

^EEMPIRE QUAY HOUSE



Tel: 844-622-8488

Site: squareyards.ca

INVESTOR PACKAGE

Quay House was made for a new generation of Torontonians that are looking for an escape from the downtown core but aren't prepared to wander too far. Employment, education and recreation opportunities are all at Quay House's doorstep in one of the fastest-growing neighbourhoods of the city — and those who chase innovation and opportunity will follow.

BUILDING INFORMATION

Empire Quay House
162 Queens Quay East, Toronto

THE BUILDING

Storeys: 21

Units: 463

Suite Mix

- Studio: 20%
- 1 bed: 54%
- 2 bed: 16%
- 3 bed: 10%

Expected Occupancy: January 2024

TEAM

Builder: Empire Communities

Architects: Kirkor Architects

Interior Design: U31

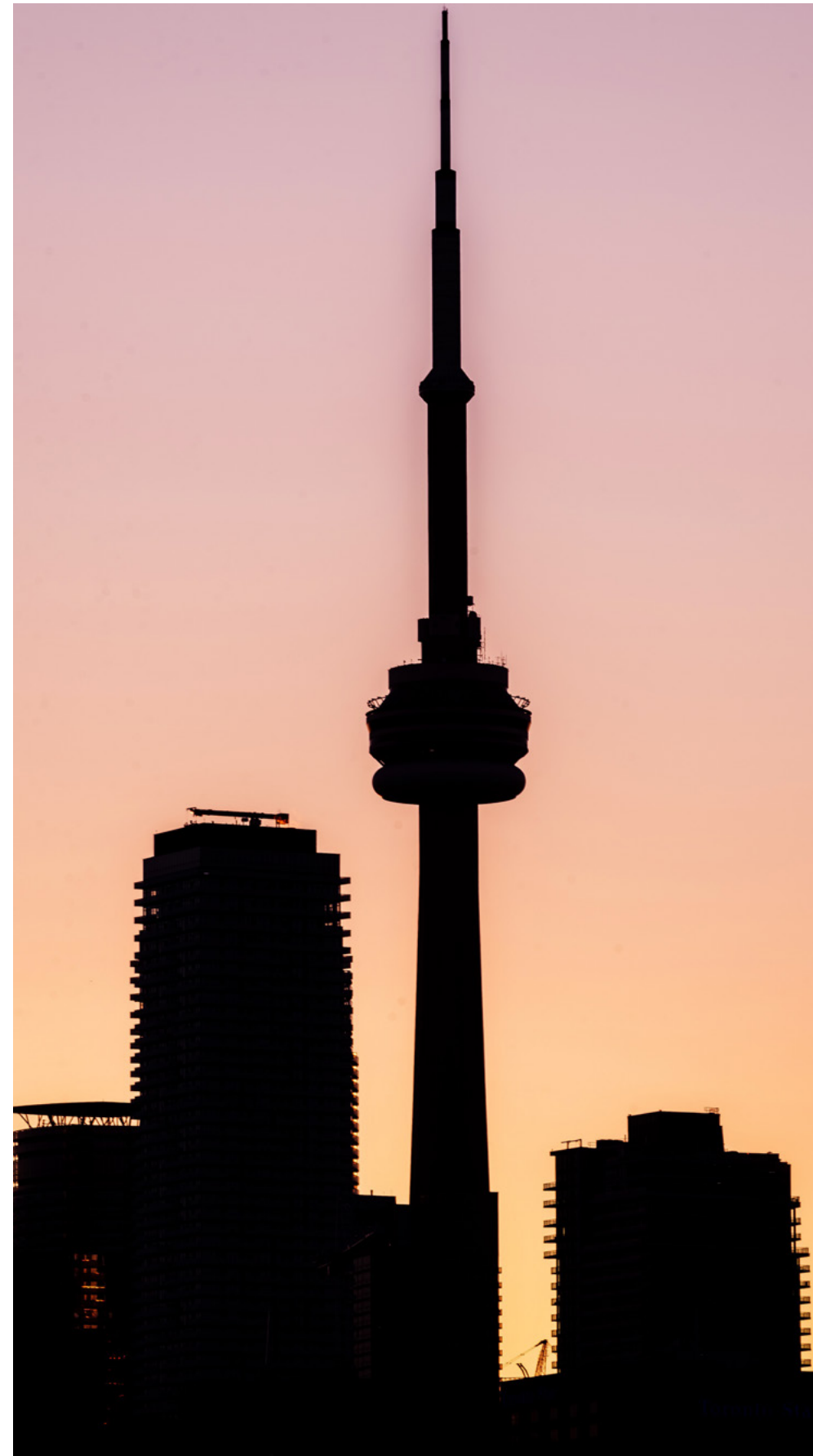


WALK
SCORE
