

CATALYST

MOVE AT THE SPEED OF SCIENCE

77 WADE AVENUE | THE JUNCTION | TORONTO ON | 155,000 SF LIFE SCIENCE AND RESEARCH SPACE FOR LEASE

A WORLD CLASS PURPOSE BUILT LIFE SCIENCE DEVELOPMENT IN CENTRAL TORONTO

77 Wade Avenue is set to elevate the Junction and introduce a new standard for world-class innovation facilities. Delivering 155,000 SF of revolutionary, market-leading life science and research space, Catalyst is the first of its kind in Toronto, propelling Canadian research and innovation to new heights.



COMING TO THE JUNCTION
IN NOVEMBER 2024



Vision

Catalyst at 77 Wade will deliver best-in-class lab and research space, providing the spark for Canadian sciences innovation and commercialization to stand alone and stand out.

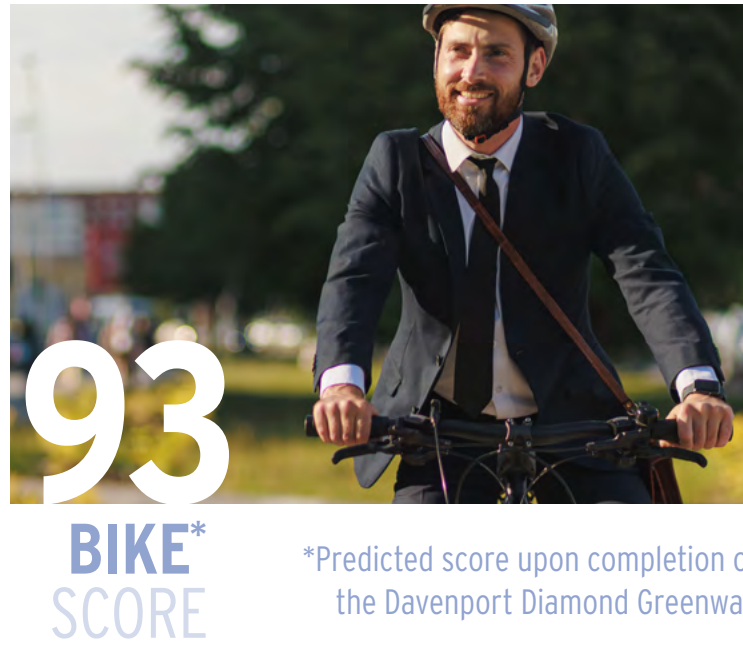
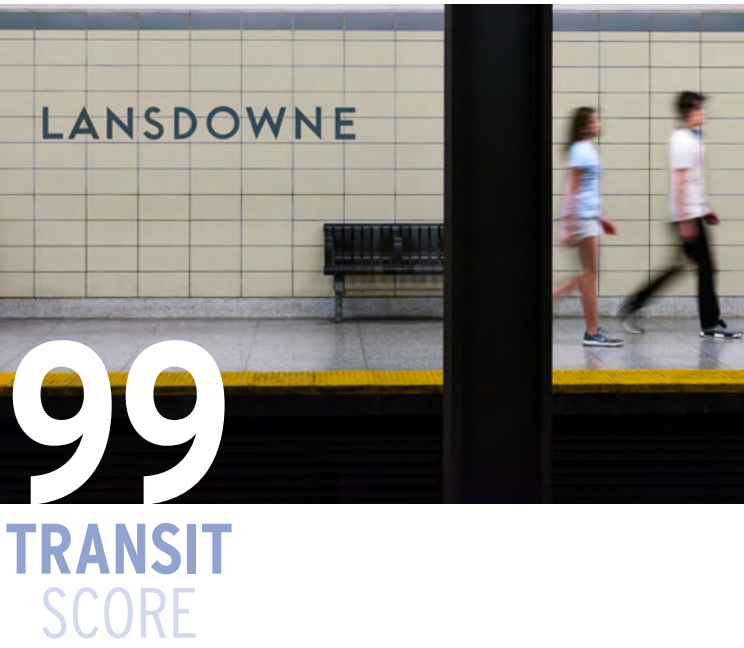
Featuring a human-driven design, the project is thoughtfully curated to encourage collaboration and exploration to allow big ideas to take hold and flourish. With forward thinking architecture, cutting-edge technical attributes and its vibrant location in the Junction, Catalyst is the embodiment of inspiration and discovery.





Location

The Junction neighbourhood, like Catalyst itself, provides the opportunity to discover and innovate. The Junction is poised to evolve into Toronto's next dynamic innovation district, offering public transit infrastructure that is second only to Union Station, a diverse and compelling amenity base, and a rapidly expanding residential development pipeline that presently boasts over 14,000 units. Additionally, The Junction is increasingly attractive as a live-work environment for Toronto's next generation of innovators. Like The Seaport in Boston, Mission Bay in San Francisco, and South Lake Union in Seattle, the future is here for The Junction.



The Area

HISTORY OF THE JUNCTION

The dynamic neighbourhood known today as the Junction has a rich and fascinating history, one defined by the movement of goods, services, and people.

The area, previously called West Toronto was an independent city that had its own federal electoral district until joining the city of Toronto in 1909.

Situated on a natural escarpment, the area once contained vital trade routes and portages from Lake Ontario up to the Humber River for Native Canadians and early settlers.







Around 1880, numerous railways were constructed and at its peak, three Canadian Pacific and two Canadian National Railway lines intersected here, creating the West Toronto diamond crossings.

