

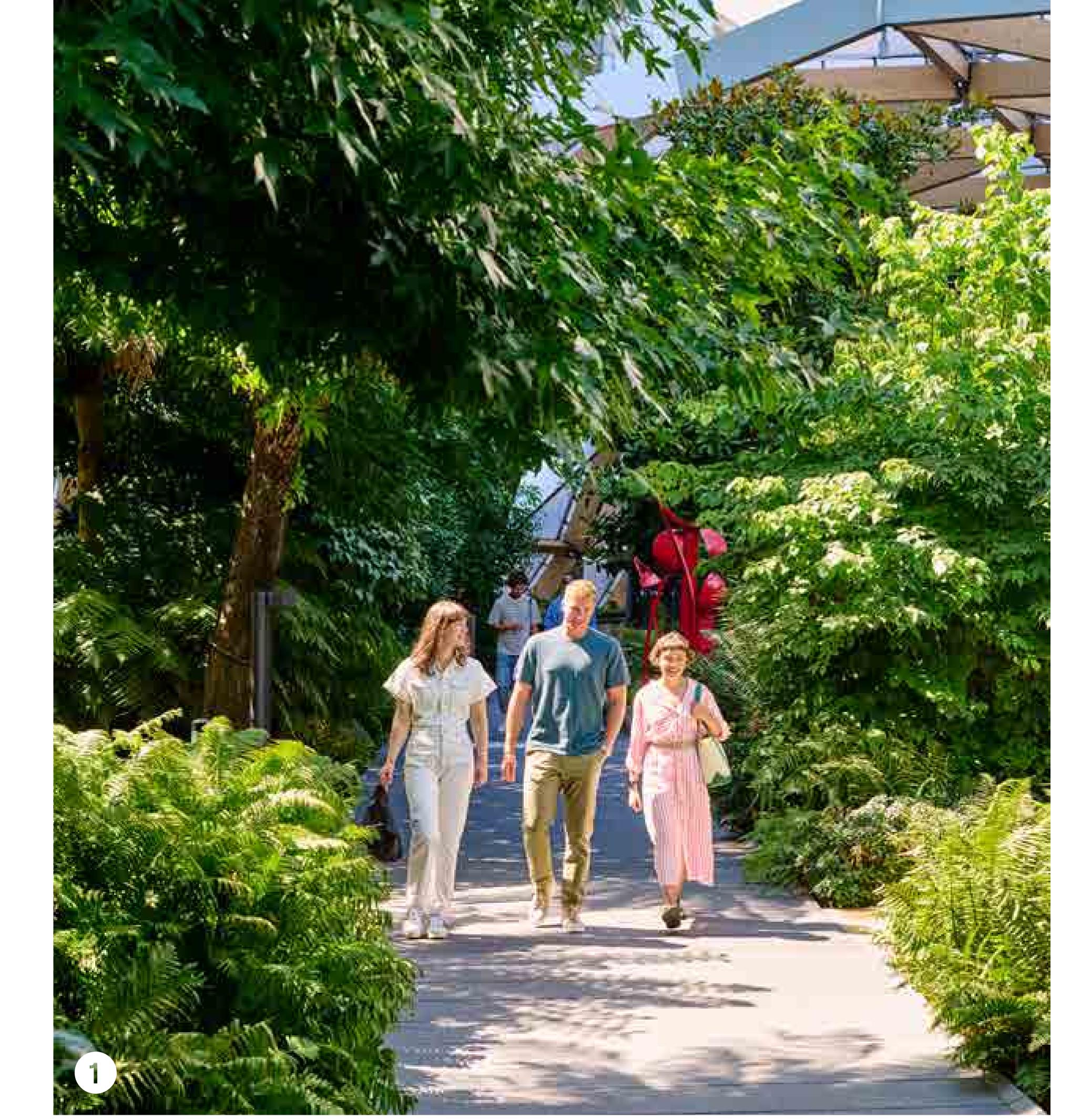


LANDMARK MADEFOR: SUSTAINABILITY

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

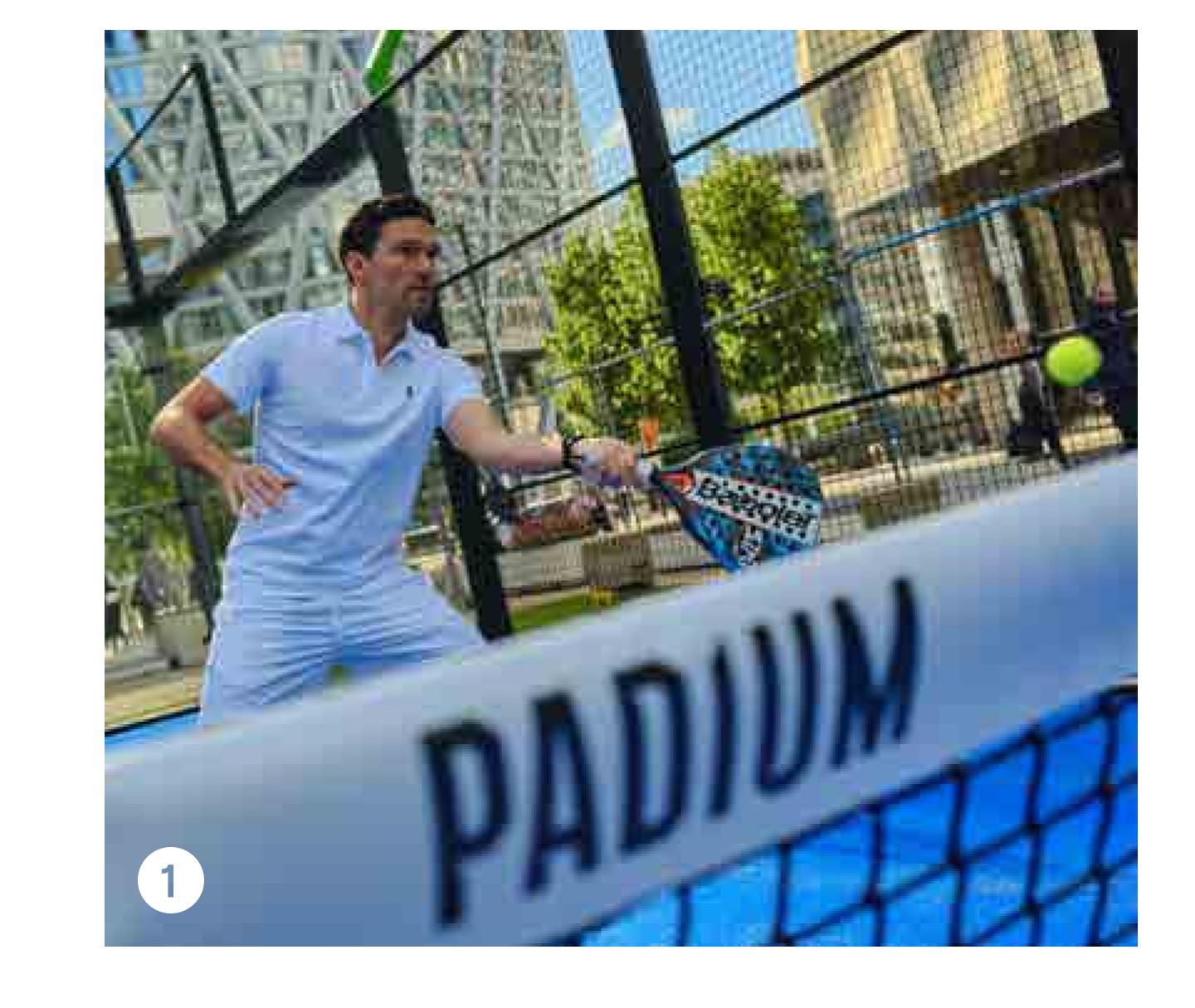
Join our thriving community for pioneers across FinTech, Cyber Security, Data & AI, Sustainability, Life Sciences and more