92



TRANSIT
SCORE
100





TORONTO FACTS



1,569,800

The number of jobs in 2019. This is a 3.1% increase from 2018.

#7

Toronto ranks 7/140 of the most livable cities in North America.



46.2%

Immigrants that moved to Canada in the second quarter of 2019 that are living in Ontario.



133,216

The amount of immigrants Ontario received over the last year, up from 121,906 the previous year.

#3

Top 50 tech markets in North America.



6,792,840

Projected Toronto population by 2030.

WATERFRONT VS. TORONTO

POPULATION	WATERFRONT	TORONTO
POPULATION	65,913	2,731,571
POPULATION CHANGE FROM 2016-2019	+52%	+4.5%
WORKING AGE 25-64	75.6%	57.3%

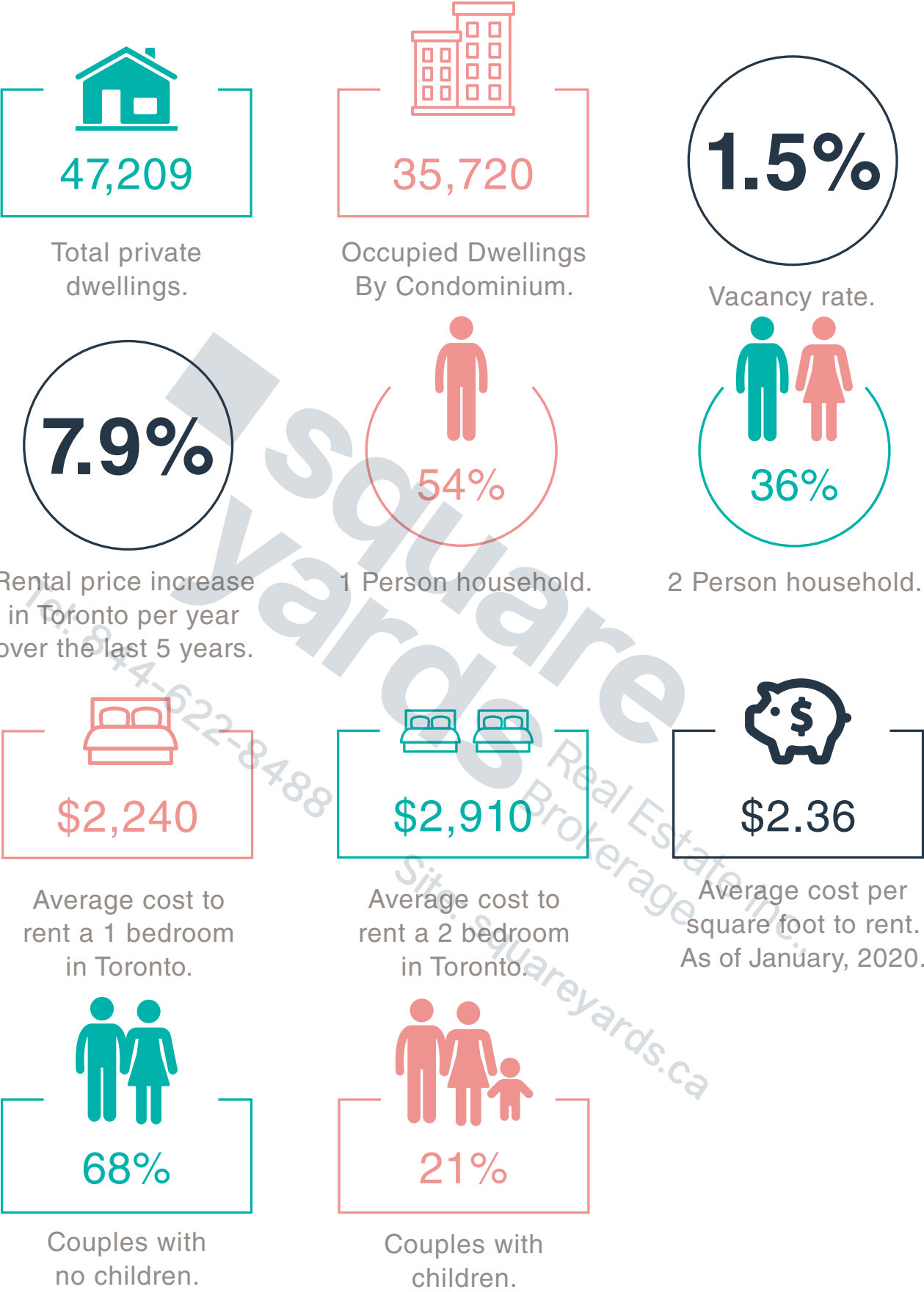
HOUSEHOLDS	WATERFRONT	TORONTO
PRIVATE HOUSEHOLDS	40,755	1,112,930
AVERAGE HOUSEHOLD SIZE	1.61	2.42

