

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 Q3 2025





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.

99
TRANSIT
SCORE

90
WALK
SCORE

93
BIKE*
SCORE

*Predicted score upon completion of the Davenport Diamond Greenway

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

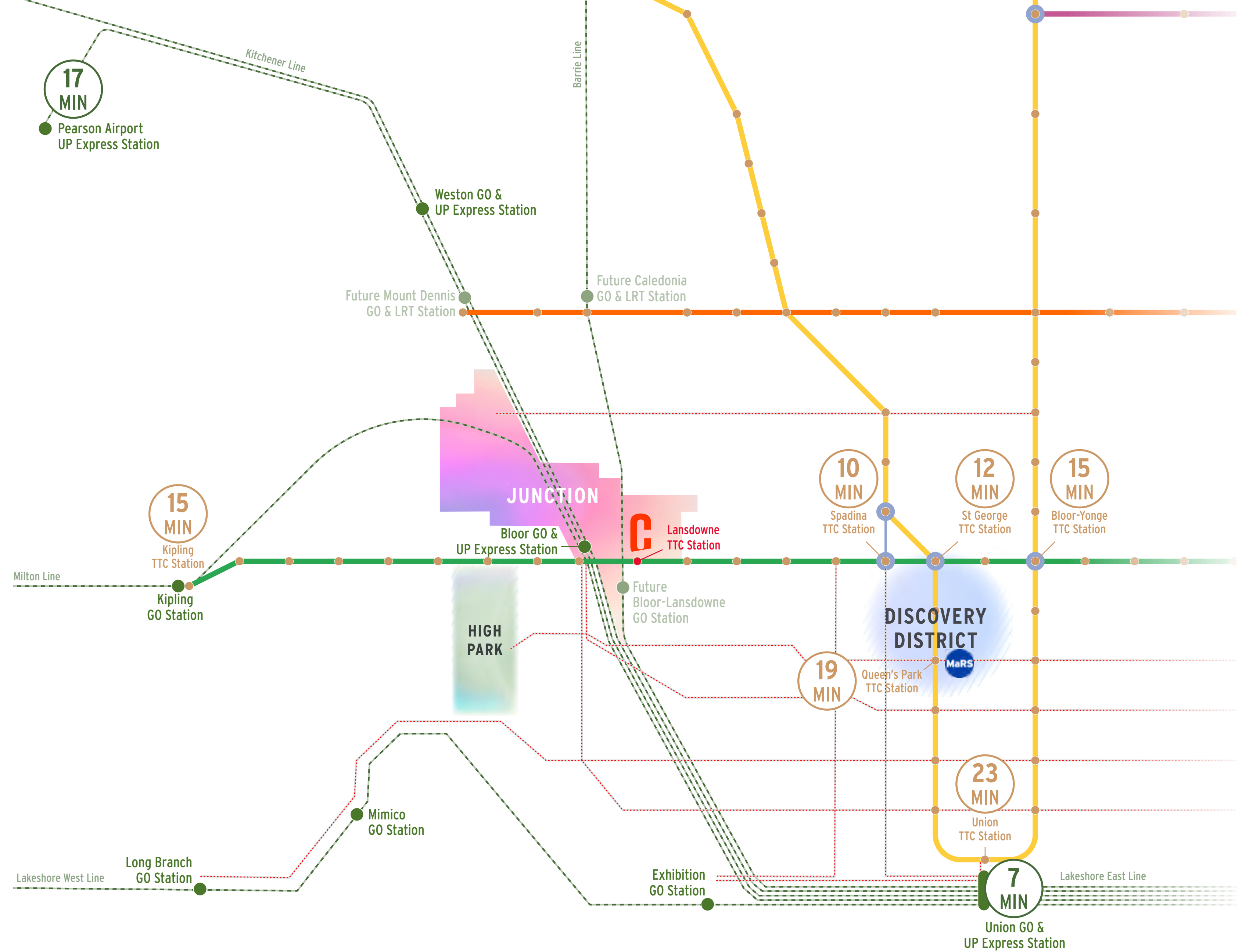
Travel Time
TO DISCOVERY DISTRICT
FROM LANSDOWNE SUBWAY STATION

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
- 9 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