5 One Canada Square

A landmark hub for progressive businesses

Your local environment

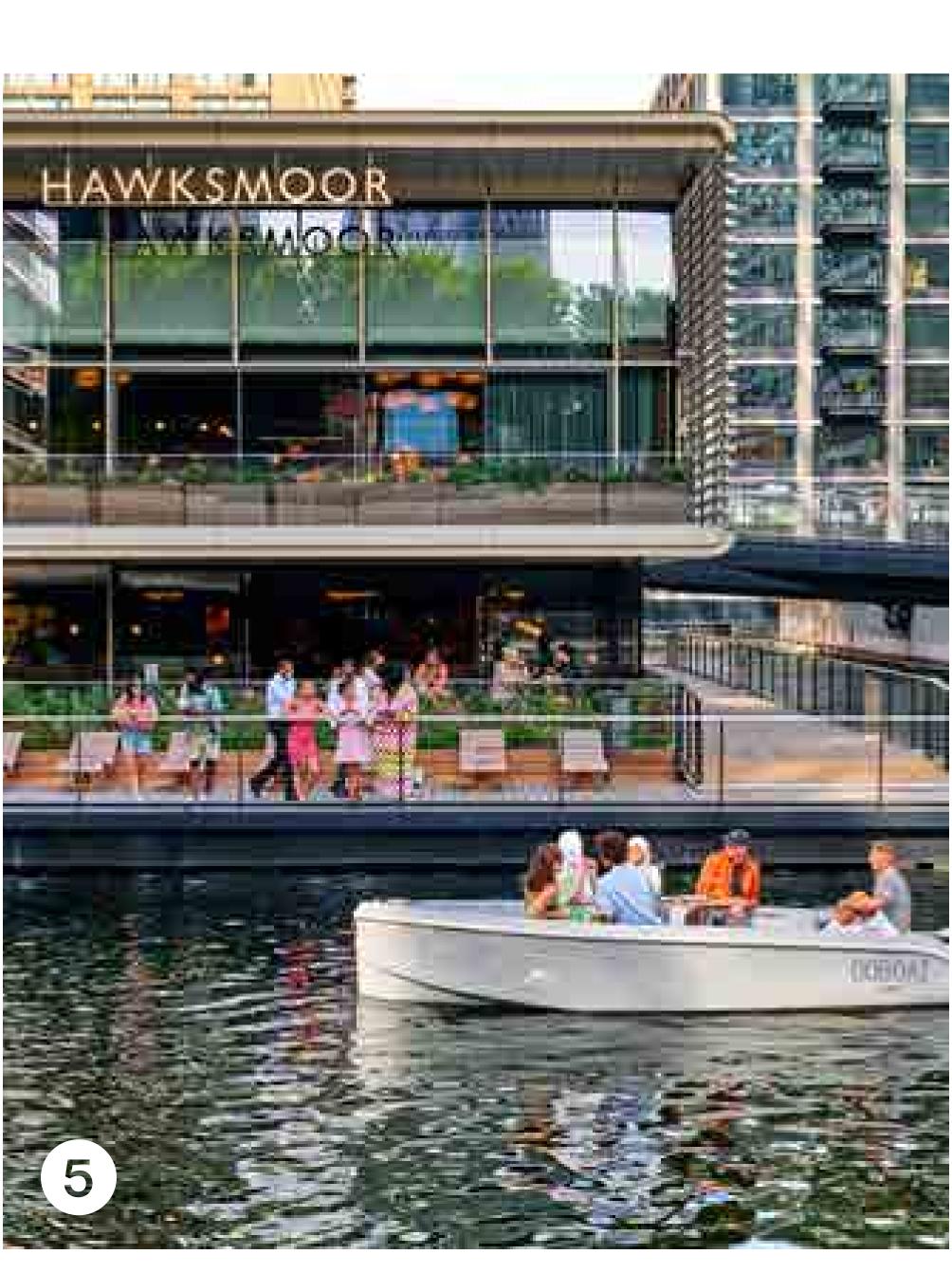
Discover Canary Wharf, a thriving hub of sustainability and community. Evolving daily, our environment is thoughtfully designed to encourage creativity and enrich daily life. With an abundance of lifestyle amenities including shops, restaurants, parks, waterside gardens, and boardwalks, everything you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

