



CBRE

THE LEASIDE_INNOVATION_CAMPUS

75,000 SF OF SHOVEL READY RESEARCH LABORATORY AND OFFICE SPACE AVAILABLE FOR LEASE OR SALE



THE BUILDING

The Leaside Innovation Campus has a bespoke flat iron design and will be a state of the art building designed to meet the complex requirements of today’s lab users. Providing infrastructure for high-tech research and development in the field of science and innovation, the building is an optimal environment for the life sciences sector with its commitment to design and sustainability. With unencumbered views in all directions, Leaside Innovation Campus is a unique opportunity for any occupier looking to advance research in an employee friendly workspace.

Rentable Square Footage	75,000 SF	Structural Grid Spacing	Up to 33' x 33' Available
Number of Stories	6 (plus lower level storage and underground parking levels)	Parking	~32 plus 2 accessible stalls
Building Height	98' (Excluding Mechanical)	Loading Facilities	1 Type B
Deck to Structure Height	<ul style="list-style-type: none">Floor 1: 17'Floors 2-6: 14'	Passenger Elevators	2 @ 2500 LBS
Floor Plate Size	<ul style="list-style-type: none">Storage: 12,300 SFFloor 1: 11,000 SFFloors 2-5: 13,700 SFFloor 6: 9,000 SF	Freight Elevator	1 @ 3500 LBS
Gross Up Factor	14% (est)	Barrier Free Design	OBC 2022 Compliant
Exterior Walls:	Brick veneer panel wall with insulated UV punch windows	Project Amenities	<ul style="list-style-type: none">Bicycle parking for 30 bikesShower & change roomsDedicated roof top amenities
Structural Design	Concrete Frame	Lab Specifications	Customizable to meet tenant specs
		Pricing	For lease or sale pricing, contact listing agents

THE SITE

154 Wicksteed Avenue is strategically located minutes from one of Canada's largest research centres being the Sunnybrook Research Institute and its teaching hospital with the University of Toronto. Nestled within the vibrant Leaside neighbourhood, the site is also rich with amenities, accessible via public transit and is within close proximity to the Don Valley Parkway and highways 401 and 404. Note to purchasers - Holding Income is available for purchasers through the existing building and tenancy.





THE STRUCTURE

The irregular shape of the site allows a building design that is conducive to a long shallow floor plate creating an environment that is abundant in natural light. With 2.5 inch thick concrete slabs, each floor will have a live load of 100 lbs/square foot and over 14 foot clear height from floor to ceiling slab. These building characteristics will allow for ease of design and layout of the laboratory and ensure maximum utility. The side-core design also allows occupants to efficiently utilize floor areas and minimize circulation space.

THE AMENITIES

Equipped with a freight elevator servicing each floor including the shipping and receiving area and 12,300 SF of below grade storage and/ or data centre. The tenants will have access to the bike locker room and showers/change rooms on the ground floor.



BIKE LOCKER ROOM



SHIPPING & RECEIVING AREA



SHOWER/CHANGE ROOM

THE LOCATION

The Leaside Innovation Campus is located within a 5-minute walk of the new Eglinton Crosstown LRT providing excellent public transit access. It is also located within minutes of the Leaside residential area for easy walking and cycling access, supporting the City of Toronto's active transportation goals. The building will have indoor secure parking for up to 30 bicycles and additional short-term parking around the perimeter. As well, there is one level of underground parking with 20% of stalls devoted to electric vehicle parking spaces. The B2 level will have heightened security as access will be controlled by a secure vehicle elevator.

