

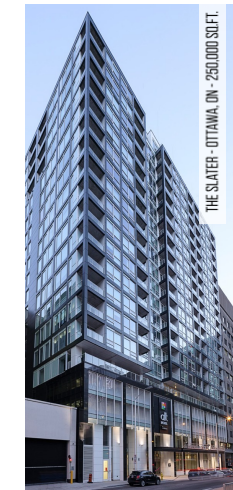


A project by

**BROCCOLINI**  
*Broccolini*

- ▶ *3 Generations with 70 years' experience.*
- ▶ *Vertically Integrated leading single-source provider of construction, development and real-estate services.*
- ▶ *Over 20 million sq. ft. built.*
- ▶ *Canada's 9th largest builder.*



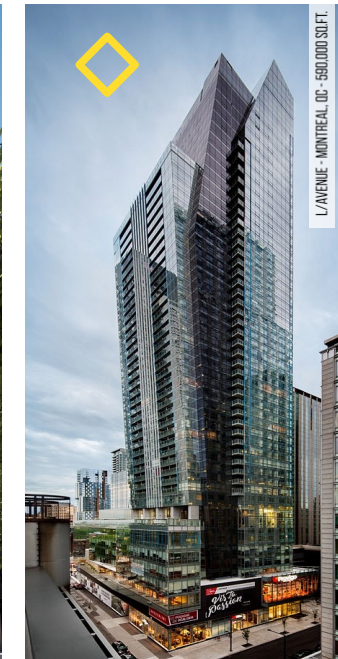


THE SLATER - OTTAWA, ON - 250,000 SQ.FT.

RESIDENTIAL & MIXED USE



VICTORIA SUR LE PARC - MONTREAL, QC - 991,250 SQ.FT.



L'AVENUE - MONTREAL, QC - 690,000 SQ.FT.



150-155 REDPATH - TORONTO, ON - 755,500 SQ.FT.



628 ST-JACQUES - MONTREAL, QC - 322,904 SQ.FT.



NATIONAL BANK - MONTREAL, QC - 1.1M SQ.FT.

COMMERCIAL OFFICE



ABB - MONTREAL, QC - 300,814 SQ.FT.



MAISON DE RADIO-CANADA - MONTREAL, QC - 418,822 SQ.FT.



EDC - OTTAWA, ON - 535,000 SQ.FT.



WEWORK ON 6 OC - MULTIPLE LOCATIONS



TELUS - OTTAWA, ON - 160,000 SQ.FT.



PWGSSC - GATINEAU, QC - 432,210 SQ.FT.



AMAZON - OTTAWA, ON - 1,02 M SQ.FT.

DISTRIBUTION CENTRE



IKEA - BEAUHARNOIS, QC - 1,02 M SQ.FT.

DISTRIBUTION CENTRE



CANADIAN TIRE - BOLTON, ON - 1.5 M SQ.FT.

DISTRIBUTION CENTRE



PARKHILL - MILTON, ON - 252,195 SQ.FT.

DISTRIBUTION CENTRE



GATEWAY - HALTON HILLS, ON - 639,901 SQ.FT.

DISTRIBUTION CENTRE



SANMINA - KANATA, ON - 115,000 SQ.FT.

DISTRIBUTION CENTRE



PREMIUM OUTLETS - HALTON HILLS, ON - 800,000 SQ.FT.



MEC - ON & QC - + 200,000 SQ.FT.



INDUSTRIAL



PREMIUM OUTLETS - MIRABEL, QC - 424,864 SQ.FT.



SAKS - TORONTO, ON - 150,700 SQ.FT.



SAPUTO STADIUM - MONTREAL, QC - 340,615 SQ.FT.

X



COSTCO - TORONTO, ON - 160,000 SQ.FT.



RETAIL & ENTERTAINMENT COMMERCIAL



SORBY'S - TERREBONNE, QC - 470,000 SQ.FT.

