



 One Eleven  
Peter

Centre Your Business

## INTRODUCTION

# The perfect balance

111 Peter Street is located in Toronto's most dynamic area. The building is located in the city's entertainment district, which is central to the Financial District, Queen and King West and the Discovery District. 111 Peter Street also sits within the largest concentration of restaurants, bars and cafes, as well as the bustling Queen West retail node.



## DETAILS

**Opportunities:** 1,836 - 62,000 sq. ft.  
**Net Rent:** \$37.00  
**Additional Rent:** \$21.04

**Walk Score:** 100%  
**Transit Score:** 100%



## FEATURES

- Renovated lobby and elevator corridors
- Flexible floor plates with plenty of layout options
- Building signage opportunity available
- Located in the heart of the Entertainment District
- Minutes from the PATH, TTC Subway and Union Station
- Financial District, Queen West and Discovery District steps away
- Excellent talent pool concentrated in the area

## ON-SITE AMENITIES

# Everything you need in one place

111 Peter Street provides convenience most office locations don't. From food and fitness to convenient car and bike parking and even a collaborative zone located in the building's lobby, everything you need in an office environment can be found at 111 Peter Street.

### CITY MARKET BY LOBLAW ON-SITE



CITY MARKET provides Grocery and Grab & Go food options

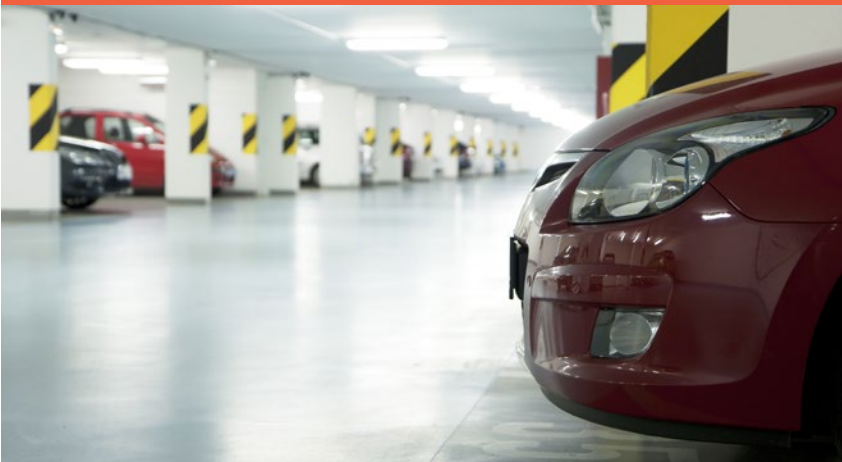
OPEN DAILY  
8 am - 9 pm

### FIT SQUAD FITNESS CENTRE



### COLLABORATIVE AREAS

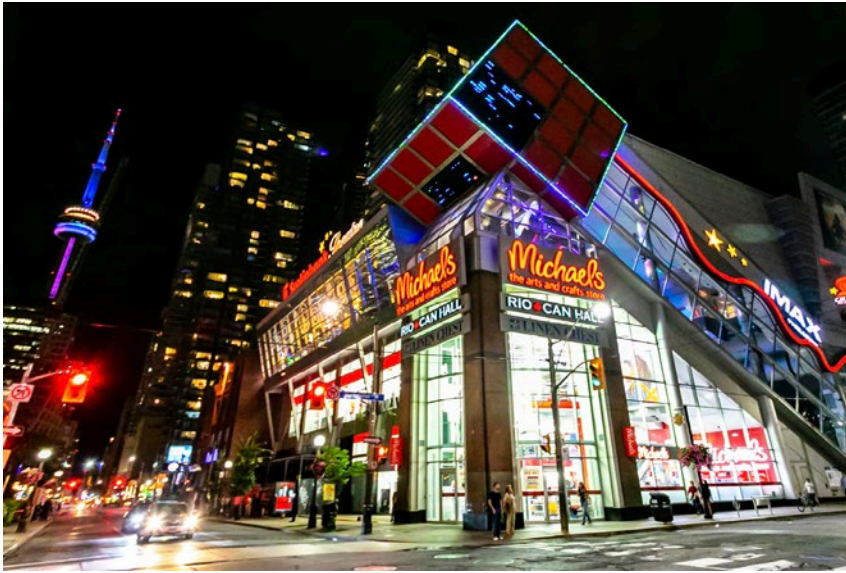
### UNDERGROUND PARKING



### SECURE BIKE PARKING



### AODA COMPLIANT



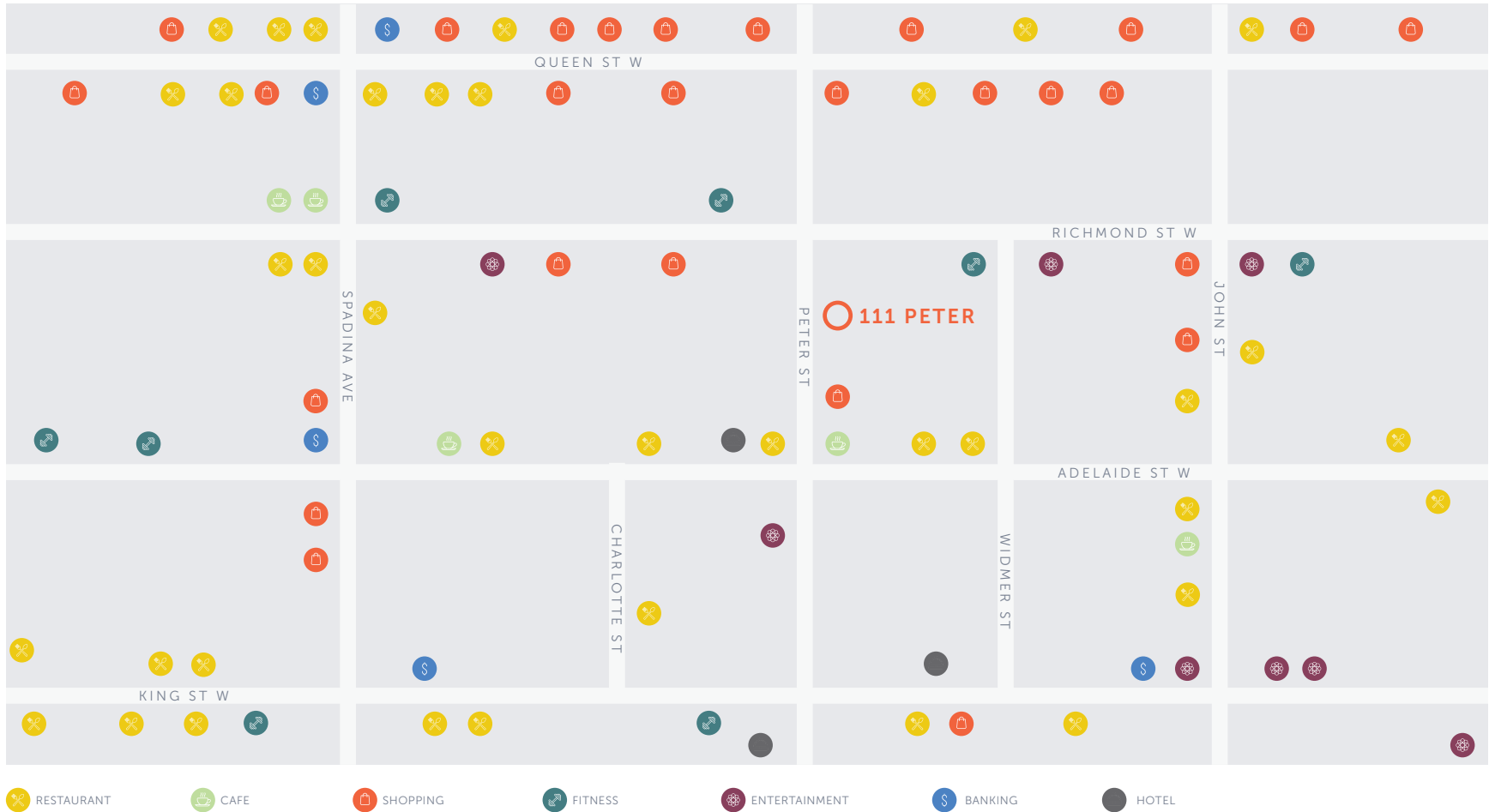
## LOCATION

# At the centre of it all

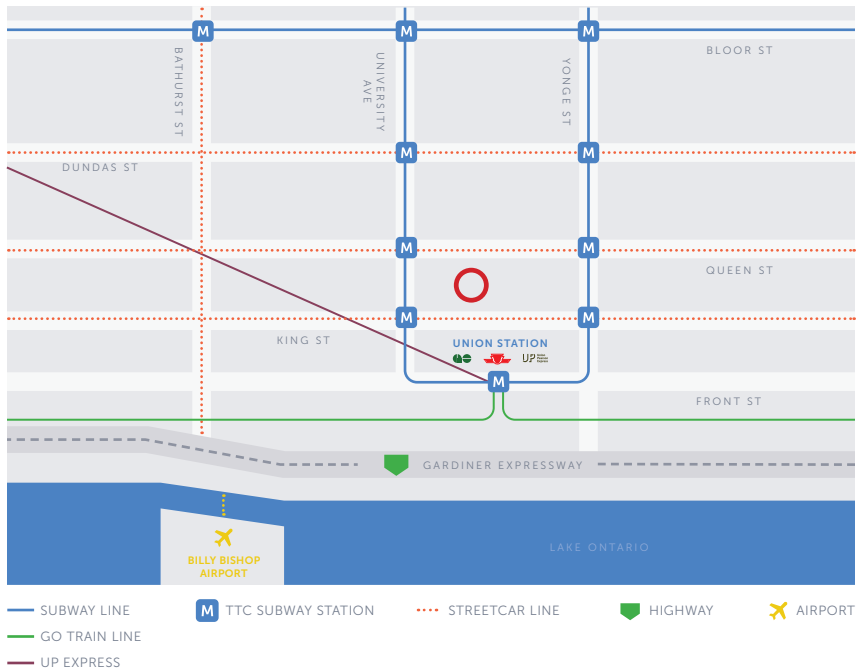