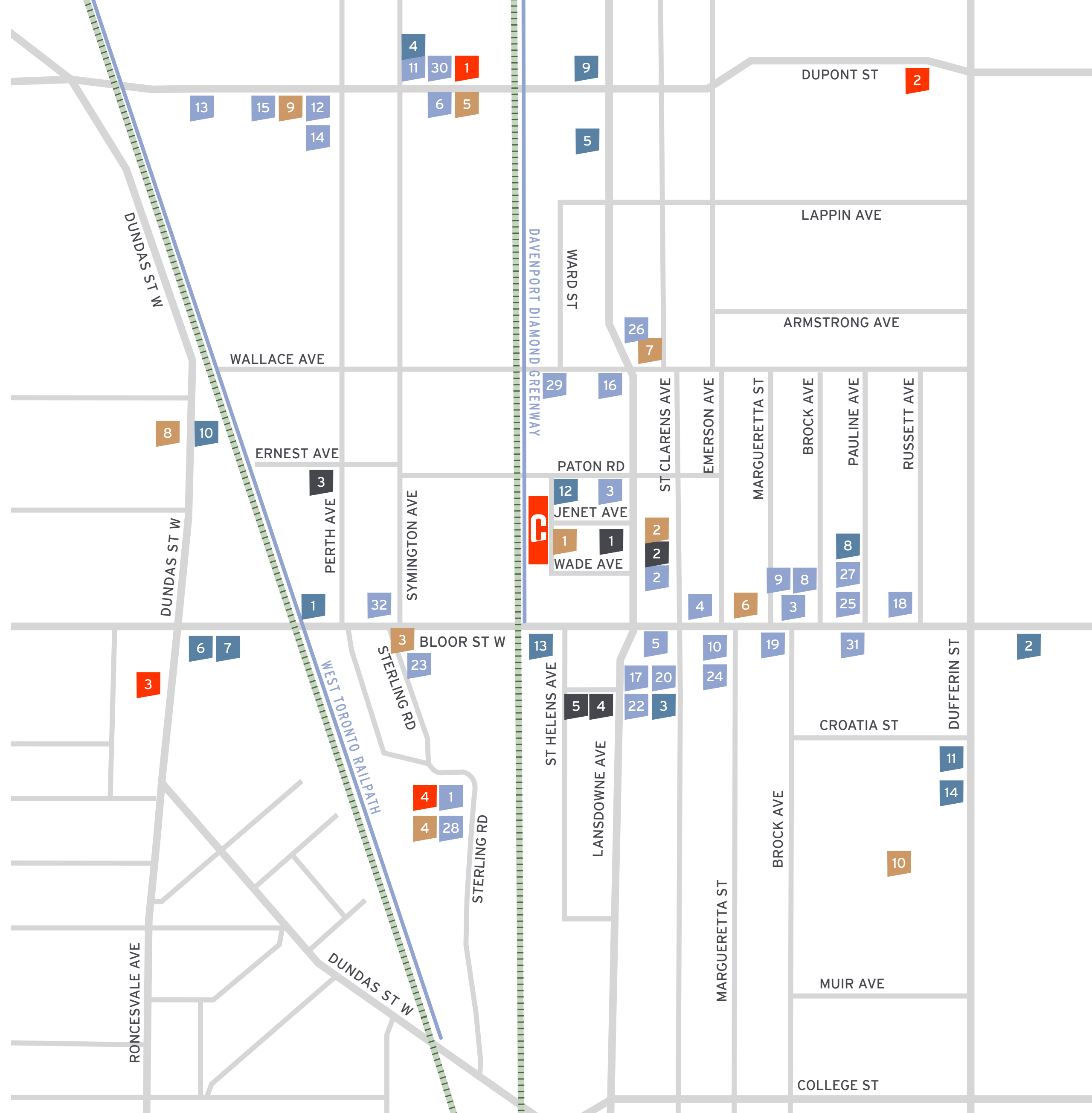
ART

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

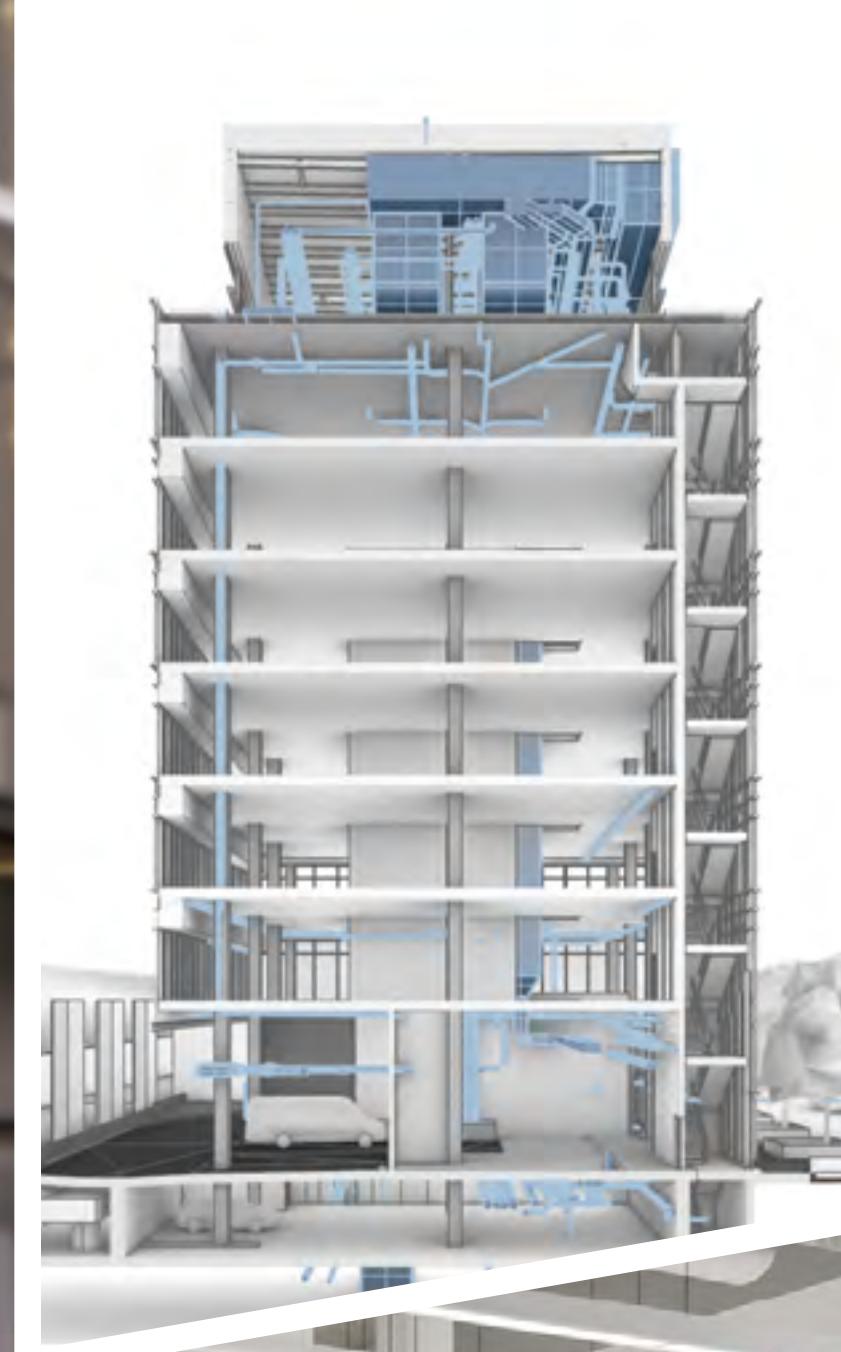
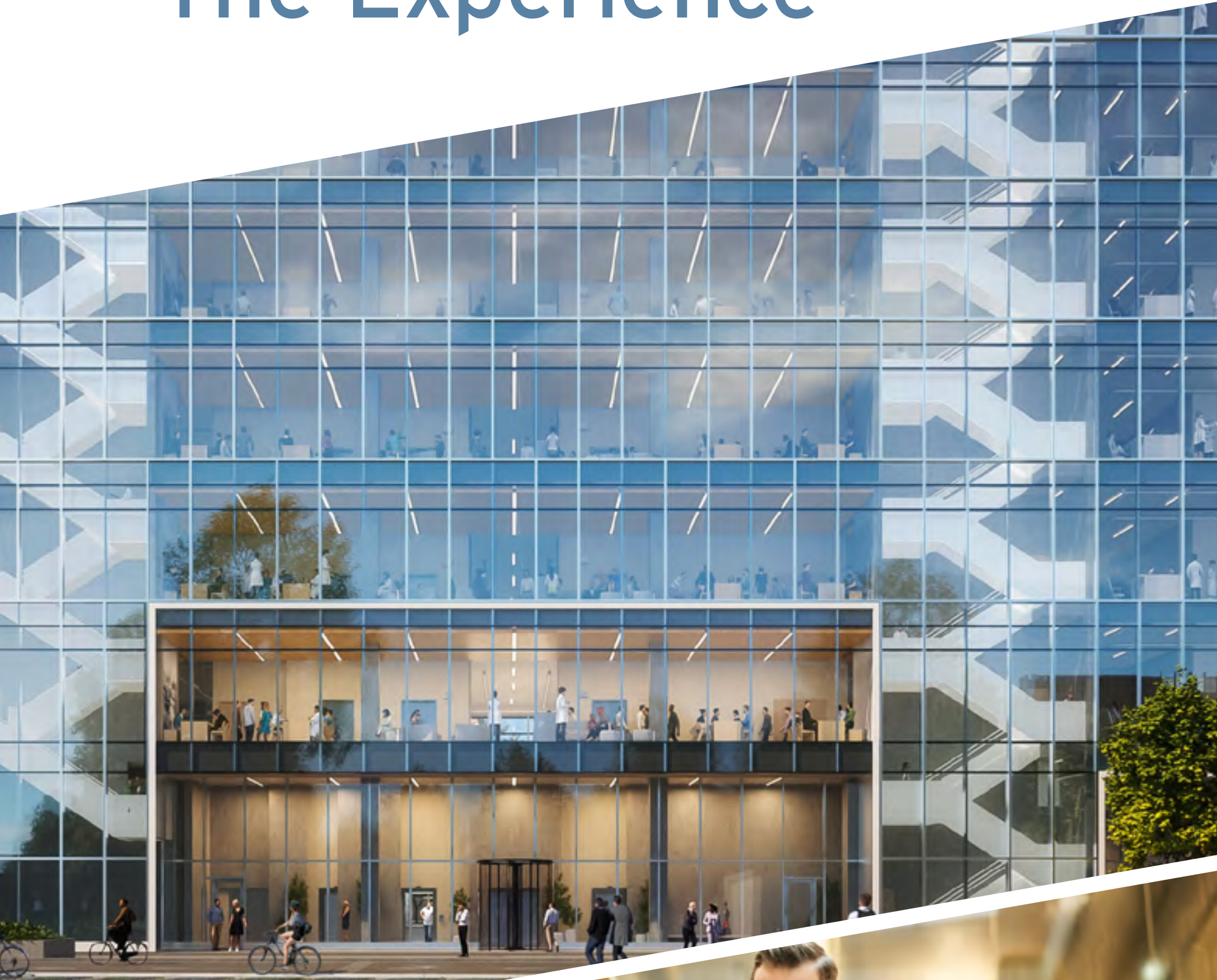
- 23 Kibo Sushi House
- 24 Seoul Shakers
- 25 Alma
- 26 Donna's
- 27 Burdock Brewery
- 28 Henderson Brewery
- 29 Halo Brewery
- 30 Boo Radleys
- 31 The Three Speed
- 32 The Gaslight

