

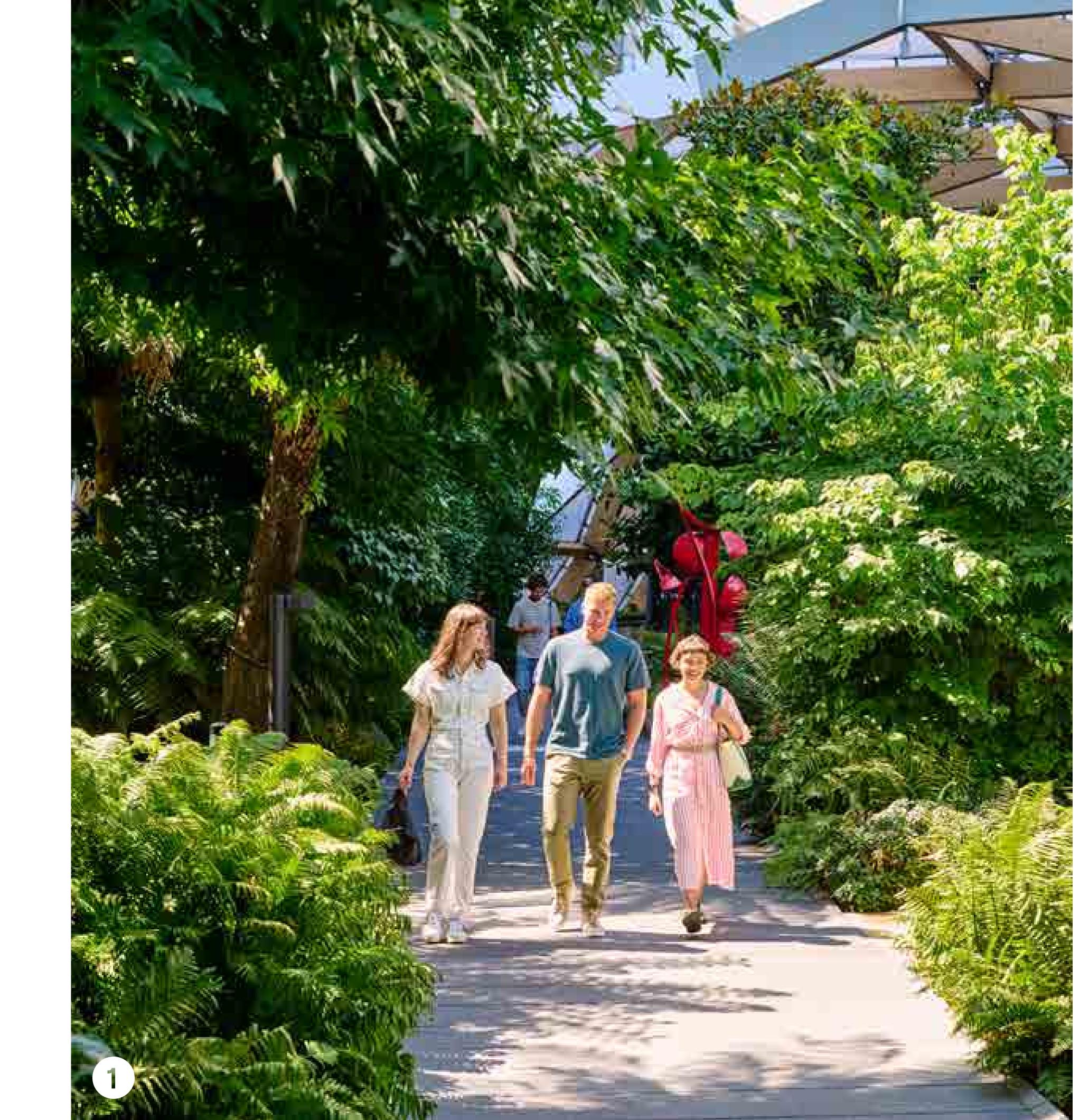


# LANDMARK MADEFOR: SUSTAINABILITY

### There's only One Canada Square

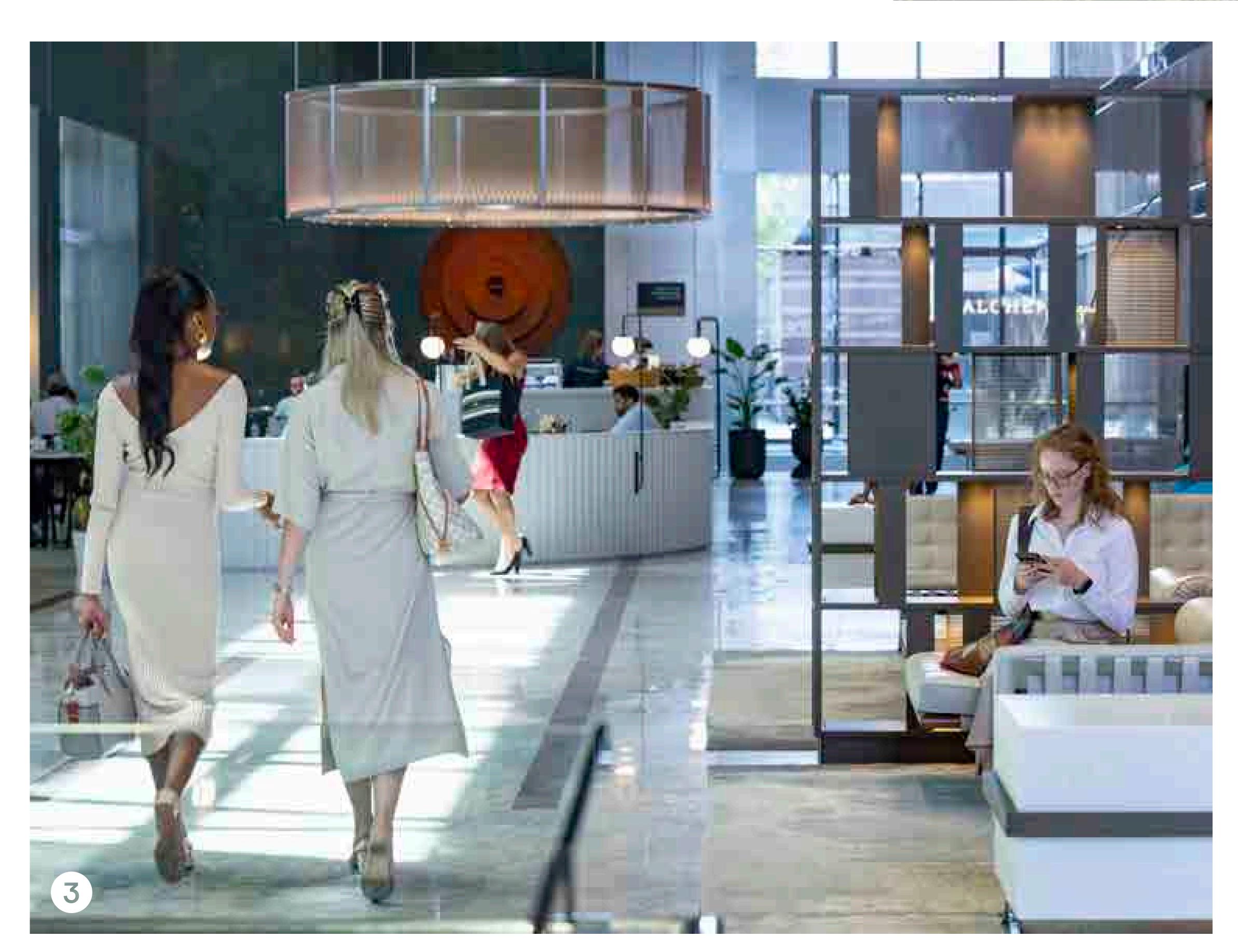
A standard of ambition, commitment and collaboration

– One Canada Square is a landmark hub for progressive global businesses. Situated at the heart of Canary Wharf, everything you need is on your doorstep, meaning work doesn't get any easier than this.











### 1 Crossrail Place Roof Garden A plethora of plantlife from around the globe

### 2 Eden Dock Meet friends and relax at lunchtime

3 Barista Coffee Bar
A perfect spot for your morning coffee, client meetings
or a break from the desk

### 4 Level39

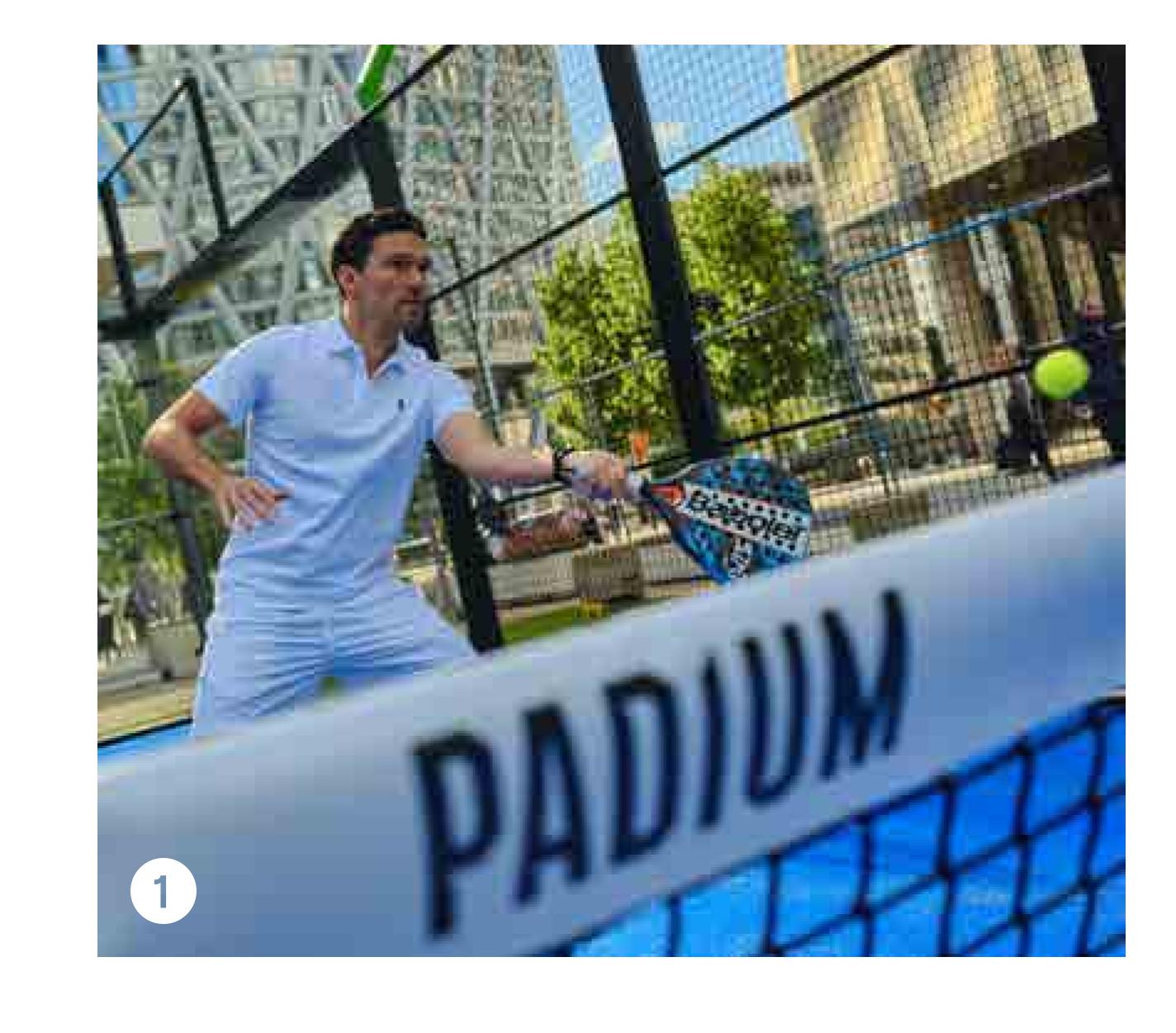
Join our thriving community for pioneers across FinTech, Cyber Security, Data & Al, Sustainability, Life Sciences

### 5 One Canada Square

A landmark hub for progressive businesses

### Your local environment

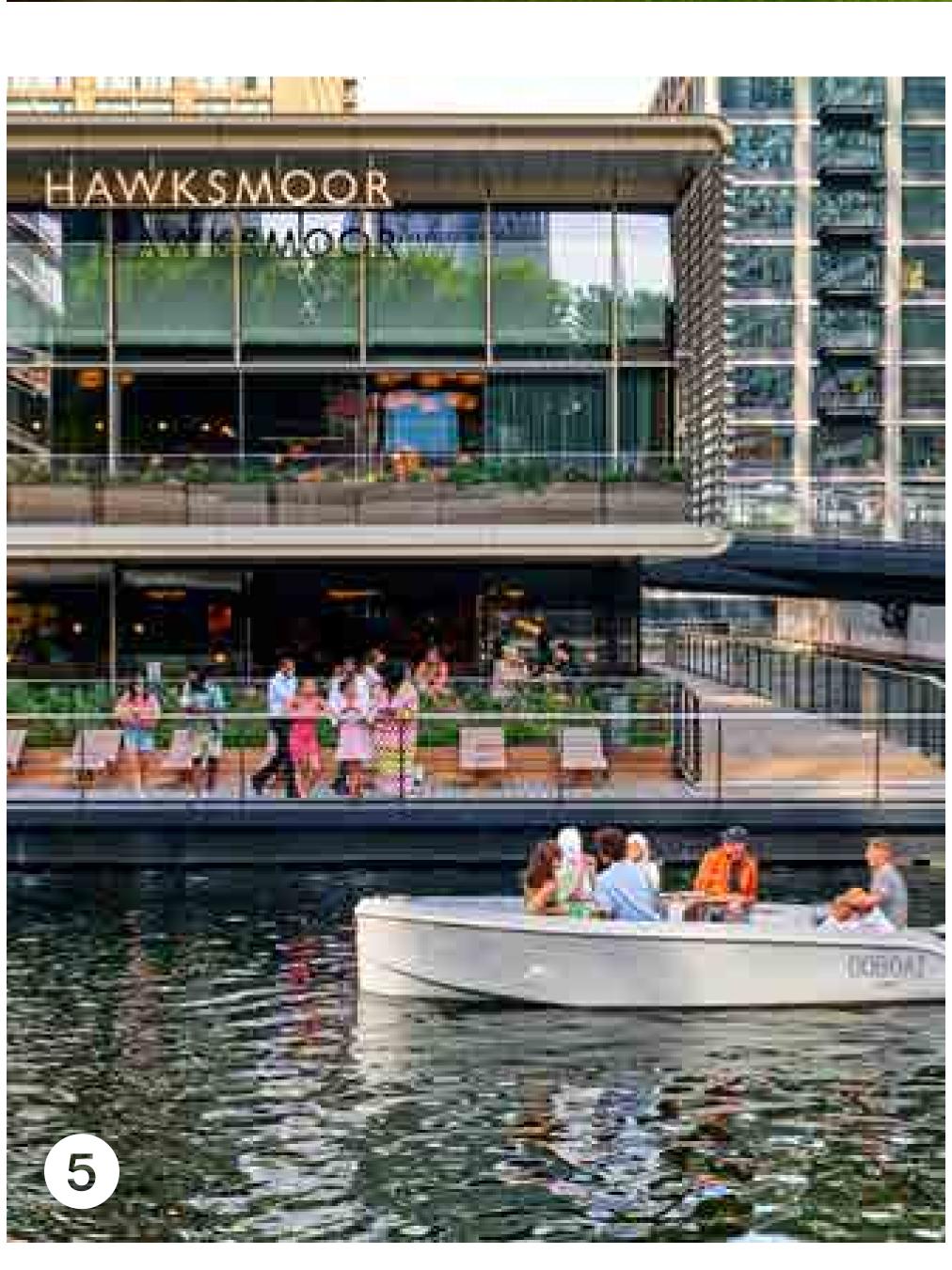
Discover Canary Wharf, a thriving hub of sustainability and community. Evolving daily, our environment is thoughtfully designed to encourage creativity and enrich daily life. With an abundance of lifestyle amenities including shops, restaurants, parks, waterside gardens, and boardwalks, everything you need is conveniently within reach.



# AIR QUALITY IN CANARY WHARF IS 15% BETTER THAN IN THE CITY OF LONDON AND CITY OF WESTMINSTER











### IT'S ALL HERE.

Just a small selection of our extensive retail offering.

