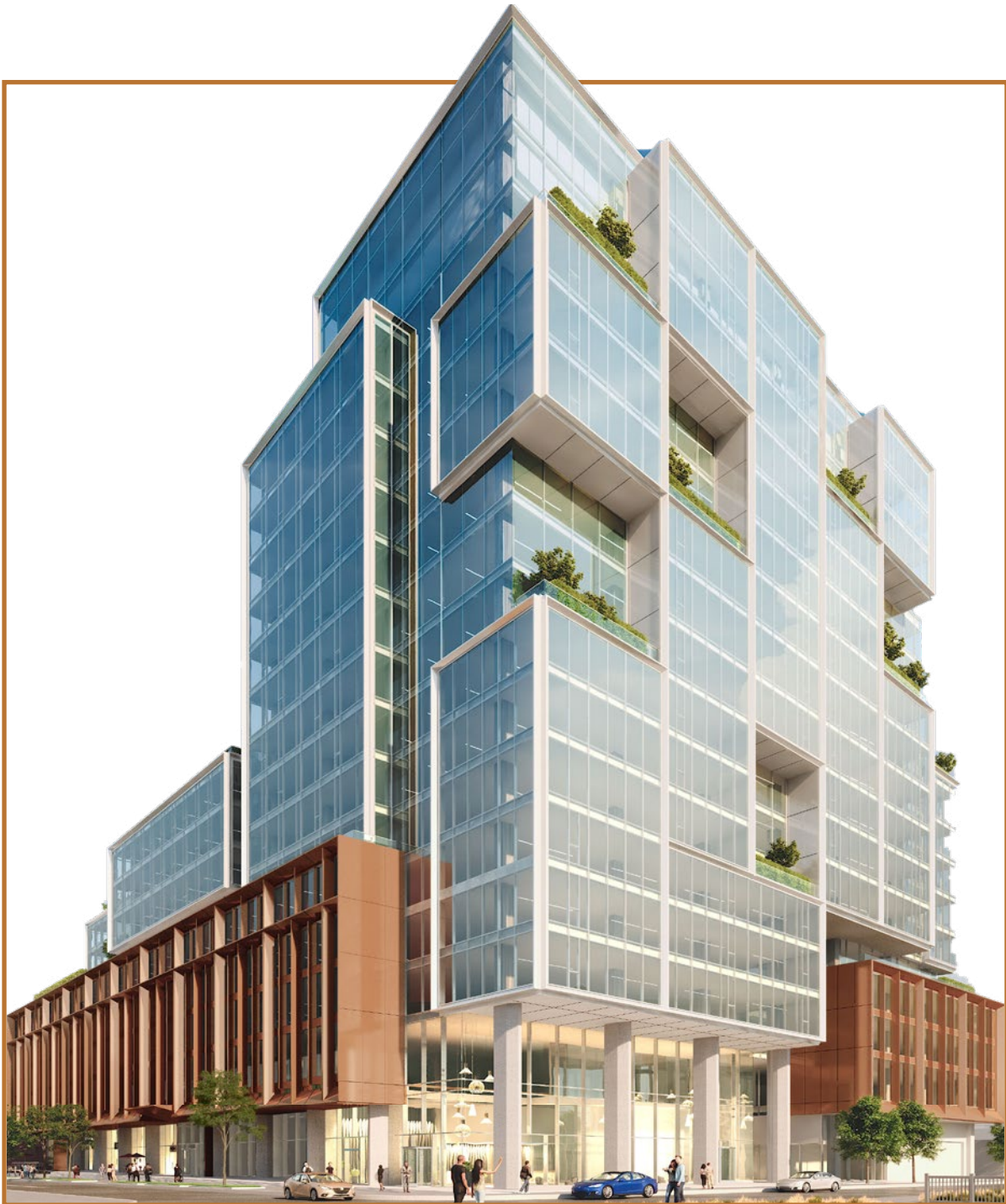
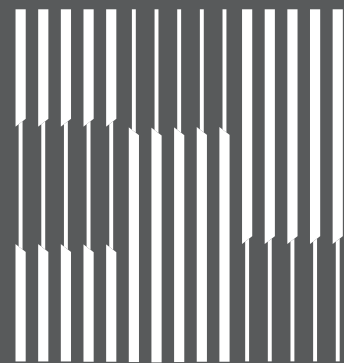




PORTLAND
COMMONS



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 550,000 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.