HOUSING	WATERFRONT	TORONTO
RENTER HOUSEHOLDS	58.7%	47.2%

INCOME	WATERFRONT	TORONTO
MEDIAN HOUSEHOLD INCOME	\$78,479	\$65,829
MEDIAN FAMILY INCOME	\$108,199	\$82,859

EDUCATION & LABOUR	WATERFRONT	TORONTO
BACHELOR DEGREE OR HIGHER	71.9%	44.1%
UNEMPLOYMENT RATE	5.2%	8.2%
EMPLOYMENT RATE	78.2%	59.3%

WATERFRONT HOUSING



IN THE HUB OF TECH INNOVATION

Known for its government-funded start-ups, healthy venture capital market and millions of dollars worth of investments made from major tech companies, Toronto is one of the world's top cities to work in tech. Having climbed its way up the tech talent ladder in recent years, the Canadian city is now recognized as the third-largest tech market in North America with 215,000+ workers in the industry. As more and more global companies continue to invest in Toronto, it's easy to see why professionals continue to be attracted to the city as a place to build their tech careers.

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GLOBAL GIANT GOOGLE JOINS THE WATERFRONT'S REVITALIZATION

In early 2020, Google announced that one of its three new offices on Canadian soil would be located on Toronto's eastern waterfront, just a seven-minute drive from Quay House at 65 King Street East. In line with the area's next generation of technological development and sustainability, the Google office will feature over 18,000 sq.ft. of outdoor terraces and bike stalls, over 10,000 sq.ft. of public retail space and over 40,000 sq.ft. of office space across 18 floors. Their office is expected to be complete in 2022 and bring 5,000 new jobs to the area.

TRANSFORMING THE WAY WE WORK: THE WATERFRONT INNOVATION CENTRE

Now under construction on Toronto's east end, the Waterfront Innovation Centre is a cutting-edge project that will lead the next wave of commercial office development by creating an environment that sustains and prioritizes creativity, collaboration and community, and be as useful for recreation as it is for production.

