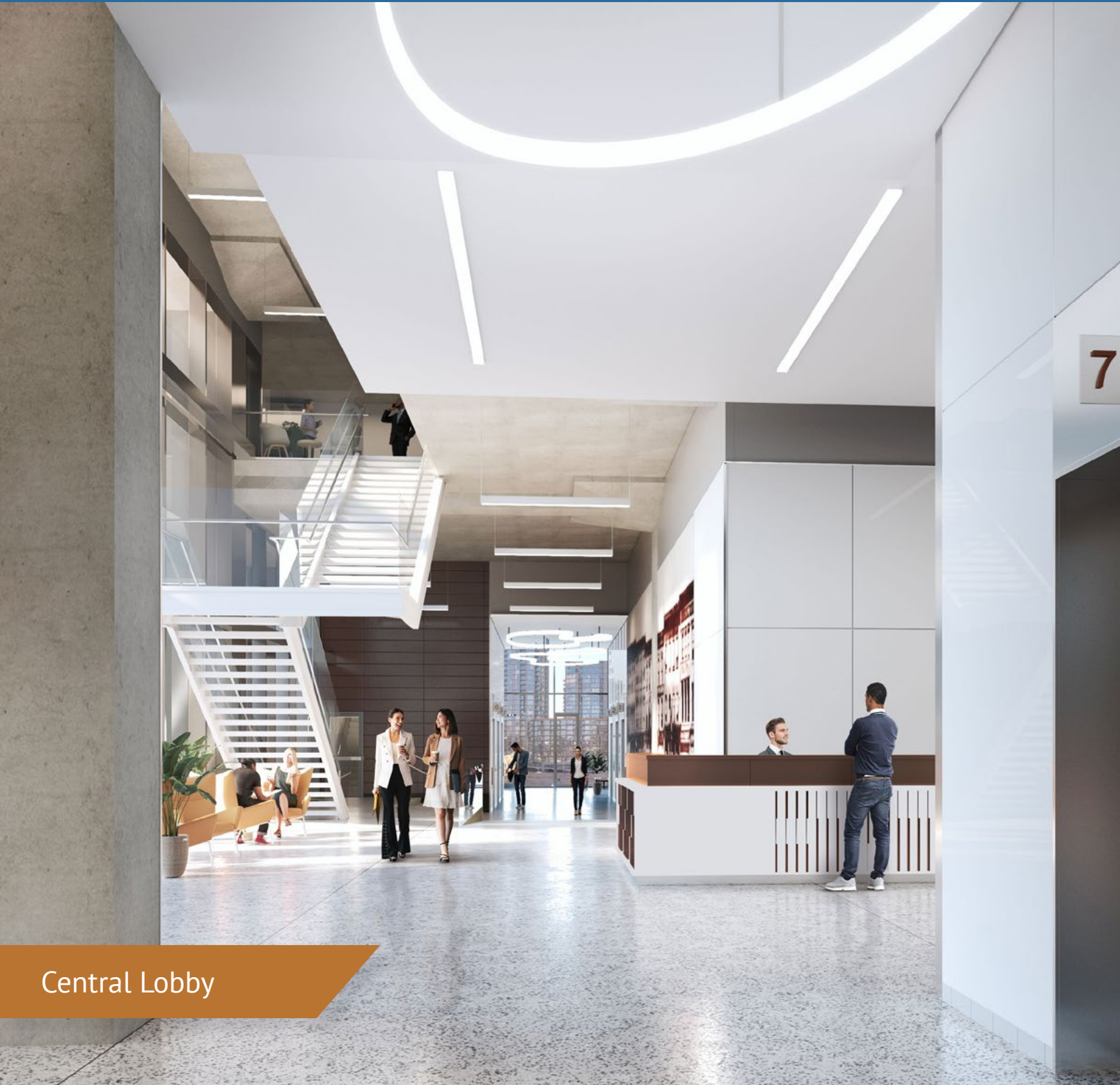
A highly desired feature of Portland Commons is the large, unique and efficient floorplates varying from 20,000-59,000 sf. This strategic design offers flexibility in individual workplace layouts. Each tenant can personalize space to meet their workforce needs with horizontal and vertical customization 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.

Rentable Square Feet		Outdoor Terraces	
		1,880 sf	
20,747 sf	15	309 sf	308 sf
20,805 sf	14		
20,805 sf	13	280 sf	
21,129 sf	12	303 sf	286 sf
20,916 sf	11	3,119 sf	2,361 sf
40,706 sf	10	9,142 sf	
59,267 sf	9	307 sf	
59,360 sf	8		
59,360 sf	7		
Boutique Building: 38,043 sf	6	4,972 sf	288 sf
6,602 sf*	5	*2,473 sf	
10,389 sf	4		
10,389 sf	3		
10,663 sf	2		
Total Office – 563,731 SF			
	1		
	P1		
	P2		
	P3		
		Parking Ratio - 1 : 2,450 SF	
		Bicycle Parking Ratio - 1 : 1,565 SF	

CUSTOMIZATION

Portland Commons will feature many entry points, multiple lobbies, and various private elevators. This innovative design feature gives tenants their own customized presence while being part of the neighbourhood and community. Multiple exterior signage and lobby branding opportunities will incorporate individual corporate identities, including the south façade with excellent visibility to the Gardiner Expressway and the podium with more subtle exposure along Portland Street in the heart of King West.