WELLNESS

The true purpose of the workplace, defined

Employee health, happiness and productivity are definitive sources of inspiration for Portland Commons. Harvard – For Health’s 9 Foundations of a Healthy Building and the World Green Building Council’s 8 Factors of Productivity are highly regarded and referenced throughout all Portland Commons’ design choices.

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.



WORLD
GREEN
BUILDING
COUNCIL

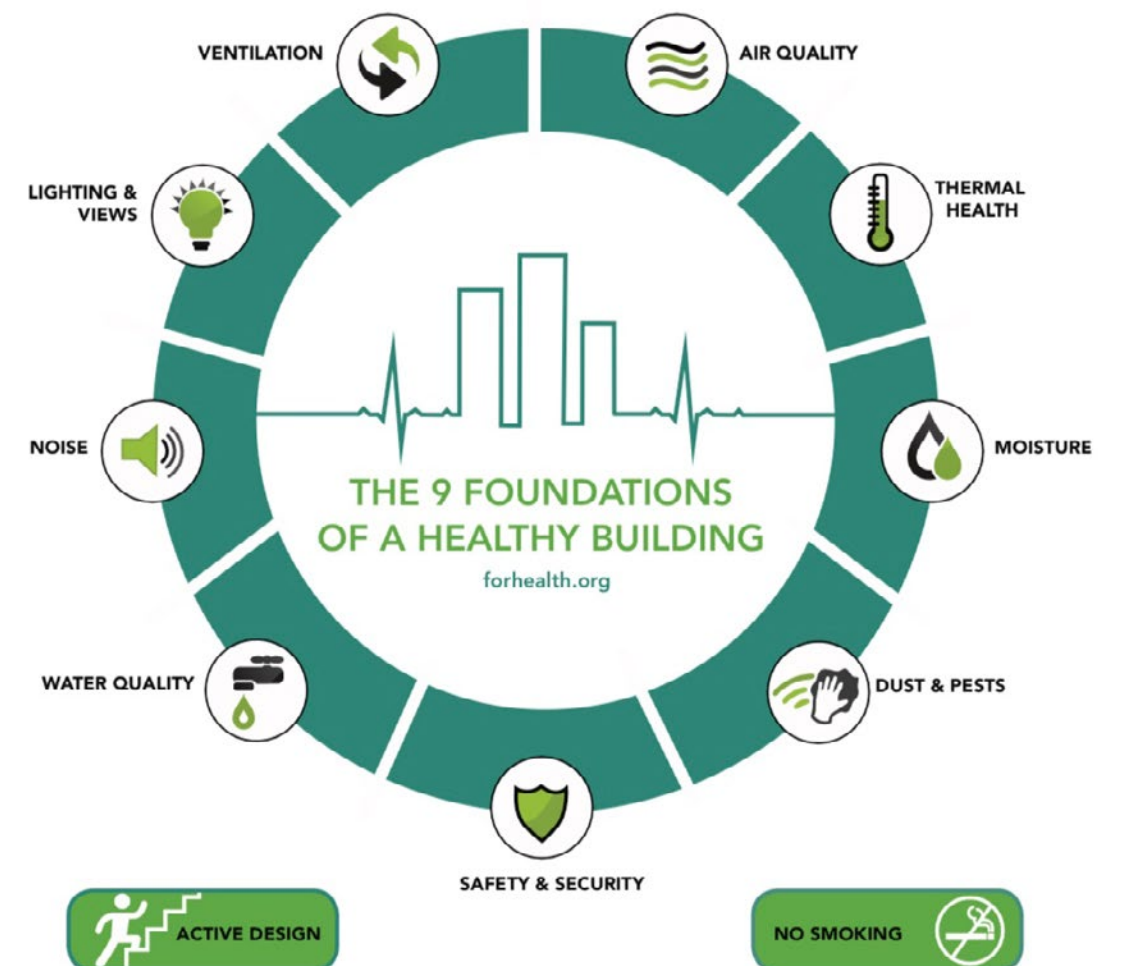


HARVARD T.H. CHAN
SCHOOL OF PUBLIC HEALTH



FOR HEALTH | Healthy Buildings

THE 9 FOUNDATIONS OF A HEALTHY BUILDING



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 Harvard – For Health’s 9 Foundations of a Healthy Building, 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.