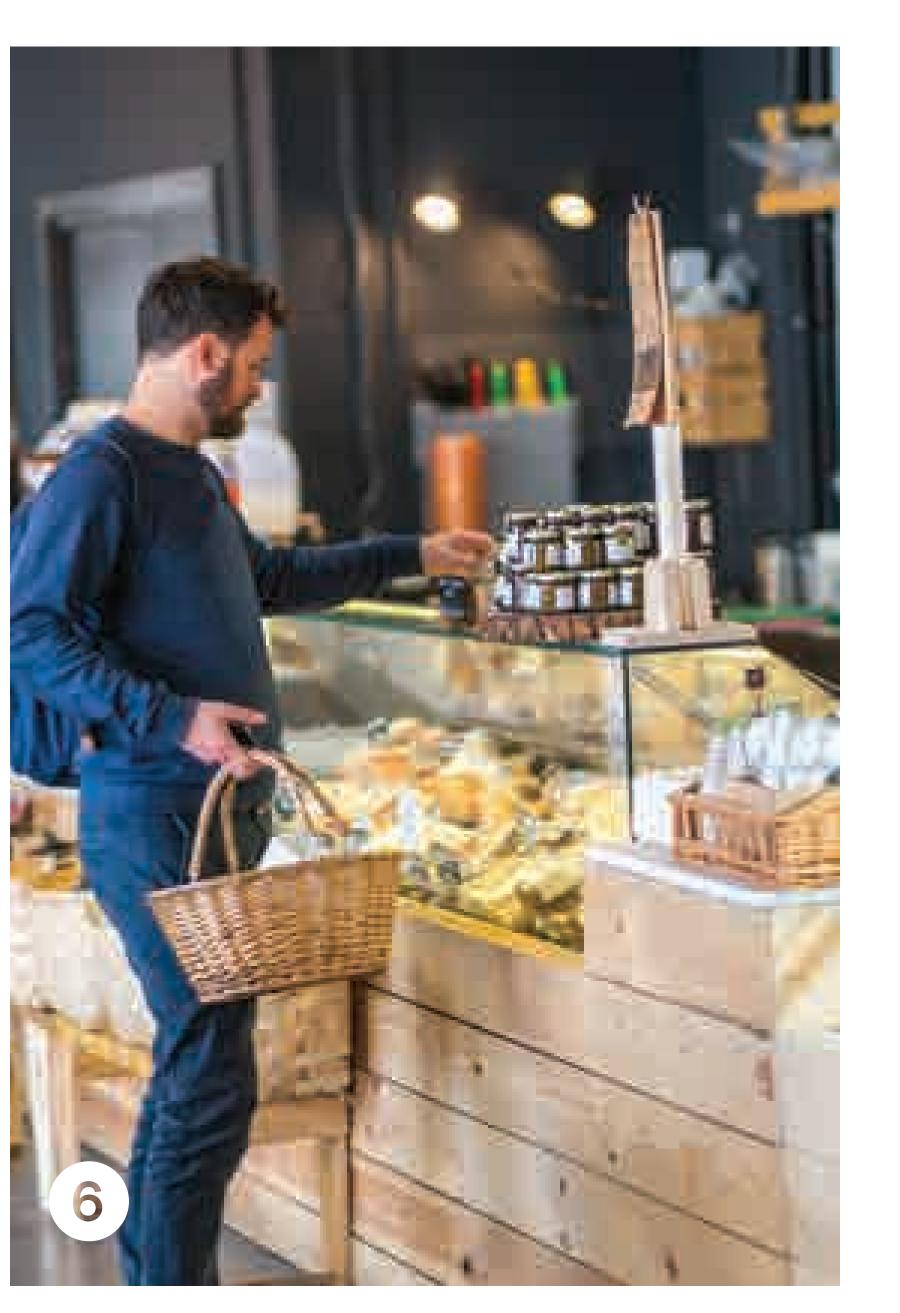


AIR QUALITY IN CANARY WHARF IS 15% BETTER THAN IN THE CITY OF LONDON AND CITY OF WESTMINSTER











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



FITHL

WOOD WHARF

FIVE GUYS

KRICKET

ELECTRIC SHUFFLE

SANDRO

EST. 1991

BRERA

ROE

EVERYMAN

Aesop.