LABS

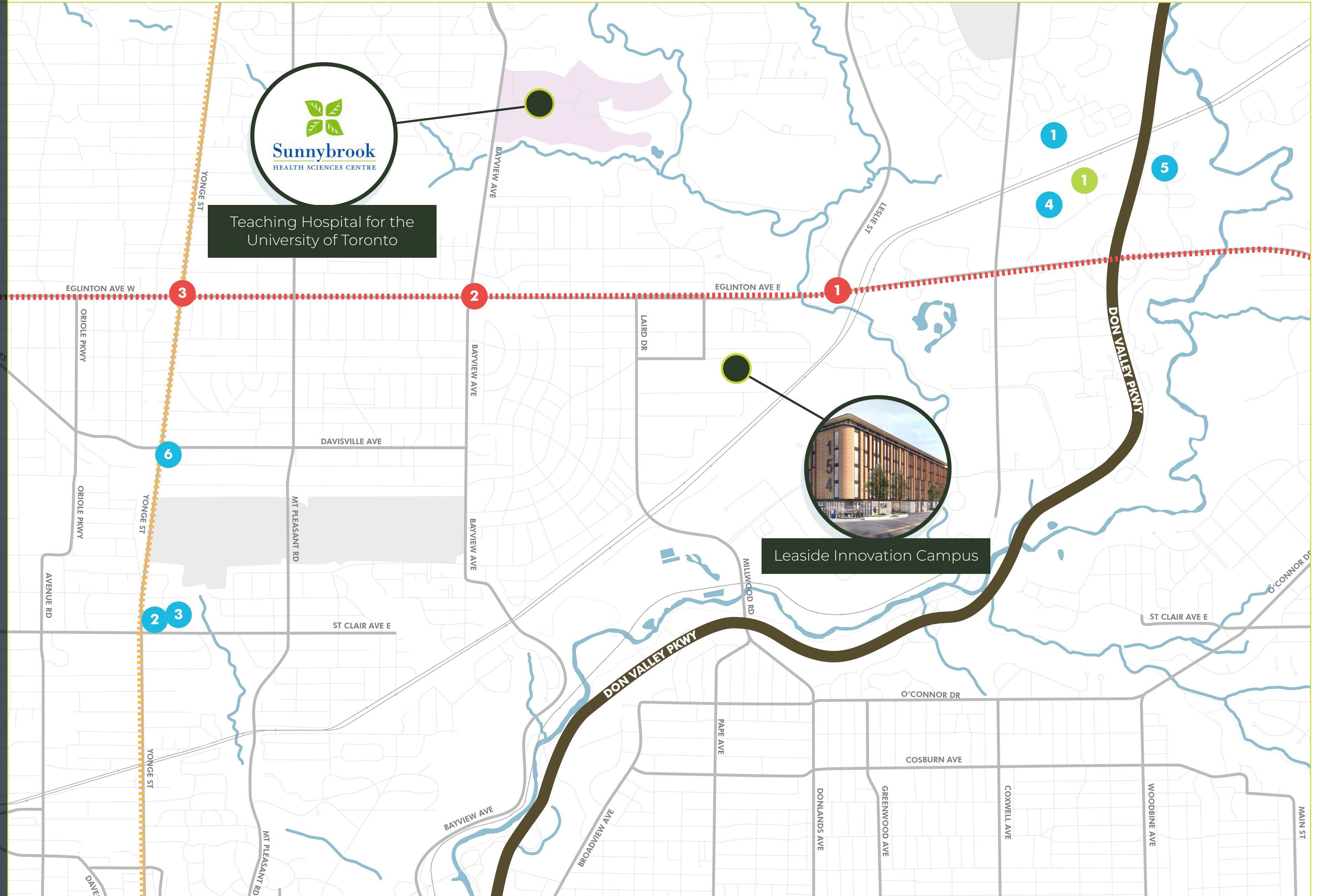
- 1 Alpha Labs

PHARMA COMPANIES

- 1 Janssen Inc
- 2 Alveda Pharma
- 3 POINT Biopharma Corp
- 4 Wellesley Therapeutics Inc
- 5 Crassula
- 6 Vien Pharma

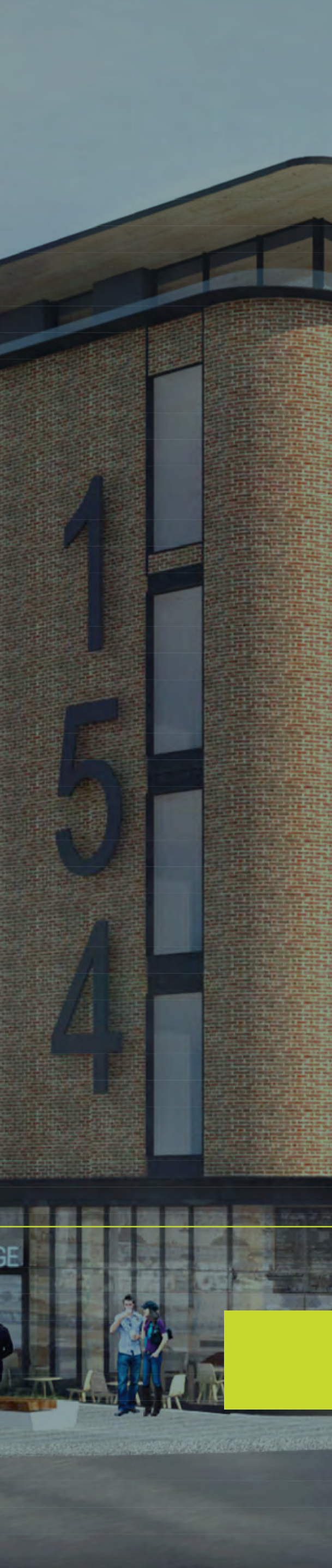
TRANSIT

- 1 Sunnybrook Park LRT Station - 1.1 km
- 2 Leaside TTC Station - 2 km
- 3 Eglinton Subway Station - 3.7 km