Part of the renewal of Toronto's waterfront and an answer to the city's rapidly evolving creative and technology sectors, the Waterfront Innovation Centre will include built-in workshops and lab spaces for productivity, as well as direct fiber connection that can achieve speeds as fast as one terabyte per second. The centre's smart design also includes sustainability goals, with green roofs and reflective high-albedo surfaces, multiple outdoor terraces for lounging, geothermal heating, purposeful solar orientation and reduced mechanical systems.

Upon completion, the Waterfront Innovation Centre will blend seamlessly into Toronto's revitalized waterfront and is projected to create approximately 40,000 new jobs.



DISCOVER TORONTO'S EAST END

ENTERTAINMENT

- 1. Canadian Opera Company
- 2. CN Tower
- 3. Hockey Hall of Fame
- 4. Meridian Hall
- 5. Princess of Wales Theatre
- 6. Ripley's Aquarium
- 7. Rogers Centre
- 8. Roy Thomson Hall
- 9. Scotiabank Arena
- 10. The Rec Room
- 11. TIFF Bell Lightbox
- 12. Toronto Harbourfront Centre
- 13. Young Centre for the Performing Arts
- 14. Young People's Theatre

PARKS

- 15. Cherry Beach
- 16. Berczy Park
- 17. Martin Goodman Trail
- 18. David Crombie Park
- 19. Harbour Square Park
- 20. Parliament Square Park
- 21. Princess Street Park
- 22. Roundhouse Park
- 23. Sherbourne Common
- 24. St. James Park
- 25. Sugar Beach

GROCERY

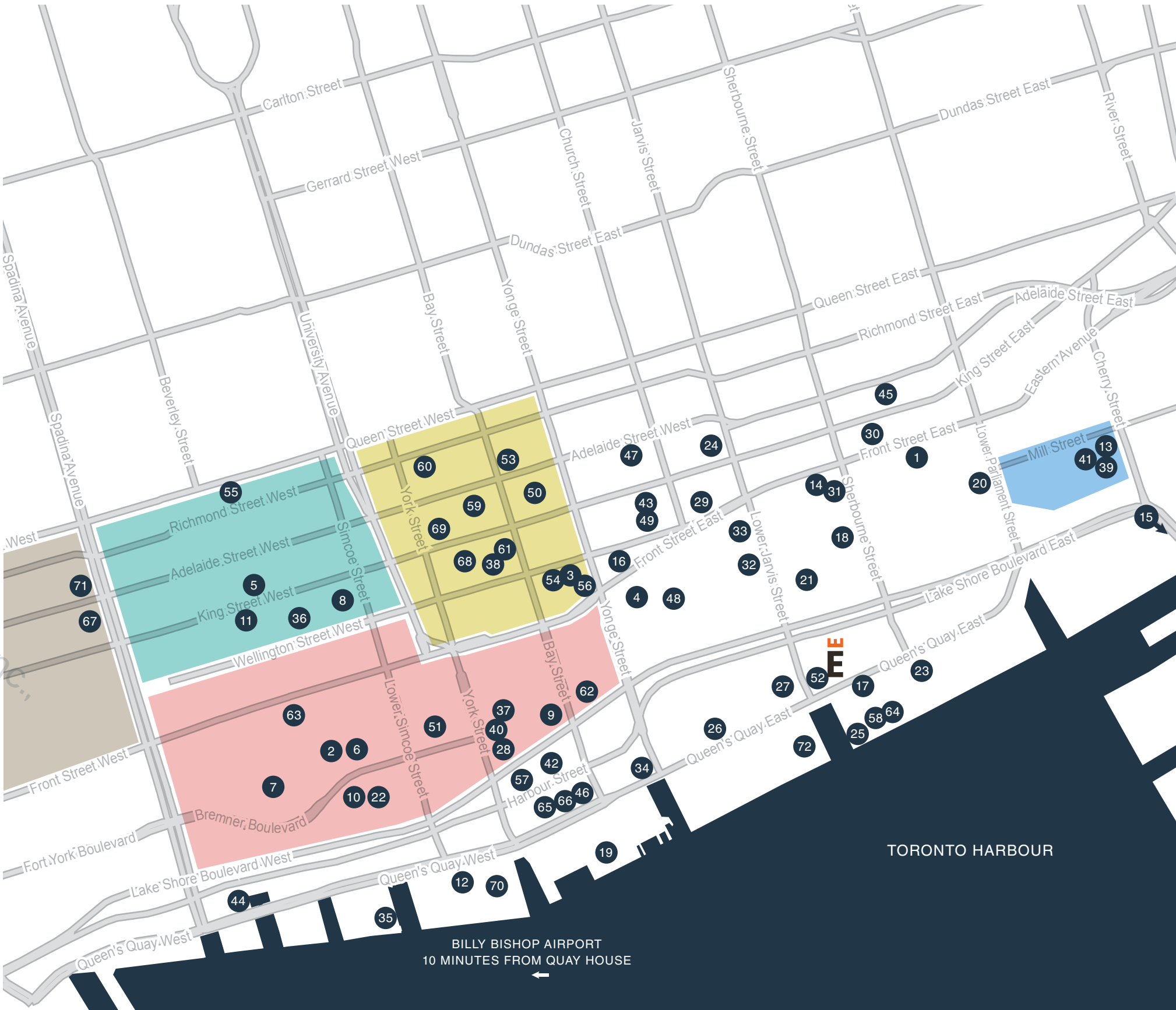
- 26. LCBO
- 27. Loblaws
- 28. Longo's
- 29. Metro
- 30. No Frills
- 31. Rabba Fine Foods
- 32. Shoppers Drug Mart
- 33. St. Lawrence Market
- 34. The Kitchen Table