DISTRIBUTION CENTRE

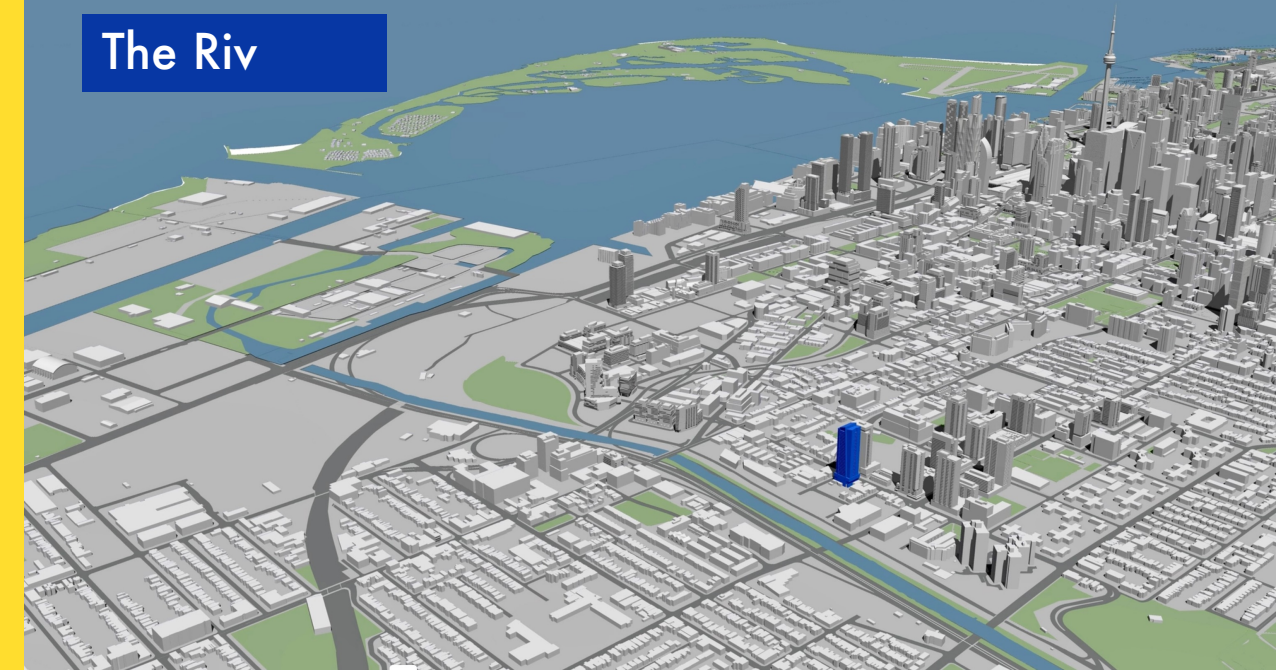


ERIN MILLS - MISSISSAUGA, ON - 155,000 SQ.FT.



CANADIAN TIRE - ON & QC - 2.3 M SQ.FT.

# The Riv



# Under Construction



# Future Development





## **east harbour expectations**

*One of the largest office complexes in Canada, East Harbour will be a showcase of innovation and sustainability.*

*East Harbour is massive. To accommodate all 50,000 jobs, 75 buildings the size and density of The Riv would have to be built.*



SOURCE: ENGAGEEASTHARBOUR.CA

*where Toronto will come to play and work*

**12 Million**

*SQ.FT. OF COMMERCIAL & RETAIL SPACE*

**50,000**

*PROJECTED PERMANENT JOBS*

**60**

*TOTAL ACRES*



**55X**

*THE SQUARE FOOTAGE OF THE RIV*

**7X**

*MORE SQUARE FOOTAGE THAN TORONTO EATON CENTRE*





-  EXISTING SUBWAY LINE
-  EXISTING LRT/STREETCAR
-  FUTURE LRT/STREETCAR
-  EXISTING GO TRAIN



-  MAJOR TRANSIT HUB/STATION
-  FUTURE EAST HARBOUR DEVELOPMENT
-  WATERFRONT STREETCAR
-  FUTURE ONTARIO LINE



## transit takeover



Within walking distance of The Riv, a multitude of transit options make getting around effortless. The planned new East Harbour Transit Hub will provide access to the GO Transit, SmartTrack, Broadview LRT, Queen's Quay LRT and the new Ontario line subway line.

Ontario Line

## \$19 Billion

ACCESS TO LINES 1, 2 AND 5

## 13 minutes

WALK TO UPCOMING CORKTOWN SUBWAY STATION



SOURCE: ENGAGEEASTHARBOUR.CA



## walk, bike, hike

The Riv is within walking distance of hundreds of acres of city parks, including Riverside Park and the Don Valley Trails.



## go car-free

- ▶ RIVERDALE
- ▶ DISTILLERY DISTRICT
- ▶ LESLIEVILLE
- ▶ ST. LAWRENCE MARKET
- ▶ CHERRY BEACH
- ▶ KING STREET
- ▶ QUEEN STREET
- ▶ CANARY DISTRICT





## ***port lands reimagined***

*Reclaimed from the lake in the 1880s for industrial development, the Port Lands is a large area that extends southeast of Toronto's downtown core into Lake Ontario. Redevelopment is focusing on creating housing and work places, set in parkland. When this work is complete, the new, naturalized river valley directly to the East of The Riv will offer flood protection and green space for recreation.*



