



CBRE

SETTING *a* NEW
STANDARD FOR THE
FUTURE *of* WORK

*ROSE*ROCK *pl.*

121 KING ST WEST, TORONTO, ON



A TENANT-FIRST, BOUTIQUE EXPERIENCE

Crestpoint has re-imagined 121 King St West as Roserock Place drawing inspiration from the site's storied past while nurturing its future. Deeply rooted in high-quality hospitality and with a tenant-first mindset, Crestpoint has delivered a boutique experience by establishing building programming that is responsive to its users' evolving needs and surroundings. Roserock Place is a dynamic, commute-worthy destination where its community can converge, congregate and establish pride in place.

As engaged owners and operators, Crestpoint holds themselves to the highest standard treating every touchpoint with great care to build and foster an authentic community that is open to all, thoughtfully integrated and continuously evolving.



ROSEROCK pl.



WELCOME *to/the* CORNERSTONE OF KING & YORK

Roserock Place is a 540,000 square foot Class 'A' office tower in the heart of Toronto's financial core. Adorned in polished granite, visitors are welcomed by a fully redeveloped lobby featuring a stunning deconstructed granite centerpiece, further surrounded by soaring ceilings, inlaid marble floors, polished granite walls and a bank of 11 high-speed elevators. Operating to high sustainability and environmental standards, Roserock Place boasts a multitude of on-site amenities including a brand new tenant lounge, a fully equipped conference centre, and state-of-the-art end-of-trip facilities with shower and bike storage free of charge. Concourse retailers connect Roserock Place directly to Toronto's PATH system while the building is steps from St. Andrew Station and a short walk from Union Station. If driving in, Roserock Place offers two levels of secured underground parking. More than just an office, Roserock Place is the backdrop for life and business to take place.

BUILDING FEATURES & UPGRADES



Fully Renovated
Lobby



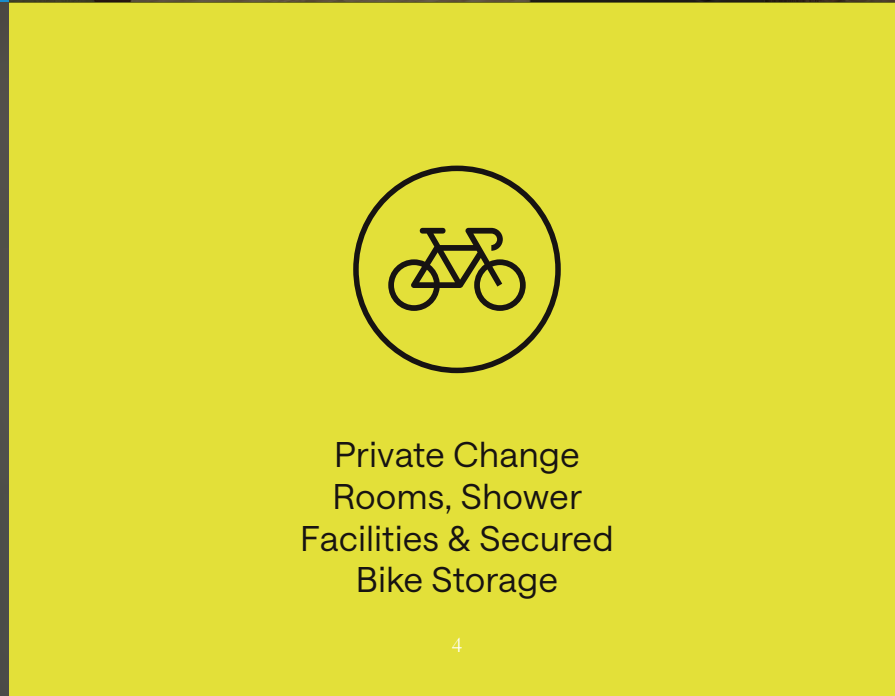
Tenant Lounge
& Conference
Centre



Move-In Ready
Model Suites



Common Corridor,
Elevator & Washroom
Facility Upgrades



Private Change
Rooms, Shower
Facilities & Secured
Bike Storage



Roserock Tenant
Experience App



RENOVATED LOBBY

Roserock Place offers an entryway that boasts an abundance of natural light, welcoming concierge staff and ample seating, enabling spontaneous connections and interactions between you and your colleagues, clients, and visitors.

The new lobby features a stunning deconstruction of the building's original pink granite. The transformation of the granite from its polished, refined state on the floor and across the lower vertical planes to the rough-hewn, natural state found in nature rising to the upper heights is a physical manifestation of the rebirth of the space. The organic rock wall feature is bathed in a circadian light that soothes the senses and welcomes us to the wonders of nature through the Canadian shield.



CONFERENCE CENTRE & TENANT LOUNGE

Opening September 2024

Leisure & Workspace

The lounge has been specifically designed to promote team collaboration, encourage learning, and offer opportunities for individual focus and rejuvenation. Outside of work hours this space provides an exclusive venue for team bonding and social experiences.