DINING

- 35. Amsterdam BrewHouse
- 36. Bymark
- 37. Aria Ristorante
- 38. Canoe
- 39. Cluny Bistro & Boulangerie
- 40. e11even
- 41. El Catrin
- 42. Harbour 60
- 43. Hogtown Smoke
- 44. Loch and Quay
- 45. Mangia & Bevi
- 46. Miku Toronto
- 47. Terroni
- 48. The Keg Steakhouse + Bar
- 49. Woods Restaurant & Bar

MAJOR BUSINESSES

- 50. Amazon Toronto Office
- 51. Apple Canada
- 52. Artscape Head Office
- 53. Bay Adelaide Centre
- 54. Bay Wellington Tower
- 55. Bell Media Headquarters
- 56. Brookfield Place
- 57. Cisco Systems Inc.
- 58. Corus Entertainment
- 59. First Canadian Place
- 60. Google Office
- 61. Google Office (future)
- 62. Microsoft Canadian HQ
- 63. Oracle
- 64. Quay Media Services
- 65. RBC WaterPark Place
- 66. Salesforce Canada
- 67. Shopify
- 68. Toronto Dominion Centre
- 69. Toronto Stock Exchange
- 70. Yahoo Canada
- 71. Zynga
- 72. Redpath Sugar Plant