Join one of Toronto's most sought after work destinations. Downtown West is growing and thriving, driven by a healthy demand for work/life balance, 111 Peter Street and the surrounding neighbourhood has it all: world-class area amenities like renowned restaurants, cafes, fitness centres, shopping, spas, hotels and entertainment provide a world of options.

With fast, easy access, 111 Peter Street is minutes from everything the city has to offer. With the TTC Subway and Streetcar just steps from the building, it makes getting to and from the office, or anywhere downtown and beyond quick and effortless.

## AREA AMENITIES



## ACCESS MAP





WIREScore GOLD CERTIFIED

## Better connected

111 Peter Street is WiredScore Certified Gold. This certification gives tenants an enhanced digital experience throughout the building with best in class service and connectivity features, such as:

- A choice of 6 service providers which offer high speed connectivity (fibre or fixed wireless).
- Available capacity for additional service providers and service provider equipment.
- Free Wi-Fi in common and amenity areas throughout the building.
- Multiple communications points of entry which gives tenants the ability to utilize diverse connections.
- A secure and dedicated area for service provider equipment.
- A standard Telecom License Agreement that is used to streamline the right of entry process for new carriers entering the buildings.

In pursuing Wired Certification Crown worked in tandem with WiredScore to review and implement upgrades to the digital and fibre optic infrastructure within the building. Upon completion of an on-site audit which evaluated the number of available internet service providers, infrastructure redundancy, connection access points, and readiness to improve connectivity, a Wired Certified Gold level was assigned to the property.