With a variety of boardrooms, breakout rooms and event spaces that can accommodate both small and large groups, the lounge is ideal for hosting unique conferences and gathering experiences for your teams or clients.



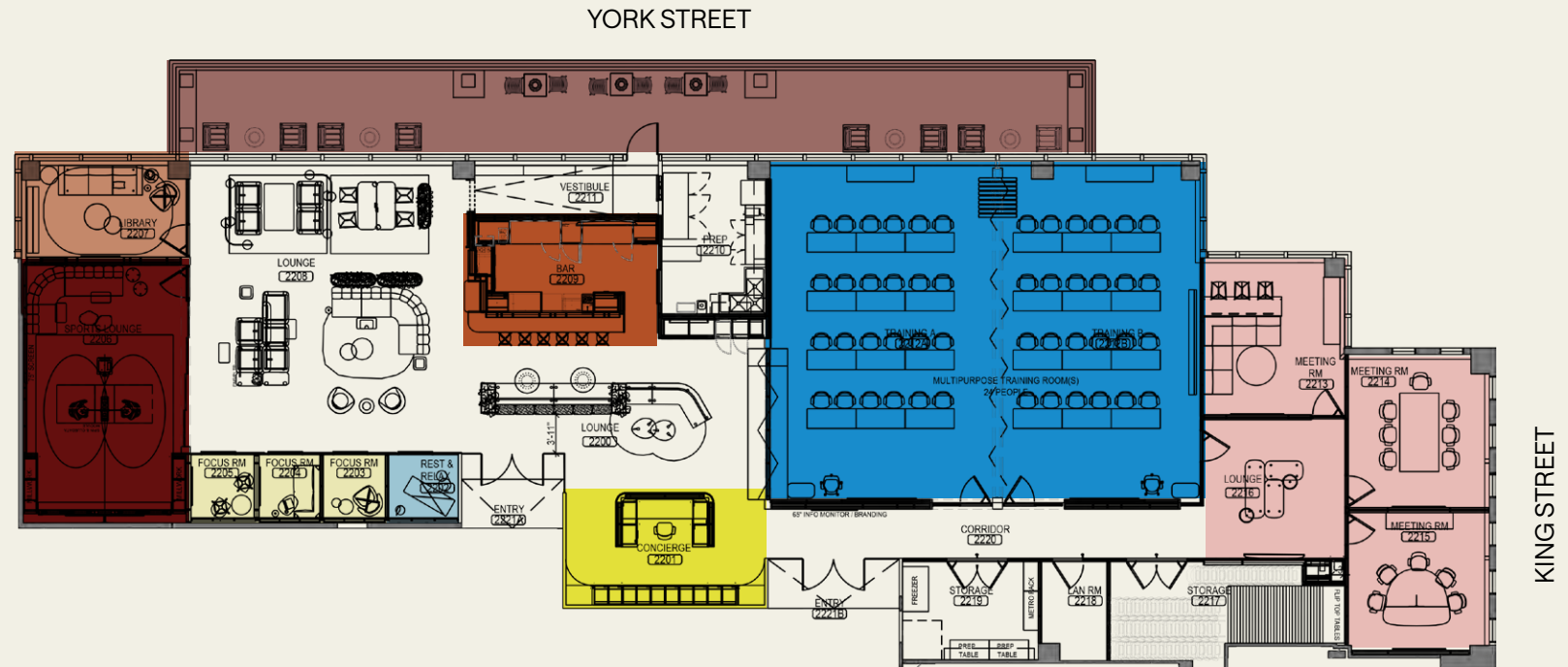
121 King St West



CONFERENCE CENTRE & TENANT AMENITY LOUNGE

Features Include:

- Concierge Services
- Multi-Sport Simulator
- Library
- Focus Rooms
- Bar & Lounge
- 2 Combinable 30-Person Conference Rooms
- Outdoor Patio
- Multi-Format Meeting Rooms
- Relax & Rest Rooms



- Multi-Sport Simulator
- Library
- Bar
- Meeting Rooms with Common Area
- Concierge Desk
- Relax & Rest
- Focus Rooms
- Multipurpose Training Rooms
- Outdoor Patio

BUILT OUT MODEL SUITES

Our spaces offer a range of suite designs and aesthetics to meet various specifications. We can provide move-in ready suites or collaborate to design custom spaces to meet your needs.

Our suites feature a warm and inviting reception area, a spacious boardroom, huddle rooms for quick meetings, private offices for focused work, an open-concept workspace to encourage collaboration among team members, and a fully equipped kitchen for your team to relax and recharge.