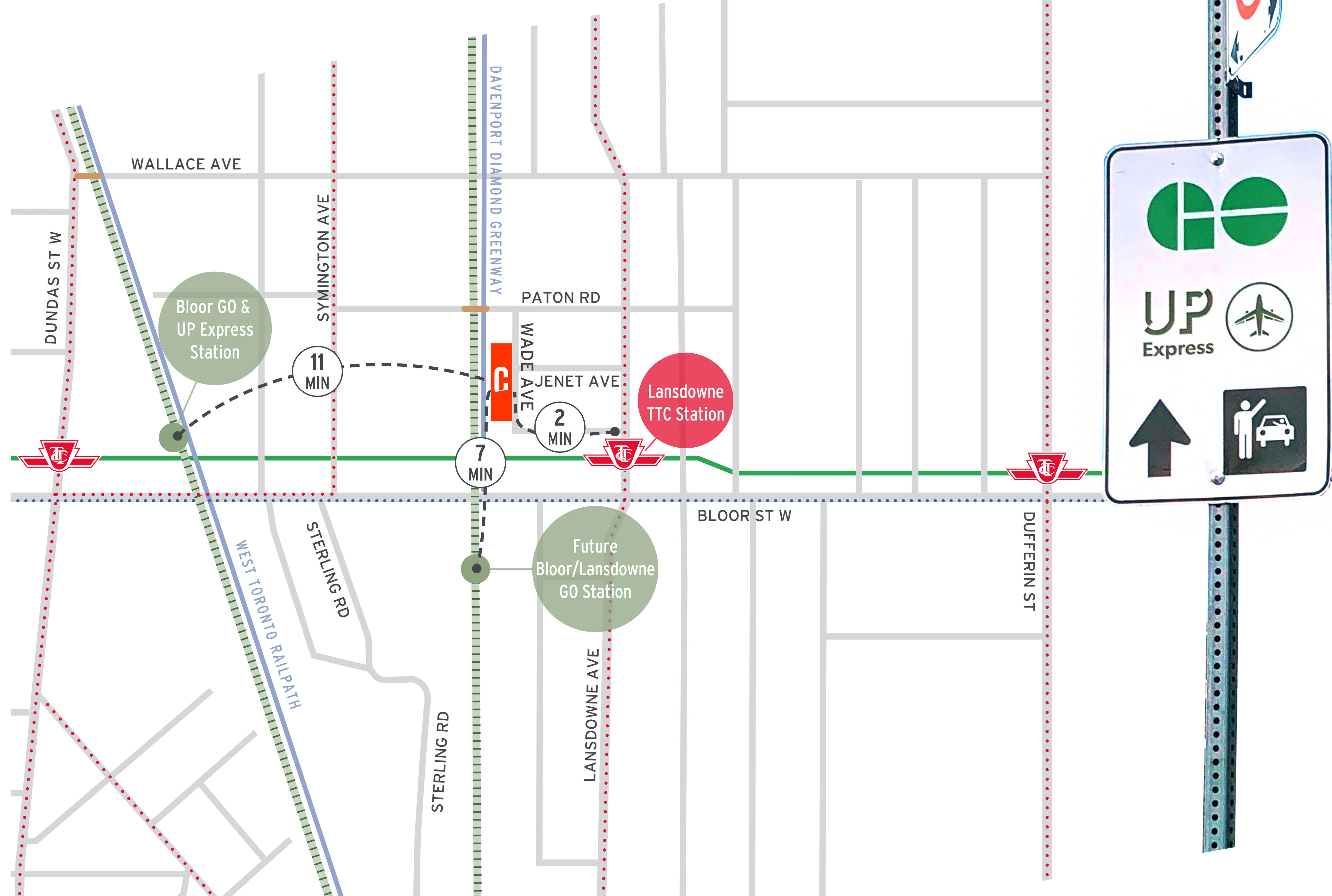
In 1903, residents voted to ban the sale of alcohol within the areas boundaries and although the community changed throughout the 20th century, it remained illegal to sell alcohol in some parts of the Junction until the year 2000.



Walk Times to Transit

LEGEND

-  Bloor/Danforth Subway Line
-  Bus/Streetcar Routes
-  Blue Night Bus Routes
-  GO Train / UP Express
-  Underpass/Overpass
-  Bike/Walk Path



Travel Times

PUBLIC TRANSIT CONNECTIONS

Travel Time
FROM BLOOR UP EXPRESS STATION

Travel Time
FROM LANSDOWNE SUBWAY STATION

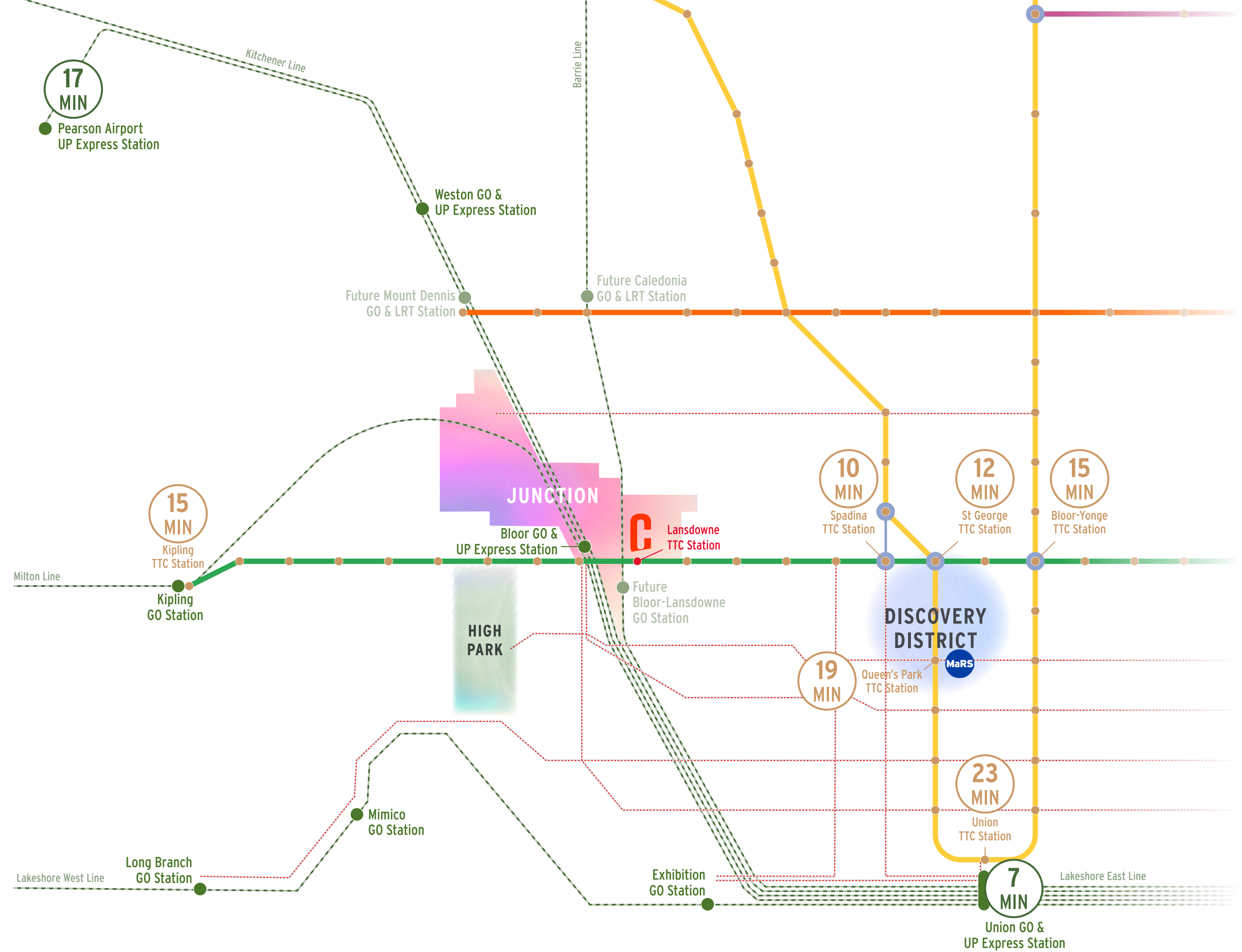
Travel Time
TO DISCOVERY DISTRICT
FROM LANSDOWNE SUBWAY STATION