Discover more

GRAB & GO

RESTAURANTS

ENTERTAINMENT

SHOPS

COCO

DISHOOM

FASRGA ME

REISS

GRIND

THE VY IN THE PARK

FITHL

WOOD WHARF

FIVE GUYS

KRICKET

ELECTRIC SHUFFLE

SANDRO

EST. 1991

BRERA

ROE

EVERYMAN

Aēsop.

### **Padium**

Canary Wharf's new purpose-built padel venue in Bank Street Park

### 2 Fairgame

Enjoy some competitive team bonding

### 3 Eden Dock

A waterfront oasis in the heart of Canary Wharf featuring aquatic islands, marine habitats, art installations and engaging water activities

### 4 Park yoga

Take a moment, to take a breath

### 5 Waterside

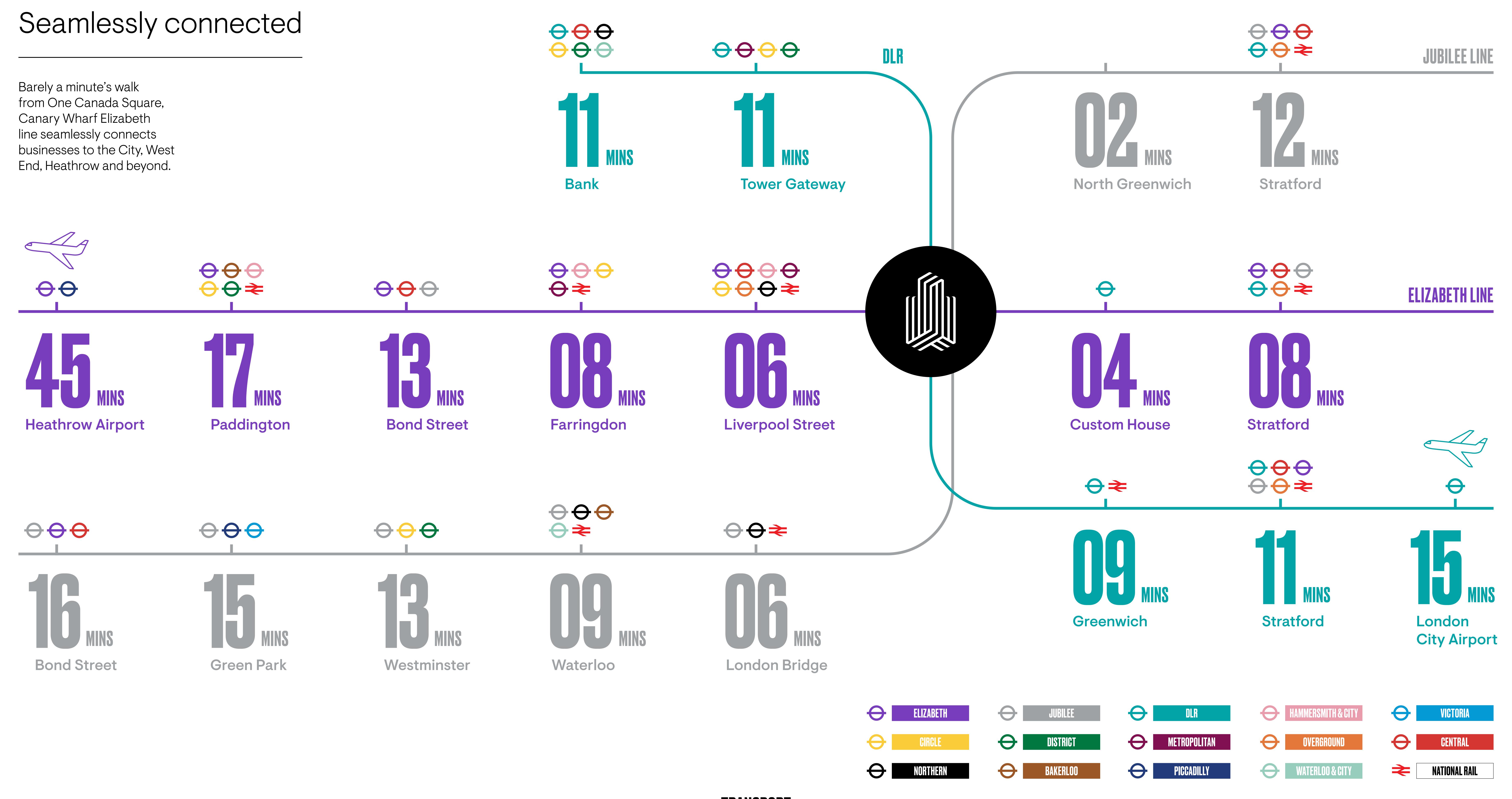
Fantastic water amenity on your doorstep

### 6 Mercato Metropolitano

A fantastic offering of fresh produce

WELLBEING

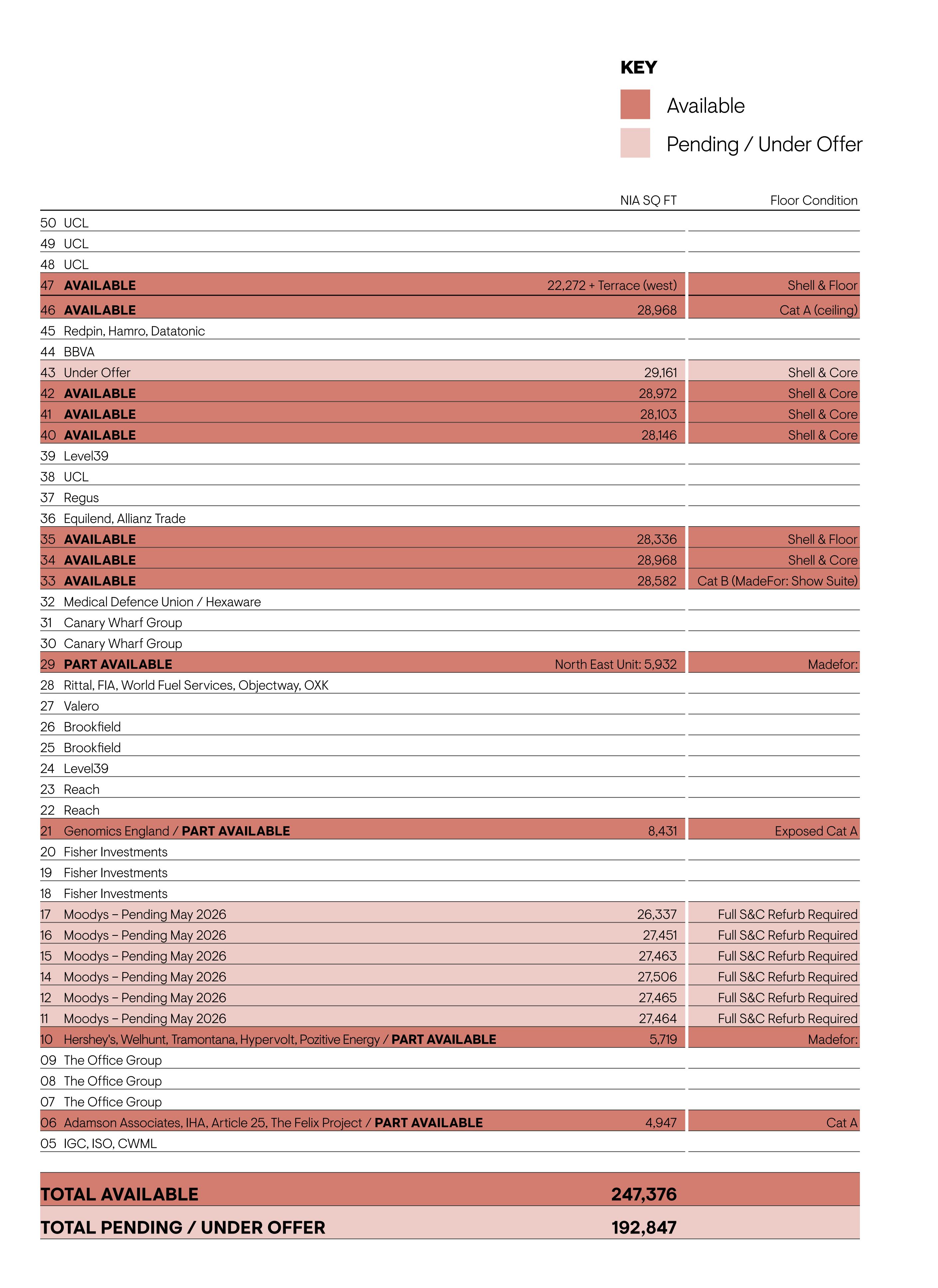


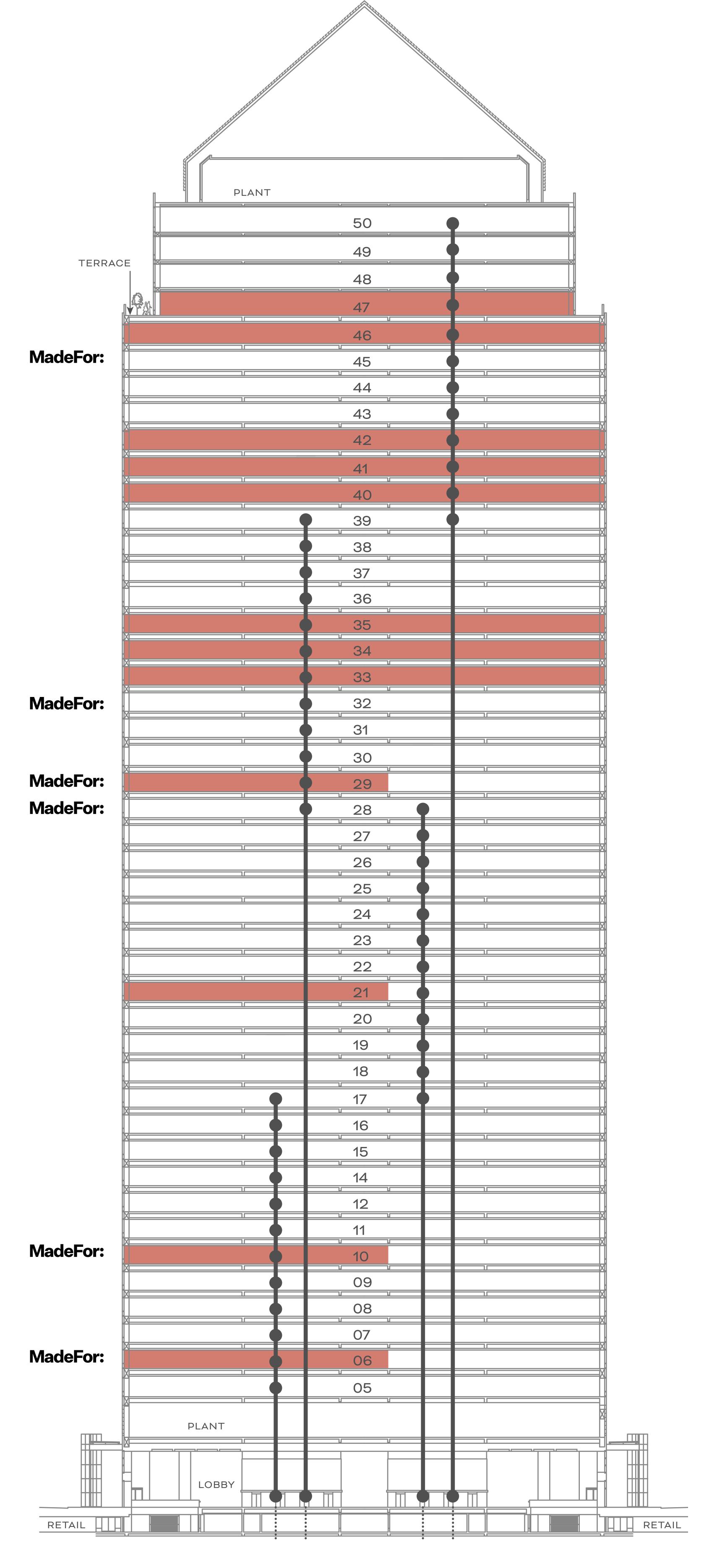


### 247,376 SQ FT OF EXCEPTIONAL OFFICE SPACE AVAILABLE



Level39
A workspace for the trail blazers





### A warm welcome

A warm welcome awaits you.
Whether you're having a
breakfast meeting, greeting a
client, or catching up on emails.





# TWO MANNED RECEPTION DESKS. BARISTA COFFEE BAR& RESTAURANT.







Prepare to impress...
Recently refurbished reception with two new manned reception desks, restaurant and coffee bar.

### 4,947 SQ FT 459 SQ M

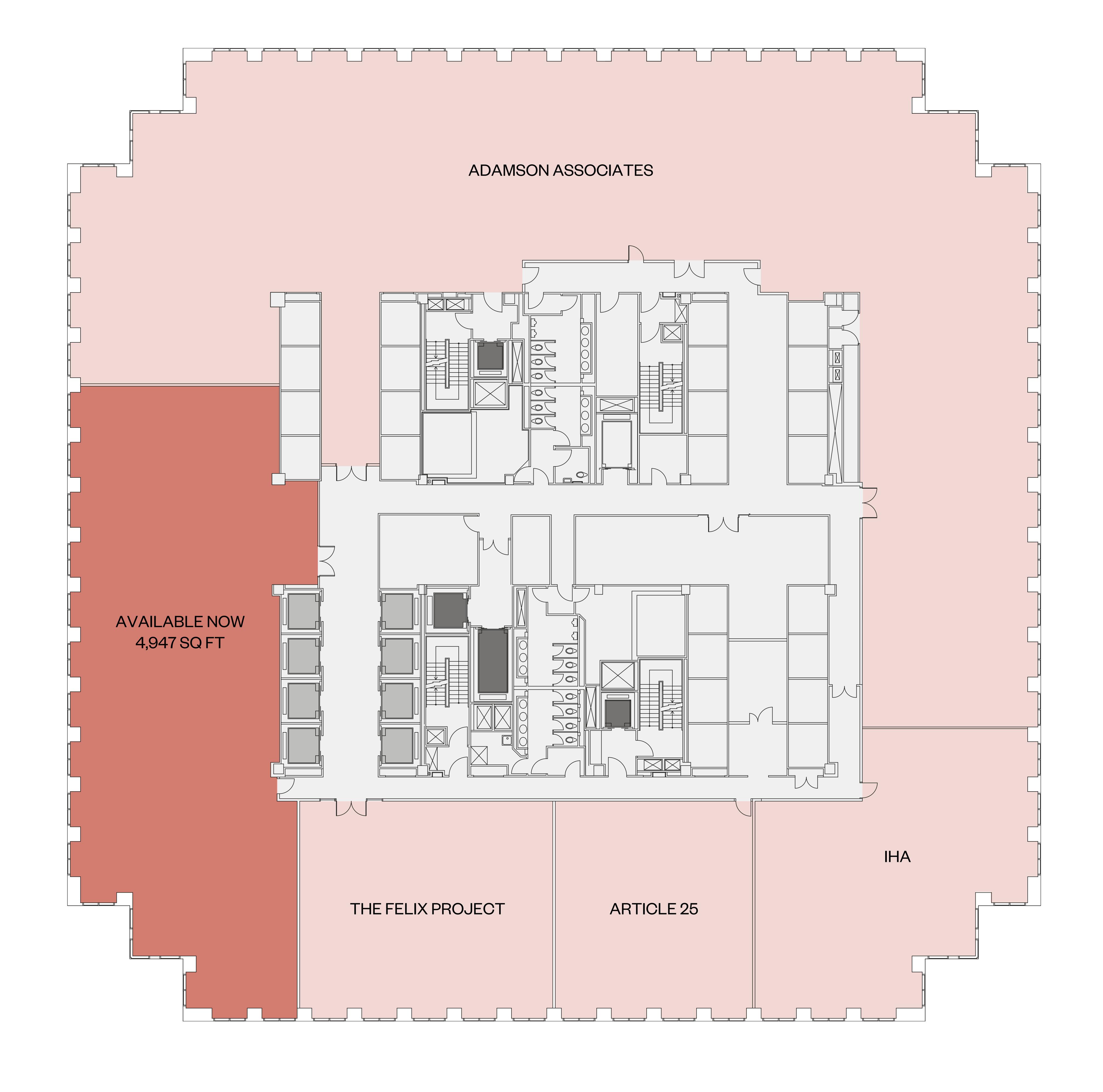
### FLOOR CONDITION

Newly refurbished Cat A condition.