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

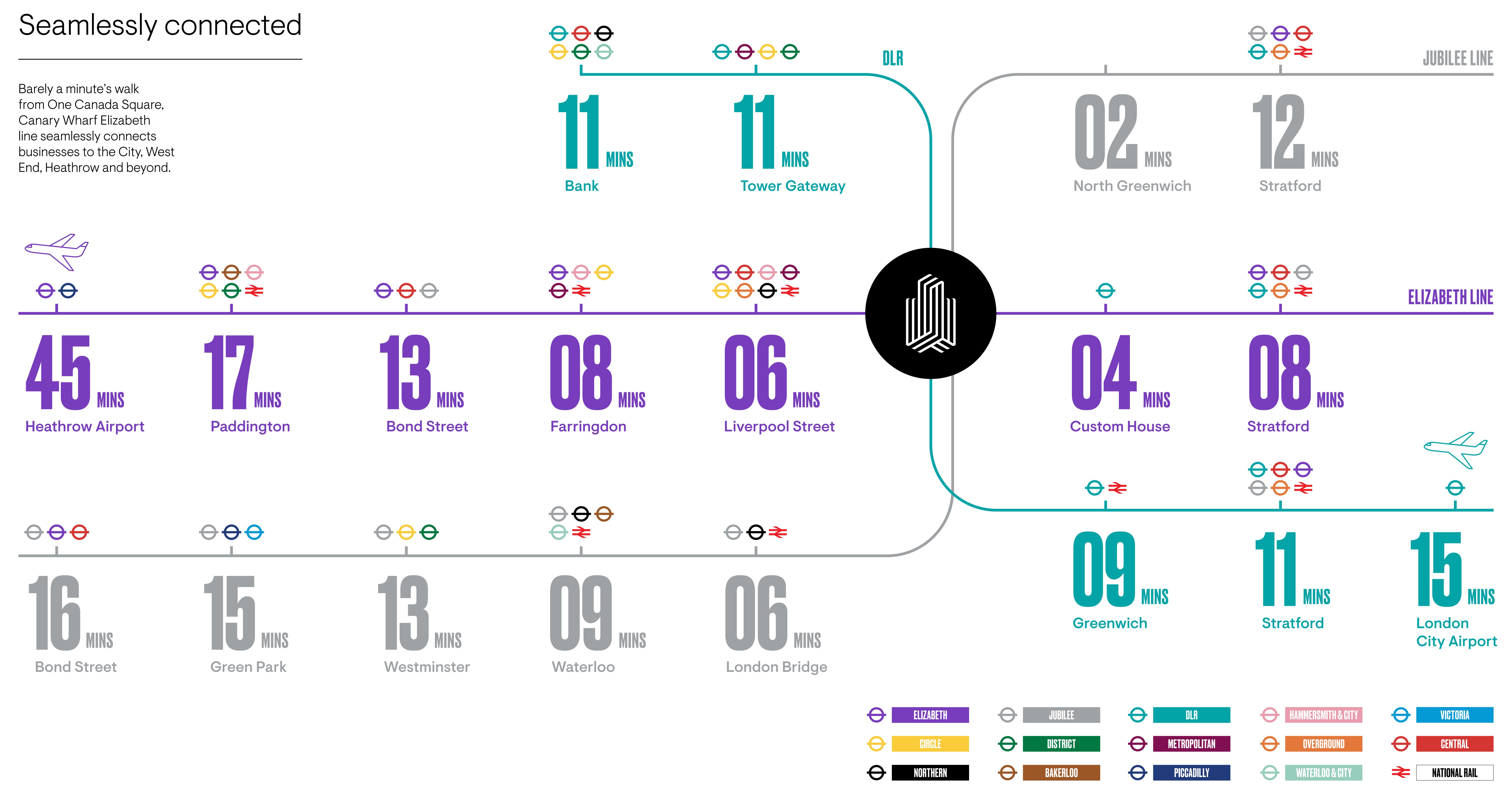
Fantastic water amenity on your doorstep