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 Experience



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: 24,700 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

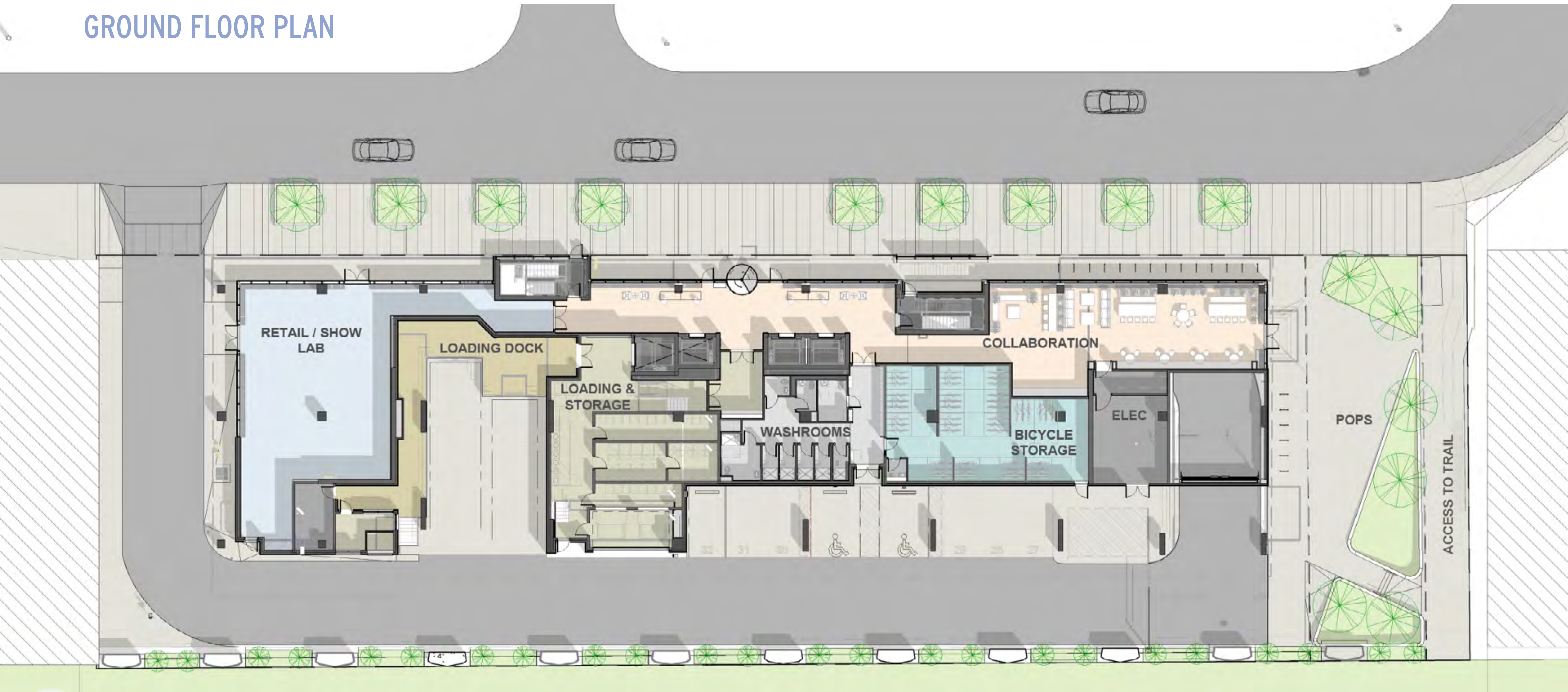
LAB DETAILS

Lab Design Basis	<ul style="list-style-type: none">• 70:30 Lab to office ratio• 50:50 Lab to lab support ratio	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
Vibration Criteria	4,000 MIPS maximum in all locations	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
Floor Load Capacity	100 PSF; 150 PSF in designated areas	Plumbing	Potable domestic water: 2 @ 40 DIA
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		



