

The MaRS logo is a blue circle with the text "MaRS" in white, bold, sans-serif font.

**MaRS**

The background of the entire image is a photograph of the Toronto skyline at sunset. The CN Tower is the central focus, with other skyscrapers visible on either side. The sky is a mix of orange, pink, and purple. In the foreground, there is a body of water reflecting the skyline. A large, semi-transparent blue circle is overlaid on the image, containing the text "MaRS Waterfront".

# MaRS Waterfront

Where the future  
of work begins



# The fastest growing tech hub in the world has discovered a new neighbourhood

Toronto's waterfront is newest smart-city district — where digital connectivity meets accessible neighbourhoods that achieve environmental sustainability targets, transit networks and urban lifestyle.

## Glad you could make it.

This is MaRS Waterfront: a brand new workspace concept for high-tech innovators.

In partnership with the [University of Toronto](#) and Menkes, MaRS Waterfront provides the work, meeting and event space a founder needs to grow their company.

**“Every entrepreneur needs peers to relate. I fell a lot over the course of my journey; MaRS and Toronto’s innovation community helped pick me up.”**

— Joshua Wong  
President and CEO, [Opus One Solutions](#)  
Member, [MaRS Momentum](#)





# A one-stop-shop for innovation success

Housed within the 400,000 sq foot Waterfront Innovation Centre by Menkes, MaRS Waterfront will offer leading and emerging innovators a unique place:

- Meet and collaborate with great people.
- Do deep-dive work in an inspiring setting.
- Build your company from vision to reality.

It's also the ideal place to host an event, network with peers and get the world to take notice of your innovations.

## Building Features

- **400,000 square feet of offices, meeting rooms, event space and retail**
- Floor to ceiling windows for natural light
- **Nexus event space with soaring ceilings, striking waterfront views, two amphitheatre-style seating areas, conference rooms and outdoor terraces**
- Ground floor retail and flagship restaurants
- **Ultra-high-speed broadband networking**
- Network of private, semi-public and public spaces
- **Ground-level and rooftop patios for fresh air and beautiful views**
- Underfloor duct system (excellent HVAC with individual control)
- **Passive and active systems to minimize environmental impact**
- Exposed concrete ceilings
- **Sensors to monitor occupancy and light levels**
- Targeting LEED Platinum certification





# Innovation from the ground up

MaRS Waterfront



## Grow and scale your company all in one place

Sometimes you need a quiet two-person room for brainstorming; other times you may want to videoconference with clients around the world; and sometimes you need a 150-seat amphitheatre to showcase your latest win.

It's also important for young companies to have fun — to grow as a team, to collaborate with brilliant minds, and to be excited about showing up for work every day.

Place matters. And if a company wants to succeed, it needs the people and resources found in beautiful work and event spaces like MaRS Waterfront, and international cities like Toronto.

MaRS Waterfront has everything you need to grow and scale your company in place, from startup to scale-up.





# The Nucleus

## Flexible workspace powered by MaRS and University of Toronto Entrepreneurship

### Amenities

- 55,000 square feet over two floors
- On-site MaRS advisors
- MaRS events and programming
- Client-facing areas
- Meeting and boardrooms with leading technology
- Deep-work spaces
- Lounge areas
- Phone booths
- Member kitchens
- Printing technology
- Cafe outdoor terrace via the Nucleus, and two outdoor terraces via the Nexus

### The Extras

- Lots of natural light
- Enterprise-grade fibre internet connection
- In-house I.T. team with enterprise focus
- On-site A.V. team for in-person, virtual and hybrid events
- Individual temperature control zones through adjustable floor diffusers
- Event spaces and collaborative open work spaces

### Tenant Flexibility

**Hot desks:** access to dozens of desks based on your needs in a shared space

**Dedicated desks for teams:** your own desk in a shared space

**Private offices:** spaces for your growing team ranging from 930 to 2,300 square feet

**Modular furniture:** stylish and flexible gear

## Continuing an innovative partnership



The Nucleus has been designed in collaboration with the University of Toronto, Canada's leading research institution. The partnership is a recipe for success: a strong commitment to innovation and entrepreneurship fueled by the University of Toronto's unmatched resources and talent in areas such as A.I., machine learning and drug discovery, coupled with the proven MaRS legacy of helping young companies grow and prosper.