COMMON CORRIDOR

Elevator Upgrades

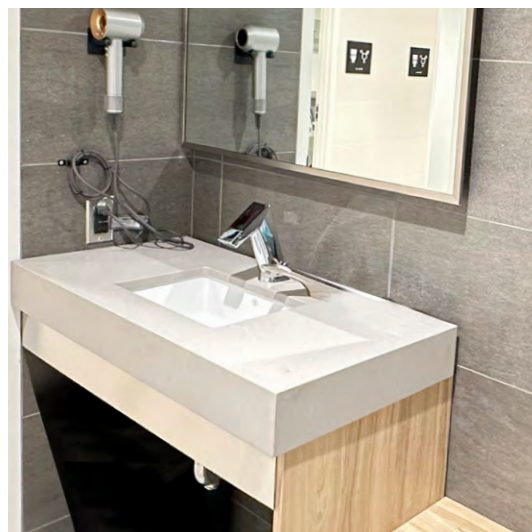
Upgrades include the elevator bay, which features a mix of materials and design elements that are smooth and refined.

The elevators themselves offer a clean, modern design that balances form with function.

Washroom Facility Upgrades

This is an ongoing program that will see every corridor and washroom at Roserock Place elevated and refreshed.





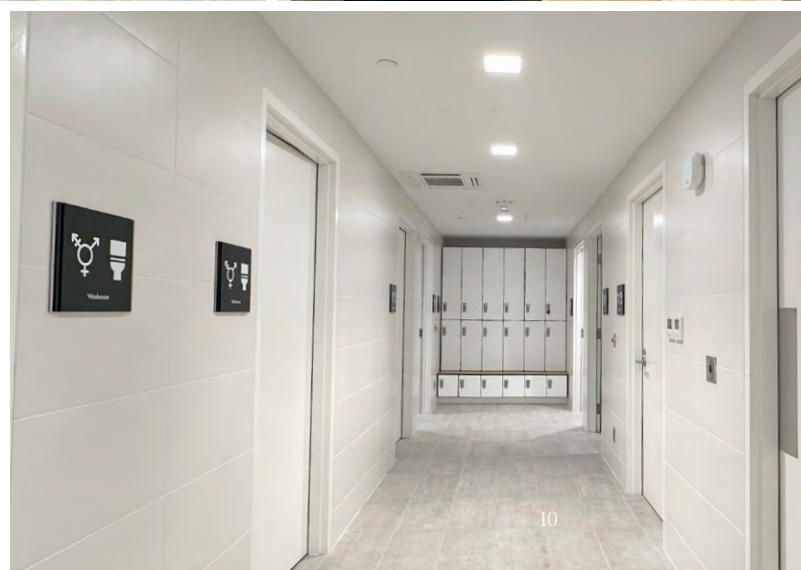
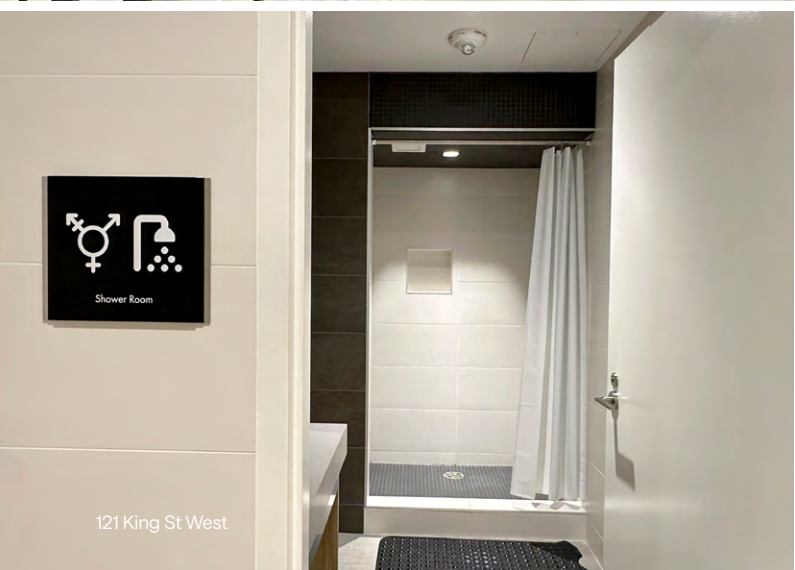
END-OF-TRIP FACILITIES

Change Rooms with Shower Facilities and Bike Storage

For the convenience of those who cycle into the office, tenant-exclusive change rooms and shower facilities are available, and are easily accessed from the bicycle parking and storage area in the lower level of Roserock Place.

Features Included:

- Towel service
- Private showers with individual change rooms
- Dyson hair dryers
- Secure lockers and bike storage
- Free of charge to tenants



FOSTERING CONNECTION THROUGH THE ROSE ROCK APP

The building app for Roserock Place is a comprehensive tool designed to foster a sense of community among tenants and enhance their overall experience. It serves as a centralized platform for team experience initiatives, property experiences, and tenant feedback. The app promotes communication between tenants and management, encouraging users to provide input and suggestions as well as enables real-time communication and the facilitation of meaningful connections among Roserock Place tenants through unique events and thoughtful building programming.