10 MIN
via Spadina Station

12 MIN
via St George Station

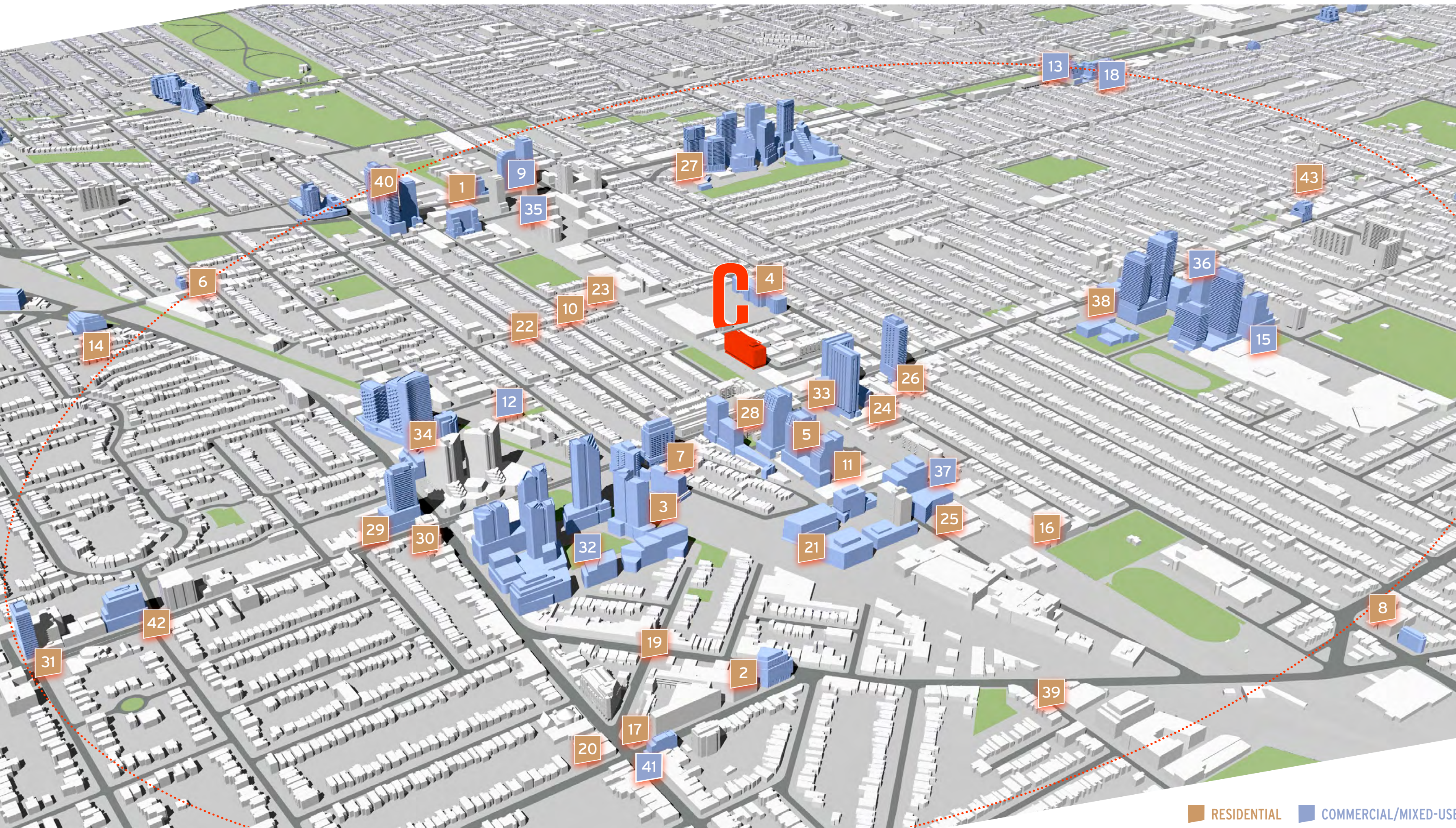
19 MIN
via Queen's Park Station

- LEGEND**
- Subway Line 2 (Bloor - Danforth)
 - Subway Line 1 (Yonge-University)
 - Eglinton Crosstown LRT (Line 5 Eglinton)
 - GO Train / UP Express Lines
 - Subway Line 4 (Sheppard)
 - Streetcar Routes



