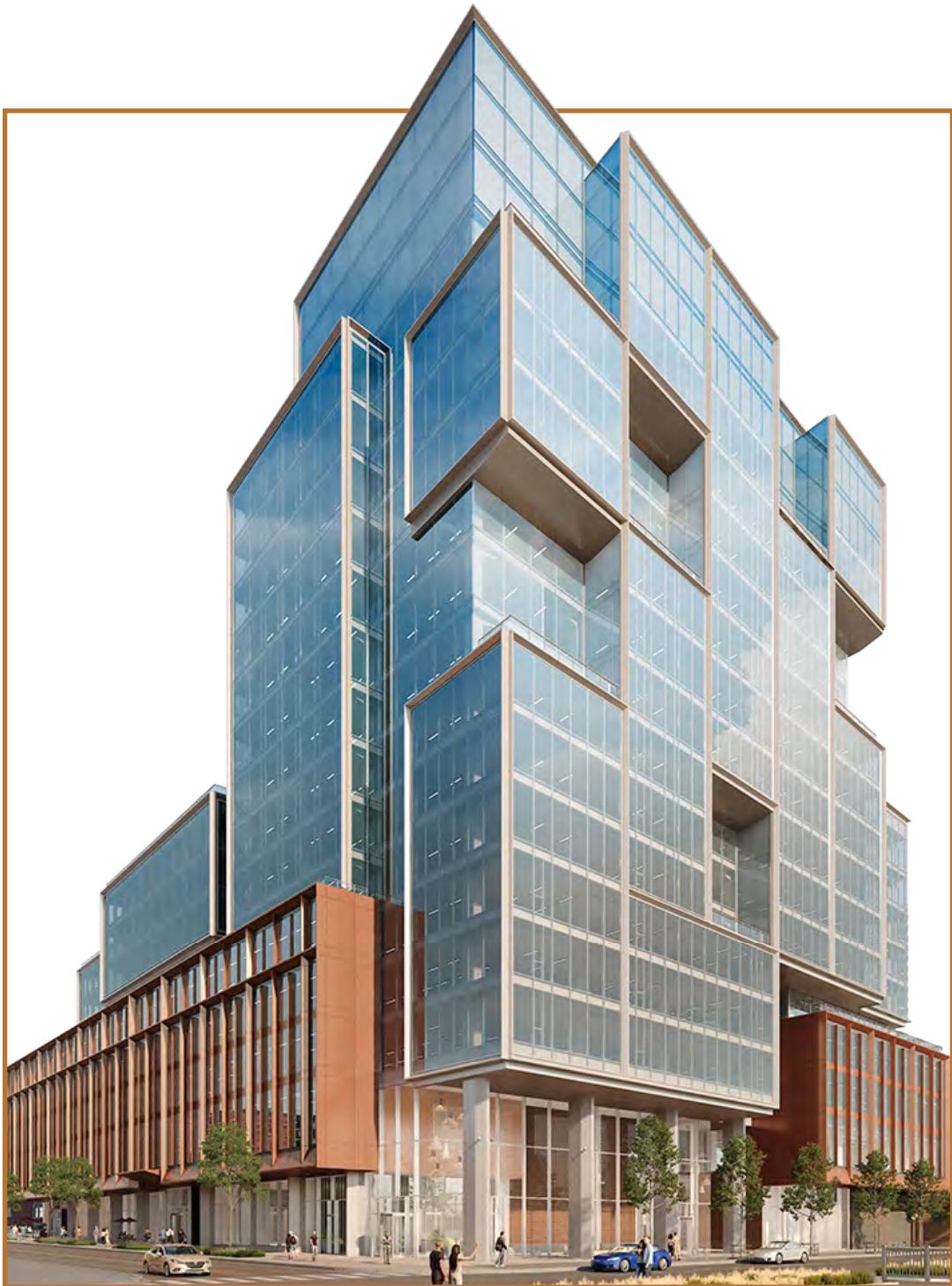
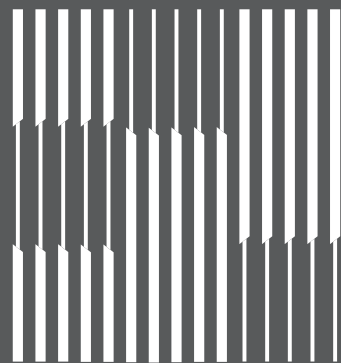