Community



Service



Tenant Feedback



Event Planning

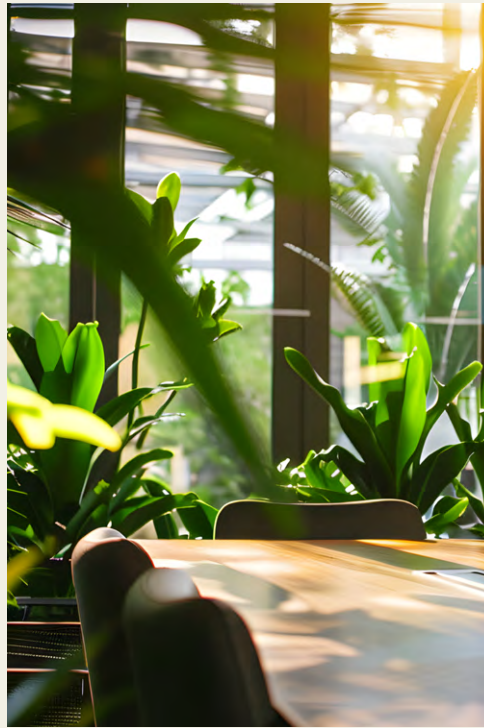
TENANT ENGAGEMENT EVENTS

Explore our interactive building programming - which will have the potential to liven up your day at the office, and encourage meaningful interactions with other in-building professionals.



Sweet Tooth Tasting

Join us for a delightful Chocolate Tasting Workshop at our office building! Enhance your palate, discover new favourites, and indulge in an exquisite array of premium chocolates. Open for all tenants, it's the perfect chance to mingle and savour some sweet moments together.



Keeping it Green

Join us for our Earth Day CD Sonter Event! In celebration of our planet, we are giving away Microhabitat Garden Kits to our valued tenants. Come, learn, and experience the joy of creating your own tiny ecosystem. This is the perfect opportunity to bring a touch of nature to your office spaces.



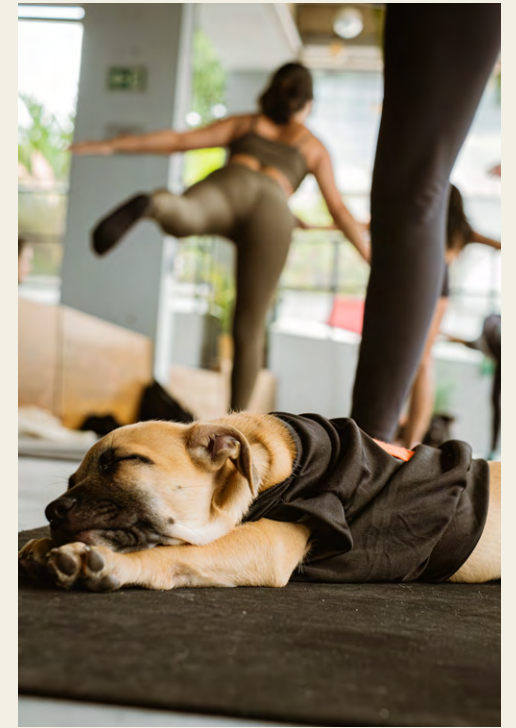
What's the Buzz

Join us in celebrating World Bee Day with Alveole! Learn the importance of bees in our ecosystem through interactive kiosks and workshops featuring live beehives. Experience the fascinating world of bees, discover the art of beekeeping, and contribute to their survival. Don't miss this buzz-worthy event!



The Sweetest Appreciation

To express our gratitude for your continued support, we're hosting an Ice Cream Day for all our esteemed tenants. Come bask in the summer sun and enjoy an array of delicious and refreshing ice cream flavours. It's our sweet way of saying thank you!



Doggy De-Stress

Join us in celebrating World Mental Health Day with a rejuvenating session of Puppy Yoga! Unwind from your work stress and boost your mental well-being as you engage in calming yoga, all while enjoying the playful company of adorable puppies. It's a fun-filled event designed to bring joy, relaxation, and awareness about mental health to our valued tenants.

COMMITTMENT TO HIGHEST STANDARDS

Roserock Place's foundation is built on care and it has been awarded for its highest standard in operations, connectivity, and customer health. Crestpoint continues to be a leader in Environmental, Social and Governance initiatives holding itself accountable for a better, more sustainable future.

LEED® EB GOLD

Year 2018 — 2024



WIRED SCORE PLATINUM

Year 2018 — 2026



CERTIFICATE OF EXCELLENCE

Year 2017 — 2024



BOMA BEST LEVEL 3

Year 2017 — 2020



RICK HANSEN FOUNDATION

Year 2018 — 2024



ENSURING A SUSTAINABLE FUTURE



Energy, Water And Greenhouse Gases

Our goal is to decrease utility consumption and greenhouse gas emissions by targeting all three impact areas: building systems, operations, and tenant behaviour. To achieve a 10% energy use reduction, we utilize our Stream system to analyze past energy use, identify preliminary targets in the three areas, and develop an annual action plan.