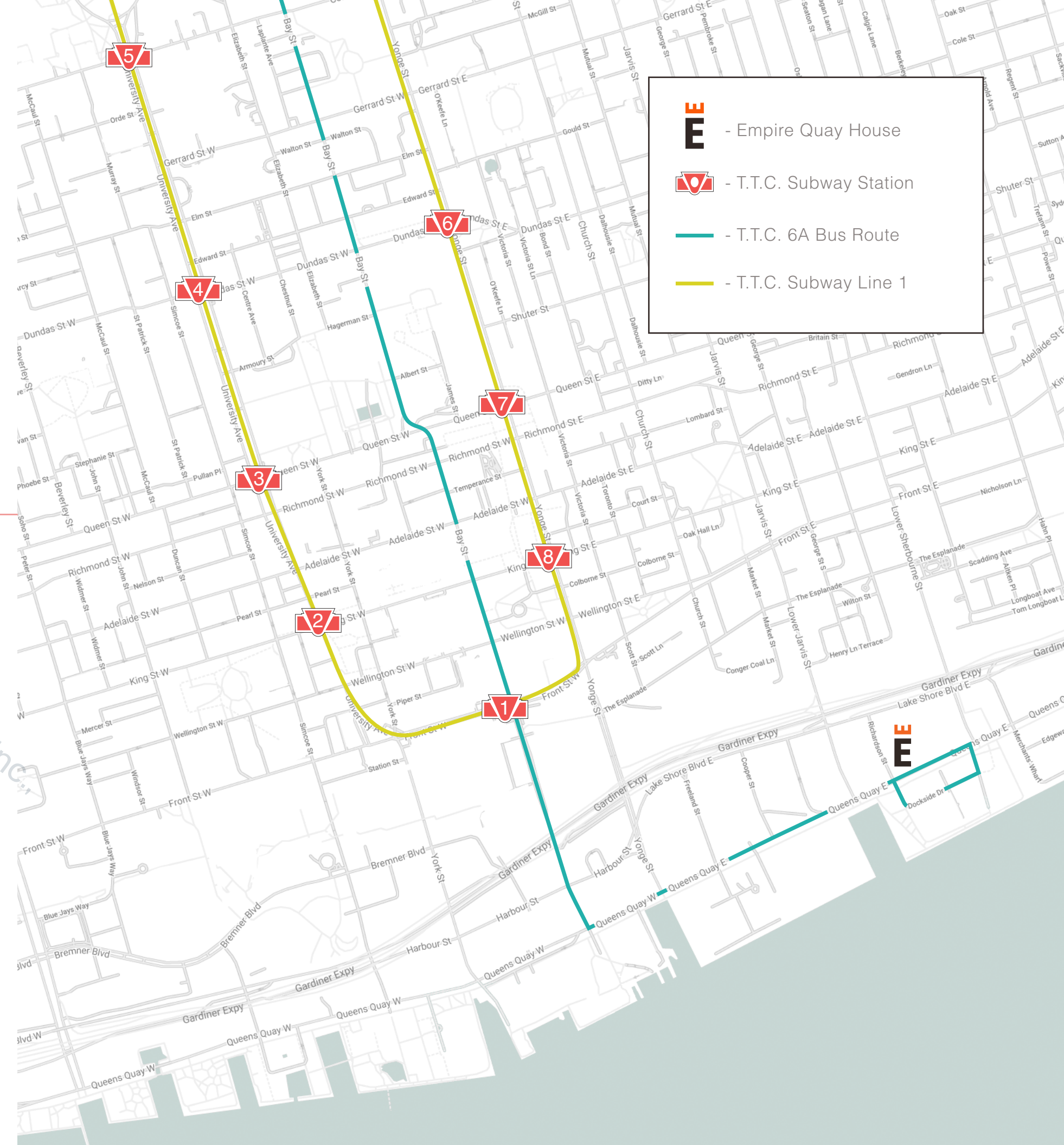
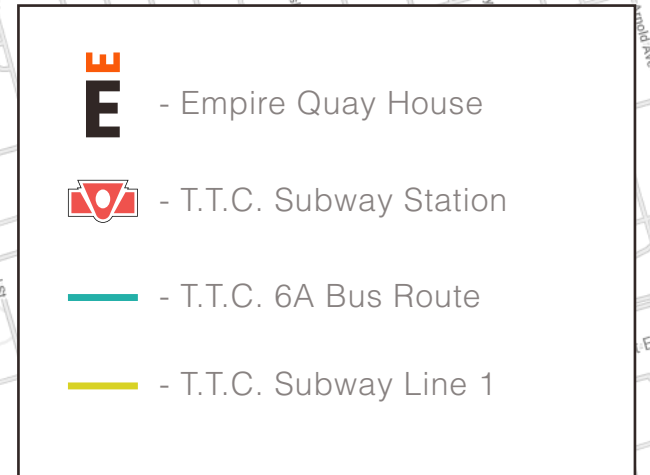


Fashion District Tech District Entertainment District Financial District Distillery District

TRAVEL & TRANSIT

Quay House makes commuting easy with the 6A bus stop located directly outside the residence on Queens Quay East. The bus comes every 7 minutes and Union Station is only a 10 minute ride away.