PORTLAND
COMMONS®



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 SPRING 2024



**CLICK TO WATCH
VIDEO**



**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

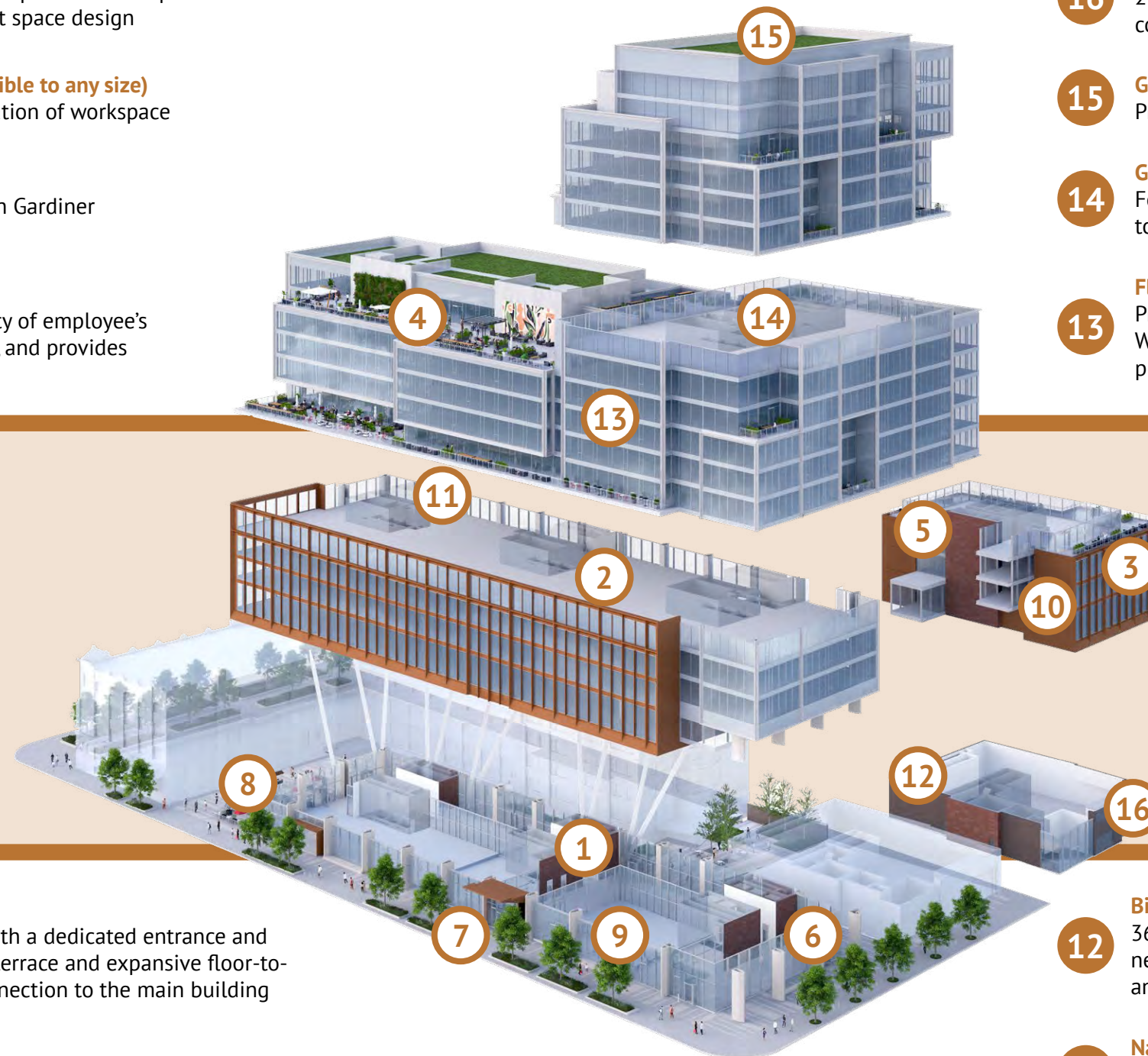
4 13 Outdoor Terraces (280 SF - 9,100 SF)
An abundance of outdoor space improves the quality of employee's health and wellbeing with direct access to fresh air, and provides alternative workspace