**\$1.25  
billion**

OF DEVELOPMENT

**715**

ACRES OF LAND  
ALONG THE WATERFRONT

SOURCE: PORTLANDSTO.CA

**880**

TOTAL ACRES

**61 acres**

PUBLICLY ACCESSIBLE  
GREEN SPACE AND PARKLAND







## ***soaring rents***

*Located in the heart of one of the fastest growing rental markets in the country, The Riv has the potential to be an incredible investment opportunity. The May 2023 rent report by Rentals.ca and Urbanation found that rental prices reached an average of \$2,822 in Toronto last month — a 41 percent hike since April 2021.*



*Rental increases enhance investment potential*

**41%**

*RENTAL INCREASE OVER  
2 YEARS*

**< 2%**

*TORONTO VACANCY RATE FOR  
5 STRAIGHT QUARTERS*



*FACTS, FEATURES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. DISTANCES ARE APPROXIMATE ONLY.  
ILLUSTRATION'S ARE ARTIST'S CONCEPT ONLY. E.O.E.*

## 1 Yorkville

AVG. RENT OF UNITS LEASED: **\$2,823**

AVG. DAYS ON MARKET: **24**

AVG. PRE-CONSTRUCTION PSF: **\$1,700+**

Toronto

## Sugar Wharf - East Tower

AVG. RENT OF UNITS LEASED: **\$2,402**

AVG. DAYS ON MARKET: **14**

PRE-CONSTRUCTION PSF: **\$1,600+**

Toronto

## Artworks - East Tower

AVG. RENT OF UNITS LEASED: **\$3,111**

AVG. DAYS ON MARKET: **8**

AVG. PRE-CONSTRUCTION PSF: **\$1,400**

Toronto

\*Zonda - Q1 - 2023



**34**

*storeys*

**388**

*units*

over  
**12,000** sq ft

*indoor amenities*

over  
**6,000** sq ft

*outdoor amenities*





## ***what people want***

*The Riv's extensive indoor and outdoor amenities were designed to meet the needs of the downtown lifestyle and include:*



LOBBY

▶ STATE OF THE ART FITNESS CENTRE AND YOGA STUDIO

▶ KIDS PLAY ZONE AND HOMEWORK HUB

▶ CO-WORKING SPACE

▶ TECH LOUNGE/  
PODCAST STUDIO

▶ PET AMENITIES

▶ ARTS & CRAFTS STUDIO/  
TOOL ANNEX

▶ SOIRÉE LOUNGE

▶ SPEAKEASY

▶ PRIVATE DINING

▶ PARCEL STORAGE

▶ MAIL PICKUP

▶ GUEST SUITE



SPEAKEASY



FITNESS CENTRE



CO-WORKING SPACE

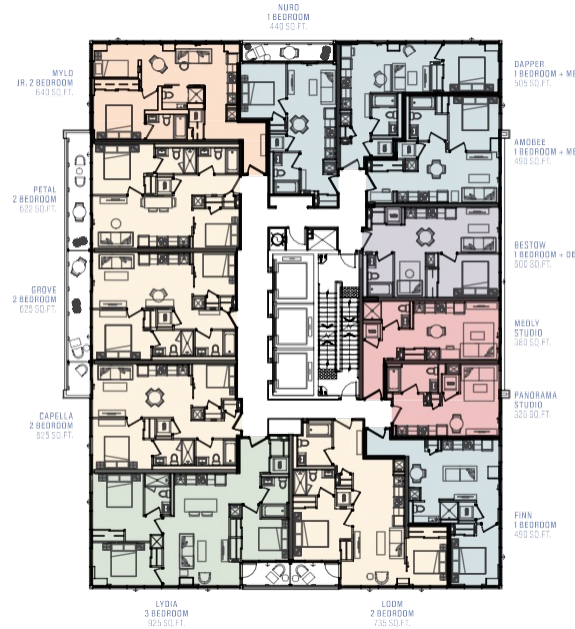
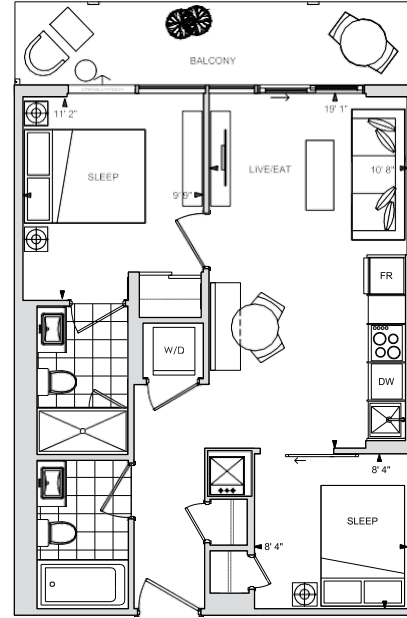