### Made For:

KEY
Workplace available
Occupied
Core
Lift
Goods / Firemens' Lift





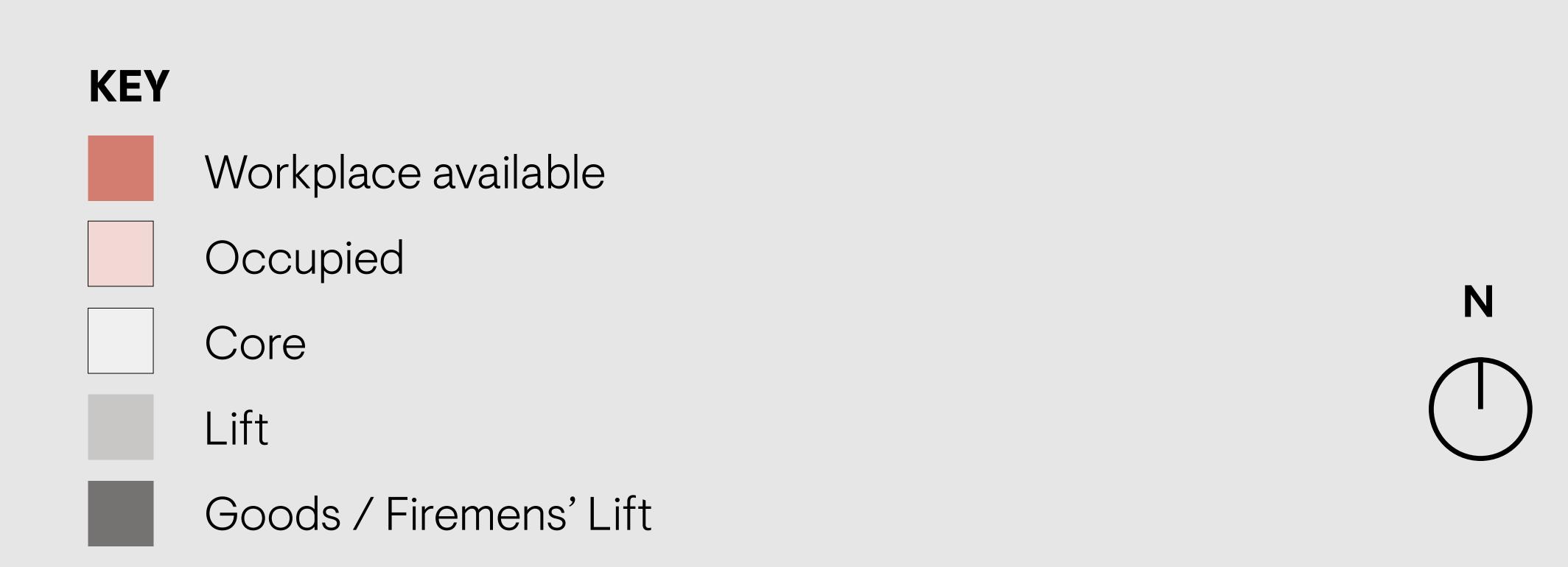
FLOOR PLAN

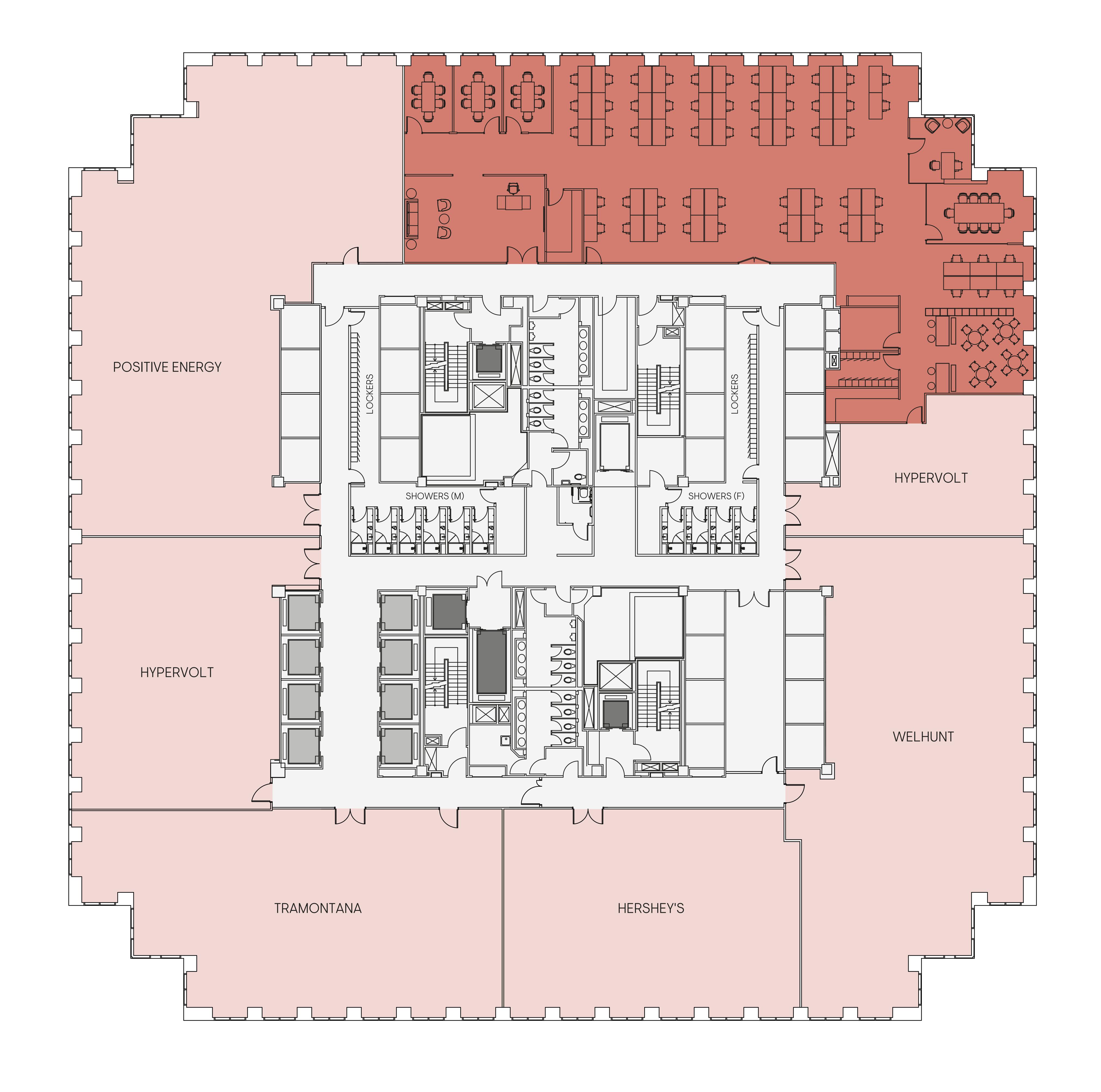
ONE CANADA SQUARE

### 5,719 SQ FT 531 SQ M

Level 10 North East has been designed with a smart and inviting front of house area for client facing meetings (reception desk, soft-seating, 3 x 6 person meeting rooms and teapoint), open plan workspace for up to 56 desks, two additional meeting rooms/ private office and staff kitchen/ breakout area overlooking Canada Square park.

### Made For:





FLOOR PLAN

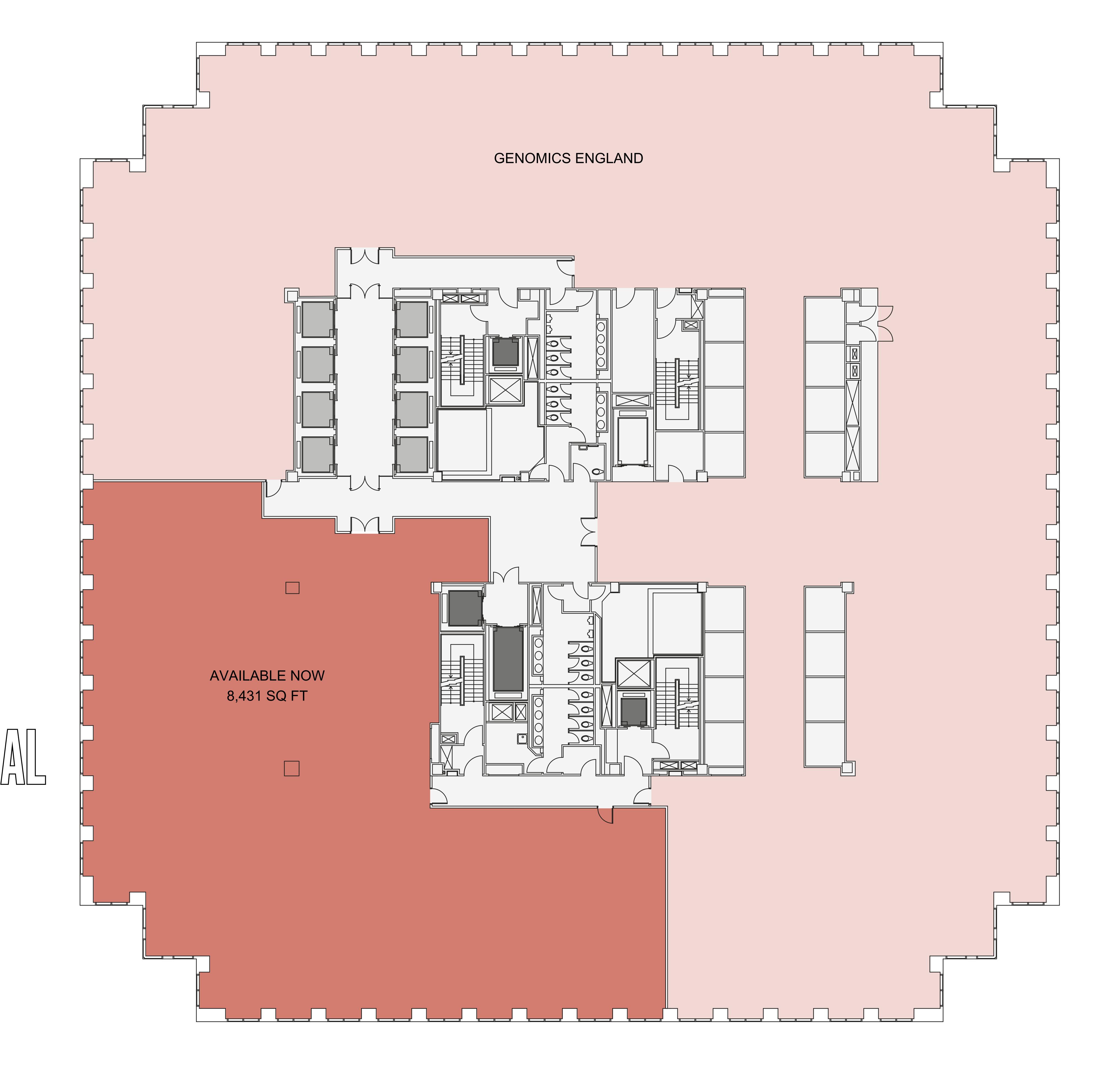
### 8,431 SQ FT 783 SQ M

### FLOOR CONDITION

Exposed Cat A.

Workplace available
Occupied
Core
Lift
Goods / Firemens' Lift







### THE ONE WITH NEW EXPOSED CAT A.





- 1 **High quality workspace**Breakout space
- 2 Share, connect and collaborate Collaboration workspace
- 3 Contemporary design Exposed services
- 4 Open plan office



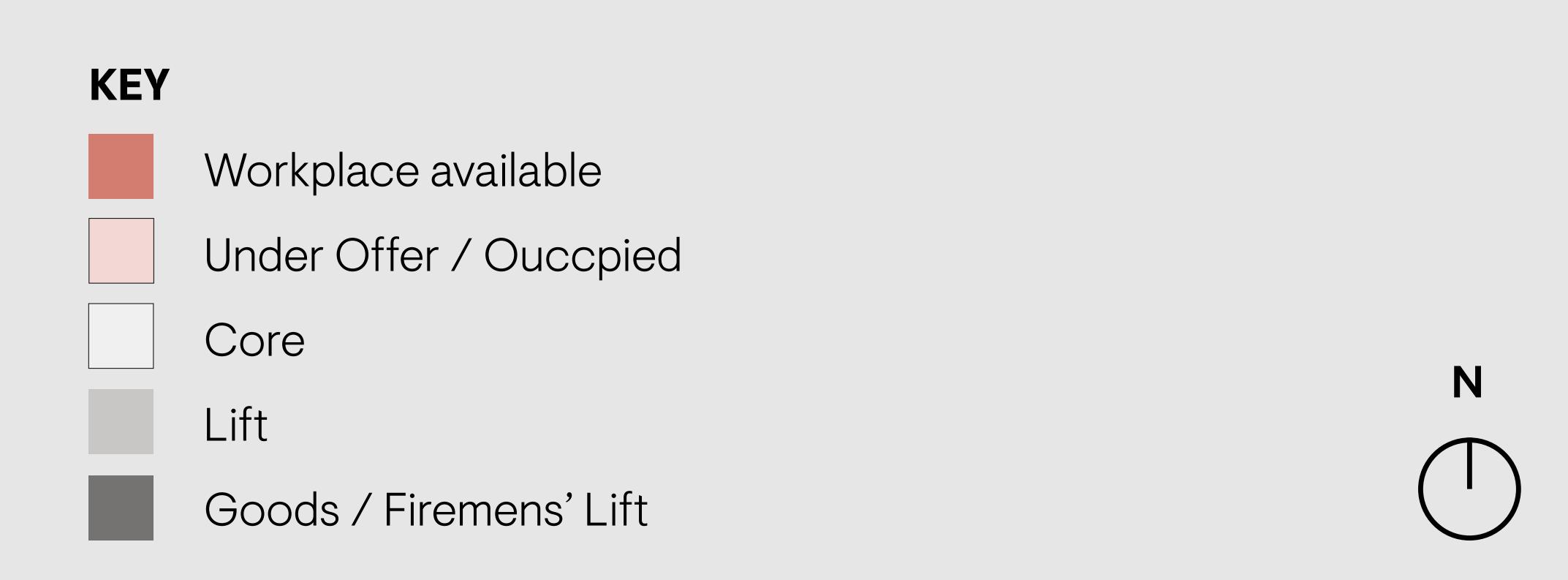


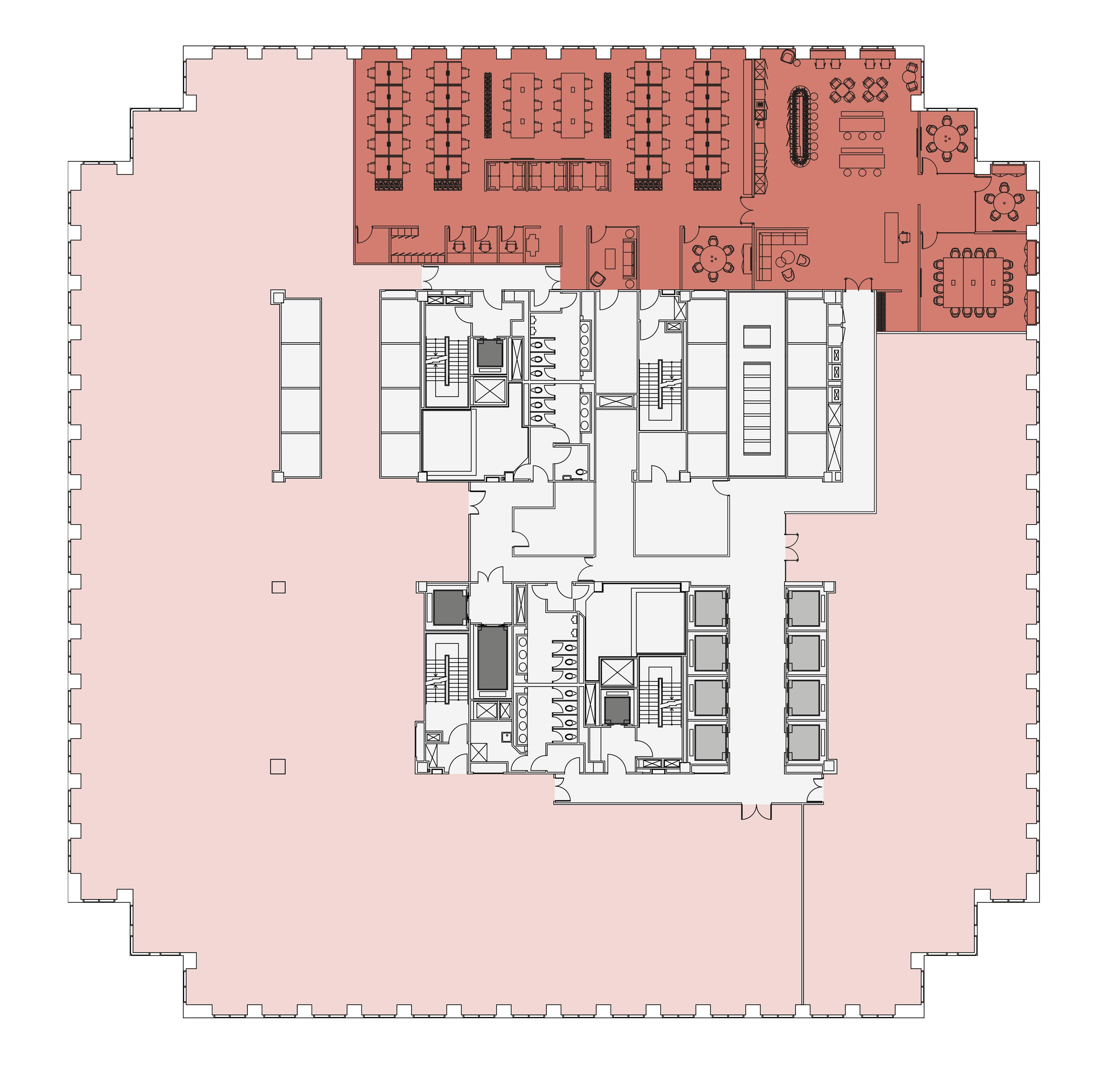
LEVEL 21

### 5,932 SQ FT 551 SQ M

The North East unit comes with 52 desks, a range of meeting rooms, breakout spaces and teapoint. The reception has been designed to provide a relaxed and inviting arrival for guests, equipped with a separate kitchen/teapoint, soft seating and informal work areas as well as two client-facing meeting rooms and a boardroom.