Developments

14,035 PLANNED RESIDENTIAL UNITS COMING IN THE NEAR FUTURE



1	316 Junction Condos	23	Arch Lofts
2	6 Howard Park	24	1319 Bloor West
3	72 Perth	25	150 Sterling
4	Magellan Centre	26	1293 Bloor West
5	221 Sterling	27	Fuse & Fuse2 Condos
6	Grain Lofts	28	1425 Bloor West
7	1439 Bloor West	29	1540 Bloor West
8	1744 Dundas West	30	1553-1557 Bloor Street West
9	GO Transit: Davenport Diamond Grade Separation	31	Westbend Residences
10	340 Wallace	32	2280 Dundas West
11	House of Assembly	33	The Sterling Automotive
12	i2 Stack	34	2376 Dundas West
13	Galleria On The Park	35	The Campbell
14	Junction Point	36	Dufferin Station Modernization
15	Dufferin Grove Village	37	T3 Sterling Road & Auto Building
16	Enigma on the Park	38	Bloor & Dufferin
17	Howard Park Residences	39	383 Sorauren Avenue
18	Wallace Emerson Community Centre & Park	40	386 Symington
19	Roncesvalles Lofts	41	421 Roncesvalles Avenue
20	The Roncy	42	The Address at High Park
21	West TWNS. at Lower JCT.	43	Lanehouse on Bartlett
22	Wallace Walk Towns		

Amenities

FOOD & DRINK

- 1 Terroni Sud Forno Produzione e Spaccio
- 2 Chito's Pizza
- 3 Balam Toronto
- 4 Kings Chef Chinese Restaurant
- 5 Ali Baba's Middle Eastern Cuisine
- 6 Defina Wood Fired
- 7 Caribbean Queen of Patties
- 8 Bar Neon
- 9 Duffy's Tavern
- 10 Latin World
- 11 Piri Piri Grill House
- 12 Koji Japanese
- 13 Rancho Relaxo to Go
- 14 Thai Lime
- 15 Mattachioni
- 16 Pepper's Food & Drink
- 17 South Indian Dosa Mahal
- 18 Gino's Pizza/Wing Machine
- 19 Pizza Pizza
- 20 Daily Grind
- 21 African Delight
- 22 Sugo

RETAILERS

- 1 Tavora
- 2 Monkey's Paw
- 3 Dead Dog Records
- 4 The Beer Store
- 5 Dollarama
- 6 LCBO
- 7 Loblaws
- 8 Sweet Pete's Bike Shop
- 19 Food Basics
- 10 FreshCo
- 11 Walmart
- 12 Mini Mioche
- 13 Value Village
- 14 Dufferin Mall

FITNESS

- 1 Boulderz Climbing Centre
- 2 Planet Fitness
- 3 Bloor Street Fitness & Boxing
- 4 Auxiliary CrossFit

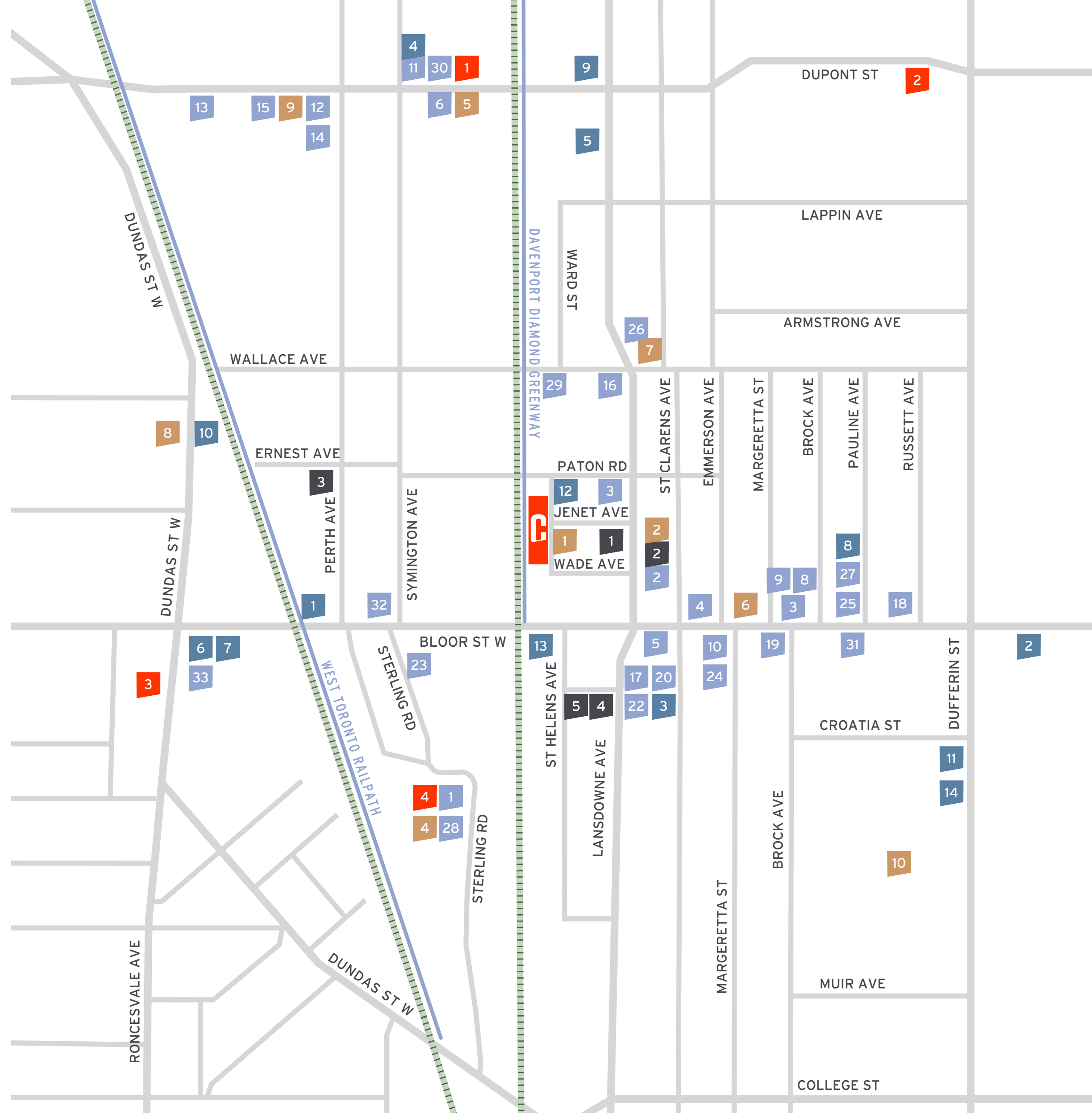
ART

- 1 Museum of Contemporary Art (MOCA)
- 2 Mercer Union
- 3 Blouin Division Gallery
- 4 Daniel Faria Fallery
- 5 Robert Kananaj Gallery