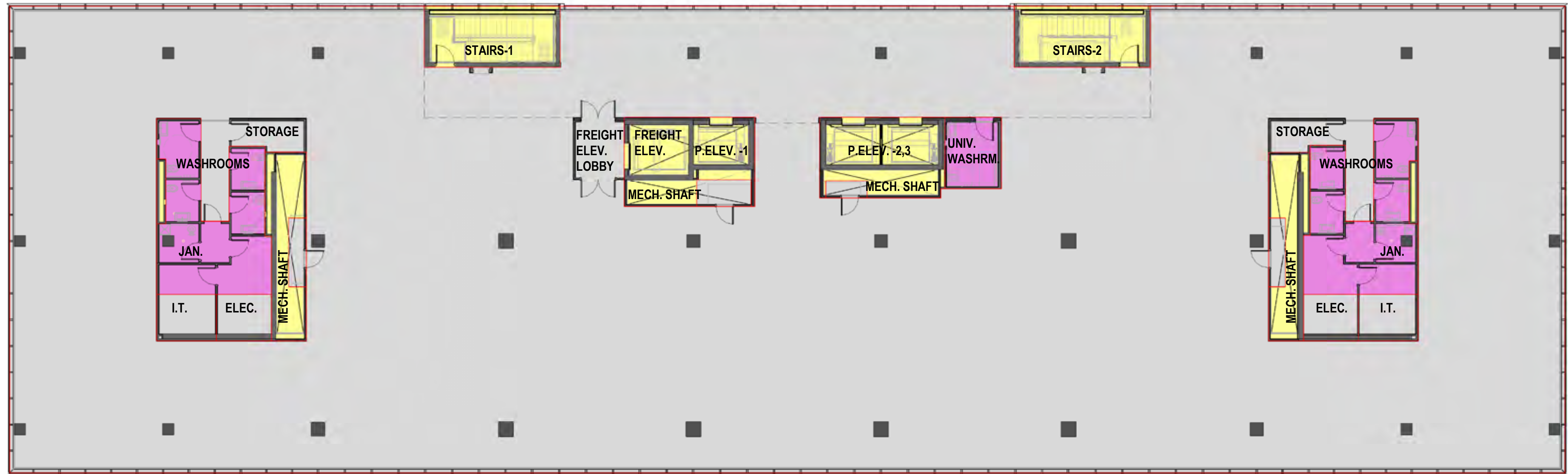
Site Plan

GROUND FLOOR PLAN



Typical Floor Plan

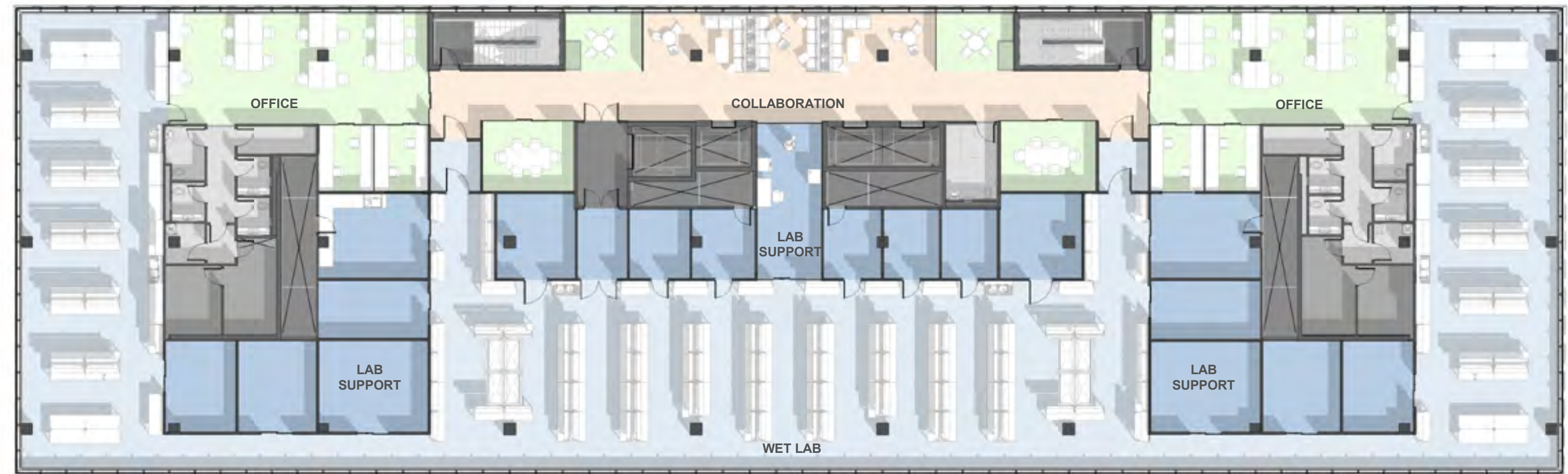
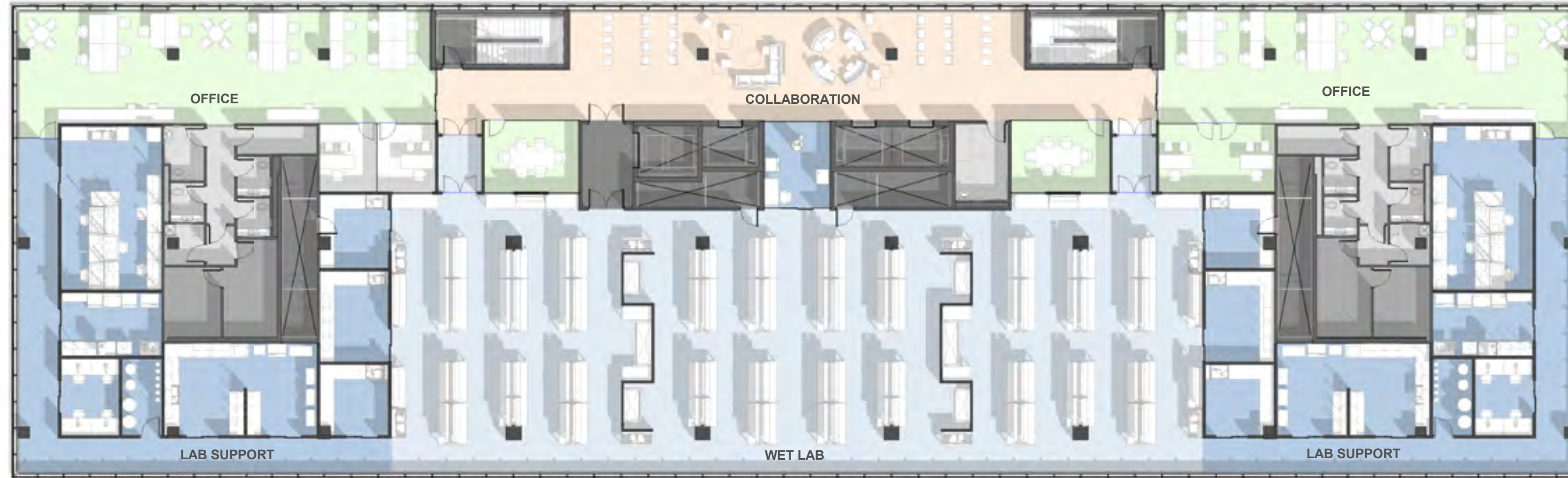
24,700 SF RENTABLE AREA