### About WiredScore Certification

Wired Certification is the internationally recognized rating system that helps landlords design and promote their buildings' great digital connectivity to tenants. Over 5 million tenants in more than 2,000 buildings globally trust Wired Certification as the benchmark for internet that meets their needs. For more information on Wired Certification or to find Wired Certified buildings, visit: [www.wiredscore.com](http://www.wiredscore.com)





## ABOUT CROWN REALTY PARTNERS PROPERTY MANAGER

Founded in 2001, Crown Realty Partners acquires, leases, manages and redevelops commercial real estate assets across Canada. Crown has a well established track record, an experienced team and takes a hands-on approach to provide superior returns for our investors and better workplaces for businesses operating within our portfolio.

The Partners of Crown co-invest alongside the corporations, institutions, pension funds and high net worth individuals that entrust us with their capital, ensuring strong alignment of interests.

[crownrealtypartners.com](http://crownrealtypartners.com)

@CrownCRP



## ABOUT IA FINANCIAL GROUP PROPERTY OWNER

iA Financial Group is one of the largest insurance and wealth management groups in Canada, with operations in the United States. Founded in 1892, it is one of Canada's largest public companies and is listed on the Toronto Stock Exchange under the ticker symbols IAG (common shares) and IAF (preferred shares).

Our new company structure gives us more flexibility to execute our growth strategy. Our new holding company created on January 1, 2019, iA Financial Corporation Inc., will better serve our ambitions and the changing needs of our multi-faceted financial services organization.

[ia.ca](http://ia.ca)

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