### Made For:





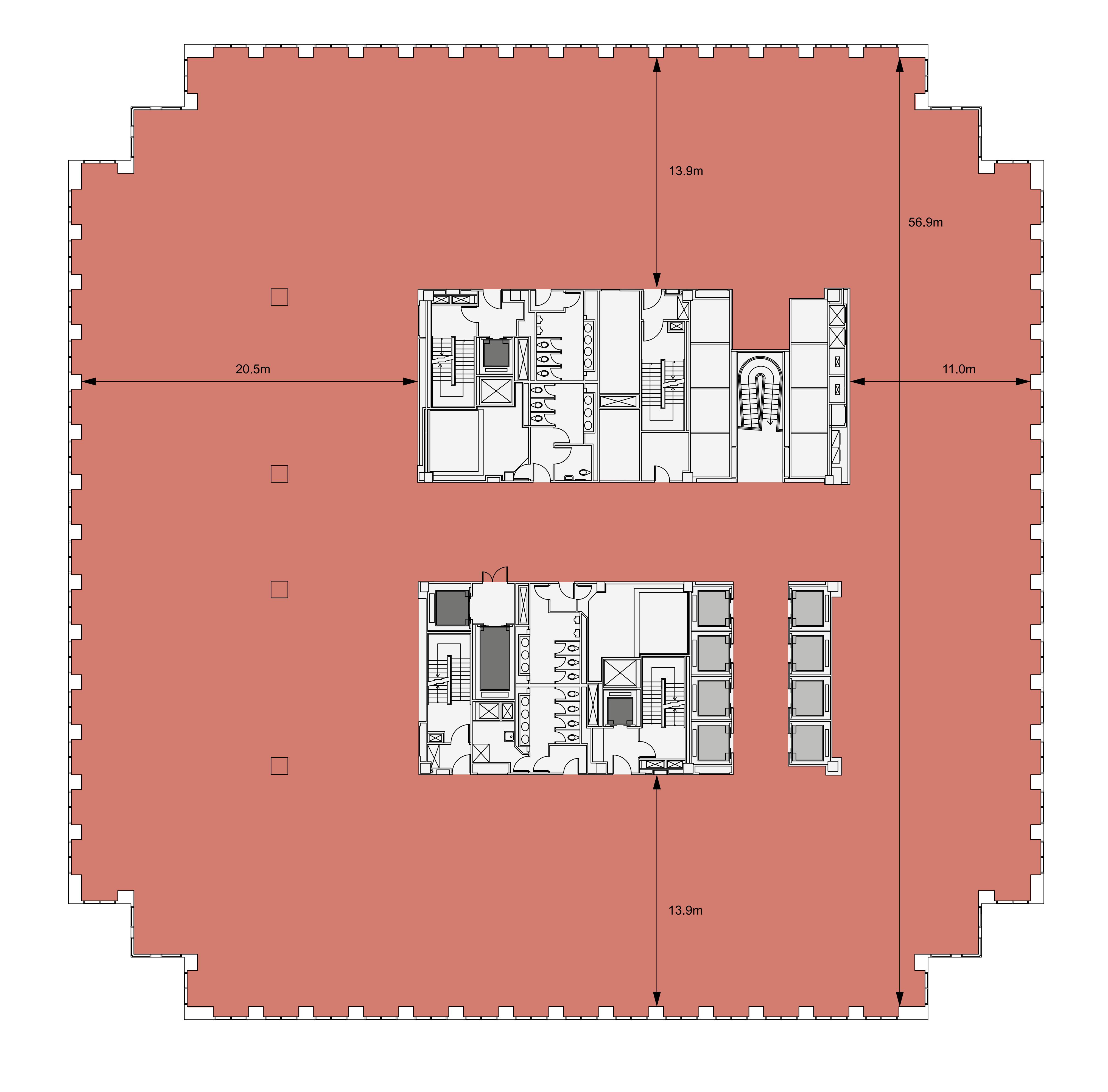
### 28,582 SQ FT 2,655 SQ M

### FLOOR CONDITION

Category B (MadeFor: Show Suite).

KEYWorkplace availableCoreLiftGoods / Firemens' Lift





FLOOR PLAN

ONE CANADA SQUARE

### Level 33

### Fully Fitted

### 

### 28,582 SQ FT 2,655 SQ M

### FLOOR CONDITION

Occupying the entire floor, level 33 includes a client facing reception area with soft seating, relaxed kitchen/tea point and a suite of meeting rooms that can be transformed into a large-scale event space with concertina walls (phase one works). The rest of the floor provides open plan workspaces, meeting rooms and focus rooms, a west-facing staff breakout area and a separate commercial kitchen. The remainder of the floor can be delivered to the same specification and finishes used in phase one, or taken in its existing condition.

### KEY

Workplace available

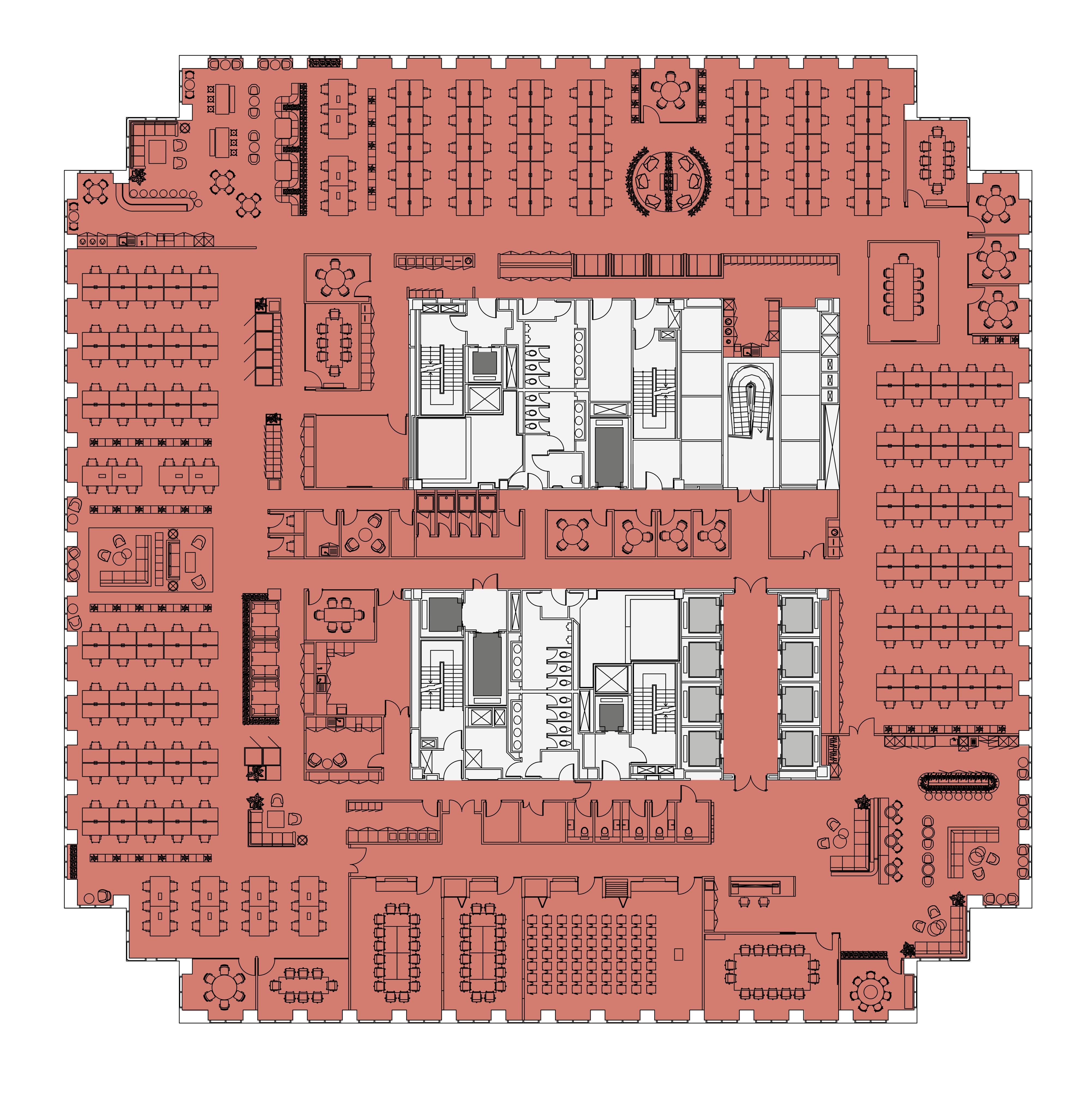


Lit

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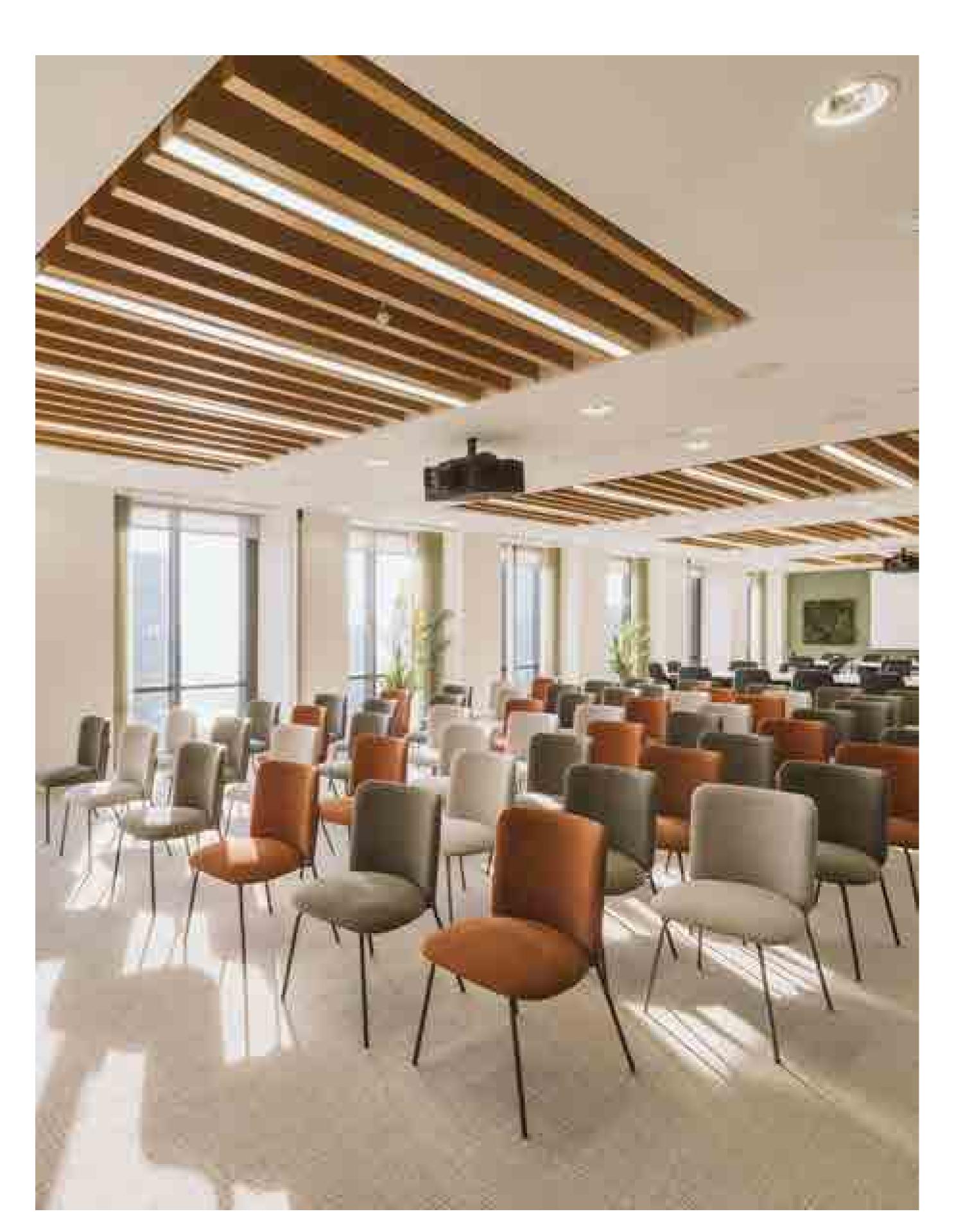
Goods / Firemens' Lift