6 Mercato Metropolitano

A fantastic offering of fresh produce

WELLBEING

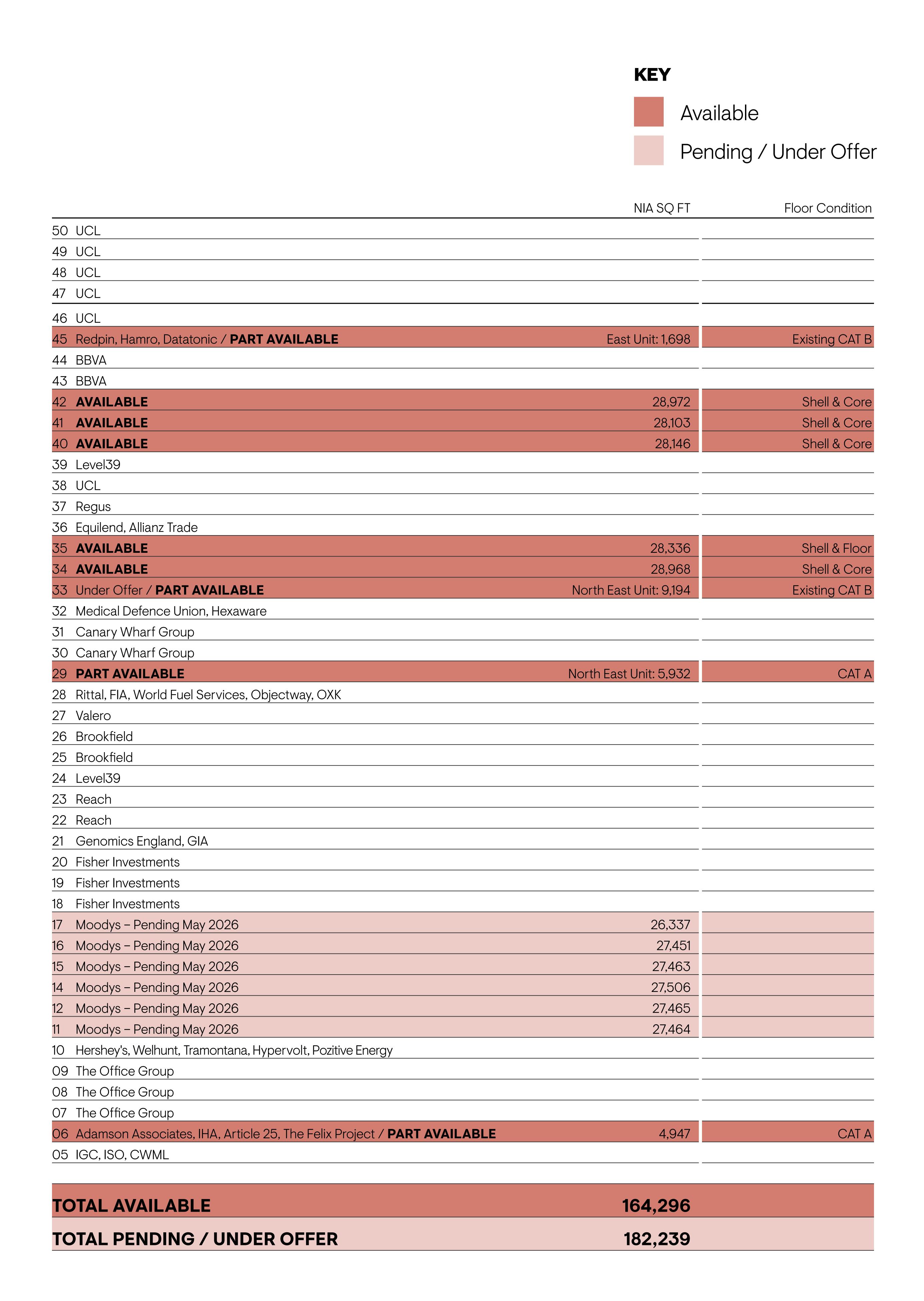


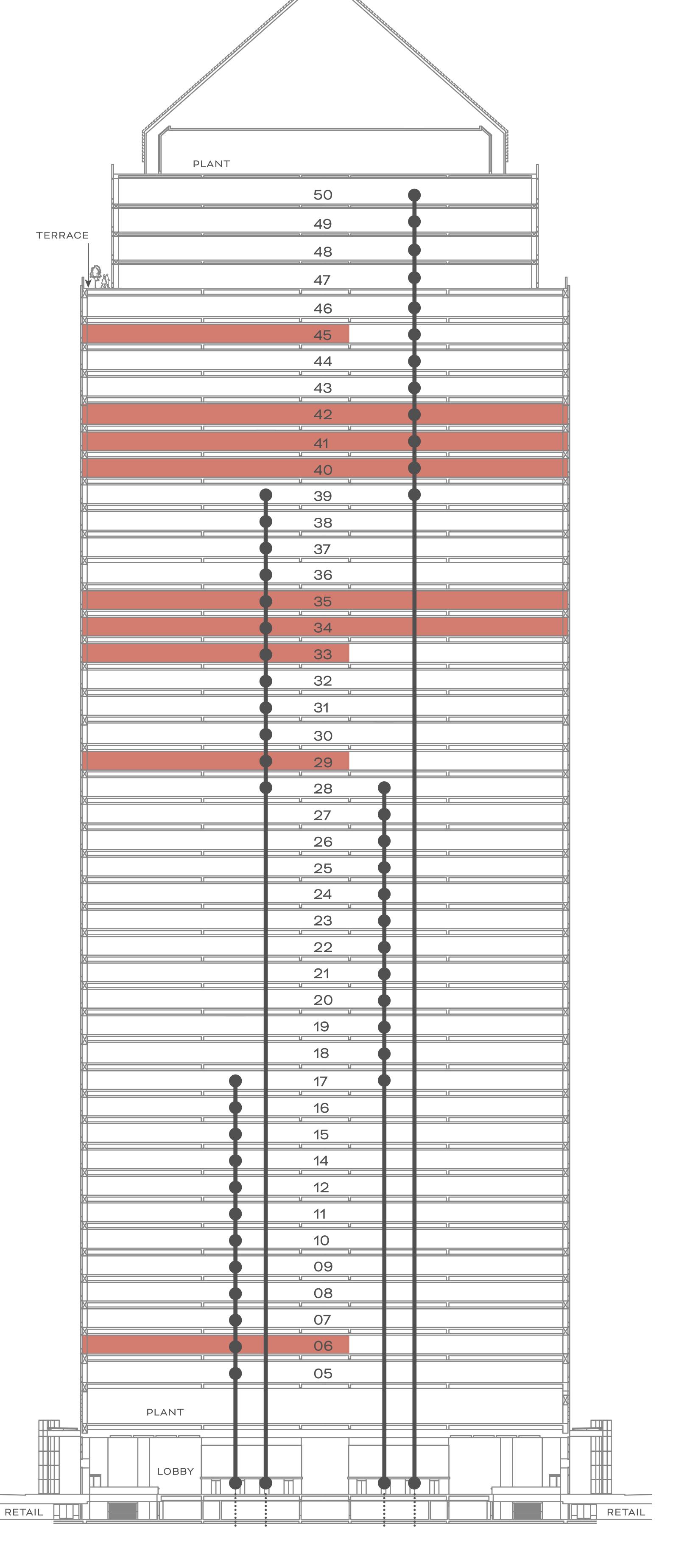


164,296 SQ FT OF EXCEPTIONAL OFFICE SPACE AVAILABLE



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.