AIR QUALITY, DEFINED

- HVAC raised floor system provides superior ventilation, individual control and indoor air quality.
- A low-pressure under-floor air distribution system uses natural convection to supply “single-pass”, fresh, humidity-controlled air that reduces airborne viruses by preventing mixing of occupants’ spent air.
- A UV light treatment system on the air filters disinfects the air, reducing the spread of bacteria and infectious agents.
- Hospital grade heat & energy recovery system ensures no cross-contamination between exhaust and supply airstream while an air ionization system enhances the MERV13 filtration system’s ability to capture unwanted particles - all greatly improving indoor air quality.
- Operable windows provide direct and controllable access to outdoor fresh air.
- Increased outside air ventilation rate and year-round humidity control supports overall health, dilutes human and air pollutants, limits growth of pathogens and reduces risk of infection.
- Provisions for each employee to have a personal air diffuser allowing individual thermal comfort.





BUILDING FEATURES, DEFINED

- Multiple entry points complete with spacious, interconnected lobbies minimize traffic and congestion.
- Larger elevator cabs with anti-microbial buttons safely kills viruses. Destination dispatch programming creates physical distancing efficiencies.
- Natural light-filled stairwells serve floors ground to 6 providing an alternative to elevators, and an opportunity for physical activity.
- Gender neutral washrooms are hands-free and finished with easy-to-clean surfaces.
- Secure WIFI in the building and surrounding outdoor space promotes remote and outdoor work environments.

SAFETY AND ACCESS, DEFINED

- Touchless Access for main entrances and common areas, including washrooms.
- Intelligent Building System provides the opportunity to optimize the air quality and humidity conditions, determine cleaning schedules based on high traffic areas, signal freshly cleaned space with visual cues and monitor social distancing.
- Building Mobile Phone App offers a safe, touchless tenant experience for contactless entrances and elevator use, visitor management and seamless communication.



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 WIFI-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.