Waste Management

Roserock Place has established Waste Reduction and Recycling programs, including the collection of various materials like paper, plastics, glass, organics, e-Waste, wood and writing instruments. The effectiveness of these programs is assessed through monthly waste diversion reports, which are analyzed quarterly for annual target adjustments.



Indoor/Outdoor Environment

Roserock Place is implementing eco-friendly practices for both indoor and outdoor environments. Outdoors, we have installed drought-resistant plants and use environmentally friendly herbicides and fertilizers. We have a rooftop garden where the harvested food is donated to local shelters. In addition, our tiniest tenants are moving in as we implement the Beehive program to foster a healthier habitat. Indoors, we upgraded our lighting system to protect local birds, we utilize energy-efficient architectural features, and conduct annual air quality testing and monitoring.

ABUNDANT LOCAL AMENITIES

Restaurants



- 1 Modus Restaurant
- 2 Black and Blue
- 3 Bardi's Steak House
- 4 Earls Kitchen + Bar
- 5 Bymark
- 6 Canoe
- 7 Sushi Yugen
- 8 Alobar Downtown
- 9 Kellys Landing
- 10 Ki Modern Japanese + Bar
- 11 Walrus Pub & Beer Hall
- 12 King Taps
- 13 Cactus Club Cafe
- 14 Chotto Matte
- 15 Jump Restaurant
- 16 Daphne
- 17 Hys
- 18 Oliver Bonaccini
- 19 Local Public Eatery

Hotels



- 1 Fairmont Royal York Hotel
- 2 Shangri-La
- 3 The Ritz-Carlton
- 4 One King Street W Hotel
- 5 The St. Regis Hotel
- 6 Sheraton Hotels & Resorts
- 7 Le Germain Hotel
- 8 The Soho Hotel & Residences
- 9 Marriott Hotels
- 10 Westin Hotels & Resorts

Cafes



- 1 Aroma
- 2 Neo Coffee
- 3 Mos Mos
- 4 Saint James
- 5 Maman
- 6 Cafe Landwer
- 7 Starbucks Coffee
- 8 Dineen Coffee
- 9 Cafe Plenty

