



# 300 QUEENS QUAY EAST — AT THE BEND —

**215,000+ sf**

Flagship Office Opportunity





# Development Overview

A 216,988 sf flagship office opportunity with unparalleled access to outdoor work and social spaces, making it a sustainable and flexible opportunity for today’s workforce.

- High performance building designed to integrate indoor and outdoor work and social spaces.
- Highly visible branding opportunities including off the Gardiner Expressway and Queens Quay East.
- Incredible access to waterfront amenities, park systems and seamless integration to the urban fabric of East Bayfront, St. Lawrence Market, Corktown and the Distillery District neighbourhoods.
- Part of The Bend community being established as the gold standard for Toronto’s future neighbourhoods.
- Located within a mixed-use master planned community approved for a total of 2.5 million square feet of residential, office, retail, cultural and entertainment uses with special attention to the public realm.

**Architecture**

Adamson Associates Architects is a world-renowned architecture firm responsible for the design of internationally recognized and iconic buildings including Canary Wharf in London, England, 2 World Trade Center in New York, and St. Lawrence Market North in the City of Toronto. Deeply rooted in Toronto’s history, Adamson has been key in shaping the built-form of our city for nearly 100 years.

**Developer**

3C Lakeshore Inc. is a partnership between prominent Toronto city builders, Castlepoint Numa, Cityzen Development Group and New York City based Continental Ventures. The partnership is executing its vision to create a timeless, curated and urban experience along Toronto’s eastern waterfront based on their combined 90+ years experience.



11-Storey office building

216,988 sf  
Tenant fixturing Q1 2025  
Flexible floorplate options



Private Union Station shuttle



EV underground parking



7 tenant exclusive terraces



Rooftop amenity space



Retail amenities



98 bicycle parking spaces



Raised floor systems



Floor to ceiling windows



Ground floor plaza



LEED Gold candidate



Wired certified



District energy ready





**Westerly view of Toronto's financial core from tenant exclusive 10<sup>th</sup> floor terrace.**

ILLUSTRATIVE RENDERING

The terraces will benefit from uninterrupted water, valley and downtown views.





## **Rooftop amenity deck with amazing views to Lake Ontario, valley and downtown.**

ILLUSTRATIVE RENDERING

The rooftop amenity deck will contain 3,000 sf of usable indoor and outdoor area with back of house function for events.





**Innovative design with 14,000 sf of outdoor terraces plus a 9,000 sf public plaza and feature green wall.**

ILLUSTRATIVE RENDERING





## A high performance office building for today's workforce.

This building has been designed to evolve and adapt around people, making it a sustainable, and flexible opportunity.

ILLUSTRATIVE RENDERING





## Building lobby fronting Queens Quay, looking East.

Lobby area will feature active retail uses, including a potential coffee bar, and will connect to new plaza area immediately to the east of the office building.

ILLUSTRATIVE RENDERING



Trinity Street

Cherry Street

East / West Woonerf

Queens Quay E

# 11 storey office building

Part of an approved 2.5 million sf mixed-use waterfront community which will include new innovative businesses, a cultural institution, retail and commercial programs and residences. The 14 acre pedestrian-friendly waterfront district is also complete with parkland, a water's edge promenade and a central plaza.



# Connectivity

A transportation network that is convenient and accessible.

- The Don Valley Parkway, Gardiner Expressway, and Lake Shore Boulevard provide convenient vehicular access.
- Today, there are active bus routes directly to the site, it is a 9 minute walk to the improved and frequent King streetcar line and along two new planned LRT routes (Queens Quay East and New Cherry Street) providing rapid transit to and from The Bend.
- Further to the streetcar and LRT routes, the site is within walking distance to the proposed Corktown Station on the Ontario Line Subway and the new East Harbour GO Station.
- Short distance to the Billy Bishop Island Airport, which specializes in North American business travel.
- Access to dedicated bike lanes, including the Martin Goodman Trail, which extends 56 km along the waterfront from the Humber Bay Arch Bridge in the west to the Rouge River in the East.
- The planned Red Brick Promenade will be a unique north-south connection under the Union Station train yard providing an additional connection to the Distillery District at Trinity Street.
- Private Shuttle bus to and from Union Station, providing an extra level of service to those looking for additional transit options.