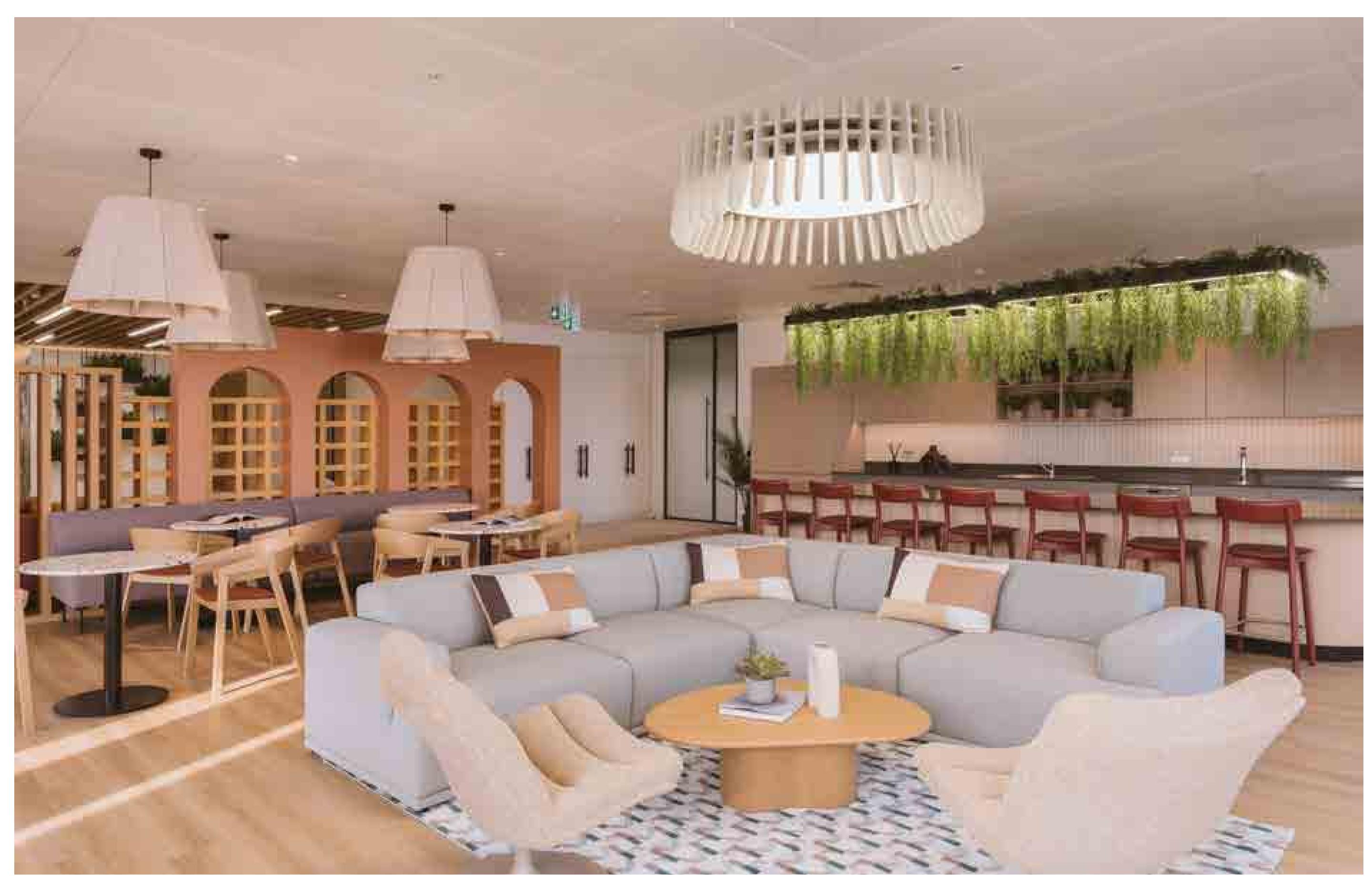


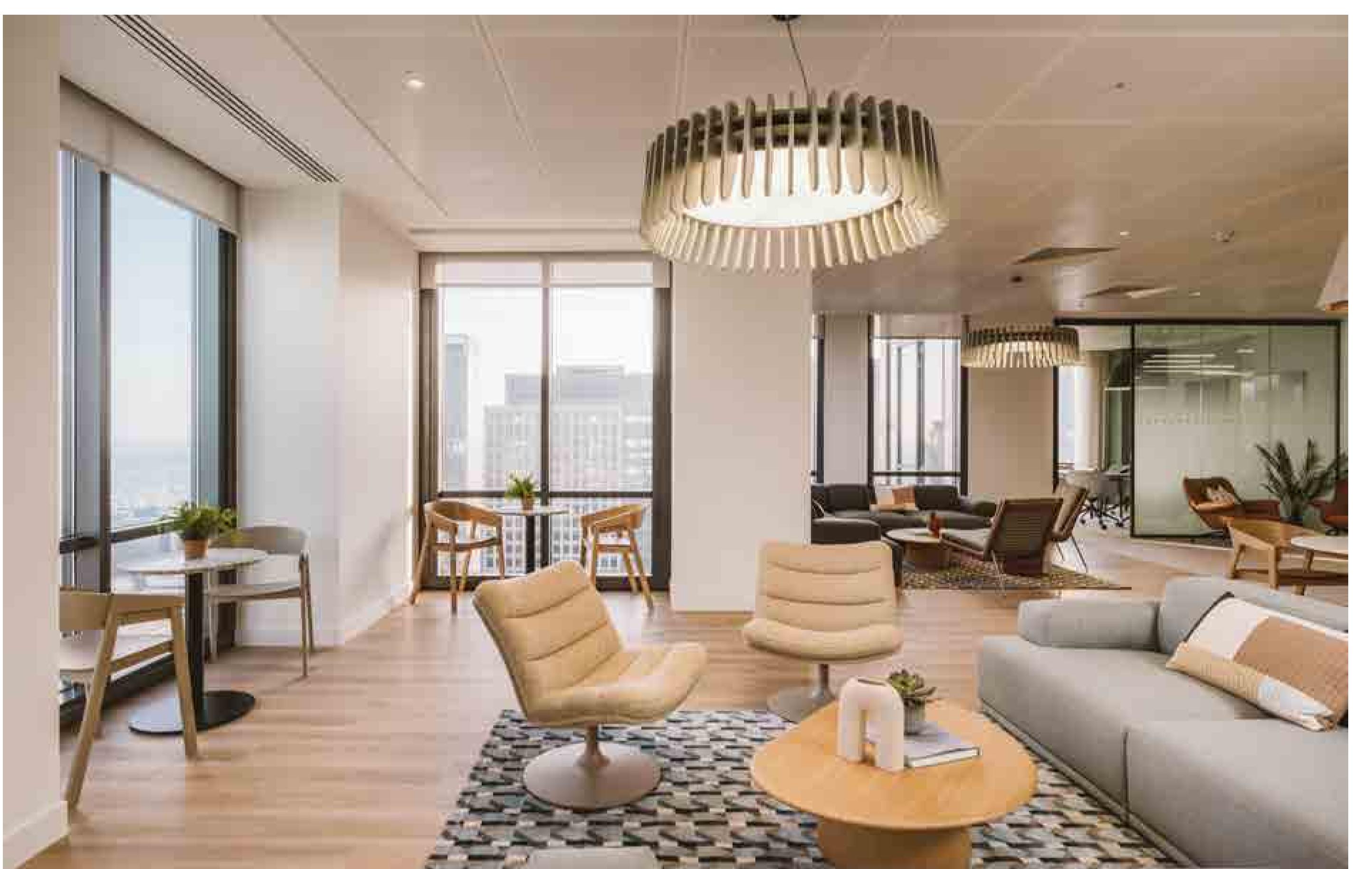
### LOOK&FEEL













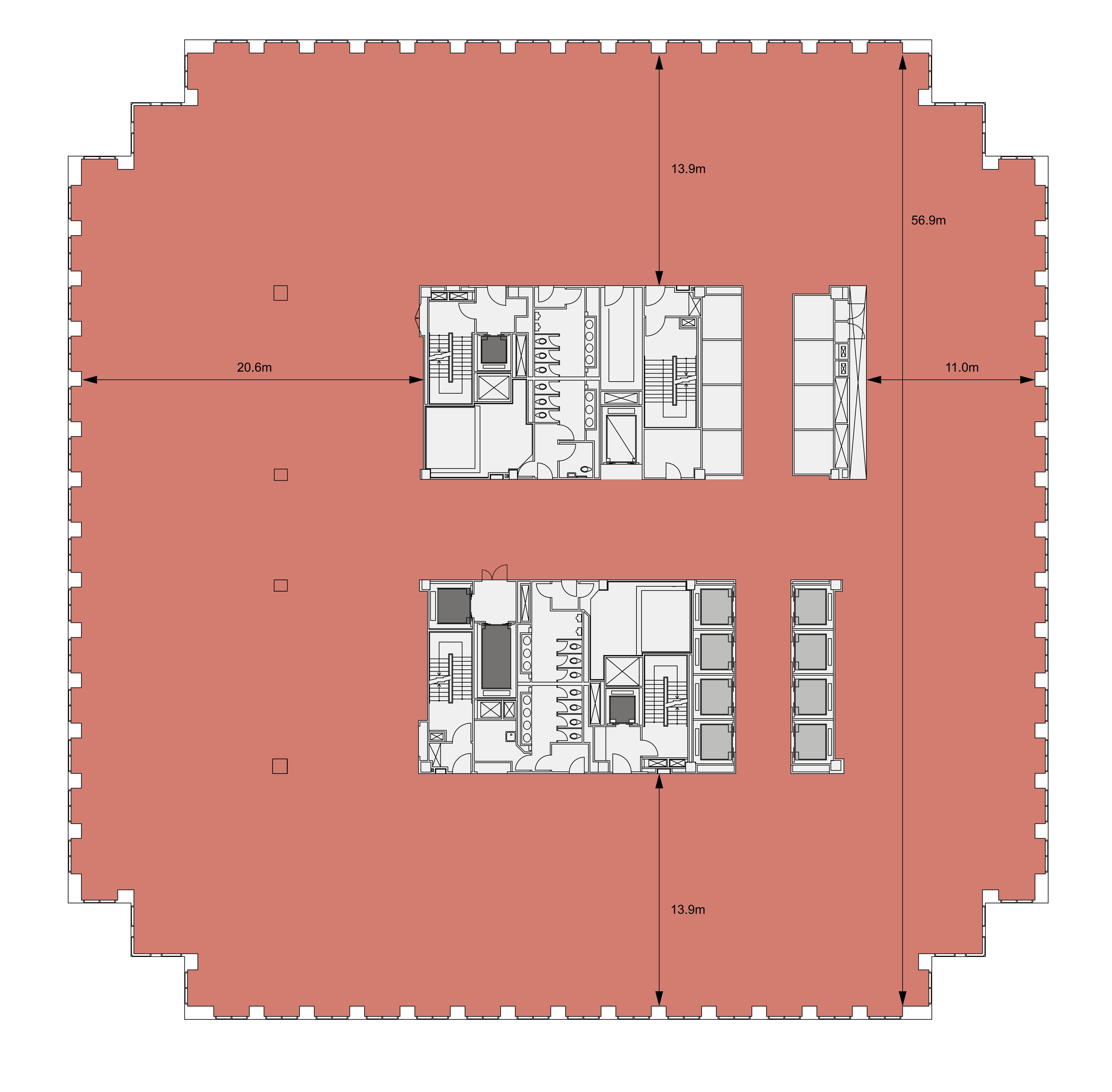
# 28,968 SQ FT 28,591 SQ M

FLOOR CONDITION

Shell & Core.

KEYWorkplace availableCoreLiftGoods / Firemens' Lift





FLOOR PLAN

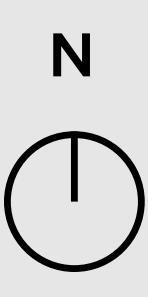
ONE CANADA SQUARE

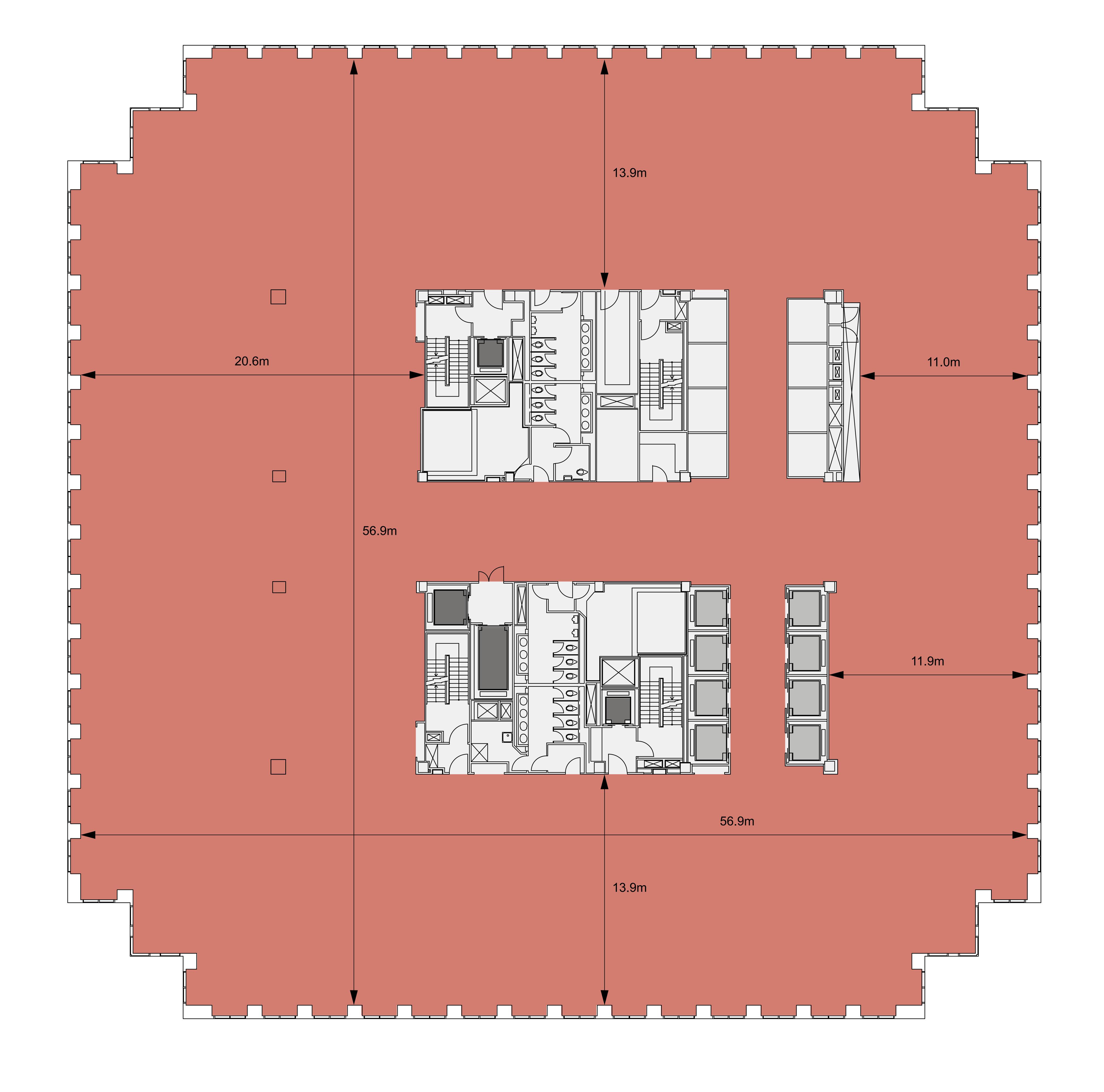
### 28,336 SQ FT 2,633 SQ M

FLOOR CONDITION

Shell & Core.

KEYWorkplace availableCoreLiftGoods / Firemens' Lift





### Level39

Where great minds don't think alike.