Retailers

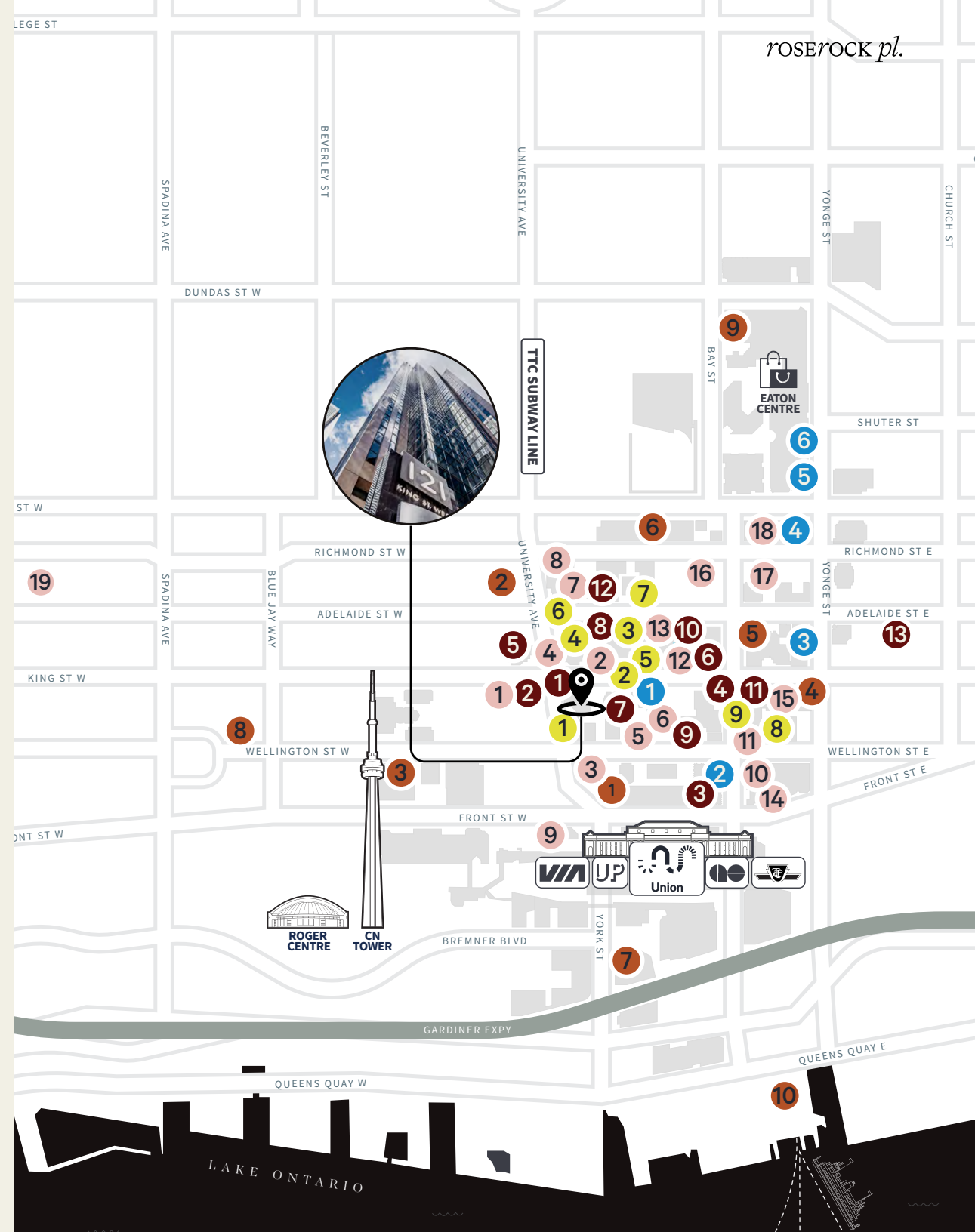


- 1 Rego Bespoke
- 2 LCBO
- 3 Moores Men Clothing
- 4 Saks Fifth Avenue
- 5 Harry Rosen
- 6 L'Occitane En Provence

Services



- 1 National Bank
- 2 Scotiabank
- 3 RBC Bank
- 4 TD Bank
- 5 CIBC
- 6 Bank of Montreal
- 7 The Printing House
- 8 Integra Health Centre
- 9 Stitch It Clothing Alterations & Dry Cleaning
- 10 Adelaide Club
- 11 Equinox
- 12 Medcan
- 13 Canada Post



ROSEROCK pl.

PROPERTY DETAILS

Gross Leasable Area	Approximately 540,000 SF
Total Retail Space	10,666 SF
Additional Rent	\$33.10 per SF
Location	Located centre stage in Toronto's financial district directly across from the Toronto Stock Exchange. One block from the King/Bay intersection. Directly connected to the PATH underground pedestrian walkway system with direct access to TTC subway stations such as St. Andrew and Union Station. Easily accessible from the King streetcar route and GO train at Union Station.
Amenities	<ul style="list-style-type: none"> • Concourse retail outlets • Conference Centre & Tenant Amenity Lounge: <ul style="list-style-type: none"> ◦ Concierge services ◦ Sports stimulator ◦ Library ◦ Focus rooms ◦ Bar and lounge ◦ 2 combinable 30-person conference rooms ◦ Outdoor patio ◦ Multi-format meeting rooms
Environmental, social and governance	<ul style="list-style-type: none"> • Roof top garden • Beehive program • EV chargers • Indoor bike cage • Organic waste collection • Battery and electronic recycling
Year Built	1984
Construction Features	Fibre optic available
Design Features	Construction - Steel frame structure with reinforced concrete core. Polished granite exterior walls. Ceiling System - T8'9" floor to T-bar ceiling; slab to slab height 12'5"; open ceiling option is available
Ceiling / Lighting	All fluorescent lighting fixtures upgraded to T-8 lamps with electronic ballast providing approx. 55 foot candles at desk-top level. Combined lighting + power = 5 to 16 watts/sf.
HVAC	Automatic HVAC system featuring a variable volume air supply and hot water perimeter heating. Air volume is replaced approx. every 20 minutes with fresh air replenished every ½ hour. Each floor has 35 thermostatically controlled zones (additional zones can be provided). Approx. 40-45 thermostatically controlled zones (30 perimeter, 15 interior)
Elevators	11 passenger elevators, 1 parking elevator, 1 freight elevator
Parking	2 levels of parking with 189 parking stalls.
Business Hours	Monday to Friday 7:00 am – 6:00 pm (Legacy leases and some leases are 8 am – 6 pm)