05 Minutes to Union via private shuttle.



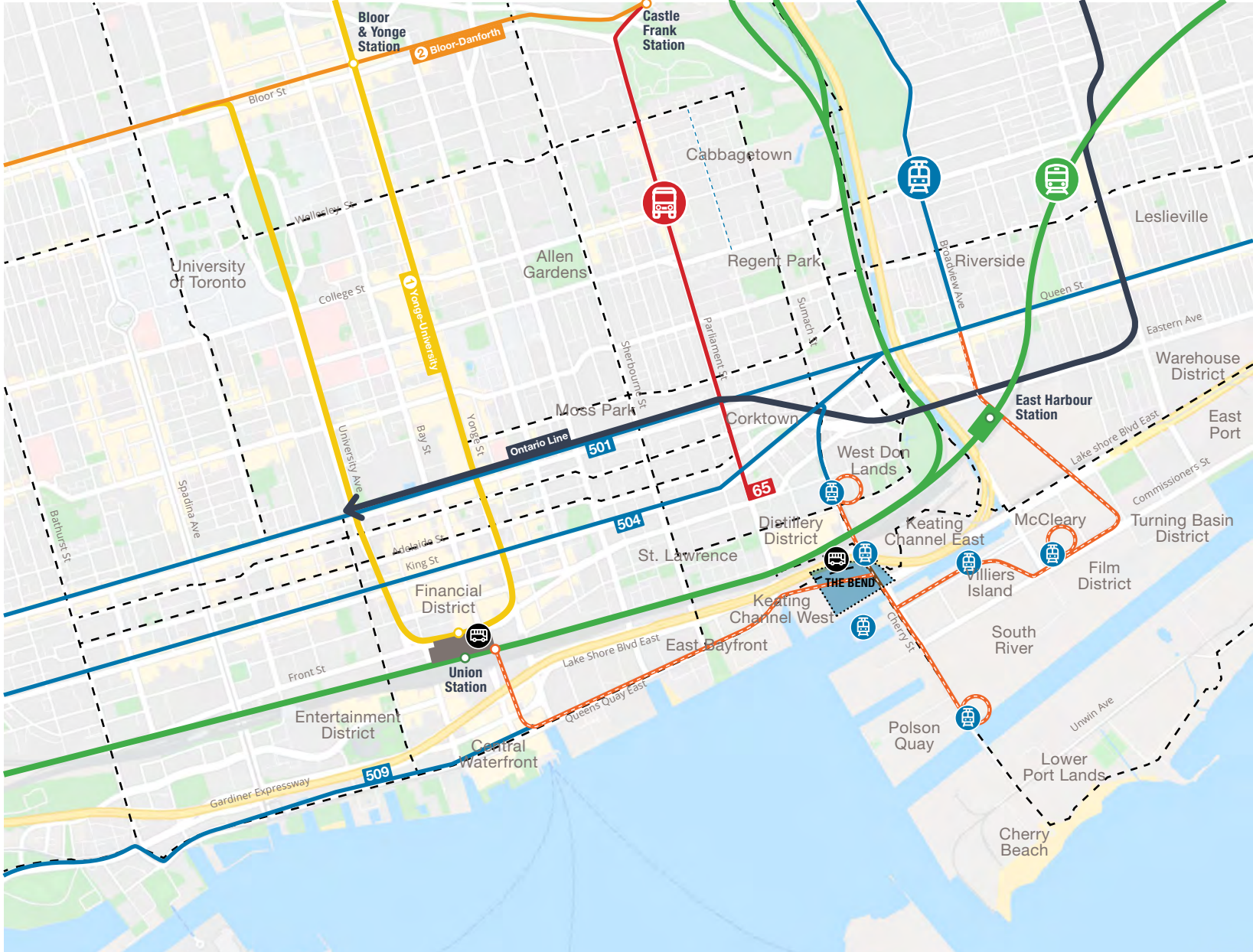
100 Transit score

03 Minutes to Don Valley Parkway

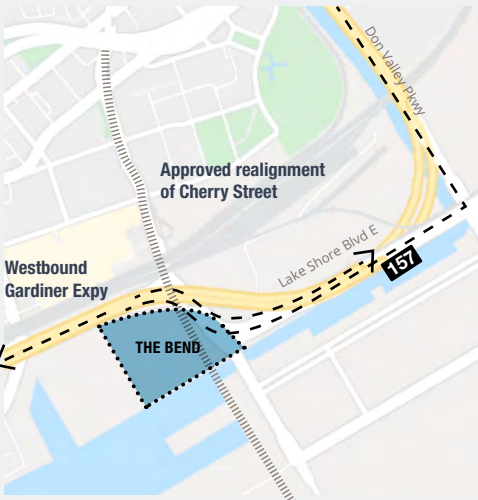
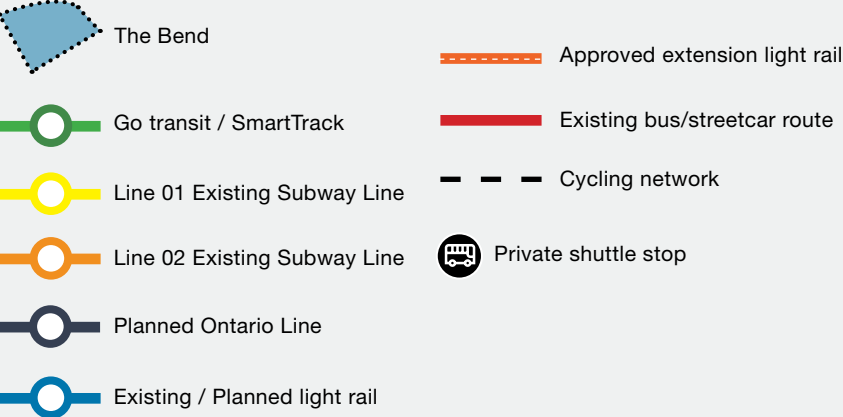


100 Bike score

85 Walk-ability score



## MAP Connecting The Bend to the city



Access to Don Valley Parkway via Lake Shore Boulevard East










# Surrounding Neighbourhood

Toronto’s waterfront is an important connector between communities to the west and future development of the eastern part of the city.

- Surrounded by a network of new parks and open spaces, including the continuous water’s edge promenade, Silo Park, Corktown Commons and Promontory Park.
- Located a short distance south of the Distillery District and west of the future East Harbour Rapid Transit Station, which will provide the area with unrivaled walkability and access to some of the city’s most sought out amenities.

- Ideally situated on Toronto’s waterfront, approximately a twenty minute walk southeast of the downtown core and Union Station.
- Due west of the site and the Keating Channel Precinct is East Bayfront, a flourishing exciting new community along Lake Ontario that includes a number of notable new developments.
- Two planned LRTs at the site’s doorstep along New Cherry Street (currently under construction) and Queens Quay East.

## MAP The Bend surrounding neighbourhood context.

-  The Bend
-  Approved extension light rail
-  Light rail transit stop
-  Cycling network
-  King Street Streetcar route & stop
-  New bridge
-  300 Queens Quay East

Images courtesy of Waterfront Toronto  
Cherry Street bridge image:  
Waterfront Toronto/Vid Ingelevics/Ryan Walker