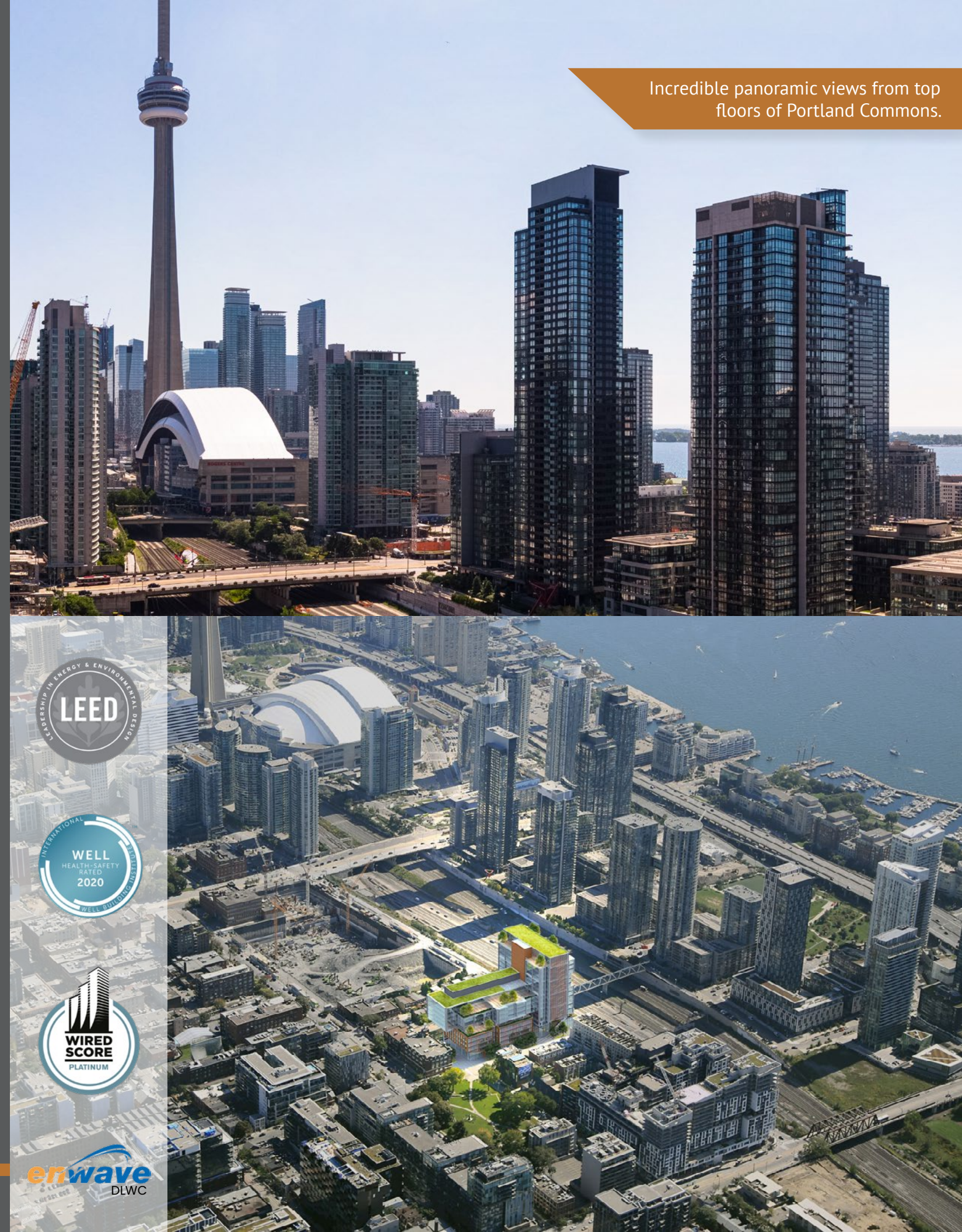


SUSTAINABILITY

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

- Enwave's Deep Lake Water Cooling system provides sustainable heating and cooling
- Targeting LEED Platinum and WELL Certification
- 360 bike stalls and spa-like gender neutral shower/changeroom facilities
- Green roofs

Incredible panoramic views from top floors of Portland Commons.





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.

Exclusive lobbies, elevators and nearby parks allow for dog-friendly days to be integrated into corporate culture.

FLOORPLATES

A highly desired feature of Portland Commons is the large, unique and efficient floorplates varying from 20,000-58,000 