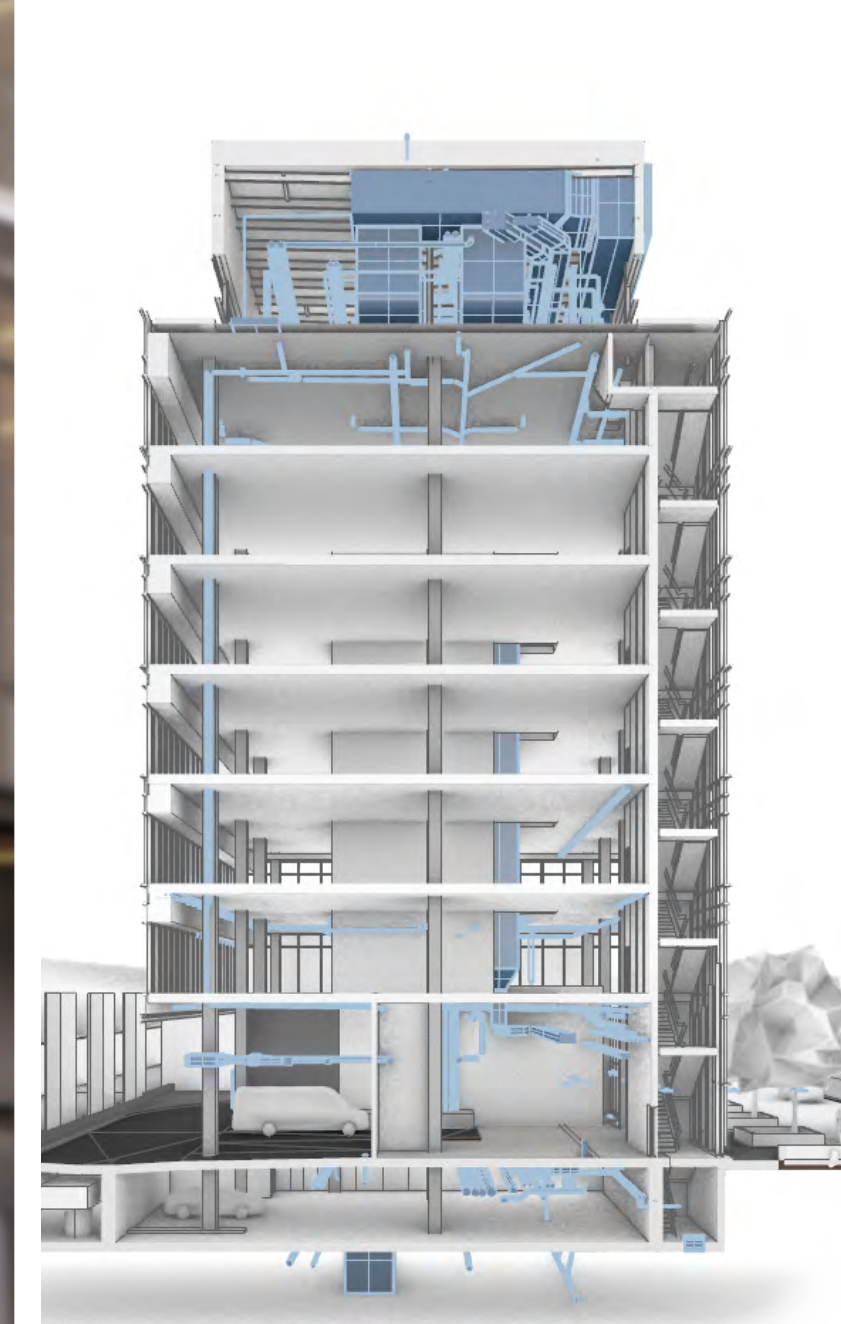
- 23 Kibo Sushi House
- 24 Seoul Shakers
- 25 Alma
- 26 Donna's
- 27 Burdock Brewery
- 28 Henderson Brewery
- 29 Halo Brewery
- 30 Boo Radleys
- 31 The Three Speed
- 32 The Gaslight

COFFEE

- 1 Propeller Coffee Co
- 2 Nofa's Coffee and Bakery
- 3 Martin Espresso Bar
- 4 Ethica Coffee Roasters
- 5 Hale Coffee Company
- 6 Home Baking Co.
- 7 Wallace Espresso
- 8 The Merseyside
- 9 Café Con Leche Espresso Bar
- 10 Dufferin Mall



The Space



World-Class Specifications

GENERAL PROJECT DETAILS

Rentable Square Footage	155,000 SF
Number of Stories	7 (plus 1 level basement)
Building Height	119.75' (excluding mechanical)
Deck to Structure Height	<ul style="list-style-type: none">• Floor 1: 21.7'• Floors 2–7: 14.0'
Floor Plate Size	<ul style="list-style-type: none">• Floor 1: 13,000 RSF• Floors 2–7: 23,667 RSF
Curtainwall System	Double glazed
Structural Design	Concrete frame
Structural Grid Spacing	32.75' x 32.75'
Parking	33 stalls total (including 2 accessible)

Loading Facilities	1 Type B, 1 Type G loading dock
Passenger Elevators	3
Freight Elevator	1 (5,000 lbs)
Environmental Features	<ul style="list-style-type: none">• Targeting LEED Gold• Targeting WiredScore Platinum• Tier 2 Toronto Green Standard
Barrier Free Design	OBC 2022 compliant
Project Amenities	<ul style="list-style-type: none">• Bicycle parking for 96 bikes• Showers and change rooms• Dedicated outdoor garden amenity• Ground floor retail and collaboration space
Base Electrical System	<ul style="list-style-type: none">• 4,000A/600V amp main service• Two 4MVA power transformers for N+1 contingency• Energy efficient lighting with DALI control system