16 Underground Parking
242 underground parking stalls, including 51 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
367 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**
SYSTEM CAN BE INSTALLED AT TENANT'S OPTION
- 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.



SUSTAINABILITY

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

- Targeting LEED Platinum Core & Shell, 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 is WiredScore Platinum and SmartScore Certified
- Portland Commons has been honoured with the internationally recognized "2023 Green Good Design Award"



Wi-Fi enabled outdoor courtyard surrounding Portland Commons.

LEED Zero Carbon verifies the achievement of net zero goals and enhances the health and well-being of building occupants and the natural environment



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	57,911 sf	4,972 sf	288 sf
6,602 sf*	5	38,811 sf	*2,473 sf	
10,389 sf	4	38,560 sf		
10,389 sf	3	38,560 sf		
10,663 sf	2	28,751 sf		
Total Office – 563,731 SF		1		
Parking Ratio - 1 : 2,450 SF		P1		
Bicycle Parking Ratio - 1 : 1,565 SF		P2		
		P3		

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.



CLICK HERE FOR
VIRTUAL TOUR
OF LOBBY



Central Lobby



North Lobby



South Lobby

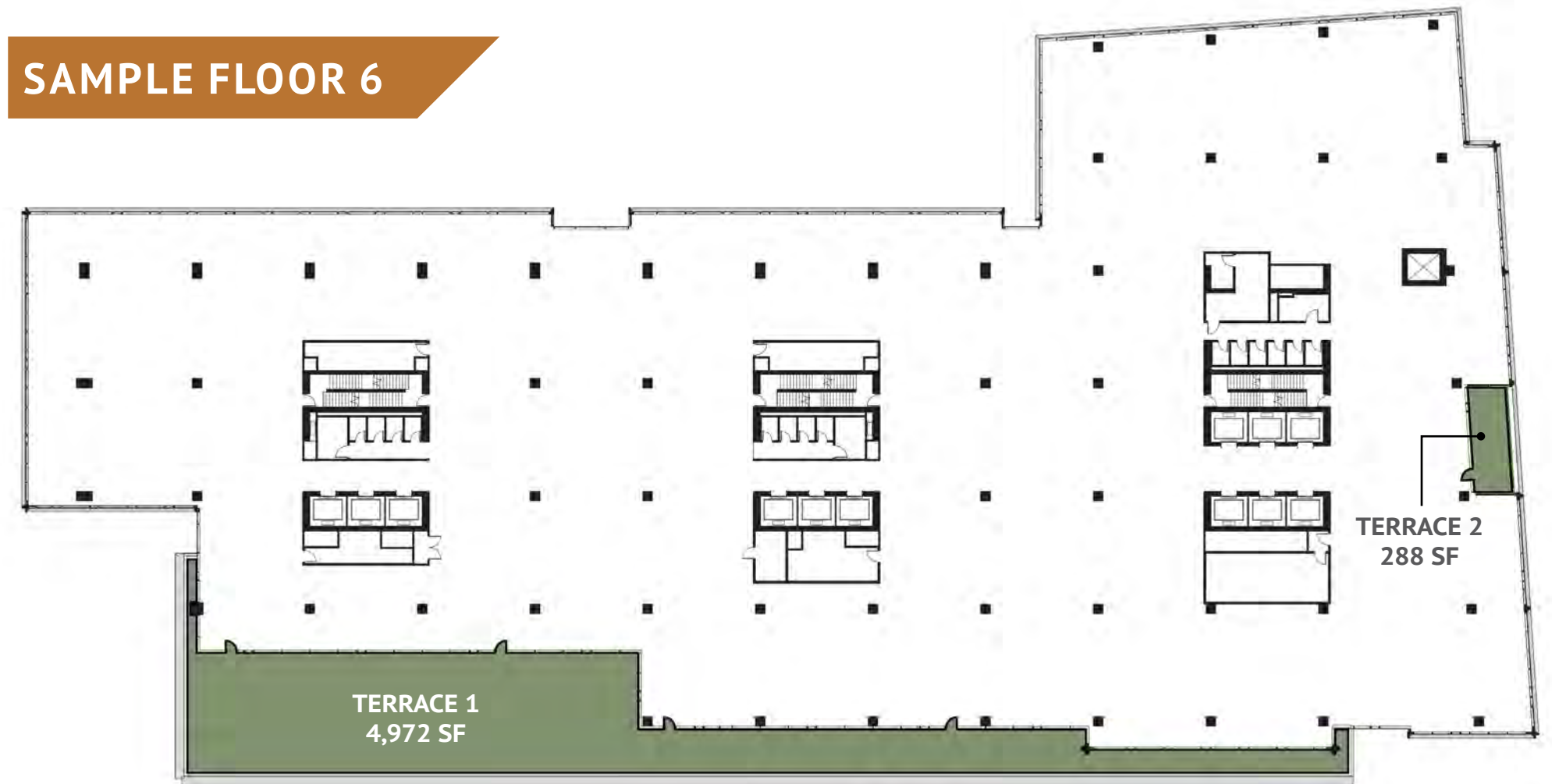


FLOOR PLANS



CLICK HERE TO VIEW ALL FLOOR PLANS

SAMPLE FLOOR 6



FRONT STREET WEST

PORTLAND STREET





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.



91

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

UNION STATION