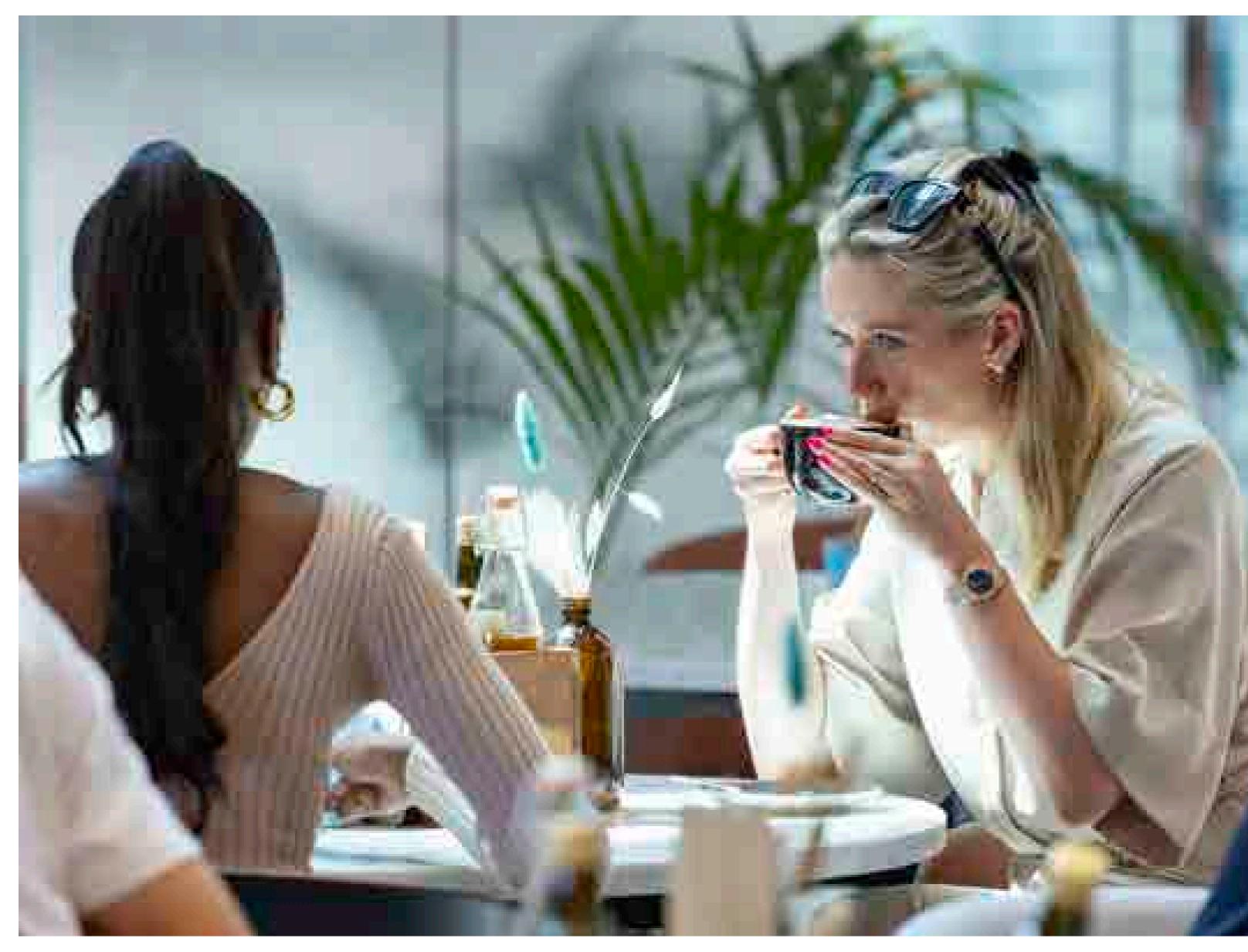




TWO MANNED RECEPTION DESKS. BARISTA COFFEE BAR& RESTAURANT.







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

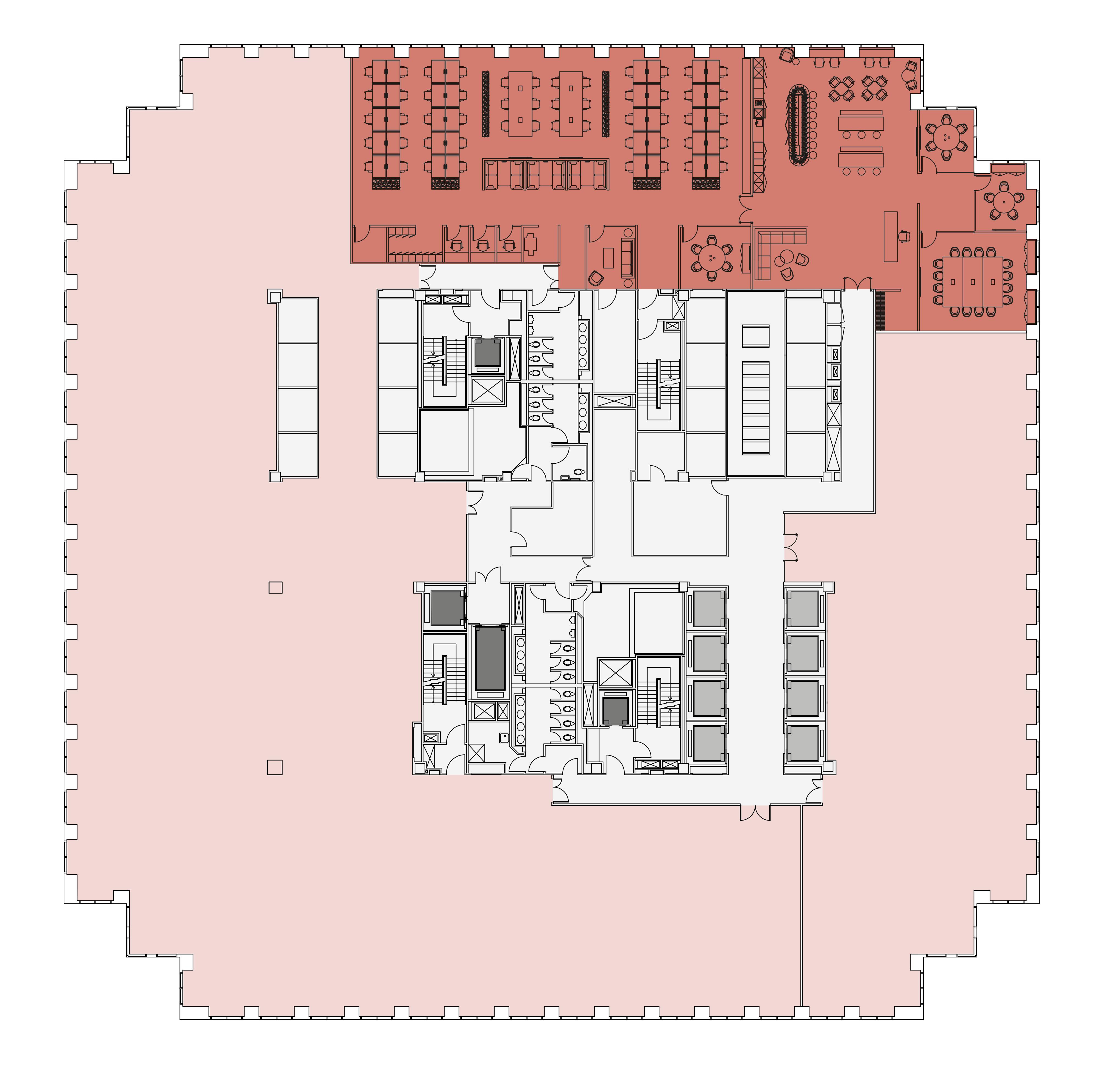
5,932 SQ FT 551 SQ M

FLOOR CONDITION

CAT A.