World-Class Specifications

LAB DETAILS

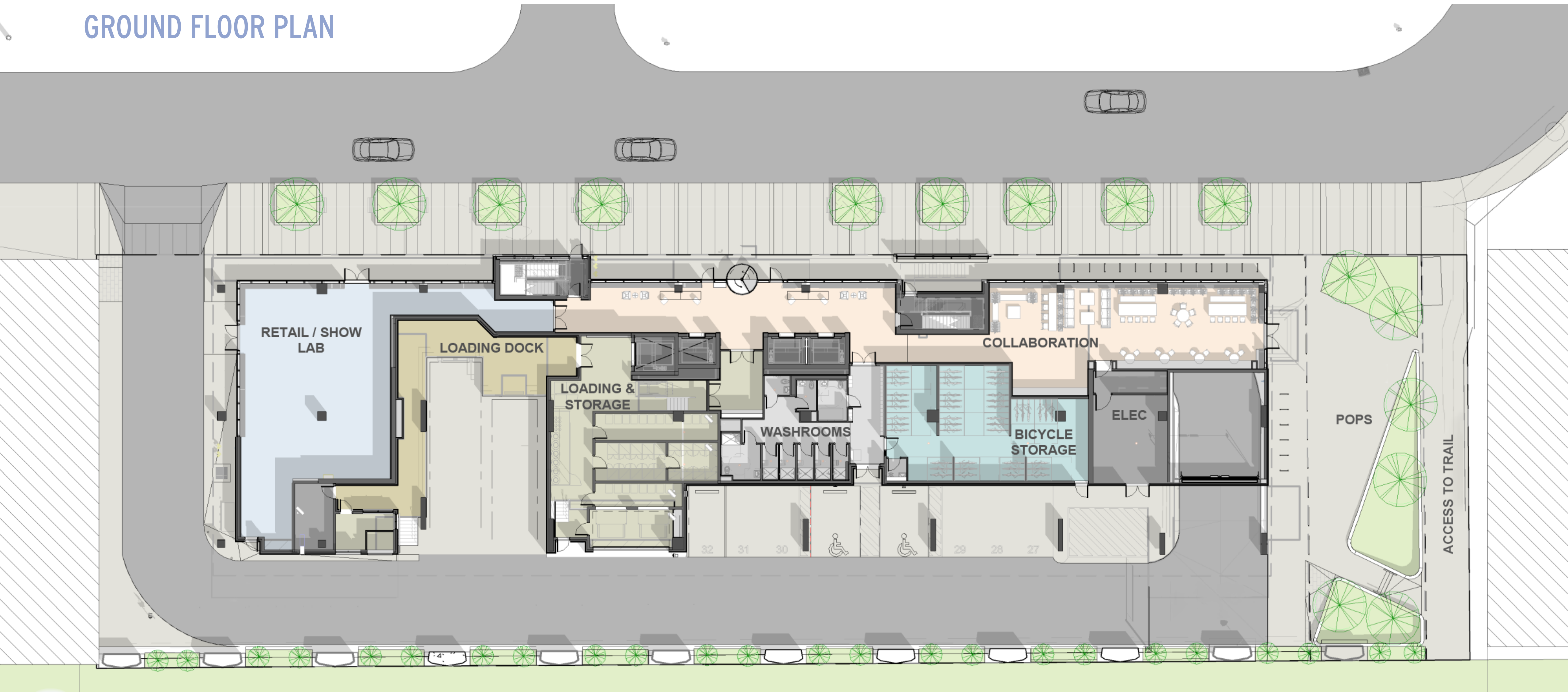
Lab Design Basis	<ul style="list-style-type: none">• 70:30 Lab to office ratio• 50:50 Lab to lab support ratio
Vibration Criteria	4,000 MIPS maximum in all locations
Floor Load Capacity	100 PSF; 150 PSF in designated areas
Floor Flatness	FF 35 / FL 25
Heating, Ventilation, and Air Conditioning	<ul style="list-style-type: none">• Dedicated lab supply air systems with minimum four capped connections per floor• Dedicated lab exhaust air systems complete with n+1 fan redundancy and minimum two capped connections per floor• Lab ventilation system sizing: 1.75 CFM PSF OA & EA• Office ventilation system sizing: 0.25 CFM PSA OA & EA• Lab exhaust air heat recovery system• Capped chilled water piping connections: Minimum two per floor• Capped terminal re-heat water piping connections: Minimum two per floor• Base building perimeter• Radiant ceiling panel system to offset envelope heat losses

Drainage and Venting	<ul style="list-style-type: none">• Lab Drainage: 12 @ 3" DIA• Lab Vent: 12 @ 2.5" DIA• Sanitary Drainage: 4 @ 4" DIA• Sanitary Vent: 4 @ 3" DIA• Central base building PH adjustment system
Warm Shell Deliverables	<ul style="list-style-type: none">• Upright sprinkler heads in an open grid arrangement, based on NFPA-13 ordinary Hazard Group 2 occupancy• Standpipe and hose system with minimum two fire hose cabinets per floor• Dedicated ground floor chemical storage space with 2-hour rating and 90-minute rated door, ready for tenant subdivision• 1,500kW natural gas back-up generator for both life safety and non-life safety loads
Plumbing	Potable domestic water: 2 @ 40 DIA