KIDS PLAY ZONE



# grove

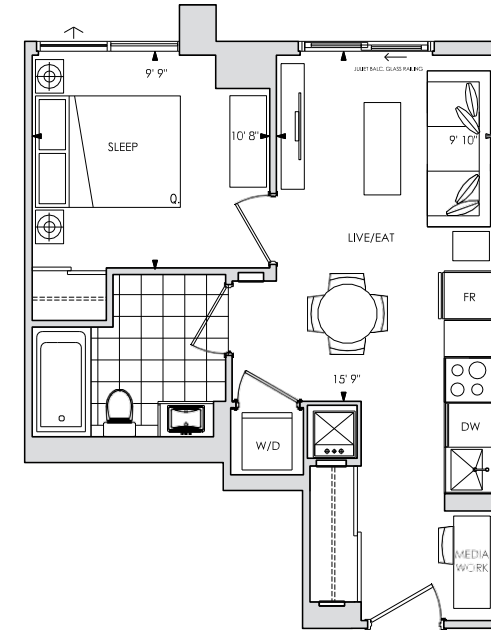
2C  
2 BEDROOM  
2 BATH  
INTERIOR: 625 SQ. FT.  
EXTERIOR: 100 SQ. FT.  
TOTAL: 725 SQ. FT.



- STUDIO
- 1 BEDROOM
- 1 BEDROOM + DEN
- JR. 2 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

# amobee

1C  
1 BEDROOM + MEDIA  
1 BATH  
INTERIOR: 490 SQ. FT.  
TOTAL: 490 SQ. FT.



**STUDIO**

STARTING FROM  
**\$529,990**

**1 BED & 1+M**

STARTING FROM  
**\$649,990**

**1 BED + DEN**

STARTING FROM  
**\$749,990**

**JR 2 BED**

STARTING FROM  
**\$829,990**

**2 BED**

STARTING FROM  
**\$859,990**

**3 BED**

STARTING FROM  
**\$1,229,990**



## ***new deposit breakdown***



***STUDIOS***  
***\$5K***



***1 BED***  
***\$6K***



***1 + DEN***  
***\$7K***



***2 BED***  
***\$8K***



***700 SF+***  
***\$9K***



 <b>deposit program</b>	2023				2024					2025				2026		
	SIGNING	30 DAYS	60 DAYS	90 DAYS	120 DAYS	210 DAYS	270 DAYS	330 DAYS	390 DAYS	450 DAYS	600 DAYS	700 DAYS	800 DAYS	900 DAYS	1100 DAYS	OCCUPANCY
<b>STUDIO \$5K</b>	\$5,000	\$5,000	\$5,000	\$5,000	BALANCE TO 5%	\$5,000	\$5,000	\$5,000	\$5,000	BALANCE TO 10%	\$5,000	\$5,000	\$5,000	\$5,000	BALANCE TO 15%	5%
<b>1 BED \$6K</b>	\$6,000	\$6,000	\$6,000	\$6,000	BALANCE TO 5%	\$6,000	\$6,000	\$6,000	\$6,000	BALANCE TO 10%	\$6,000	\$6,000	\$6,000	\$6,000	BALANCE TO 15%	5%
<b>1+DEN \$7K</b>	\$7,000	\$7,000	\$7,000	\$7,000	BALANCE TO 5%	\$7,000	\$7,000	\$7,000	\$7,000	BALANCE TO 10%	\$7,000	\$7,000	\$7,000	\$7,000	BALANCE TO 15%	5%
<b>2 BED \$8K</b>	\$8,000	\$8,000	\$8,000	\$8,000	BALANCE TO 5%	\$8,000	\$8,000	\$8,000	\$8,000	BALANCE TO 10%	\$8,000	\$8,000	\$8,000	\$8,000	BALANCE TO 15%	5%
<b>OVER 700 SF \$9K</b>	\$9,000	\$9,000	\$9,000	\$9,000	BALANCE TO 5%	\$9,000	\$9,000	\$9,000	\$9,000	BALANCE TO 10%						5%



**×**  
**incentives**

**ALL SUITES**  
**\$40K OFF**

**PARKING ~~\$120K~~**  
**\$80K**

**LOCKERS ~~\$10K~~**  
**\$7K**

**FREE**  
**RIGHT**  
**TO LEASE**

**FREE**  
**ASSIGNMENT**

**CAPPED LEVIES**  
**JR 1 BED - 1BED+DEN:**  
**\$12K**  
**2 BED AND UP:**  
**\$18K**

***procedures***



***WORKSHEET LINK IS OPEN***



***SIGNING WILL BEGIN IMMEDIATELY***