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 58,000 sf floorplates, or more vertical space in the boutique building with 9,500 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.

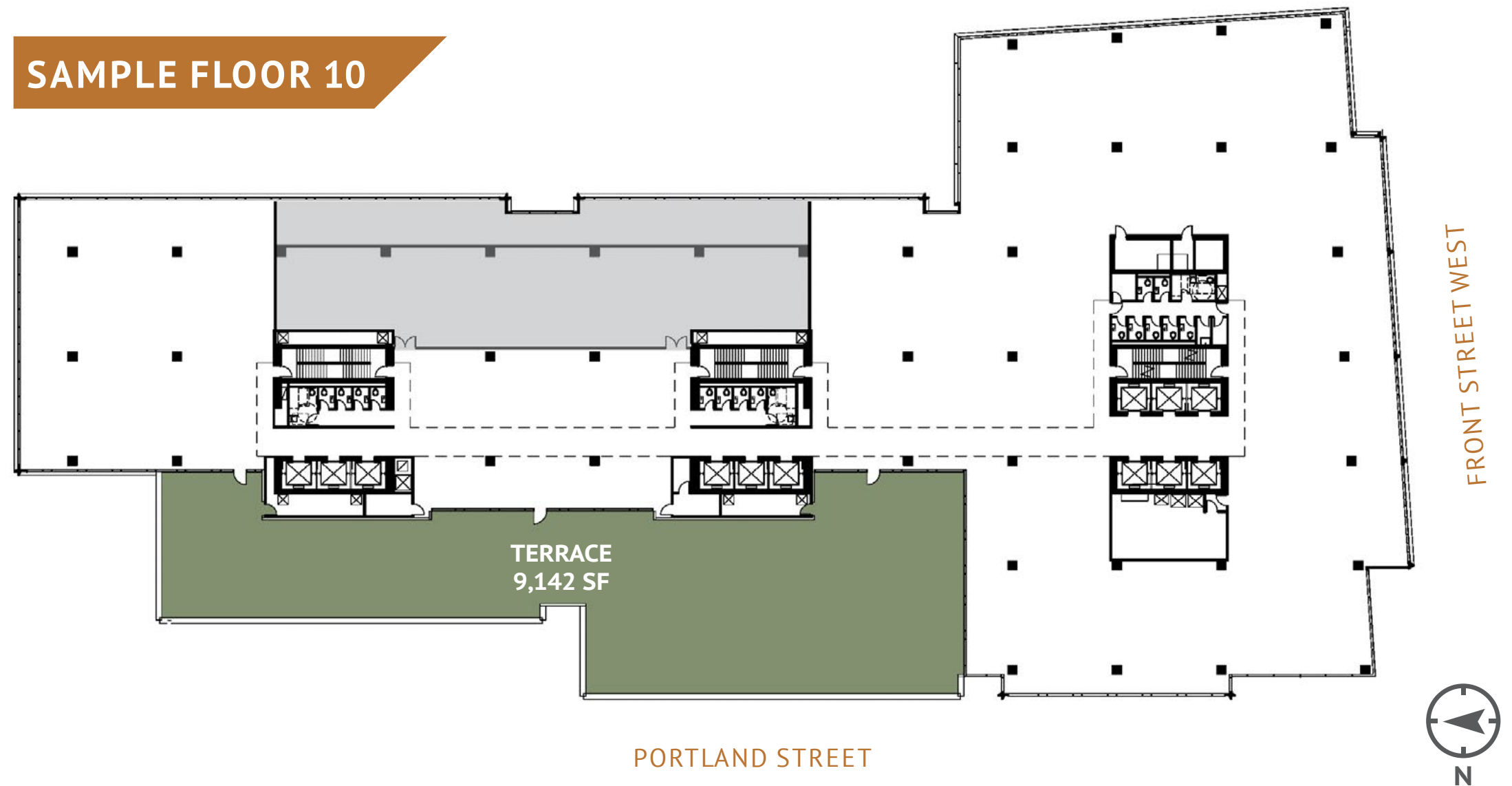
Rentable Square Feet			Outdoor Terraces	
			1,880 sf	
20,211 sf	15		309 sf	308 sf
20,211 sf	14			
20,211 sf	13		280 sf	
20,211 sf	12		303 sf	286 sf
19,575 sf	11		3,119 sf	2,361 sf
39,090 sf	10		9,142 sf	
58,211 sf	9		307 sf	
58,301 sf	8			
58,295 sf	7			
Boutique Building: 34,144 sf	6		4,972 sf	288 sf
6,006 sf*	5	37,476 sf	*2,473 sf	
9,511 sf	4	37,508 sf		
9,511 sf	3	37,571 sf		
9,116 sf	2	27,118 sf		
	1			
Parking Ratio - 1 : 2,400 SF Bicycle Parking Ratio - 1 : 1,500 SF		P1		
		P2		
		P3		