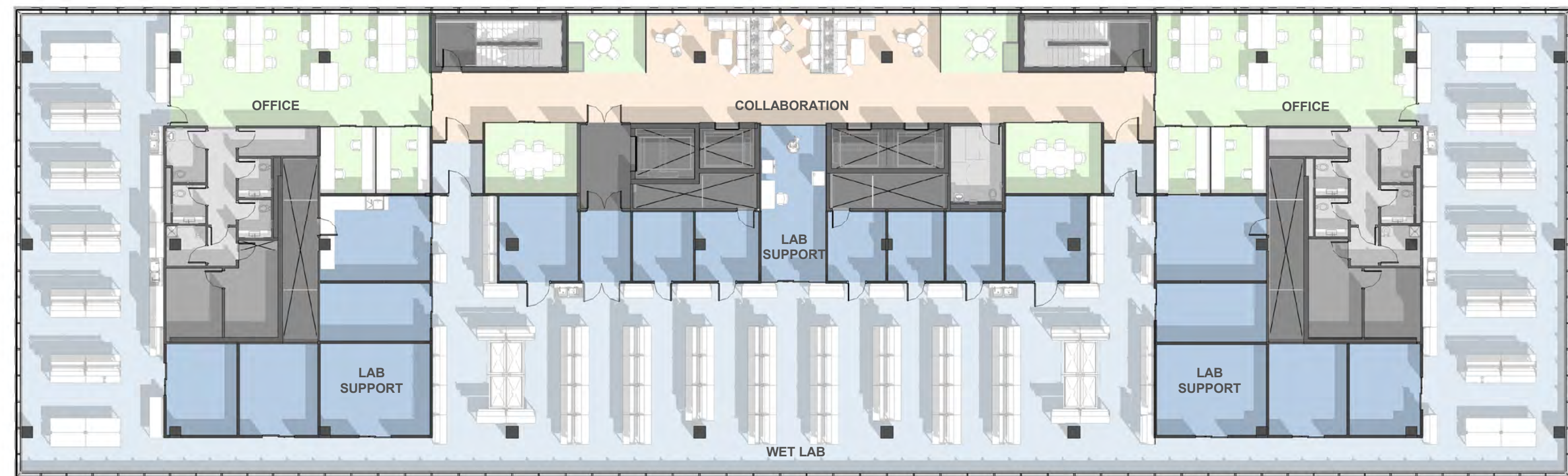
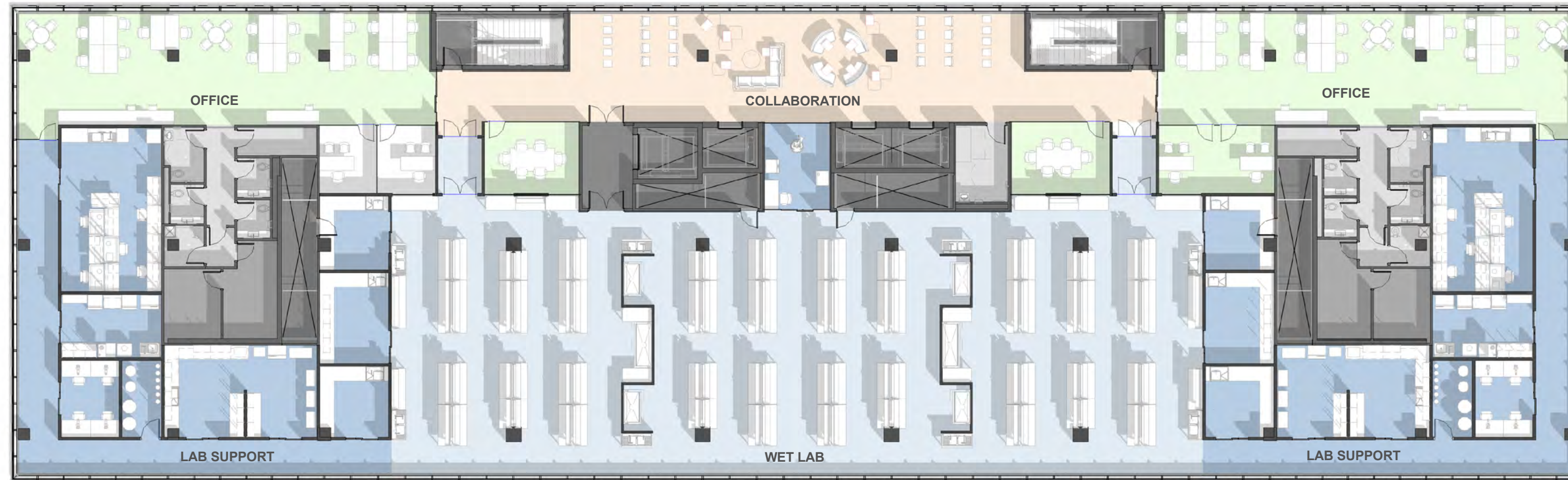
Site Plan