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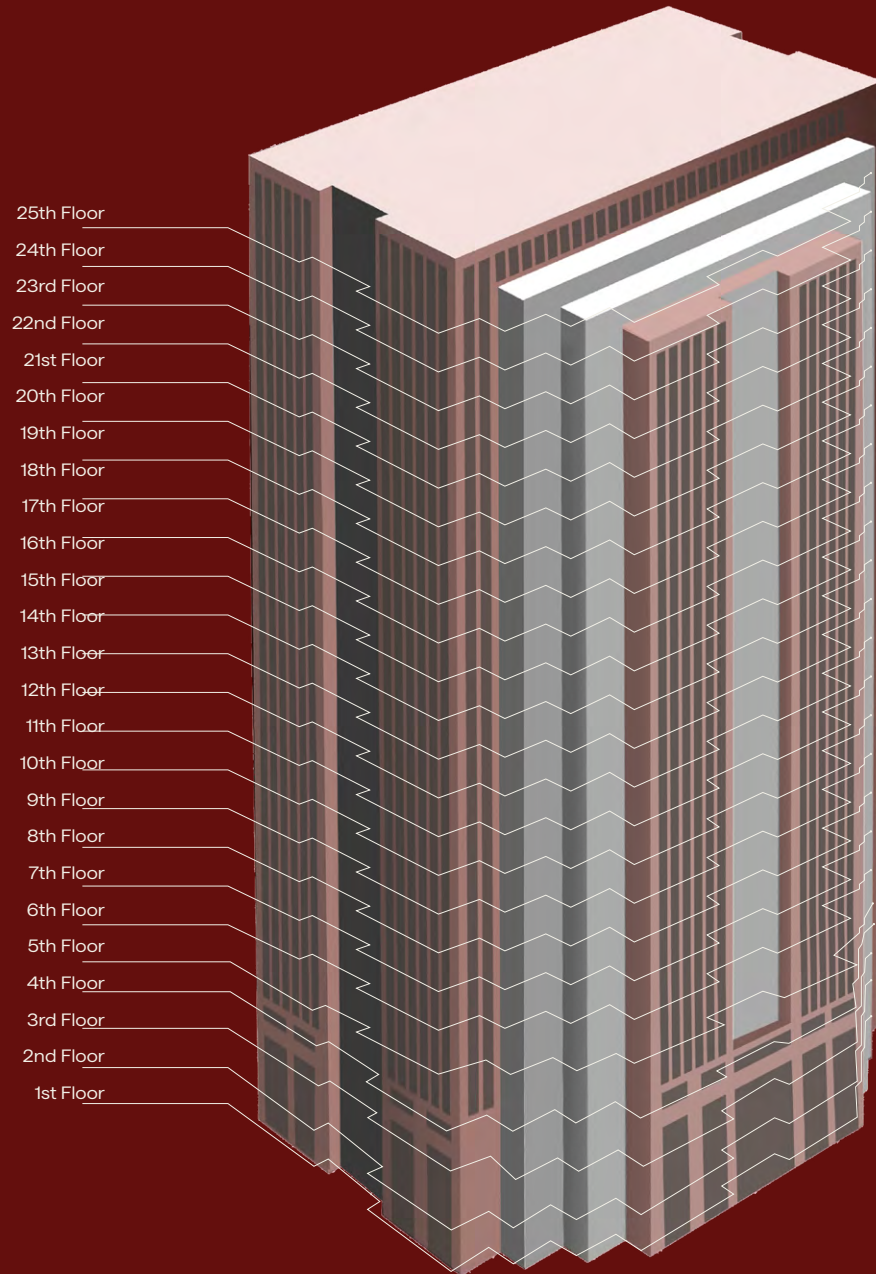