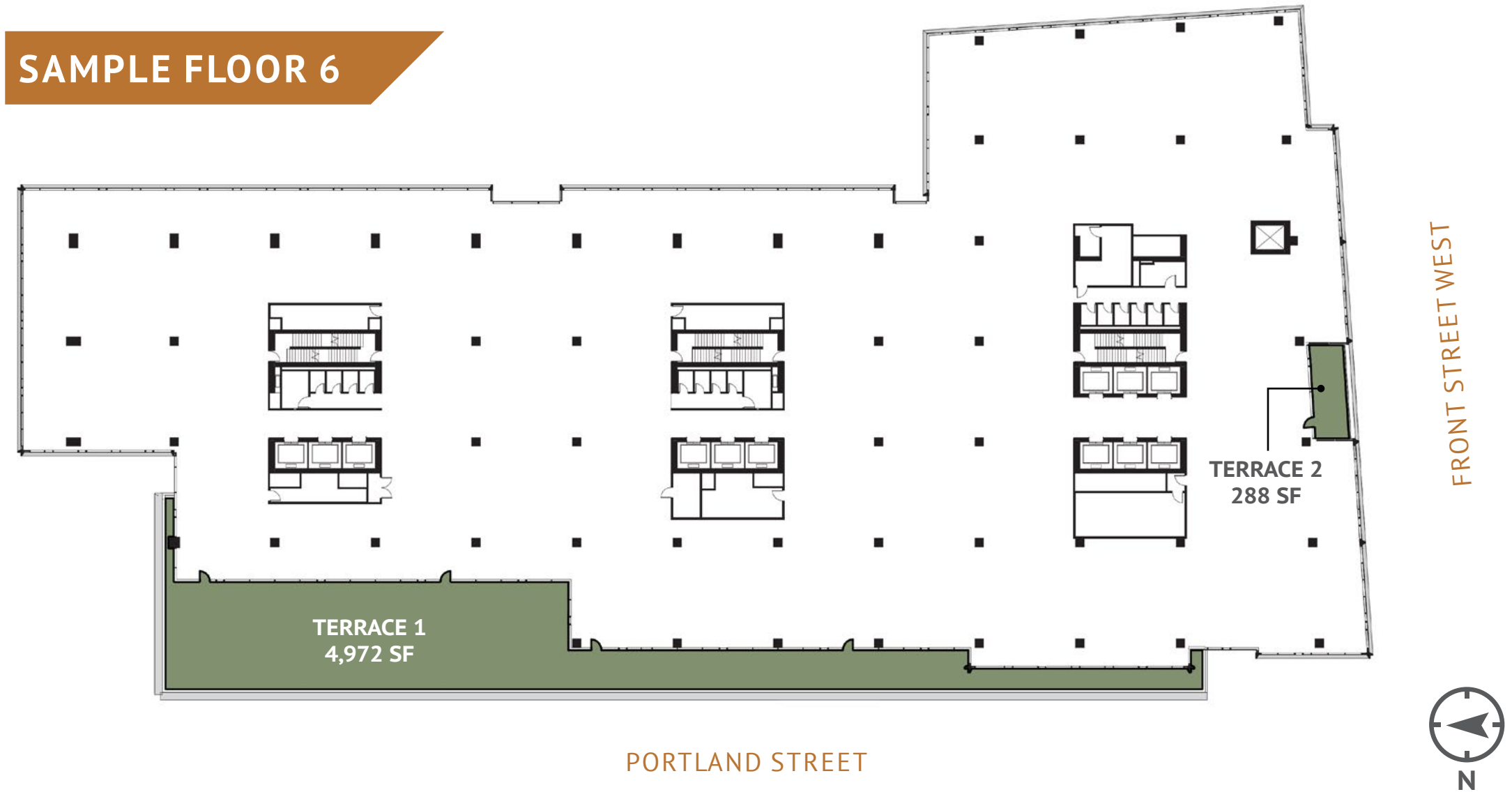


FLOOR PLANS



CLICK HERE TO VIEW ALL FLOOR PLANS

SAMPLE FLOOR 6

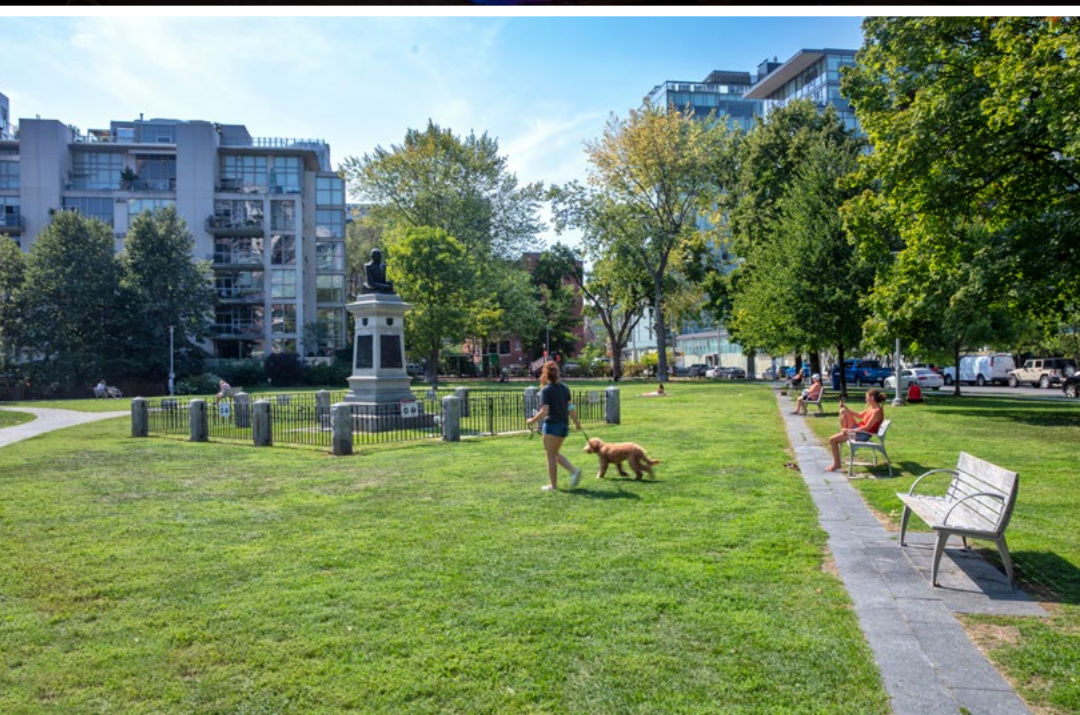




THE NEIGHBOURHOOD

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.



AREA MAP

THE FUTURE OF THE WORKPLACE, DEFINED

Portland Commons is at the centre of a bustling community, on the edge of innovation, on the pulse of what people need. It's collaboration, defined.

85

WALK SCORE



6 MIN DRIVE FROM BILLY BISHOP

96

BIKING SCORE



10 MIN BIKE FROM LIBERTY VILLAGE

100

TRANSIT SCORE



5 MIN DRIVE FROM GARDINER EXPY



CLICK TO VIEW: PORTLAND COMMONS | CONNECTIVITY



KING WEST DEMOGRAPHICS

67.8%

Population within 1 km with university education (59.5% within 3 km)

66.1%

Population within 1 km between ages 20 - 40 (56.2% within 3 km)

52.2%

Population within 1 km that walks, bikes, or takes transit to work (49.8% within 3 km)

LEGEND

- | | | | | | | | | |
|-------------|-------------------|-----------------|----------------------|---------------------|--------------------------|------------------------|---------------|-------------|
| 1 Hibachi | 6 Gusto 101 | 11 Belfast Love | 16 Patria | 21 Starbucks | 26 F45 | 31 Daycare ABC's | Transit | Local Parks |
| 2 Lavelle | 7 Bar Buca | 12 Jacobs & Co. | 17 Weslodge | 22 Jimmy's Coffee | 27 Quad Spinning | 32 1 Hotel | TTC Streetcar | Landmarks |
| 3 Buca | 8 Bar Wellington | 13 Cibo | 18 SPIN | 23 Quantum Coffee | 28 barre3 | 33 Hounds of York | TTC Bus Route | |
| 4 Lee | 9 Wilber Mexicana | 14 Baro | 19 Shy Coffee Co. | 24 Studio Lagree | 29 Totum Life | 34 Loblaws | TTC Subway | |
| 5 Ruby Soho | 10 Marben | 15 nook | 20 Thor Espresso Bar | 25 GoodLife Fitness | 30 Downtown Kids Academy | 35 SOMA Chocolatemaker | | |

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. Future GO Station steps from Portland Commons slated for completion in 2024.



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 85 Walking Score, 100 Transit Score and 96 Biking Score (360 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).





Uniting with a single vision of high performance

Portland Commons is a safe, sustainable and healthy environment for workspaces to come together. It's a workplace like none other. Meet the team that is defining high performance.

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 \$3.3 billion in total value since its inception in 2005, 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 Owner's, 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 69 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 thirteenth year in a row by the Ethisphere Institute. JLL is a Fortune 500 company with annual revenue of \$18.0 billion in 2019, operations in over 80 countries and a global workforce of nearly 93,000 as of June 30, 2020. For further information, visit jll.ca.

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