1. Union Station
2. St. Andrew Station
3. Osgoode Station
4. Queens Park Station
5. Museum Station
6. Dundas Station
7. Queen Station
8. King Station



POST SECONDARY SCHOOLS

UNIVERSITY OF TORONTO (ST. GEORGE CAMPUS)

ADDRESS:

27 King's College Cir, Toronto, ON M5S 3K1

Located in the heart of Toronto, the University of Toronto is ranked number 1 in Canada among Canadian Universities in 2020 by Macleans and number 18 in the word by Times Higher Education.

[Learn more at utoronto.ca](https://utoronto.ca)

12 MIN DRIVE FROM EMPIRE QUAY HOUSE

OCAD UNIVERSITY

ADDRESS:

100 McCaul St, Toronto, ON M5T 1W1

Known for its studio-based and experiential education and research, OCAD offers three bachelor's streams for undergrads in 16 majors, more than 20 art-related minors in subjects such as wearable technology, and seven master's degrees.

[Learn more at ocadu.ca](https://ocadu.ca)

10 MIN DRIVE FROM EMPIRE QUAY HOUSE

RYERSON UNIVERSITY

ADDRESS:

297 Victoria St, Toronto, ON M5B 2K3

Ranked 16 in all of Canada, Ryerson University is made up of 8 faculties, consisting of: Faculty of Arts, Faculty of Community Services, Faculty of Communication and Design, Faculty of Engineering and Architectural Science, Faculty of Law, Faculty of Science, Ted Rogers School of Management and Yeates School of Graduate Studies.

[Learn more at ryerson.ca](https://ryerson.ca)

10 MIN DRIVE FROM EMPIRE QUAY HOUSE

GEORGE BROWN COLLEGE (ST. JAMES + WATERFRONT CAMPUS)

ADDRESS:

St. James Campus // 200 King St E, Toronto, ON M5A 3W8

Waterfront Campus // 51 Dockside Dr, Toronto, ON M5A 1B6

The St. James Campus offers a variety of programs, these consist of: Business, Hospitality & Tourism Management, Makeup & Esthetics, Hospitality & Culinary Arts and School of English as a Second Language. The Waterfront campus consists of: Daphne Cockwell Centre for Health Sciences and WFD: School of Design.

[Learn more at georgebrown.ca](https://georgebrown.ca)

ST. JAMES: 5 MIN DRIVE FROM EMPIRE QUAY HOUSE
WATERFRONT: 4 MIN WALK FROM EMPIRE QUAY HOUSE



MAVEN



PHOENIX



SUMMERLEA



EAU DU SOLEIL



WYNDANCE



MIDTOWN



WYNDFIELD



MAVERICK



BEYOND THE SEA

EMPIRE

PROUD OF OUR HISTORY

We believe in careful consideration and in strategically making business decisions based on solid rationale and vast experience. Starting in 1993 as a homebuilder but long before as one of Canada's largest excavating companies, our knowledge of the construction and the development industry runs deep.

After years of slowly growing our footprint we can proudly say that we are in two countries, six regions, 81 communities and have built more than 20,000 homes over the past 25 years. Our team is close to 900 and we have five regional offices spanning Toronto, Ontario; Houston, Austin, San Antonio, Texas; and Atlanta, Georgia. By growing slowly, we have been able to maintain the family owned and operated feel that's grounded by our core values. As one of North America's largest private homebuilders, our goal is to continue to grow, innovate and create some of the best communities to live in.

See where you belong at [EmireCommunities.com](https://www.EmireCommunities.com)

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