Workplace available
Under Offer / Occupied
Core
Lift
Goods / Firemens' Lift





FLOOR PLAN

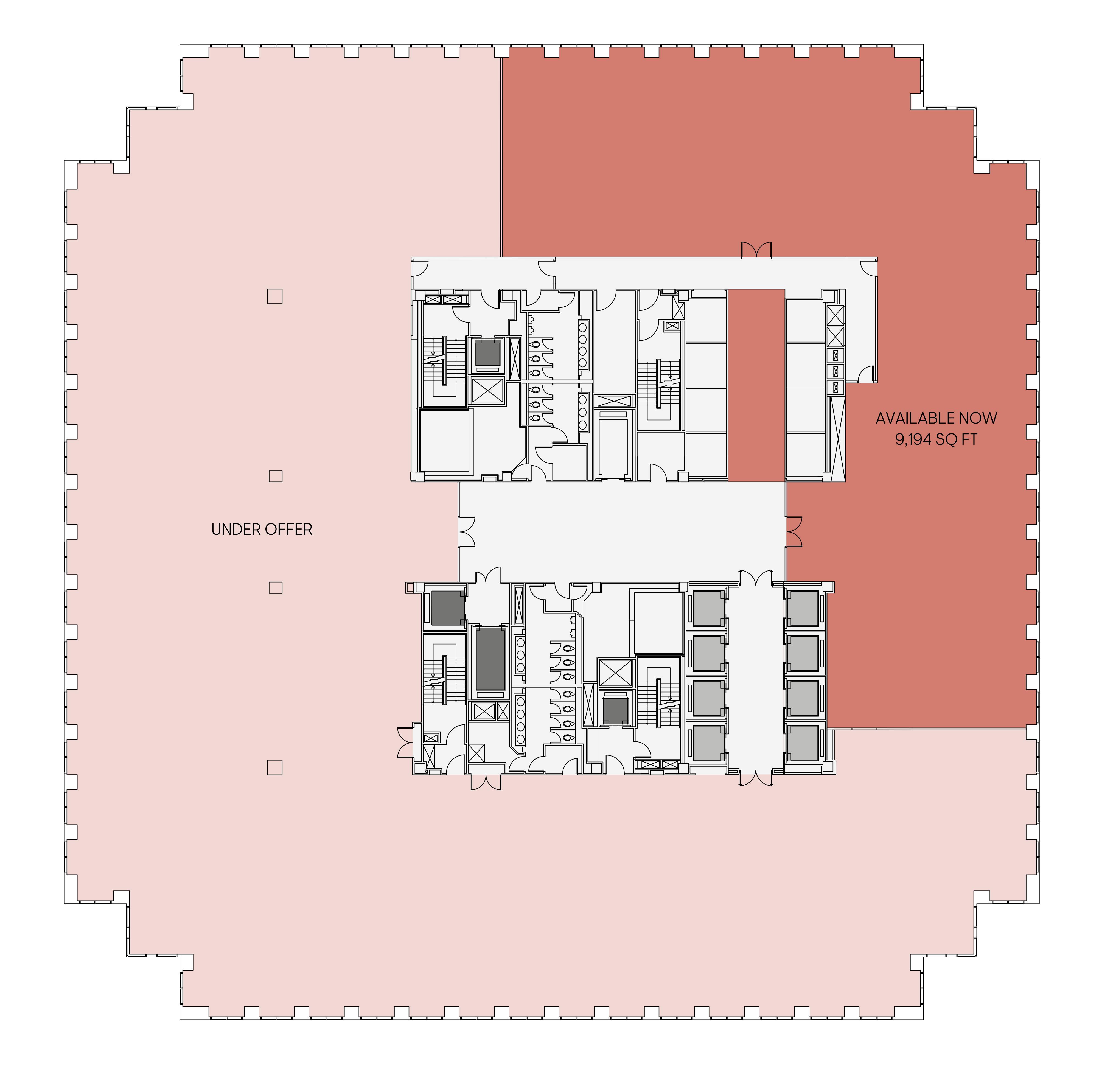
9,194 SQ FT 854 SQ M

FLOOR CONDITION

Existing CAT B

