

A bold  
transformation  
is in motion.

# Commerce Court's next chapter is underway.



199 BAY STREET LOBBY



Introducing a bold commitment by QuadReal to create a people-focused business campus where culture, community, and connection fuel people to thrive.



## YOUR FAVOURITE PLACE, ONLY BETTER

Commerce Court has always been a cornerstone of Toronto's Financial District. Now, its transformation is underway to evolve with the modern workforce and the people who power it. Hospitality-inspired arrival, thoughtfully designed shared spaces, upgraded amenities, and curated cultural programming are setting a new standard for how business gets done. Dineen Coffee Co. has already completed its renovation, with expanded seating and refreshed furnishings that complement the new lobby design.



# Getting ready for what's next.

The transformation of Commerce Court will deliver an all new Active Commuter Zone including modernized end-of-trip facilities, including a relocated and expanded shower and changeroom facility directly connected to bike storage. Reimagined lobbies across the towers, with new furniture, will create more places to sit, work, and connect throughout the day.

All designed for tenants who see the workplace as more than a place to work – a campus where ambition is fuelled, culture is built, and people genuinely thrive.



18 WELLINGTON STREET LOBBY



18 WELLINGTON STREET LINKWAY



ACTIVE COMMUTER ZONE

Commerce Court Transformation

# Big plans start with the details.

Revitalized lobbies across 199 Bay Street, 30 Wellington Street and 18 Wellington Street will introduce refined finishes and a renewed sense of arrival. On the concourse level, an upgraded food court and a refreshed lounge facade will create more opportunities for connection throughout the day.

Improvements to the courtyard and forecourt will invite a new way to experience the iconic complex, while updated exterior furniture and parking elevators will bring a renewed standard to these shared spaces.



# A phased approach.

The transformation of Commerce Court will evolve in phases:

## Phase 01

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New Active Commuter Zone – bike storage, shower & changeroom facilities at 30 Wellington Street.

Lobby renovations at 18 & 30 Wellington Street.

## Phase 02

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199 Bay Street lobby enhancements, including new furniture and Dineen expansion.

Food court improvements, and concourse lounge façade refresh.

Courtyard renovations.

## Phase 03

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Elevator cab renovations for 18 & 30 Wellington.

## Phase 04

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Forecourt redesign between 199 Bay Street and 25 King Street.

# Accessing Commerce Court.

Commerce Court will remain fully accessible throughout construction, supporting daily operations including deliveries, client visits, and tenant events. Any closures will be clearly marked with signage, alternate routes, and proactive communication so you're never caught off guard.



Artwork not shown — final selection to be announced.

# A new era for Commerce Court.



Tenants will receive regular construction updates via email and **QuadReal+**.

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**For additional questions, contact:**

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# Thank You.

**Disclaimer:** Renderings are artist's concept only. Information and specifications subject to change. E.&O.E. 2026