SCOTIABANK ARENA

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

Restaurants & Bars Coffee Shops Fitness Others The Well Transit

- | | | | | | | | |
|-----------------|-------------------|-----------------------|--------------------------|--------------------------|--------------------------|----------------------|---------------------------|
| 1 Hibachi | 9 Wilbur Mexicana | 17 Pink Sky | 25 Starbucks | 33 Ride Cycle Club | 41 Farm Boy | 49 Vie by Le | 57 Bailey Nelson |
| 2 Lavelle | 10 Marbl | 18 SPIN | 26 Jimmy's Coffee | 34 Downtown Kids Academy | 42 Sobey's | 50 HealthOne | 58 Quantum Coffee |
| 3 Buca | 11 Belfast Love | 19 Hunters Landing | 27 Pilot Coffee Roasters | 35 Daycare ABC's | 43 Sweat and Tonic | 51 Prince St. Pizza | 59 The Bone & Biscuit Co. |
| 4 Forno Cultura | 12 Jacobs & Co. | 20 Vela | 28 Studio Lagree | 36 1 Hotel | 44 Oliver & Bonacini | 52 De Mello Coffee | 60 Maverick Studio |
| 5 Ruby Soho | 13 Cibo | 21 Myth | 29 GoodLife Fitness | 37 Hounds of York | 45 Etiket | 53 Groovy Shoes | 61 Grit & Grace |
| 6 Gusto 101 | 14 Baro | 22 Le Select Bistro | 30 F45 | 38 Loblaws | 46 Daycare | 54 Fix Coffee+Bikes | 62 Suetables |
| 7 Casa Madera | 15 nook | 23 Shy Coffee Co. | 31 barre3 | 39 Majesty's Pleasure | 47 Mandy's Gourmet Salad | 55 Indigo Books | 63 Giotelli |
| 8 Oretta | 16 Lapinou | 24 Milky's Cloud Room | 32 Totum Life | 40 Ace Hotel | 48 Adidas | 56 Wellington Market | |

- TTC Streetcar
TTC Bus Route
TTC Subway

- Local Parks
Landmarks

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.



