

SUGAR WHARF: A WEALTH OF EMPLOYMENT OPPORTUNITIES

The second in a series that highlights the benefits of living in Sugar Wharf, a future-forward Toronto Downtown Waterfront community by Menkes. This week, we'll feature the benefits of employment opportunities close to home.

Welcome to the downtown core, home of Toronto's bustling world-class financial district that is bursting with opportunity for young professionals. As fruitful as the job market is, traffic is often a common frustration, causing a great deal of stress.

TORONTO'S DOWNTOWN WATERFRONT WILL SOON BE HOME TO NEW APPROACHES, TECHNOLOGY AND INNOVATIVE SOLUTIONS.

As a result, many people are looking to live as close to work as possible, rather than facing the headaches of commuting.

For those looking to strike the perfect balance between home and work, the future Downtown Waterfront will allow Torontonians to do just that. Not only because of its access to surrounding office towers, but by bringing a wealth of remarkable employment opportunities.

Toronto's Downtown Waterfront will soon be home to new approaches, technology and innovative solutions. As part of the new South Innovation District, it will also be home to Canada's first open-access, ultra-high-speed fibre optic community network.* This enhanced connectivity infrastructure will allow for many exciting business-to-business collaborations, as well as attracting and supporting a variety of new jobs and industries, and further adding to Toronto's rebirth as a hub of creativity.

Once complete, the total transformation of the waterfront will support 40,000 new jobs.** As part of this dynamic Downtown Waterfront, Menkes is introducing the Sugar Wharf Condominiums, which will revolutionize the way Torontonians live, work, and play. Part of an 11.5-acre community, Sugar Wharf will include luxury residences, offices, restaurants and shops, a two-acre park, and a new school. When completed, Sugar Wharf will be the largest mixed-use development on the Toronto Waterfront, home to 7,500 residents and 4,000 office workers.



100 QUEENS QUAY EAST

With direct access to Toronto's indoor PATH pedestrian system, Sugar Wharf will offer future residents easy access to employment opportunities in the Financial District. As the heart of Canada's banking and corporate sectors, the Financial District is home to 200,000 workers*** and major employers, including the country's top 5 banks, the world's Big 4 accounting firms (Deloitte, PwC, KPMG and Ernst & Young) and leading law firms.

There are also a number of major new office developments under construction or planned in the near future in the area around Sugar Wharf:

- CIBC Square – a 2.9 million square foot LEED Platinum office complex that will be occupied by 15,000 CIBC employees. Now under construction, the first phase will be completed in 2020.
- 100 Queens Quay East – a 25-storey, 763,000 square foot office tower within the Sugar Wharf community. Already under construction, this LEED Platinum building will be home to the LCBO headquarters and is scheduled to open in 2021.
- Waterfront Innovation Centre – a 400,000 square foot complex by Menkes aimed at fostering technology collaboration and innovation while being directly connected to Toronto's world renowned Sugar Beach. As Canada's first purpose-built innovation centre, it is expected that more than 2,000 people will work here in the future. Construction on this LEED Platinum project will start in late 2018.



5.7 MILLION
SQUARE FEET OF
NEW OFFICE SPACE UNDER
CONSTRUCTION/PLANNED

- 1 Yonge Street – as part of the redevelopment of the Toronto Star property, two new office towers with a combined 1.6 million square feet of space will be added in addition to maintaining the existing building.

Toronto is among the top ten global centres for finance and in the years to come it is expected to become one of the largest banking centres in the world. At the same time, the city is also set to continue to grow as a hub of creativity and innovation. Key to this economic prosperity is a talent pool of highly-educated and skilled individuals, who will seek the convenience and enjoyment of living and working downtown, and who see a well-connected and premium waterfront location like Sugar Wharf Condominiums as their ideal home.

200,000
WORKERS IN THE
FINANCIAL DISTRICT

40,000
NEW JOBS GENERATED BY
THE TORONTO WATERFRONT
TRANSFORMATION



WATERFRONT INNOVATION CENTRE

PATH-CONNECTED WATERFRONT RESIDENCES

Live at this unbeatable location and stay connected to the best downtown Toronto has to offer.

REGISTER NOW
MENKES.COM/SUGARWHARF



Illustrations are artist's concept. See sales representative for details. Prices and specifications are subject to change. E.&O.E. 2018.
*Waterfront Toronto, <https://www.waterfronttoronto.ca/nbe/portal/waterfront/Home/waterfronthome/our-vision/innovation> **Waterfront Toronto, <https://www.waterfronttoronto.ca/nbe/portal/waterfront/Home/waterfronthome/our-vision/growth> ***Toronto Financial District, <http://torontofinancialdistrict.com/toronto-financial-district-bia/about-toronto-path-underground-walkway/>