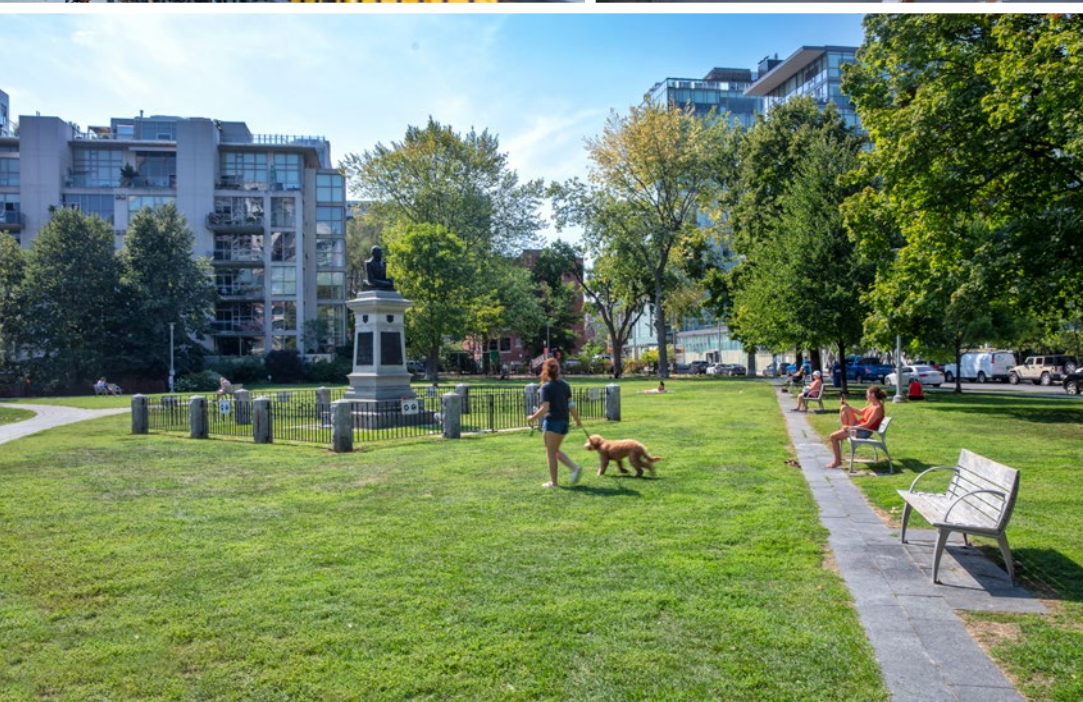
FLOOR PLANS



CLICK HERE TO VIEW ALL FLOOR PLANS

SAMPLE FLOOR 10

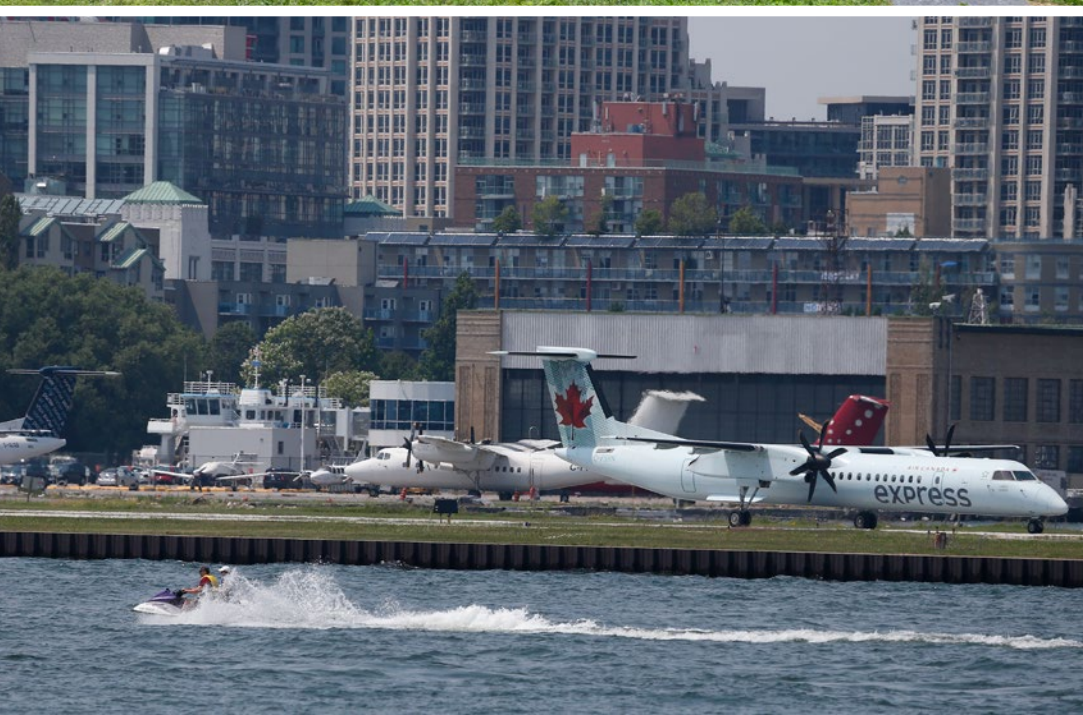




THE NEIGHBOURHOOD

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



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	 TTC Streetcar	 Local Parks
2 Lavelle	7 Bar Buca	12 Jacobs & Co.	17 Weslodge	22 Jimmy's Coffee	27 Quad Spinning	32 1 Hotel	 TTC Bus Route	 Landmarks
3 Buca	8 Bar Wellington	13 Cibo	18 SPIN	23 Quantum Coffee	28 barre3	33 Hounds of York	 TTC Subway	
4 Lee	9 Wilber Mexicana	14 Baro	19 Shy Coffee Co.	24 Studio Lagree	29 Totum Life	34 Loblaws		
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 has defined 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.

FOR LEASING INFORMATION, PLEASE CONTACT JLL

MICHAEL CASE*
Executive Vice President
michael.case@am.jll.com
416 304 6035

OLIVER ALVES**
Executive Vice President
oliver.alves@am.jll.com
416 238 5970

JON PEZIM*
Executive Vice President
jon.pezim@am.jll.com
416 304 6032

Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2020 Jones Lang LaSalle. All rights reserved. *Sales Representative **Broker



PORTLAND COMMONS



WWW.PORTLANDCOMMONS.COM