GROUND FLOOR PLAN

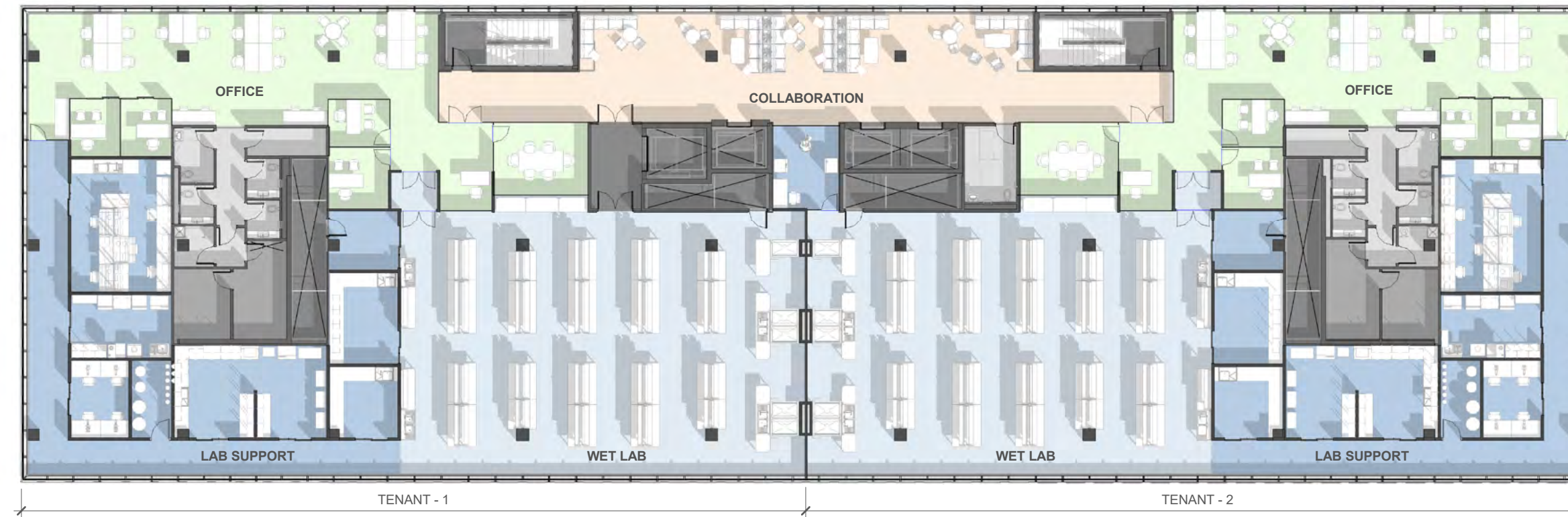


Floor Plan

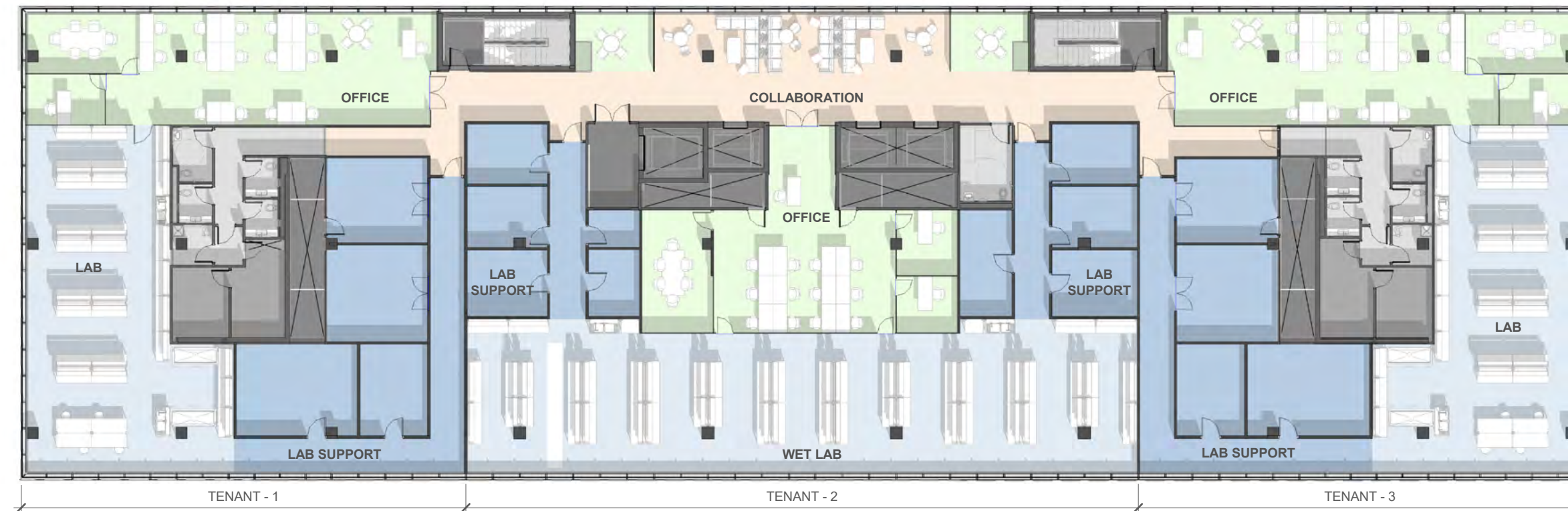
SINGLE TENANT



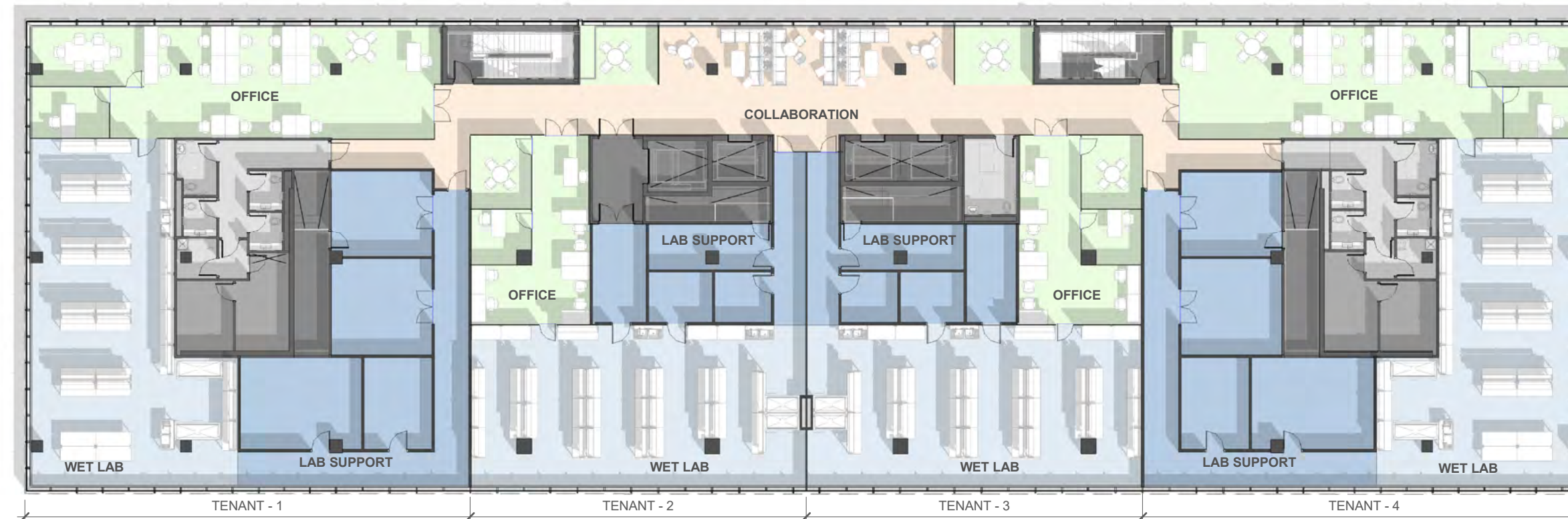
Multi-Tenant Floor Plans



TWO TENANTS



THREE TENANTS



FOUR TENANTS



The Team



GENERAL PARTNER & DEVELOPMENT MANAGER

Seeker Labs | Toronto, ON



CAPITAL PARTNER

AIMCo | Toronto, ON



LEAD ARCHITECT & MEP ENGINEER

DIALOG | Toronto, ON



LIFE SCIENCE DESIGN ADVISOR

SGA | Boston, MA



STRUCTURAL ENGINEERING

Blackwell | Toronto, ON



CONSTRUCTION MANAGER

Pomerleau | Toronto, ON



PROJECT LEASING

Colliers / Cushman & Wakefield | Toronto, ON



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