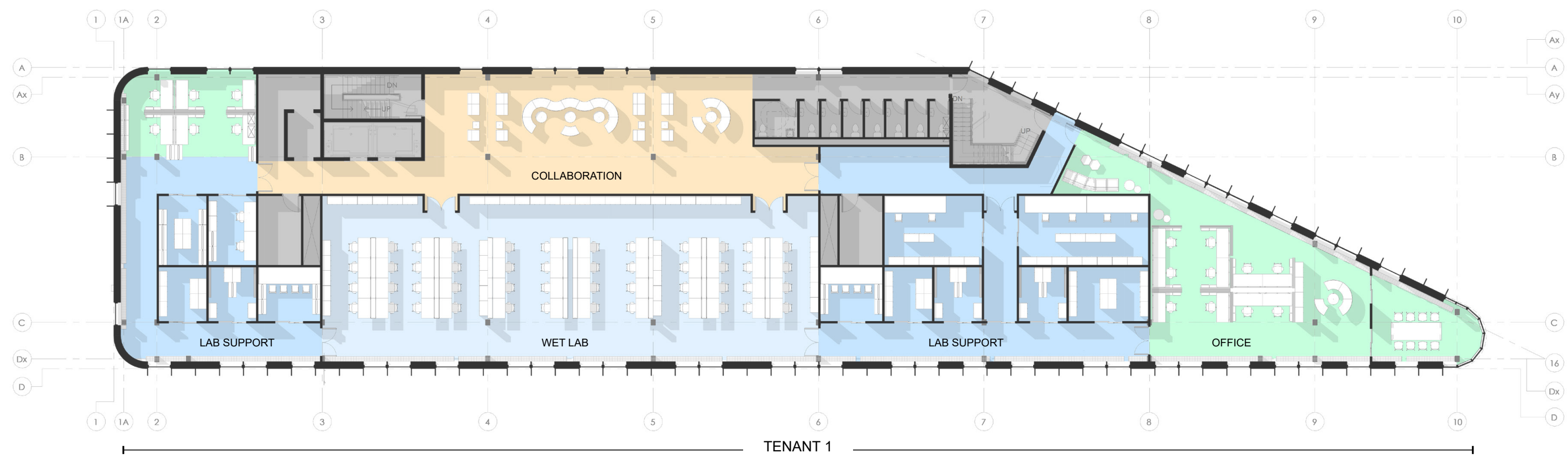


THE WORKSPACE OPTIONS

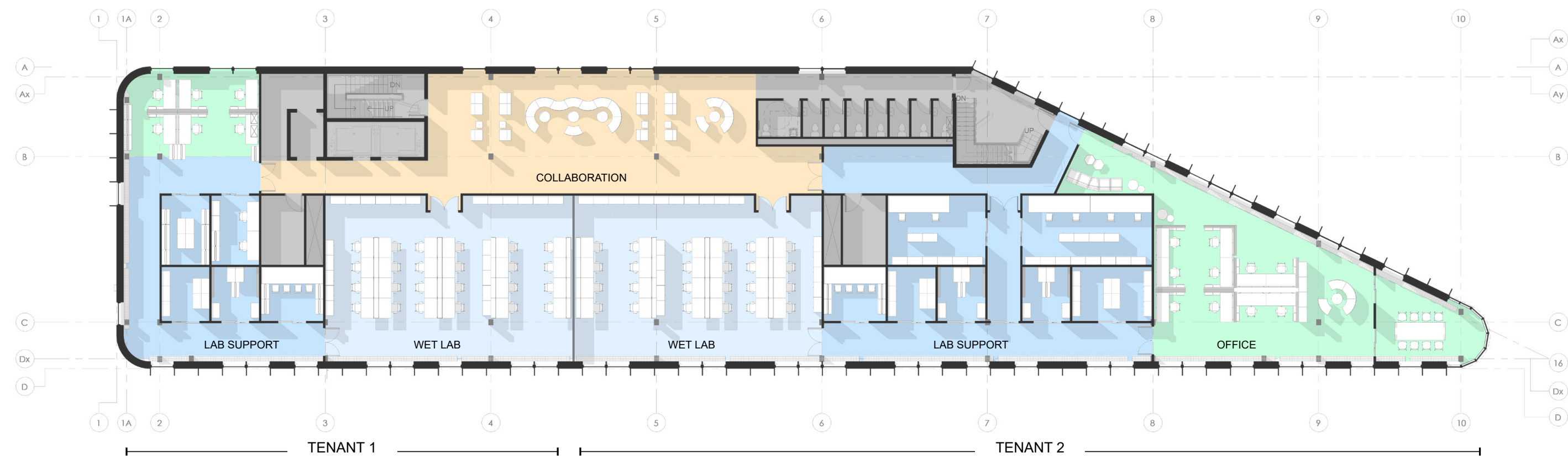




SINGLE TENANT FLOOR



TWO FLOOR TENANT



SAMPLE
FLOOR PLANS

THE LEASIDE _ INNOVATION _ CAMPUS

DANIEL LACEY*
Associate Vice President
+1 905 334 8366
daniel.lacey@cbre.com

DAVID CHIARELLO*
Associate Vice President
+1 416 898 6220
david.chiareлло@cbre.com

CBRE

Cbre Limited, Real Estate Brokerage
145 King Street West
11th Floor, Toronto, ON M5H 1J8

* Sales Representative

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