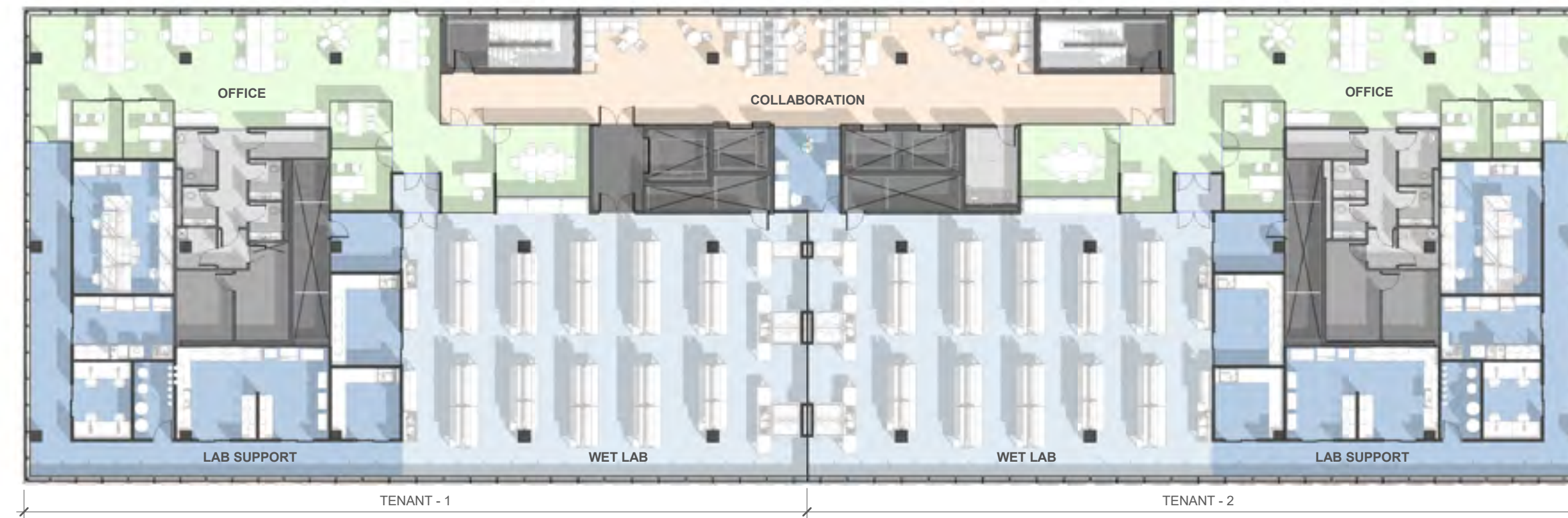
- MAJOR VERTICAL PENETRATIONS
- FLOOR SERVICE AREA
- TENANT AREA

Floor Plan

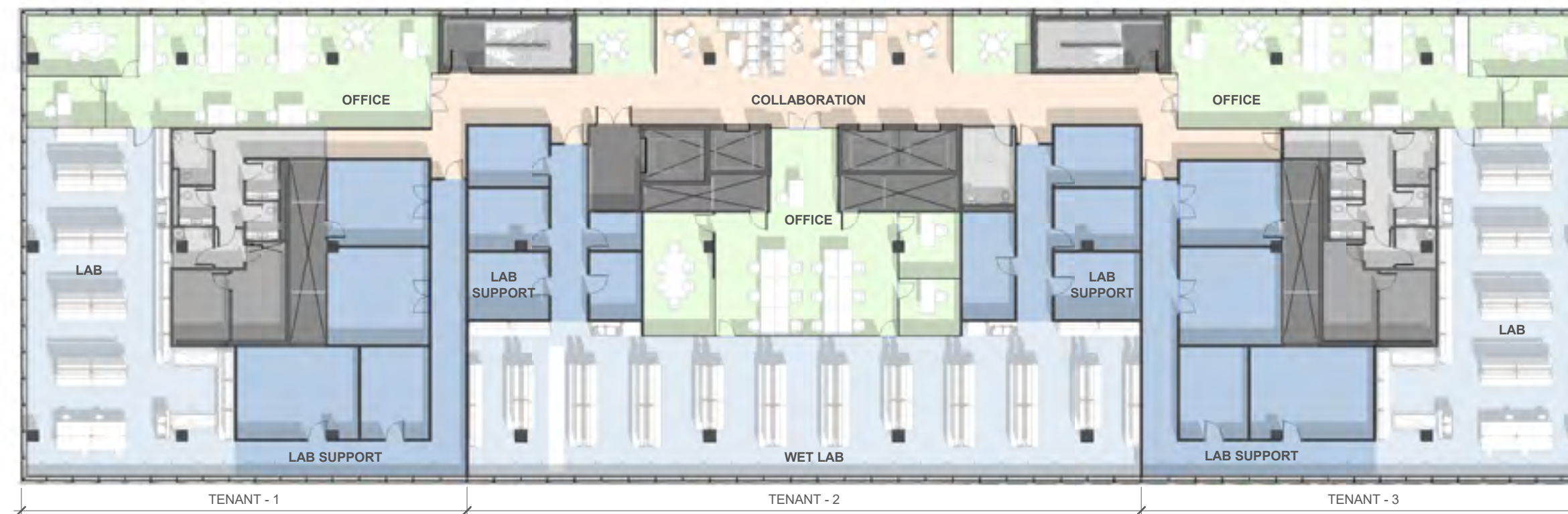
SINGLE TENANT



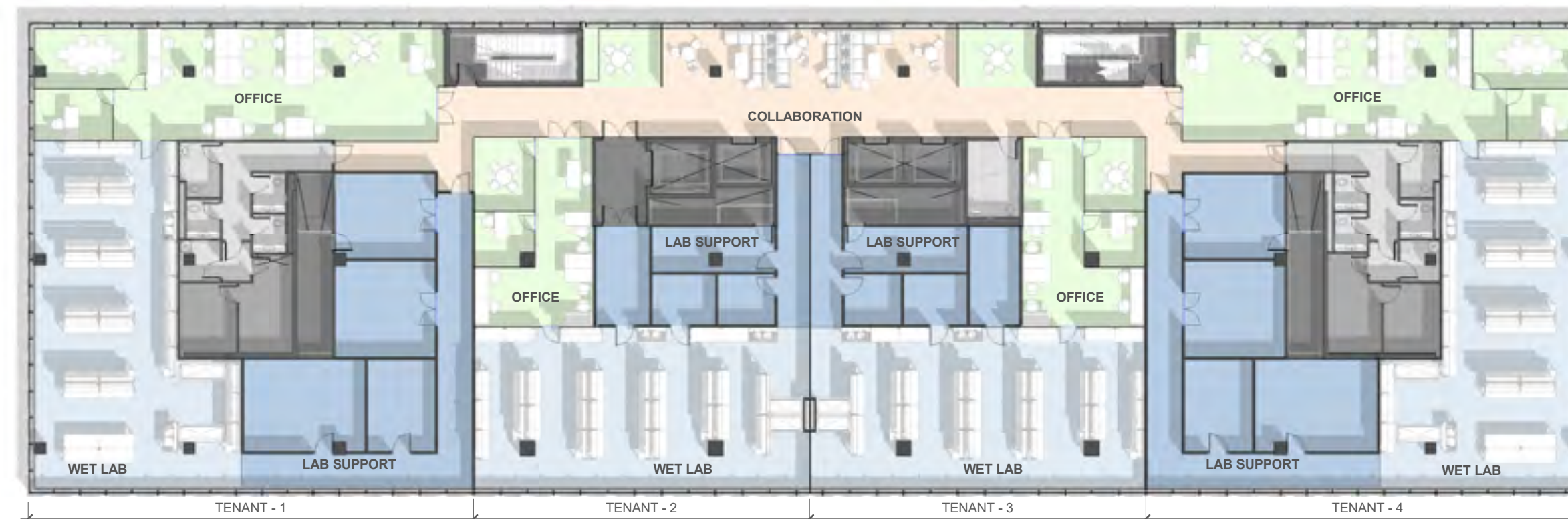
Multi-Tenant Floor Plans



TWO TENANTS



THREE TENANTS

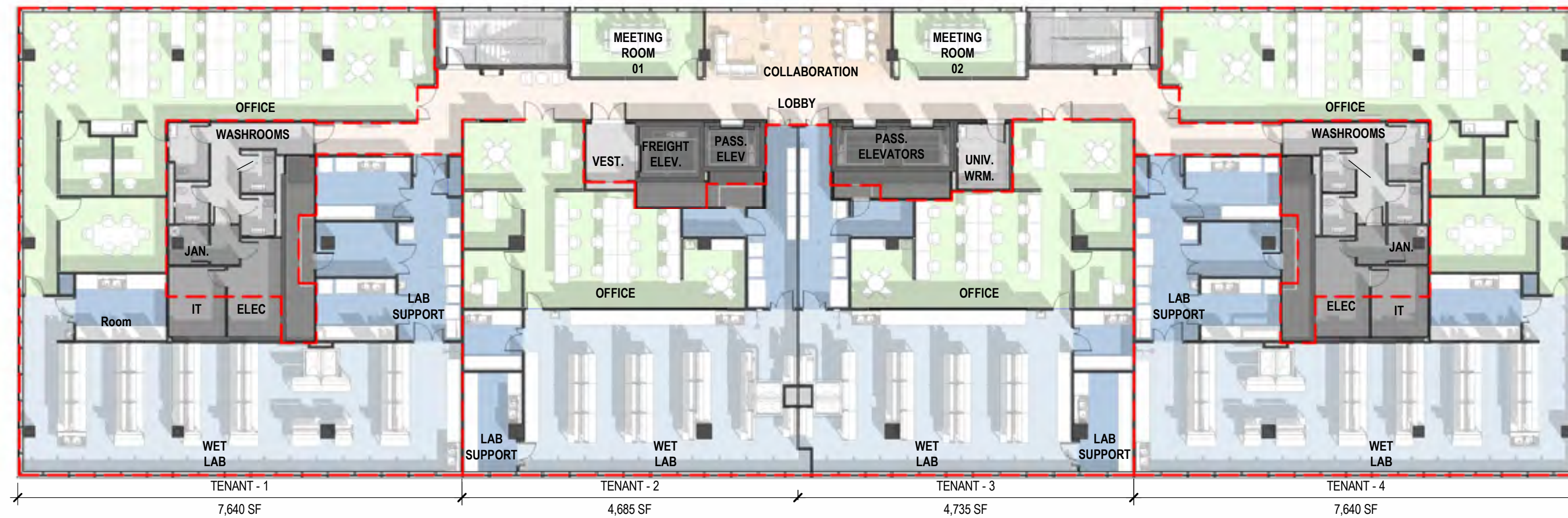
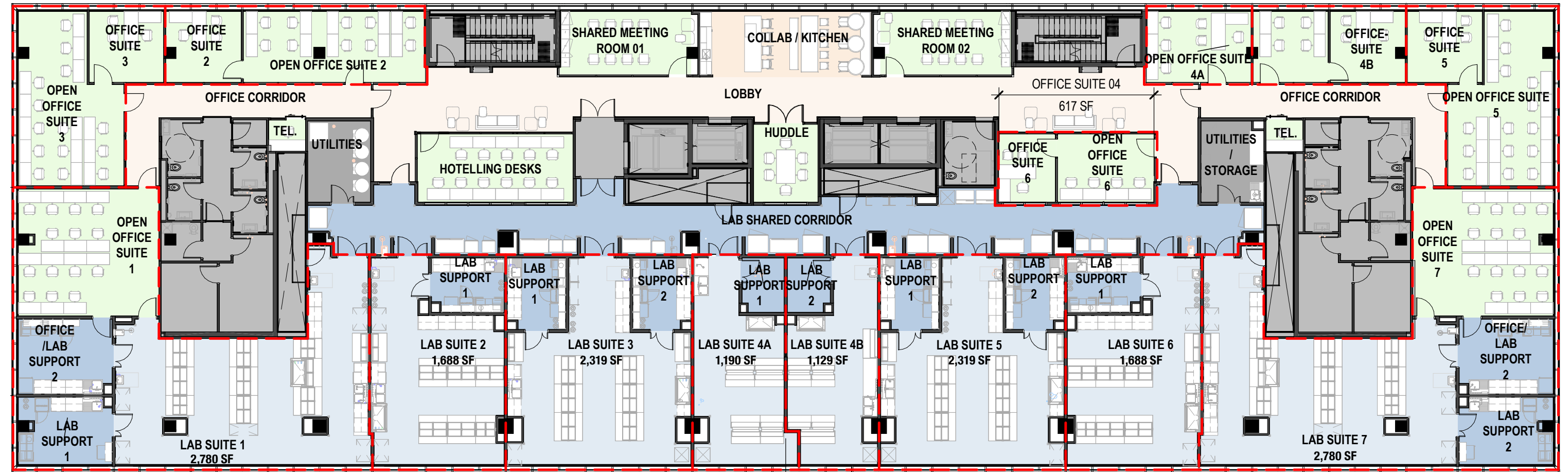


FOUR TENANTS



Pacer and Graduate Pre-Built Suites

PACER PLAN*
FLOOR 3



GRADUATE PLAN*
FLOOR 2

*Please be advised that small changes to the floorplans may occur.



The Team



Seeker Labs

GENERAL PARTNER & DEVELOPMENT MANAGER

Seeker Labs | Toronto, ON



CAPITAL PARTNER

AIMCo | Toronto, ON



DIALOG®

LEAD ARCHITECT & MEP ENGINEER

DIALOG | Toronto, ON



LIFE SCIENCE DESIGN ADVISOR

Westlake Consulting Group | Seattle, WA



Blackwell

STRUCTURAL ENGINEERING

Blackwell | Toronto, ON



POMERLEAU

CONSTRUCTION MANAGER

Pomerleau | Toronto, ON



PROJECT LEASING

Colliers | Toronto, ON

77 WADE AVENUE | THE JUNCTION | TORONTO ON

CATALYST

155,000 SF
LIFE SCIENCE AND
RESEARCH SPACE
FOR LEASE



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