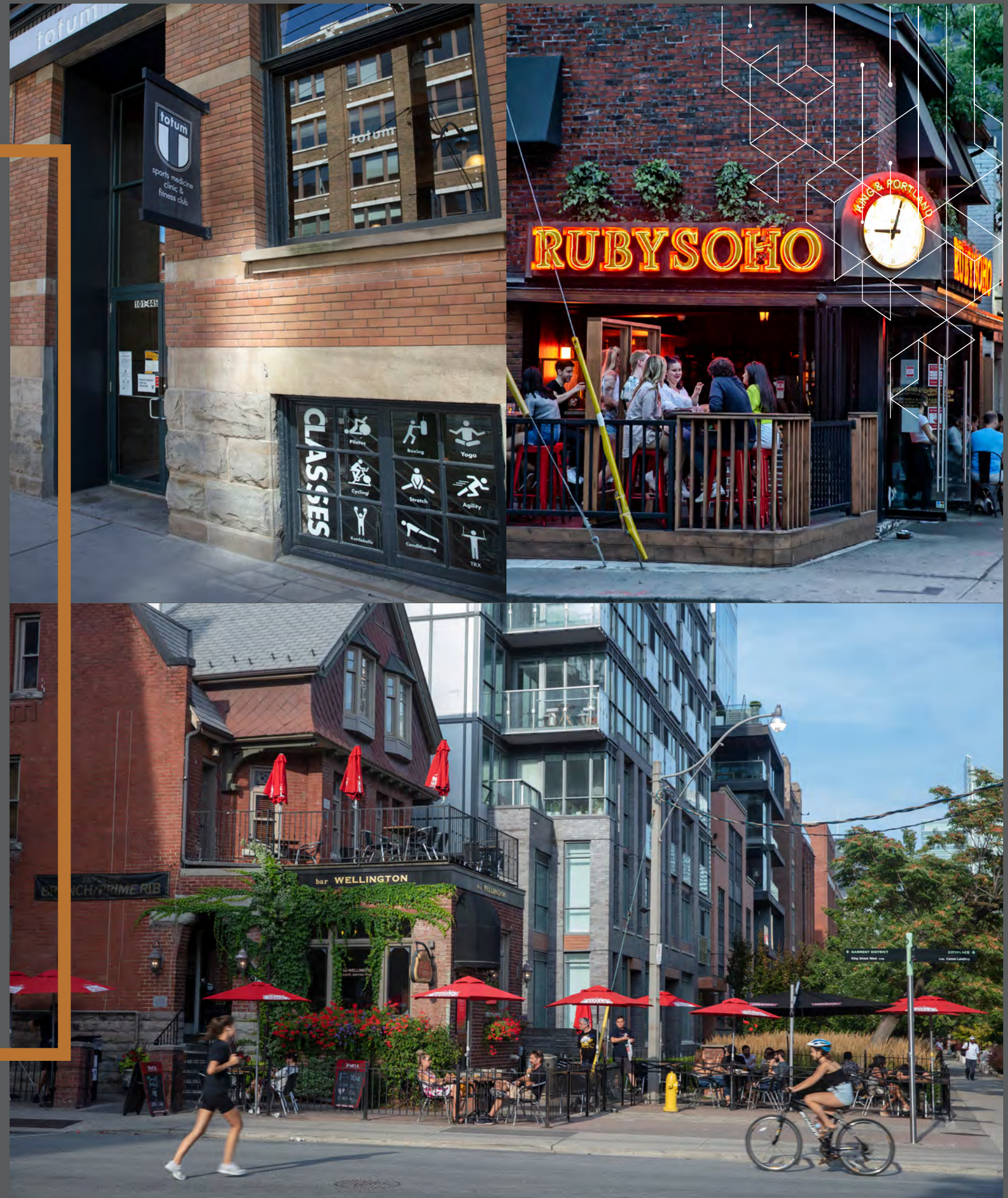
Amenity-rich area with boutique and flagship retail storefronts and world-class restaurants.



Highly walkable with an 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).





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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