### FLEXIBLE WORKSPACE, HOT DESKS AND EVENT SPACE FOR HIRE



**KEY** 

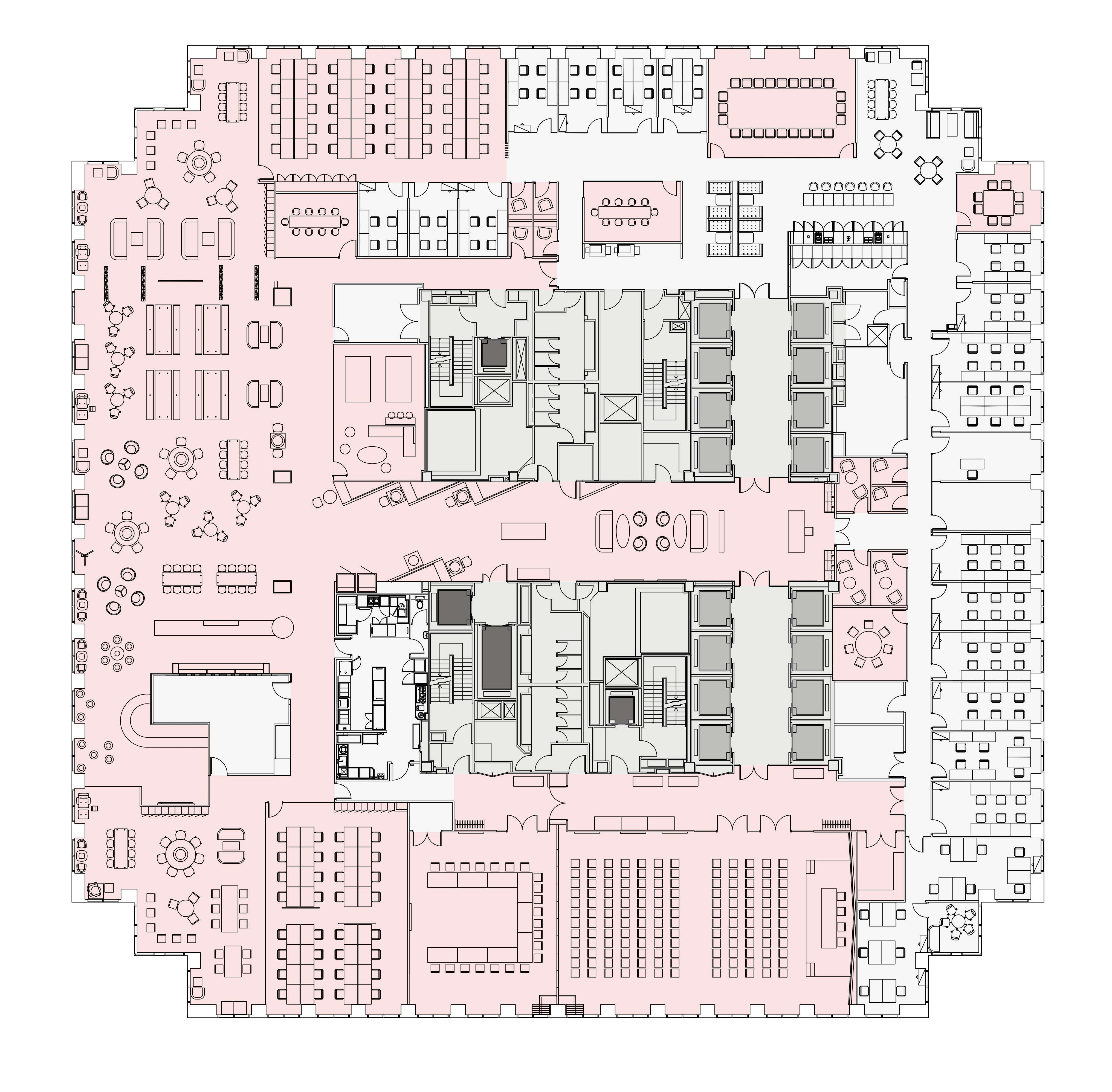
Breakout Areas & Bookable Meeting Rooms

Core

Lif

Goods / Firemens' Lift

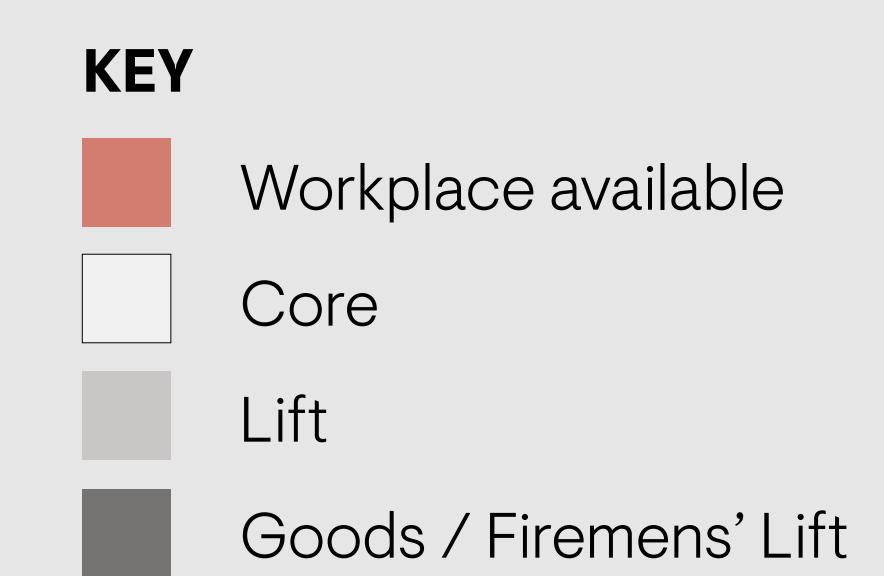


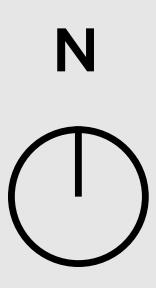


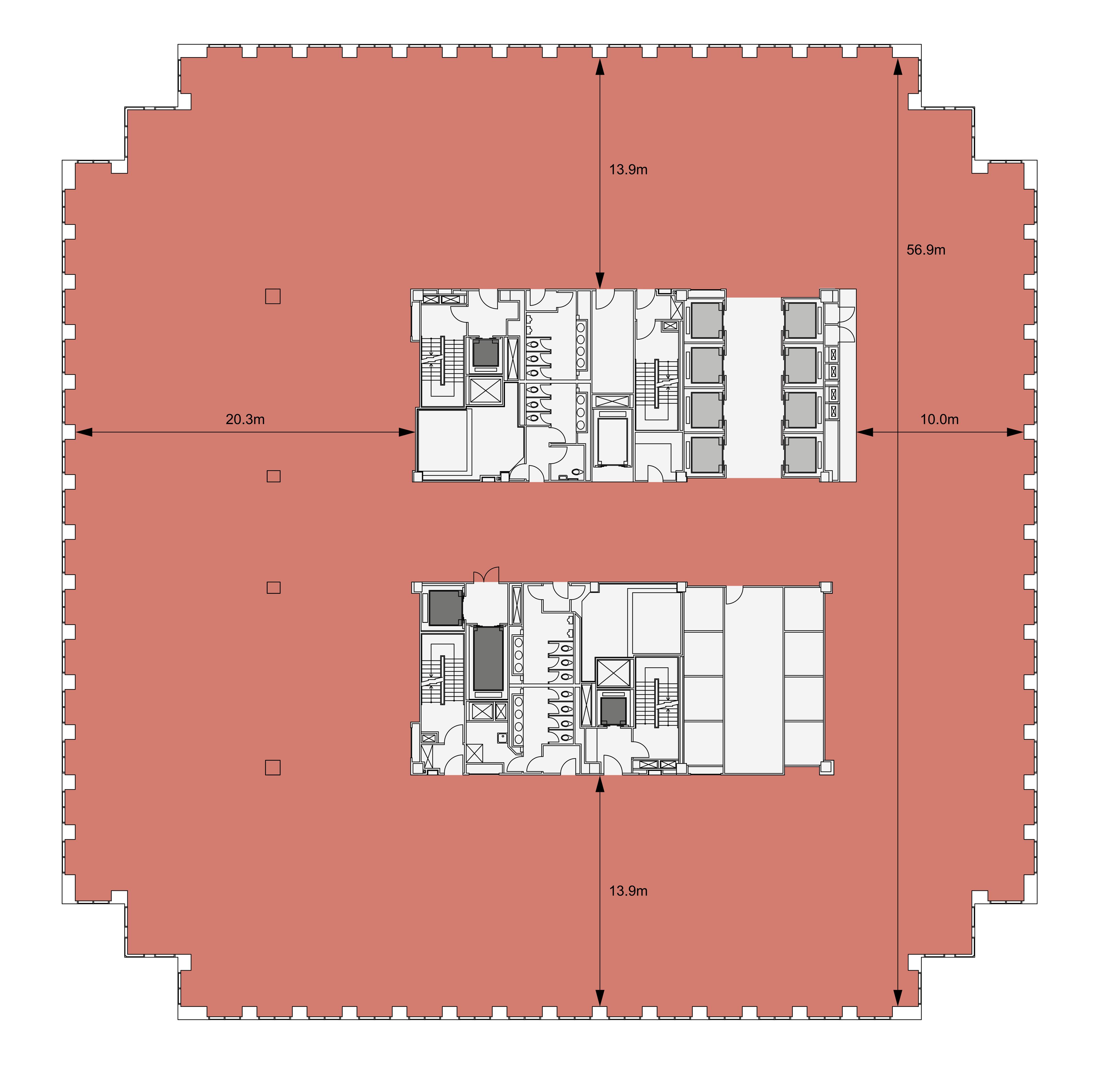
### 28,146 SQ FT 2,615 SQ M

FLOOR CONDITION

Shell & Core.







FLOOR PLAN

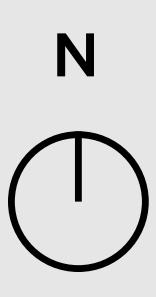
ONE CANADA SQUARE

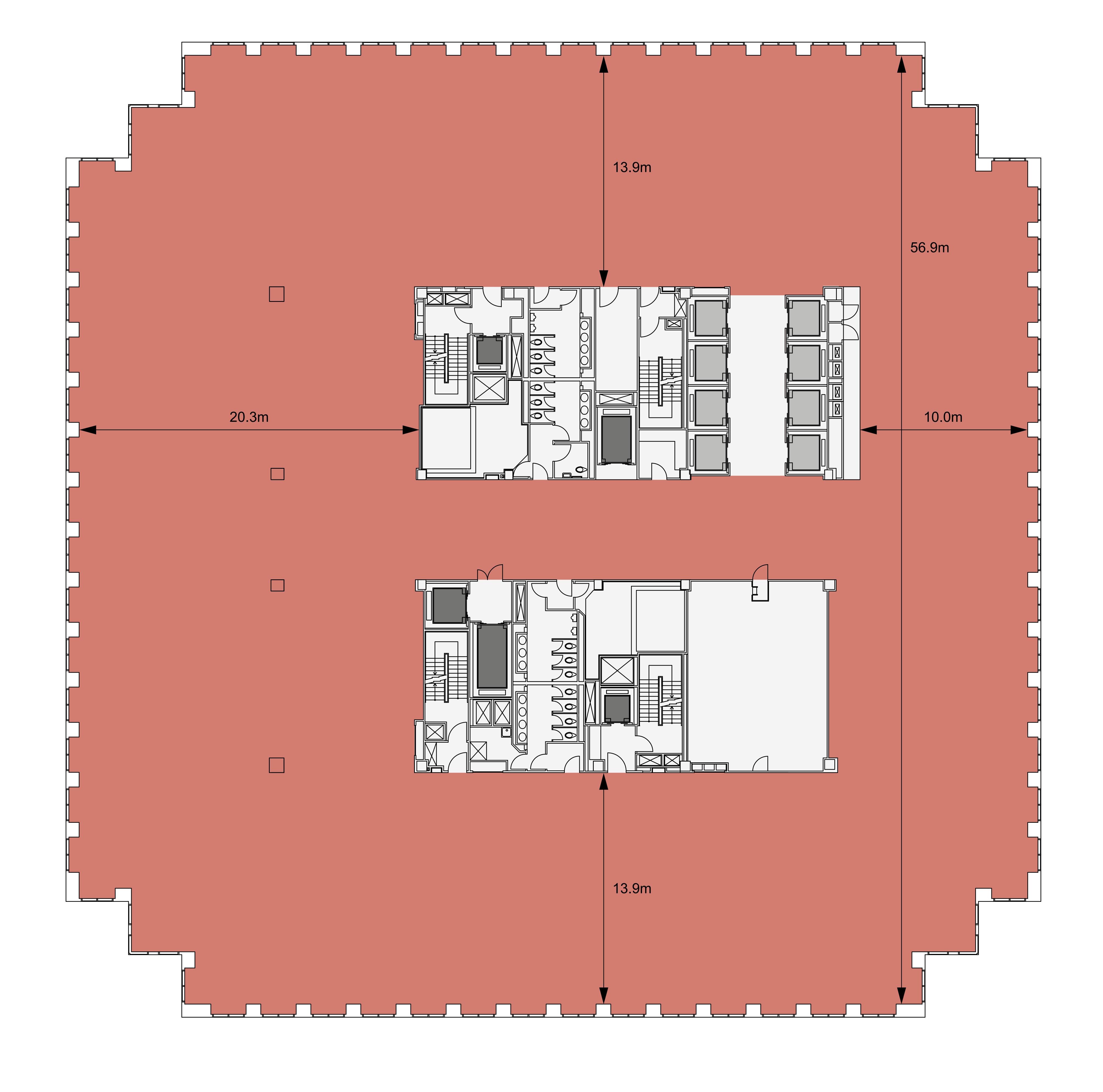
### 28,103 SQ FT 2,611 SQ M

FLOOR CONDITION

Shell & Core.

Workplace available
Core
Lift
Goods / Firemens' Lift

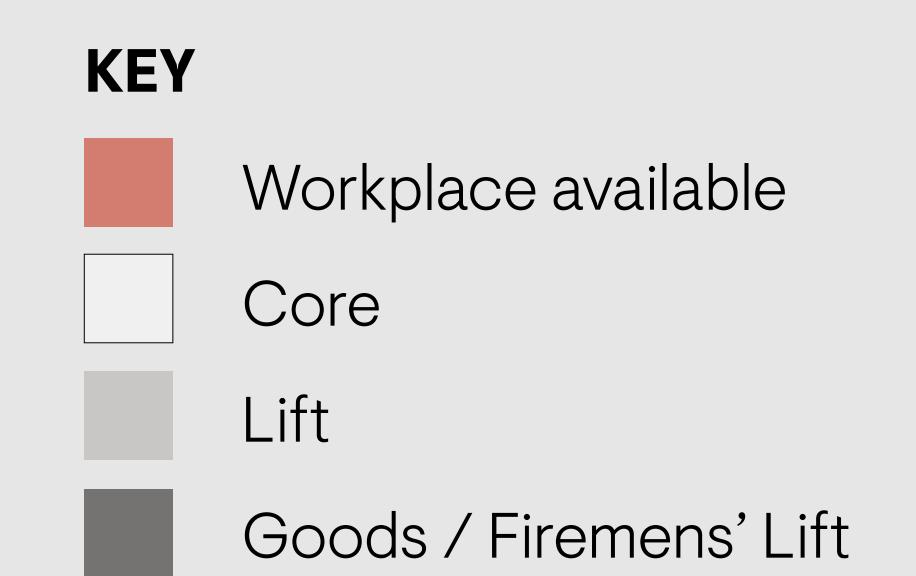




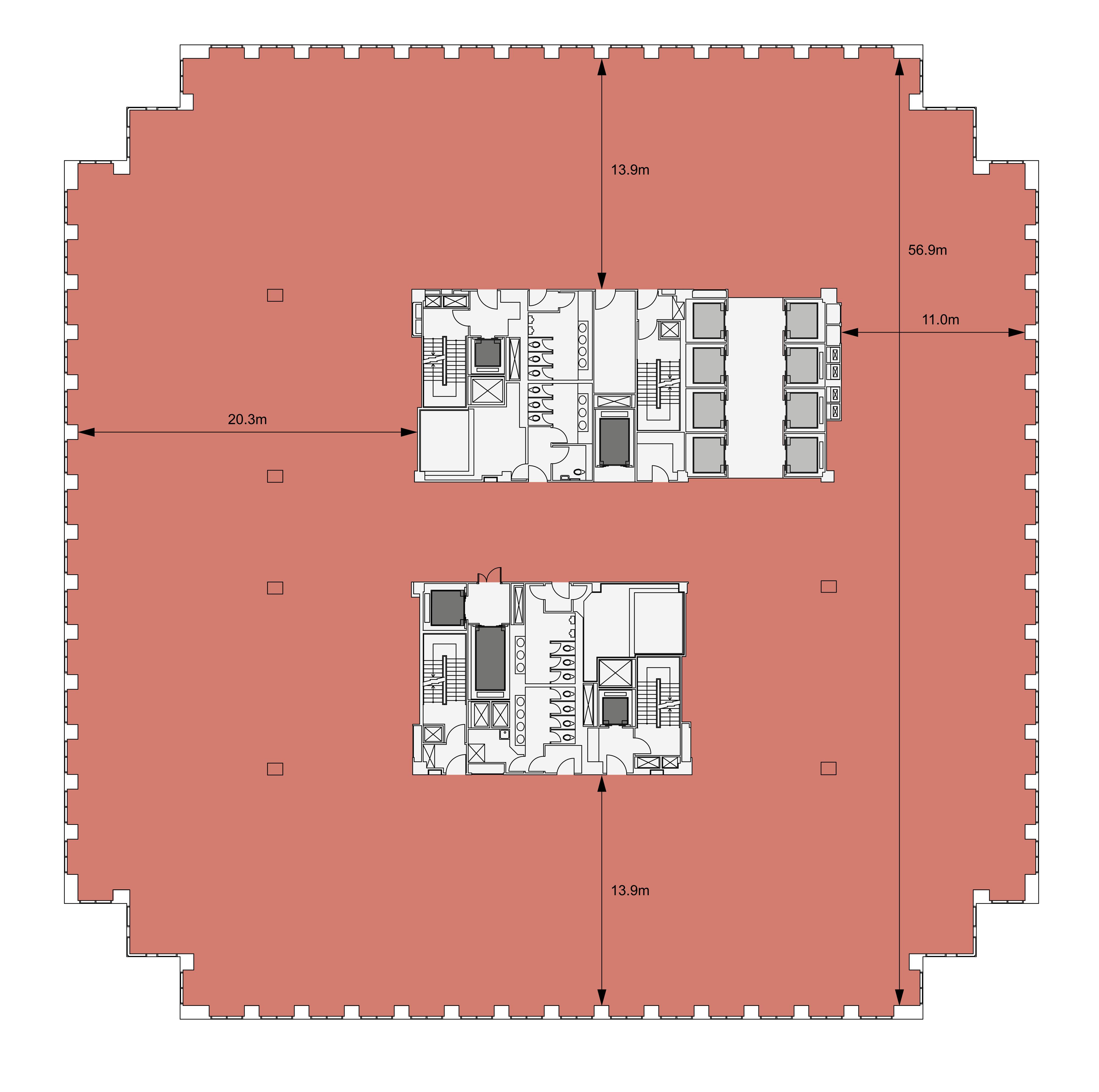
### 28,972 SQ FT 2,692 SQ M

FLOOR CONDITION

Shell & Core.