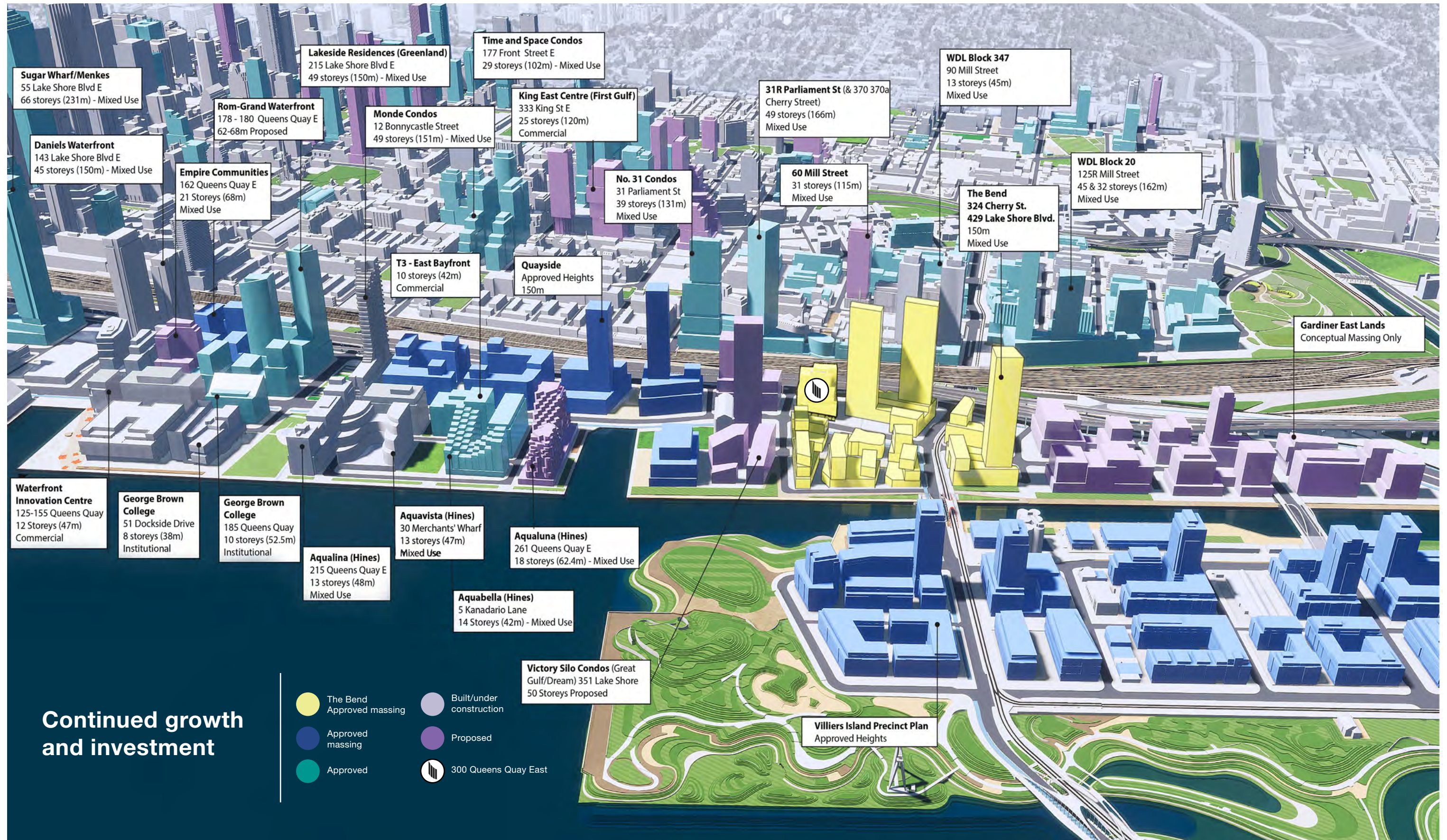
Left to Right:  
Corktown Commons  
Water’s Edge Promenade  
Sugar Beach



Left to Right:  
St. Lawrence Market  
Cherry Street Bridge  
Distillery District  
Corktown Commons





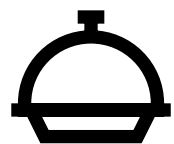




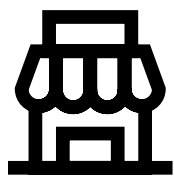
# Amenities

A balance of local and surrounding amenities provide convenient and desirable options.

- Located on Toronto’s eastern waterfront, the site today is within a 15 minute walk from the City’s most sought after amenities and destinations with more options in the pipeline.
- The Bend community (consisting of 12 buildings) will be a waterfront destination that will support a dynamic mix of retail, restaurants, commercial, entertainment, cultural and residential activity and thoughtful public realm.
- The 216,988 sf office building will include four ground floor retail areas, as well as an outdoor plaza space, that will service the needs of the future tenants.



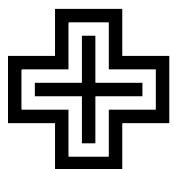
**38**  
Restaurants, hotels, QSR and entertainment within 1.5 km