#### 2nd Floor Cafe

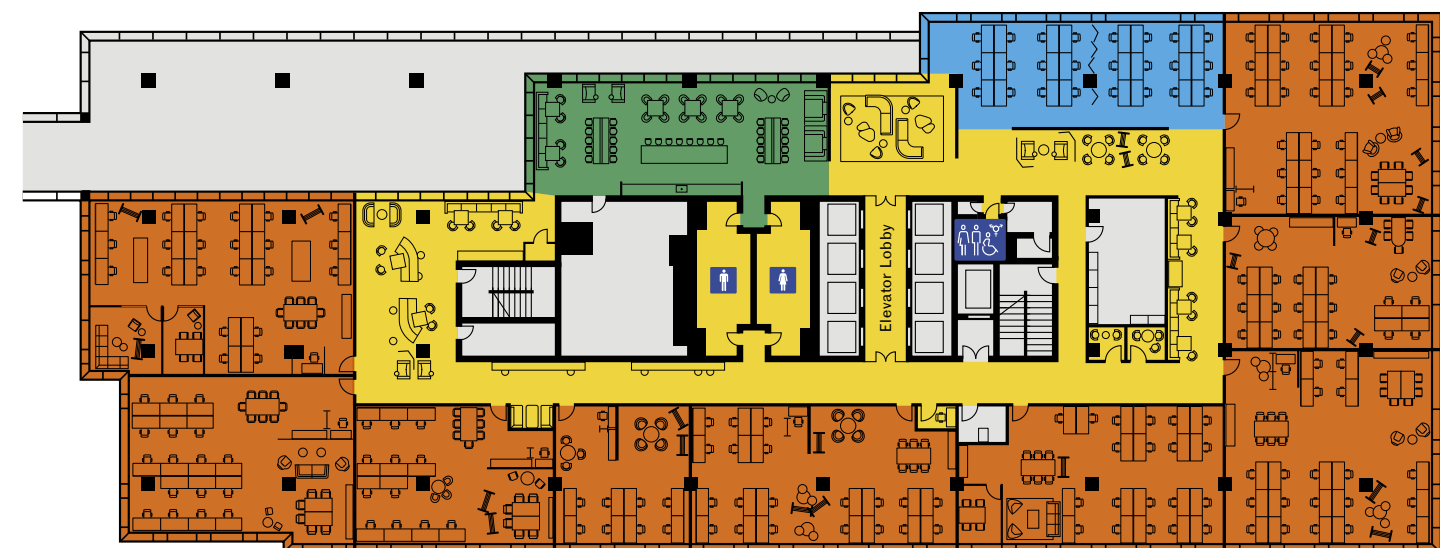
- Cafe/kitchen
- Can be turned into event space

#### Concierge + Boardrooms

- Concierge
- Boardrooms
- The "gateway"

#### Workspace

- Dedicated and bookable desks
- Hybrid working styles
- Smaller meeting rooms
- For early-growing company



#### 3rd Floor Cafe

- Cafe/kitchen
- Collaboration

#### Offices

- Spaces for scaling and growth scale companies

#### Collab Spaces

- Collaboration spaces, booths and meeting rooms

#### Workspace

- Dedicated and bookable desks
- Hybrid working styles
- Smaller meeting rooms
- For early-growing company



# The Nexus

## A space for community, programmed and curated by MaRS

Tenants and the local community will come together in this all-in-one lounge, event and conference space. Expect an exciting mix of symposiums, panel discussions, demo days and more.

### Features:

- Two amphitheatres
- Outdoor terraces
- Three conference rooms
- Private meeting rooms



### Building better buildings

Menkes is one of Canada's top developers of large-scale, mixed-used real estate projects. The company's history of successful private-public partnerships made it the perfect builder for this project.





GO TRAIN/VIA RAIL

SUBWAY LINE

19 BAY BUS ROUTE

75 SHERBOURNE BUS ROUTE

510 SPADINA STREETCAR ROUTE

MARTIN GOODMAN TRAIL

FUTURE PATH CONNECTION

FUTURE ONTARIO LINE

FUTURE WATERFRONT EAST LRT EXTENSION

# Welcome to the neighbourhood

MaRS Waterfront is located minutes from the downtown core and a short ride from the MaRS Centre in Toronto's Discovery District. High-tech, loaded with amenities and accessible by mass transit and cycling, this curated space is surrounded by restaurants, beaches, parks, global headquarters and smart-city communities.



## BUSINESS

- Waterfront Innovation Centre**
- WPP (Ogilvy and Hill+Knowlton Strategies)
- Corus Entertainment**
- George Brown College Waterfront Campus**
- The Product Development Exchange
  - The Social Innovation Exchange
- Daniels Waterfront — City of the Arts**
- Artscape Daniels Launchpad
- Sugar Wharf**
- LCBO headquarters
  - Toronto Region Board of Trade
  - Toronto Star
- King Street East**
- Google
  - Scotiabank's Digital Factory
  - The Globe and Mail Centre



## HOSPITALITY

- St. Lawrence Market
- Flagship LCBO store
- Pi Co.
- Great Lakes Brewery
- Loblaws
- Distillery District



## PUBLIC SPACE AND RECREATION

- Sugar Beach
- Toronto Islands
- Quayside
- Port Lands
- Cherry Beach and dog park
- Distillery District
- Berczy Park
- Villiers Island



## TRANSIT

- 19 Bay bus (direct connection to the MaRS Centre at 101 College)
- Union Station
- Queens Quay Streetcar Station
- 75 Sherbourne bus
- Future Waterfront Innovation Centre LRT stop
- PATH underground pedestrian walkway
- Jack Layton Ferry Terminal
- GO Bus terminal at CIBC Square
- Billy Bishop Airport
- Martin Goodman Trail (dedicated bike lanes)





**“Being a MaRS tenant means more than just taking up space. It’s about being part of a community with a mission. And it’s been an ideal place to scale our company as we strive to make a positive impact on the world.”**

— Annette Verschuren  
MaRS Chair, MaRS Centre Tenant (NRStor)



# See you on the waterfront

MaRS Waterfront opens Spring 2022. If you want to work with us, or are exploring exciting space options for your growing company, no matter what stage you're at, please reach out: [waterfront@marsdd.com](mailto:waterfront@marsdd.com) | 416-673-8200



## About MaRS

MaRS is North America's largest urban innovation hub. A registered non-profit, MaRS supports high-growth startups and scale-ups tackling key issues in health, cleantech, fintech and other sectors. In addition, MaRS convenes all members of the tech ecosystem to drive breakthrough discoveries, grow the economy and make an impact by solving real problems for real people — in Canada and around the world.







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