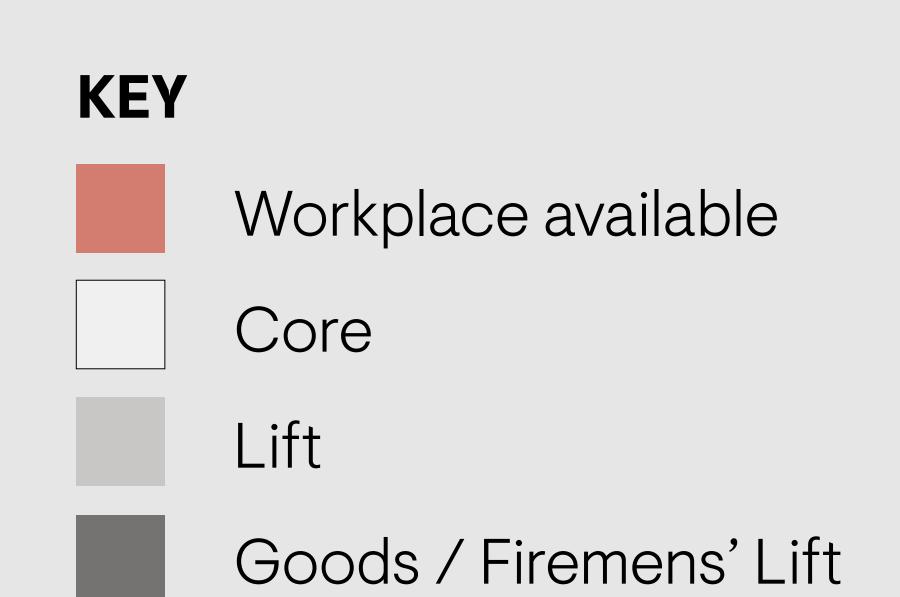
FLOOR PLAN

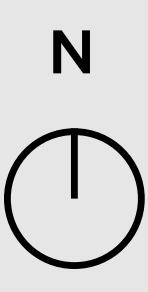
ONE CANADA SQUARE

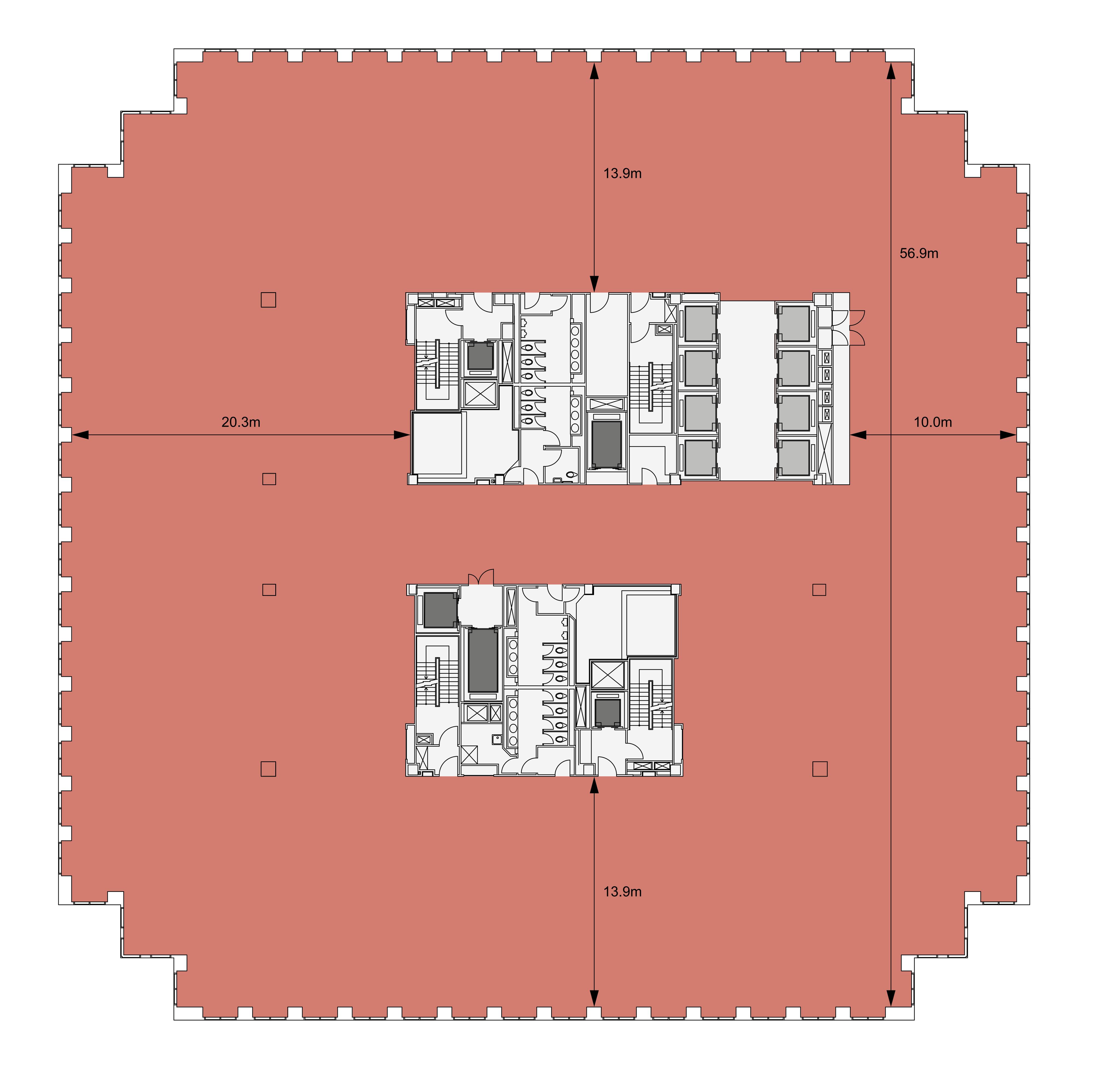
## 28,968 SQ FT 2.691 SO M

FLOOR CONDITION

Category A (ceiling).



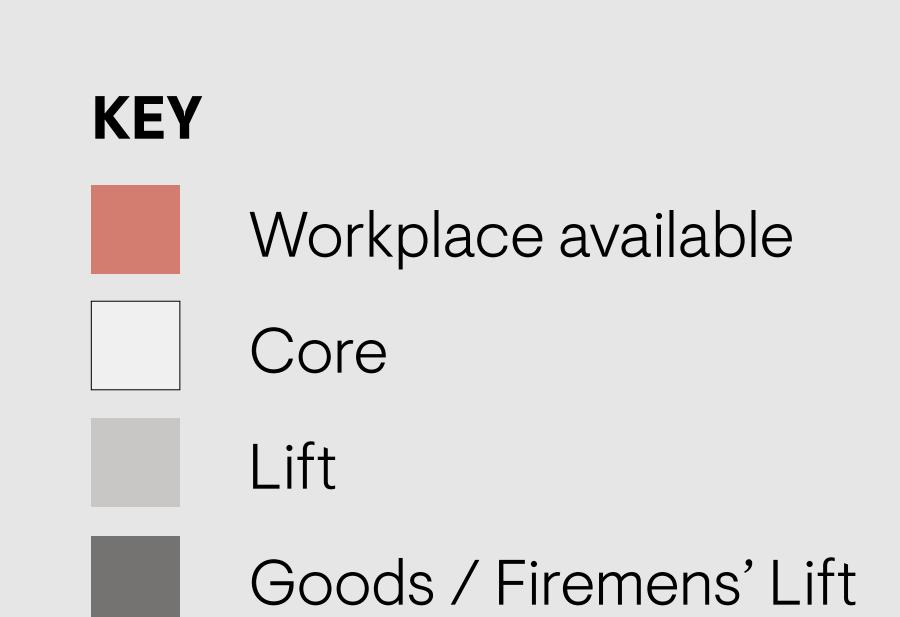


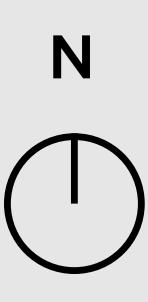


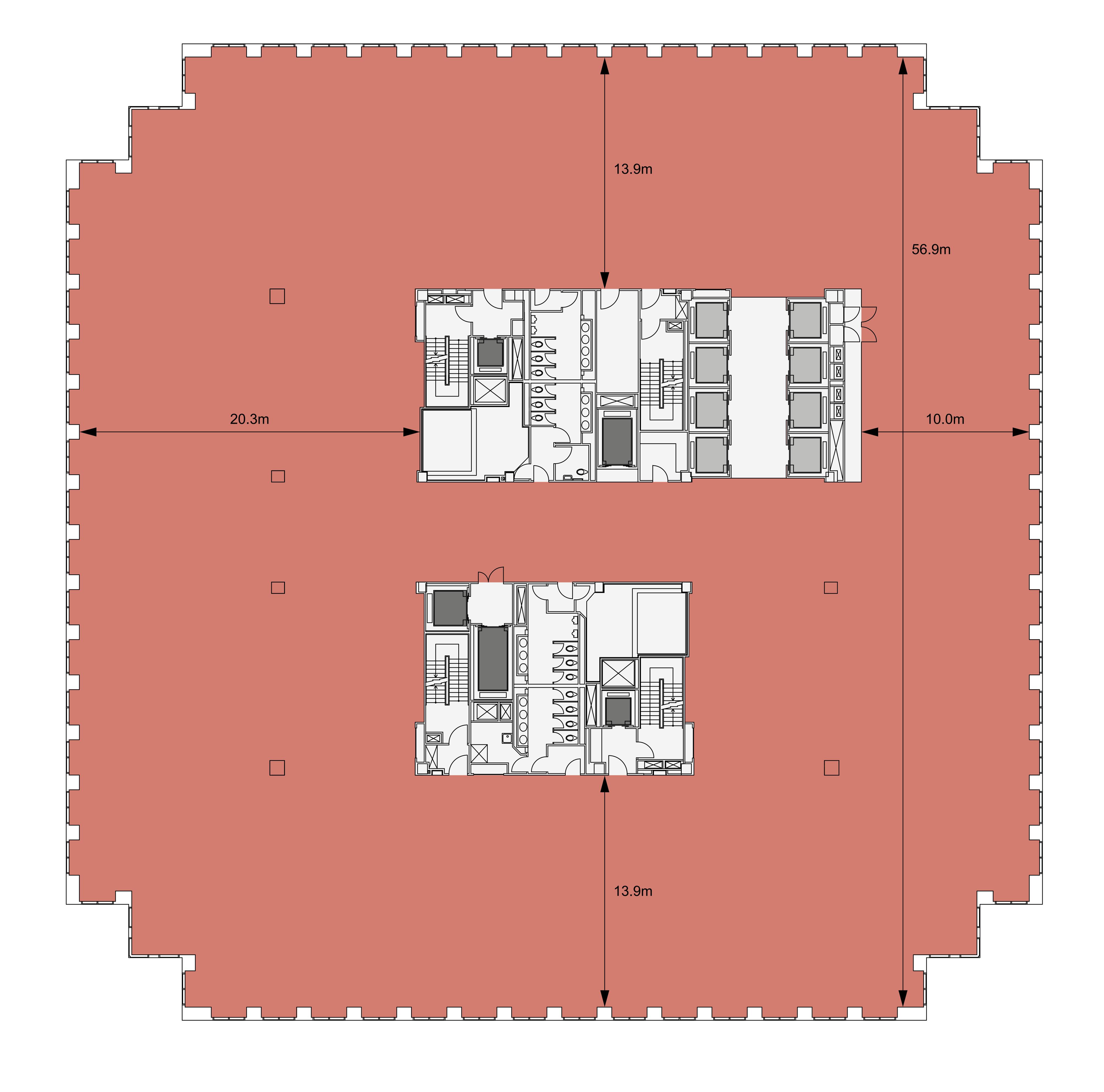
FLOOR PLAN

### Typical Upper Floor

# 28,968 SQ FT 2,691 SQ M







FLOOR PLAN



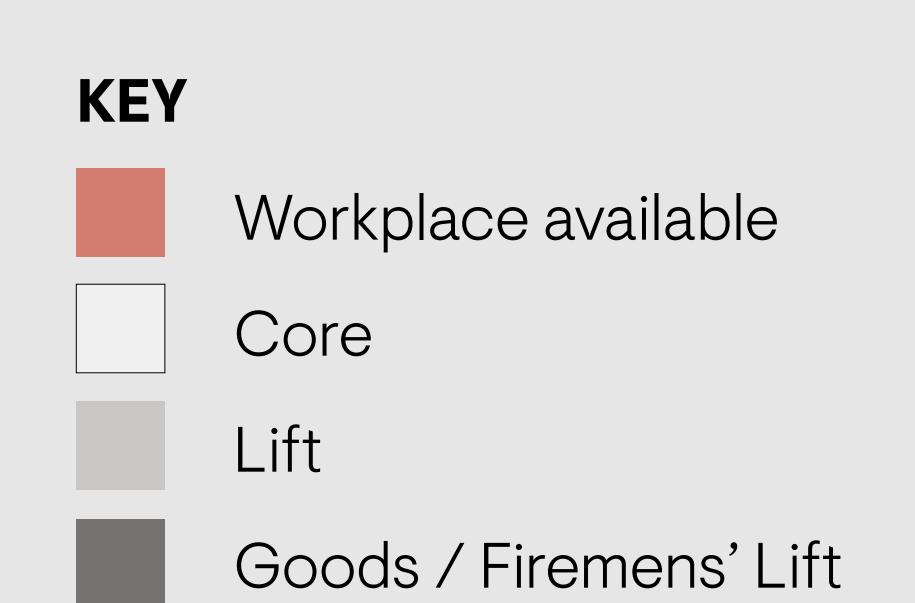
PRIVATE TERRAGE

1,658 SQ FT

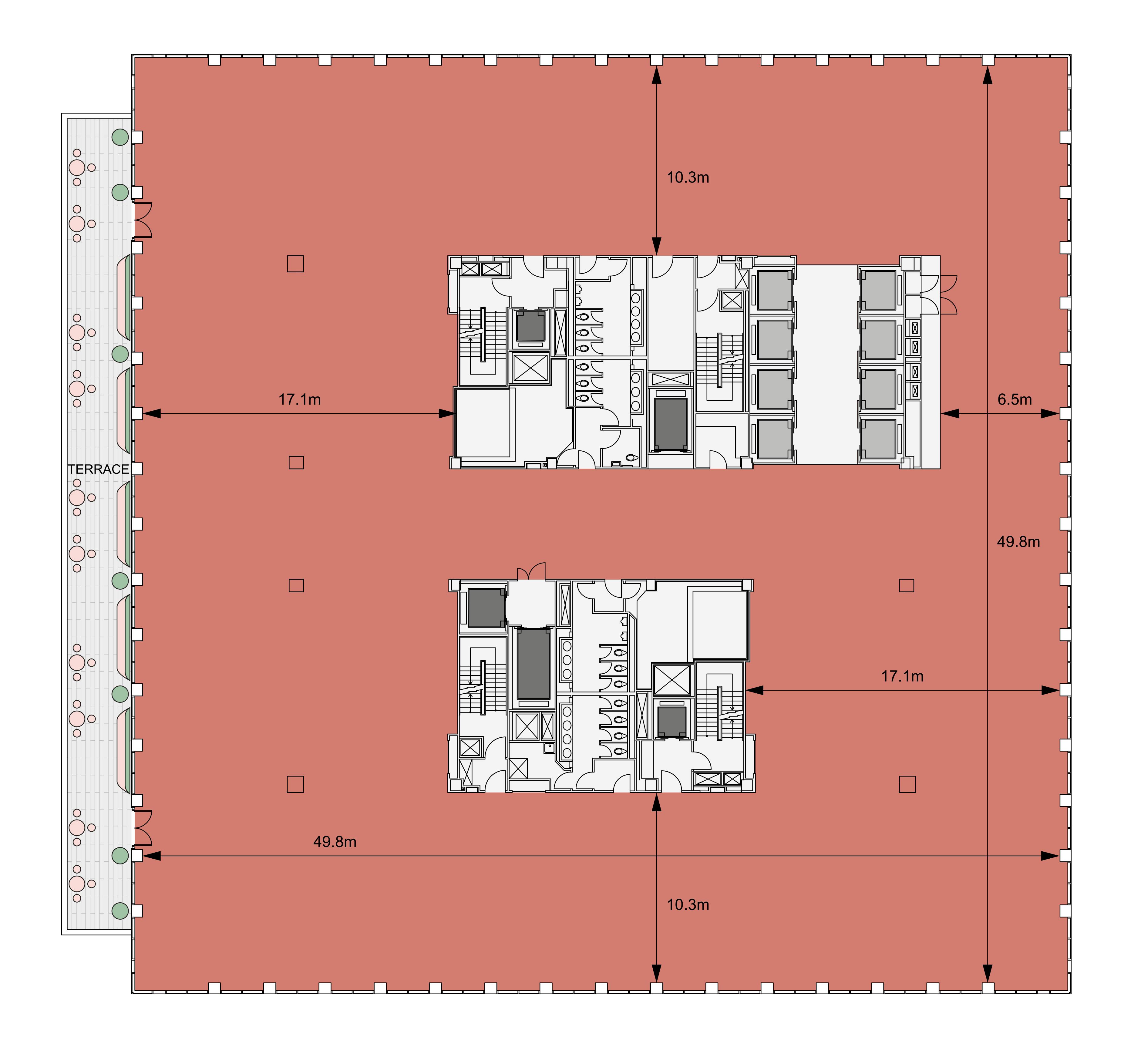
154 SN M

FLOOR CONDITION

Shell & Floor.