**09**  
Grocery stores and services within 1.5 km



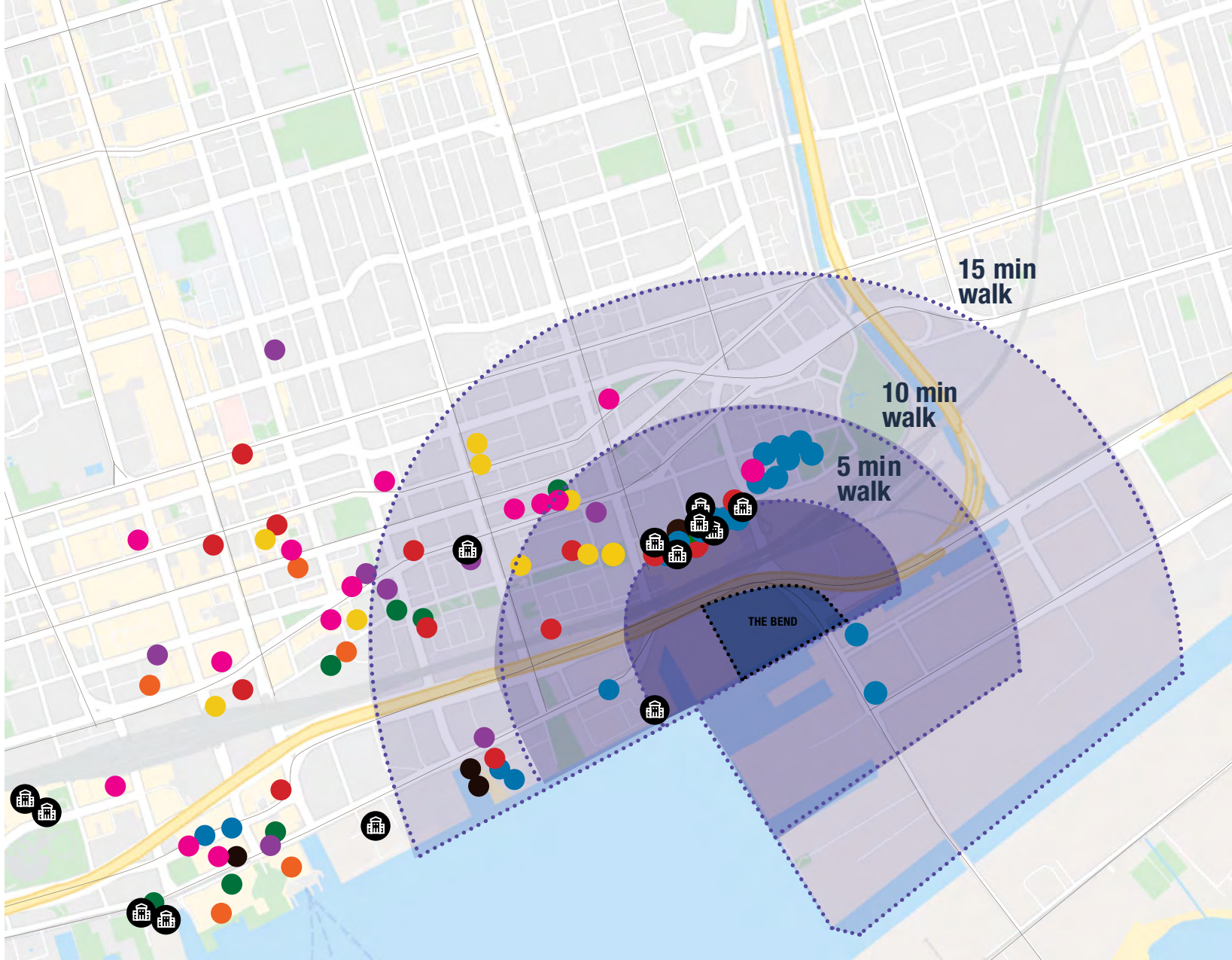
**14**  
Schools and child care centres within 1.5 km