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CBRE

Crestpoint
REAL ESTATE
MANAGEMENT

STACKING PLAN

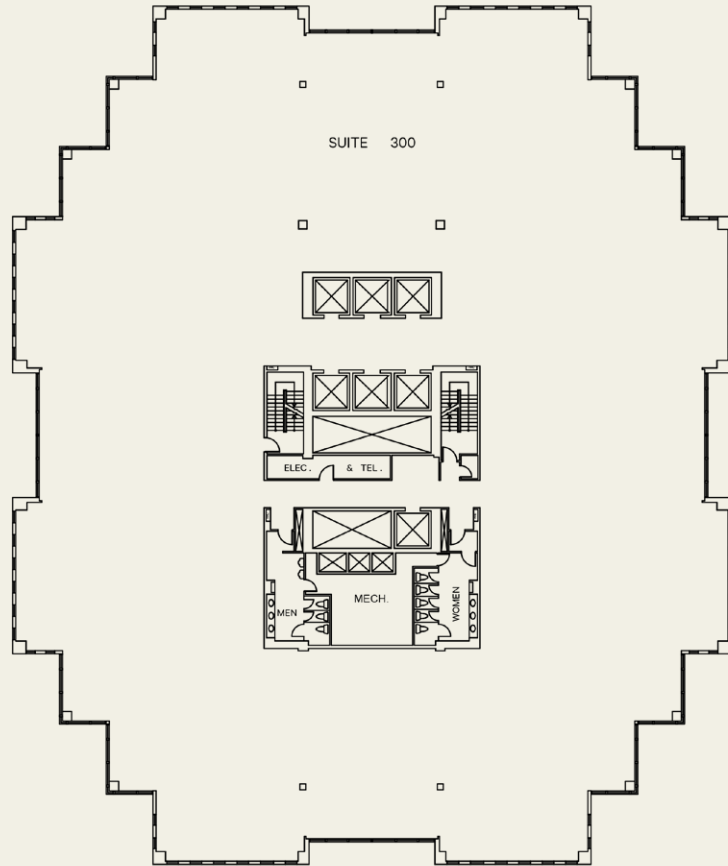


- 25th Floor
- 24th Floor
- 23rd Floor
- 22nd Floor
- 21st Floor
- 20th Floor
- 19th Floor
- 18th Floor
- 17th Floor
- 16th Floor
- 15th Floor
- 14th Floor
- 13th Floor
- 12th Floor
- 11th Floor
- 10th Floor
- 9th Floor
- 8th Floor
- 7th Floor
- 6th Floor
- 5th Floor
- 4th Floor
- 3rd Floor
- 2nd Floor
- 1st Floor

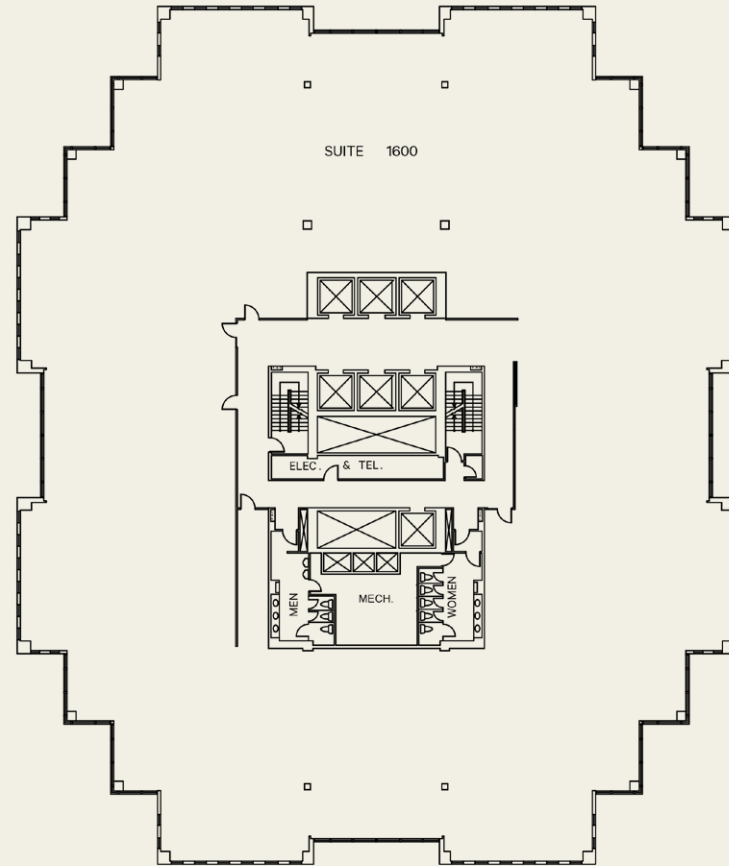


SUITE	SQ. FT.	COMMENTS	AVAILABLE DATE	FLOOR PLAN
Suite 2130	5,364 Sq. Ft.	Turnkey Model Suite	Immediate Available	
Suite 2120	5,744 Sq. Ft.	Built Out Condition	Immediate Available	
Suite 2000	24,387 Sq. Ft.	Base Built. Full Floor	Immediate Available	
Suite 1915	- Sq. Ft.	Built Out Condition	Immediate Available	
Suite 1710	7,159 Sq. Ft.	Built Out Condition	November 1st, 2024	
Suite 1610	6,170 Sq. Ft.	Turnkey Model Suite	May 1st, 2025	
Suite 1400	10,937 Sq. Ft.	Built Out Condition	November 1st, 2024	
Suite 1110	9,729 Sq. Ft.	Built Out Condition	Immediate Available	
Suite 1105	3,595 Sq. Ft.	Built Out Condition	Immediate Available	
Suite 1080	5,384 Sq. Ft.	Base Built Condition	September 1st, 2026	
Suite 1050	2,249 Sq. Ft.	Base Built Condition	September 1st, 2026	
Suite 1000	12,757 Sq. Ft.	Base Built Condition	September 1st, 2026	
Suite 900	23,566 Sq. Ft.	Base Built. Full Floor	September 1st, 2026	
Suite 840	4,215 Sq. Ft.	Turnkey Model Suite	Immediate Available	
Suite 810	6,816 Sq. Ft.	Built Out Condition	Immediate Available	
Suite 700	23,547 Sq. Ft.	Base Built. Full Floor	Immediate Available	
Suite 600	23,571 Sq. Ft.	Built Out Condition	Immediate Available	
Suite 500	14,758 Sq. Ft.	Built Out Condition	Immediate Available	

FLOOR PLAN



Typical Low-Rise Floor
23,000 SF



Typical High-Rise Floor
22,000 SF



121 King St West

ROSEROCK *pl.*

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