### THE ONE WITH THE VIEW.



# THE ONE TO GROW YOUR BUSINESS

With unrivalled office space that can be fitted out to meet your specific needs, you can choose and design a flexible workspace that will evolve alongside your business.

Available workspaces from fully fitted to shell and core, Cat A, Cat B and co-working.









### Made For:

After 30 years of helping companies like yours find their perfect home, we've created MadeFor: Out with complicated contracts. In with transparent and flexible leases.

Move into a fully fitted and managed workspace on terms that suit your business, even as your needs change.

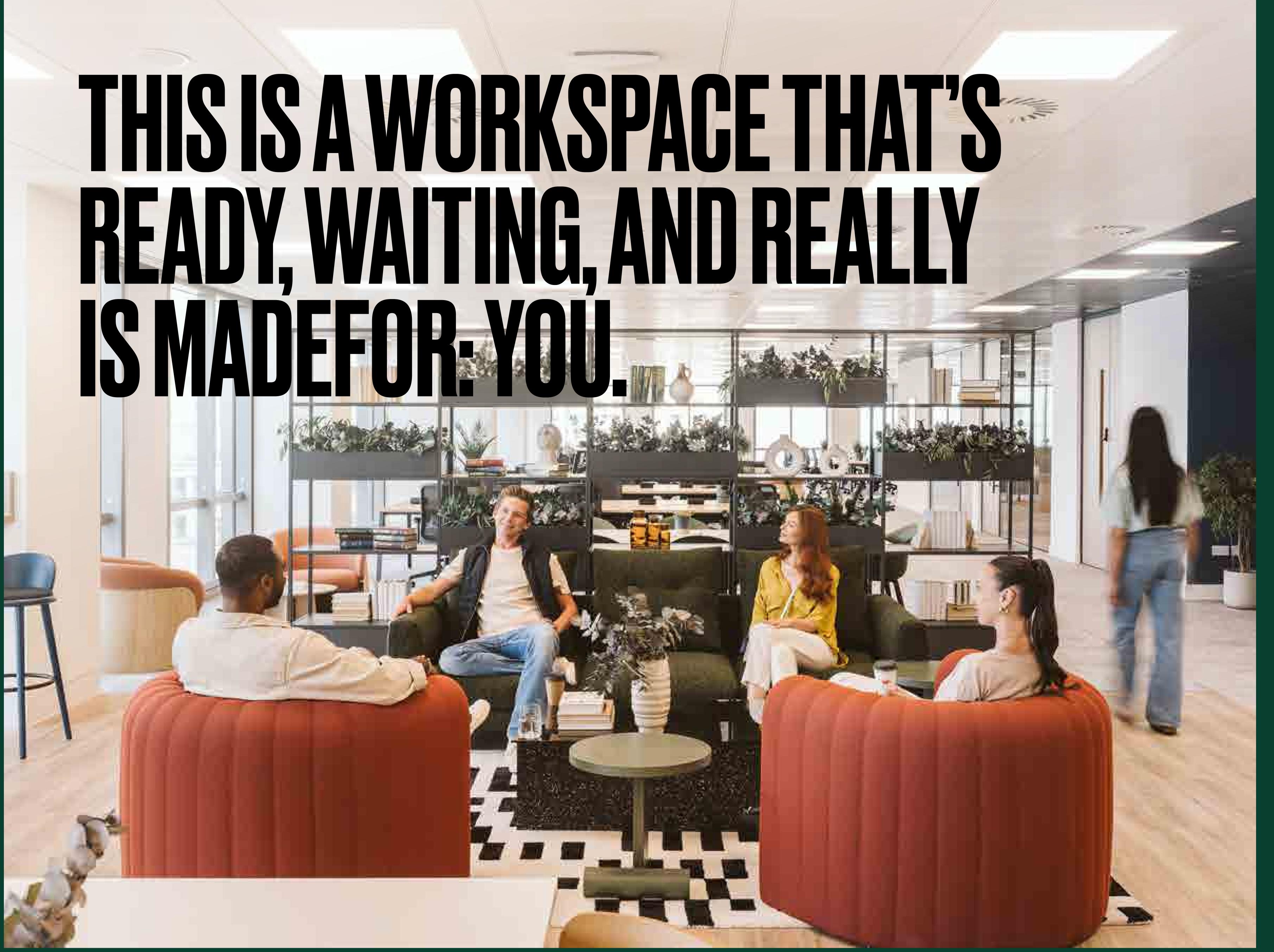
Innovative, sustainable, and always forward thinking.

offices.canarywharf.com/ madefor

HYPERYDLT

HERSHEY









Simplicity Flexibility Bespoke flooring Organic materials Bararea Scalable Sustainable Future-proofed Company branding Finishing touches Built-in storage Breakout spaces Tech-led Soft furnishings Iconic architecture 5G&WiFi6 Foliage Meeting rooms Flexible spaces Architectural lighting 1) ne-off antiques Modular Ready & waiting Connected Supported

MADEFOR:

Co-working and office spaces for tech start-up and scale-ups based in One Canada Square, at the heart of Canary Wharf.

level39.co

### YOUR BENEFITS

- Mentors, workshops& seminars
- Digital39
- Community events
- Marketplace offers
- 24/7 access

### **ONSITE AMENITIES**

- Flexible, modern infrastructure
- Cafe39
- Meeting rooms
- 200-person events venue
- Community spaces



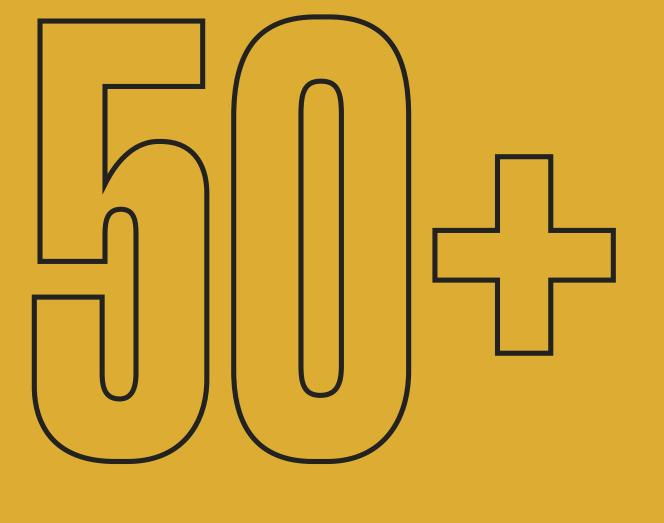






Strong community of leaders in fintech, cyber security, smart cities & green tech

Investment into Level39 member companies to date



Nationalities

Startup and scaleup companies



Revolut



digital shadows\_





<sup>+</sup>datatonic



### Eden Dock

Together with the Eden Project, we are excited to unveil Eden Dock, a waterfront oasis in the heart of Canary Wharf. Aquatic islands, marine habitats, art installations and engaging water activities combine to create a place for nature and people. Dive into open-water swimming, rejuvenate with yoga or unwind by the water's edge and let nature enhance your wellbeing.

# ENGAGEMENT WITH GREEN SPACE AND BLUE SPACE IS HUGE IN TERMS OF PEOPLE'S HEALTH AND WELLBEING.

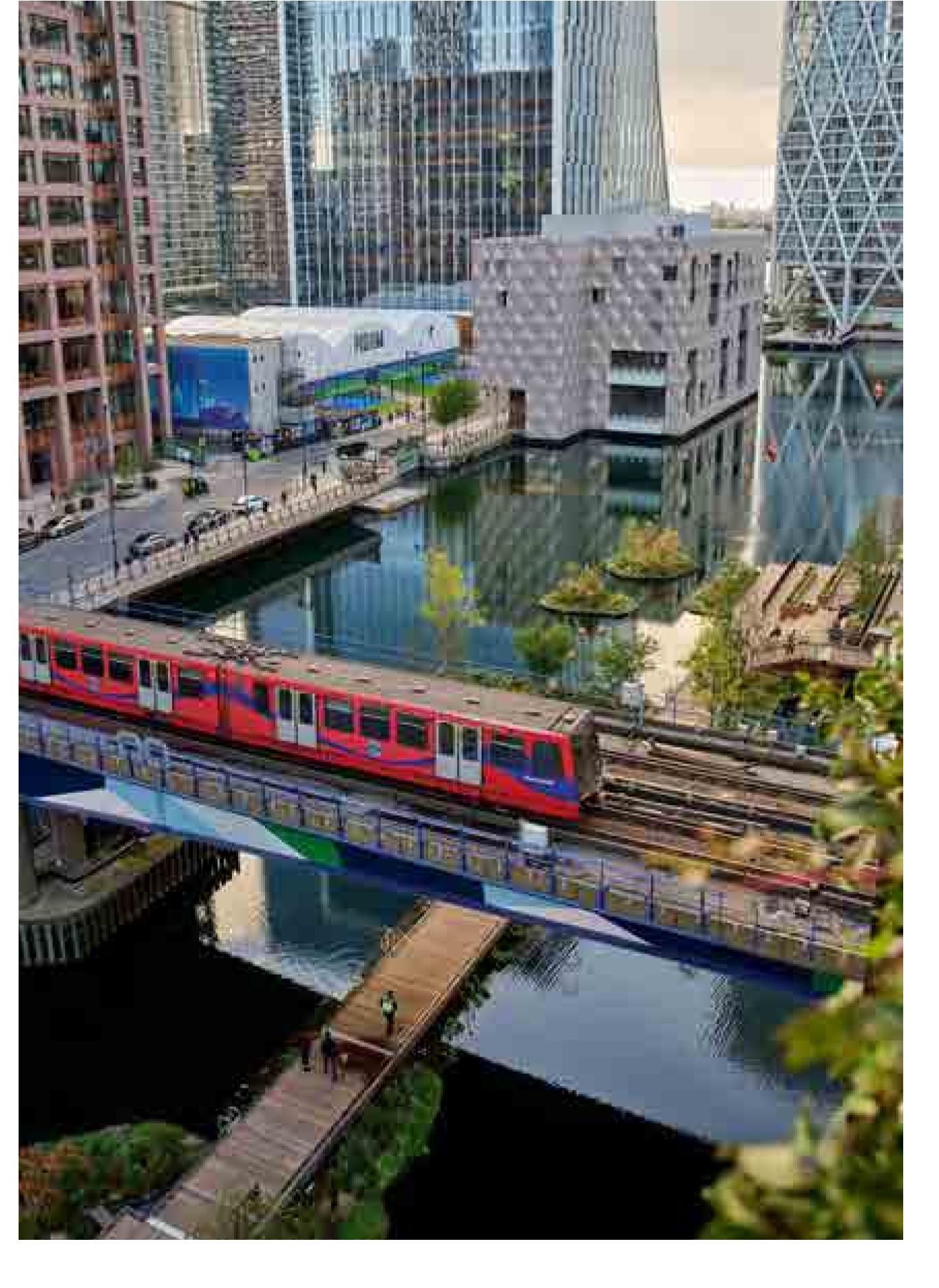
Dan James
Development Director
The Eden Project











### ESG

At Canary Wharf, sustainability and community are at the heart of everything we do. We understand the importance of creating environmentally and socially responsible environments, and our team of ESG professionals are dedicated to delivering continuous improvement across all our focus areas.

We are committed to the Environmental, Social and Governance (ESG) principles, as outlined in our strategy and featured in our <u>annual report</u>. We believe that the most effective way to drive meaningful change is by bringing together our customers, suppliers and our community. Together, we can enhance lives, now and in the future.

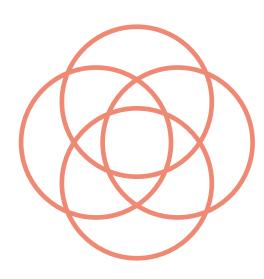
Choose an office space that aligns with our values and commitment to a sustainable future. Be part of a workspace that champions green practices and supports community initiatives.

Our strategy focuses on four key areas:



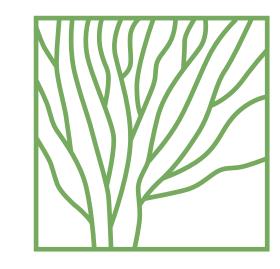
### **CLIMATE ACTION**

Turning our ambition to be net zero into action



### DRIVING CIRCULARITY

Transitioning from a linear to a circular economy



### CREATING SPACE FOR NATURE

Creating a place for nature as well as people



### SOCIAL IMPACT

Creating positive change through shared social purpose, connecting our communities & customers

SOME OF OUR CORE
PARTNERSHIPS AND COMMITMENTS







### KEY ACHIEVEMENTS

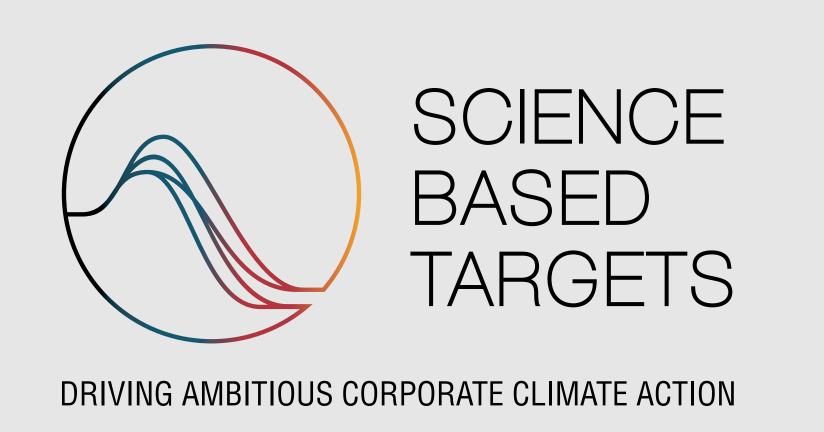
- Net Zero Carbon by 2040: CWG is committed to partnering with occupiers to enhance building performance.
- In-house Waste Management Team:
   Supporting our tenants with innovation opportunities to maximise recycling and circular economy initiatives.
- **ESG Forums:** Regular forums allow our tenants to be updated on initiatives, share ideas, and hear from industry experts.
- Felix Project Partnership: Help to tackle food poverty by volunteering for free to distribute meals and reduce food waste.
- 16.5 Acres of Parks and Gardens: Take advantage of our open spaces to lift your mood, productivity, and enjoy breaks at the award-winning Eden Dock, a place for nature and people to thrive.











### One Canada Square Specification Summary

An iconic London building with exemplar base-build sustainability characteristics and a robust transition plan to deliver NZC performance in operation.



destination passenger lifts at 1,600 kg (3,500 lbs) upgraded destination control lift system

### DESIGN LOADING

Office: 3.4 kn / sq m (70.99 lbs / sq ft)
Partitions: 1.0 kn / sq m (20.88 lbs / sq ft)

## DUAL POWER SUPPLY



between 1,600 - 3,500 KG

### SIAR SIAR MERING

enabling accurate data collection and benchmarking

delivering resilient power supply

Typical slab to slab height 4.11 m (13 ft, 7 ins)
Enhanced slab to slab height 4.71 m (15 ft, 5 ins)

### FULLY AGGESSIBLE

140mm raised floor depth

fibre communications

### GURRENT TELECO PROVIDERS:

BT, Colt, euNetworks, HSO, Level 3, Verizon, Vodafone, Zayo, Interoute, Virgin Media

# HIGHEFFICIENCY FAN COIL AIR CONDITIONING

### POWER LOAD NEWSTREET OF THE STATE OF THE S

OFFICE AREAS

Lighting: 12.19 w / sq m (1.2 w / sq ft)
Small power: 32.28 w / sq m (3 w / sq ft)



Typical floor to ceiling height of 2.75 m (9 ft) Enhanced floor to ceiling height of 3.05 m (10 ft)



COL



Level(3)

Verizon













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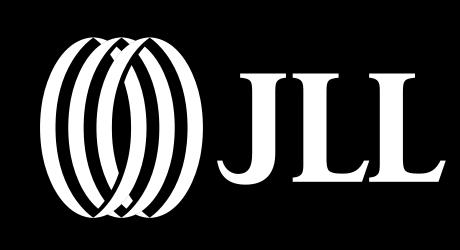
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### Find out more on the One Canada Square website

### Download the Canary Wharf app