**13**  
Health, medical, wellness services and, fitness facilities within 1.5 km



**14**  
Financial institutions within 1.5 km

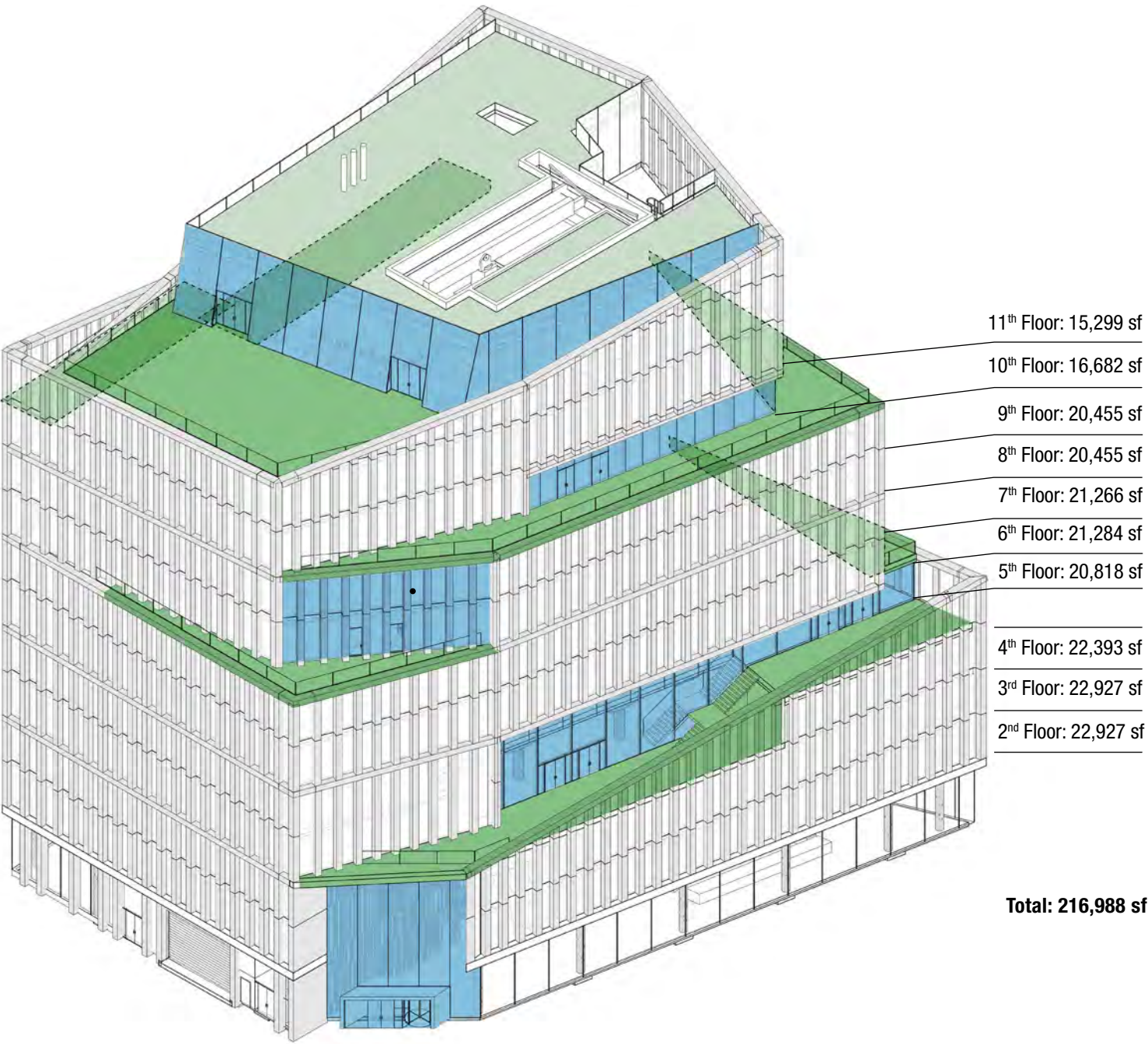


MAP  
Neighbouring amenities accessible to The Bend within a 15-minute walk

- The Bend
- Hotels
- Restaurants
- Cafes and QSR
- Health, medical and wellness
- Schools or child care
- Grocery stores and services
- Fitness
- Bank or financial institution
- Landmark



# Stacking Plan



## LEGEND

- Outdoor space
- Atrium opportunities

# Three Conceptual Layouts

Conceptual Layout 1: Mix of private offices and open space



165 sf per person





## Sample open concept layout

ILLUSTRATIVE RENDERING

Sustainable office space that is designed to support a healthy working environment with accessible exclusive outdoor terraces, quality building finishes and tremendous amount of natural light.

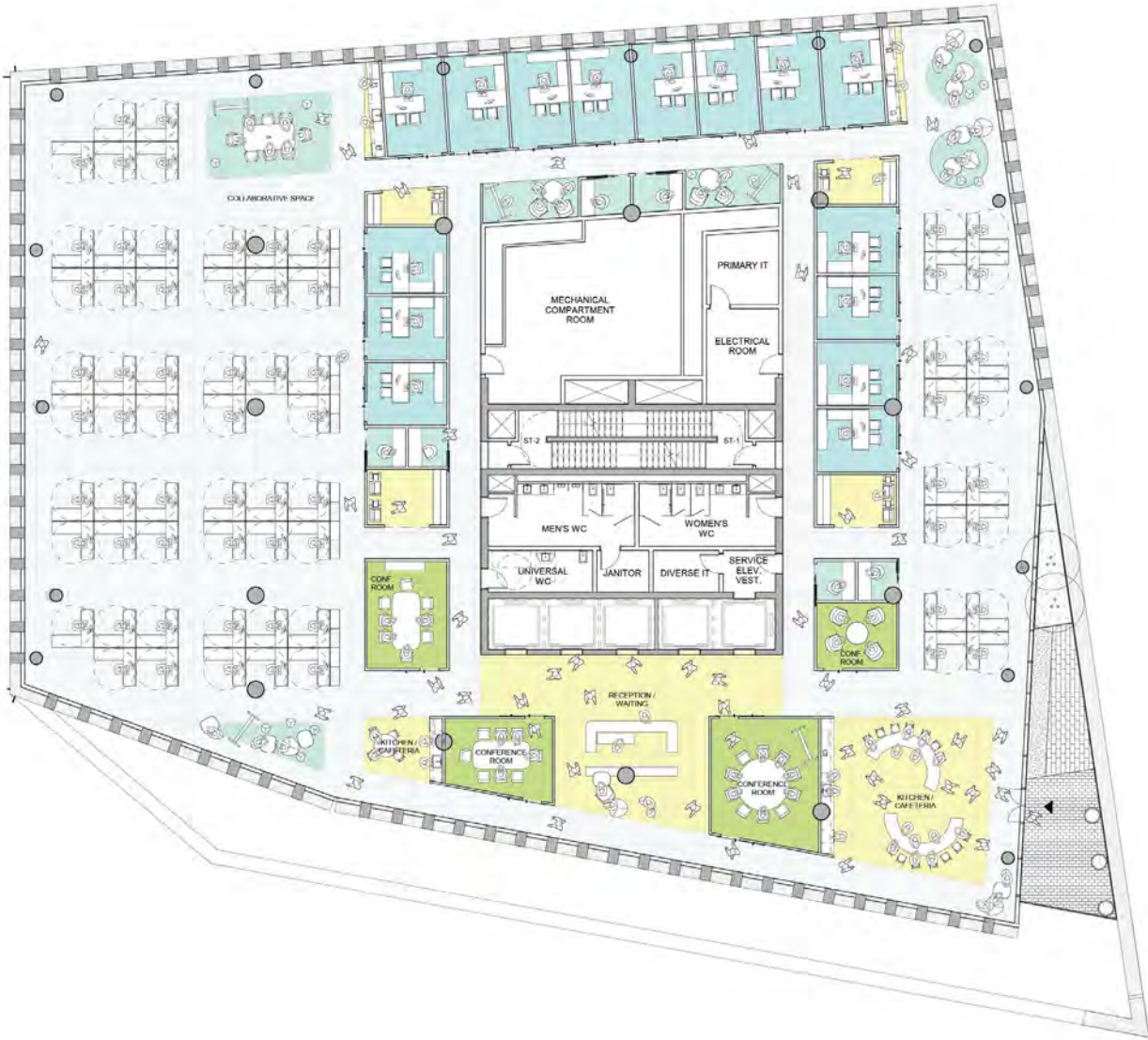


Conceptual Layout 2: Open concept layout



145 sf per person

Conceptual Layout 3: Providing increased physical distance



194 sf per person





## Sample increased physical distance for open concept layout.

A flexible and quality office environment allows it to be adapted so that it can support a safe and healthy workforce.

ILLUSTRATIVE RENDERING





## 215,000+ sf Flagship Office Opportunity on Toronto's Waterfront

Connect with one of our leasing team  
members today.

Mike Brouwer\*  
Vice President  
416 673 4044  
[mike.brouwer@avisonyoung.com](mailto:mike.brouwer@avisonyoung.com)

Adam Walman\*  
Vice President  
416 673 4064  
[adam.walman@avisonyoung.com](mailto:adam.walman@avisonyoung.com)

Jesse Fragale\*  
Vice President  
416 895 1422  
[jesse.fragale@avisonyoung.com](mailto:jesse.fragale@avisonyoung.com)

Jeff Flemington\*\*  
Principal  
905 283 2336  
[jeff.flemington@avisonyoung.com](mailto:jeff.flemington@avisonyoung.com)

For more information on our full-service real estate solutions, or to receive email communications for news, listing information, research and more please visit [avisonyoung.ca](http://avisonyoung.ca) Toronto - GTA home page and subscribe today!

\*Sales Representative \*\*Broker

©2021 Avison Young Commercial Real Estate Services, LP, Brokerage

The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract. Information provided in this document is subject to change without notice, and is intended as general information only.

Plans are subject to change without notice, E & OE.