Workplace available
Under Offer
Core
Lift
Goods / Firemens' Lift



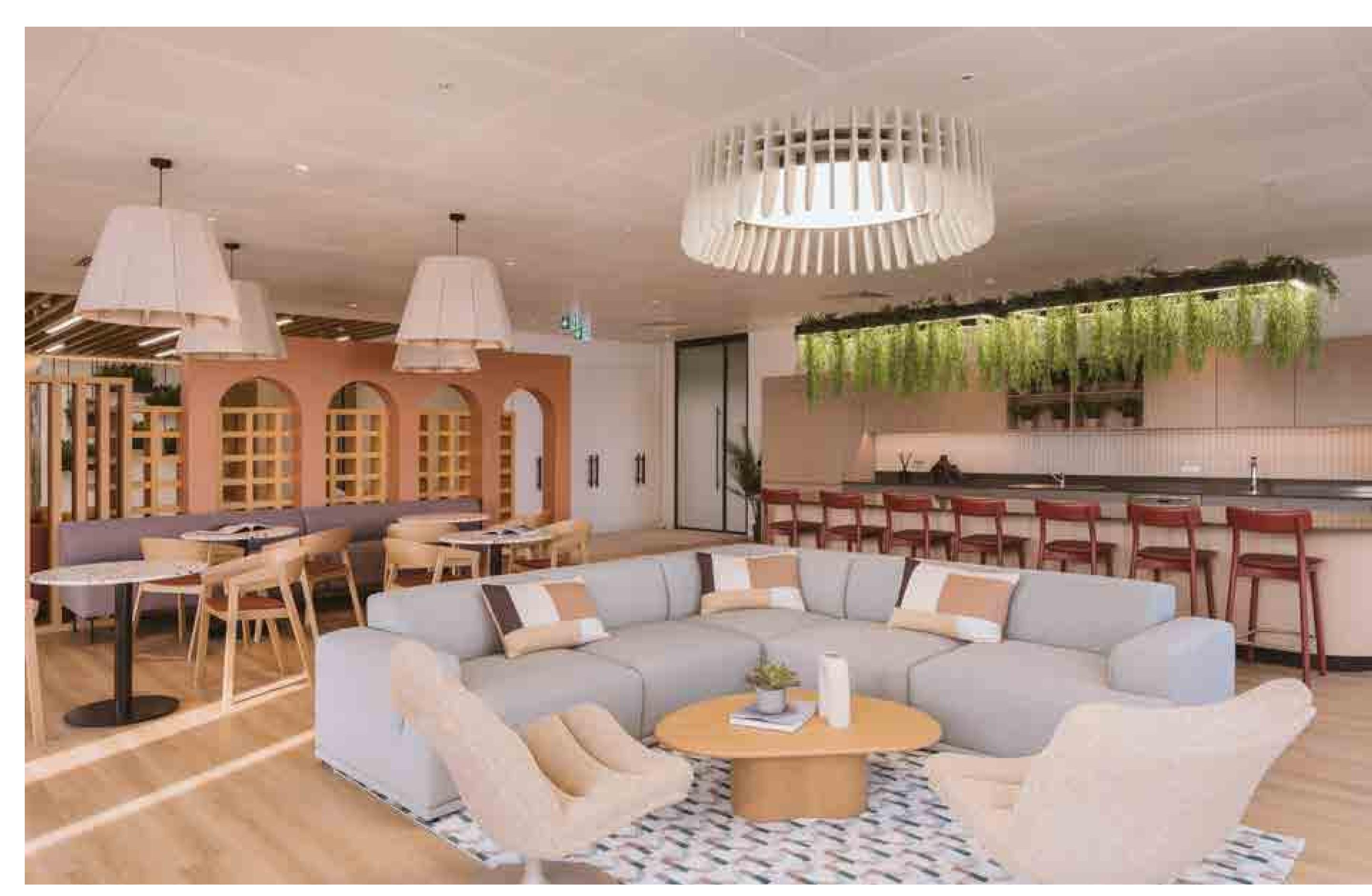


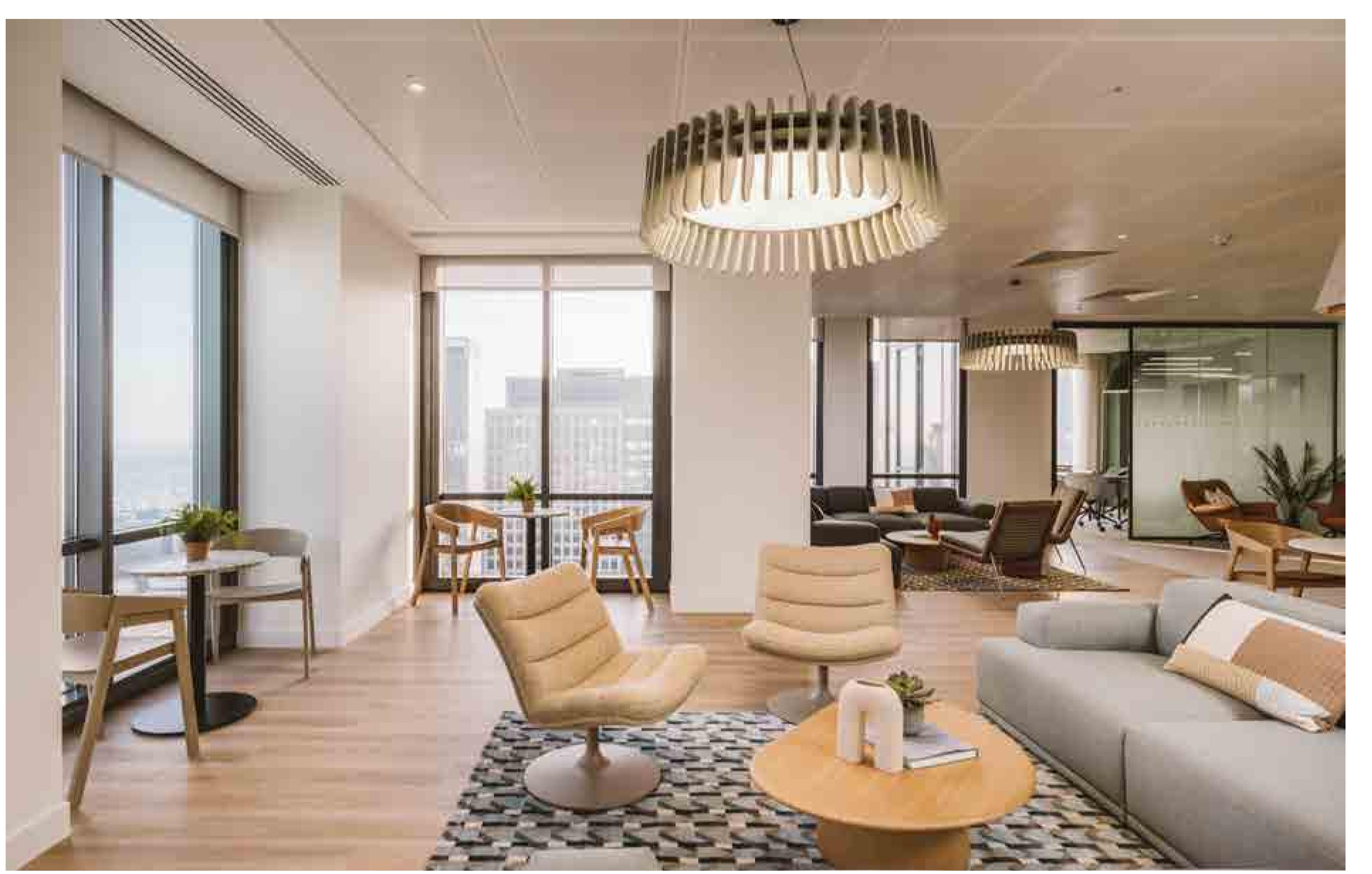
FLOOR PLAN

INDICATIVE LOOK & FEEL











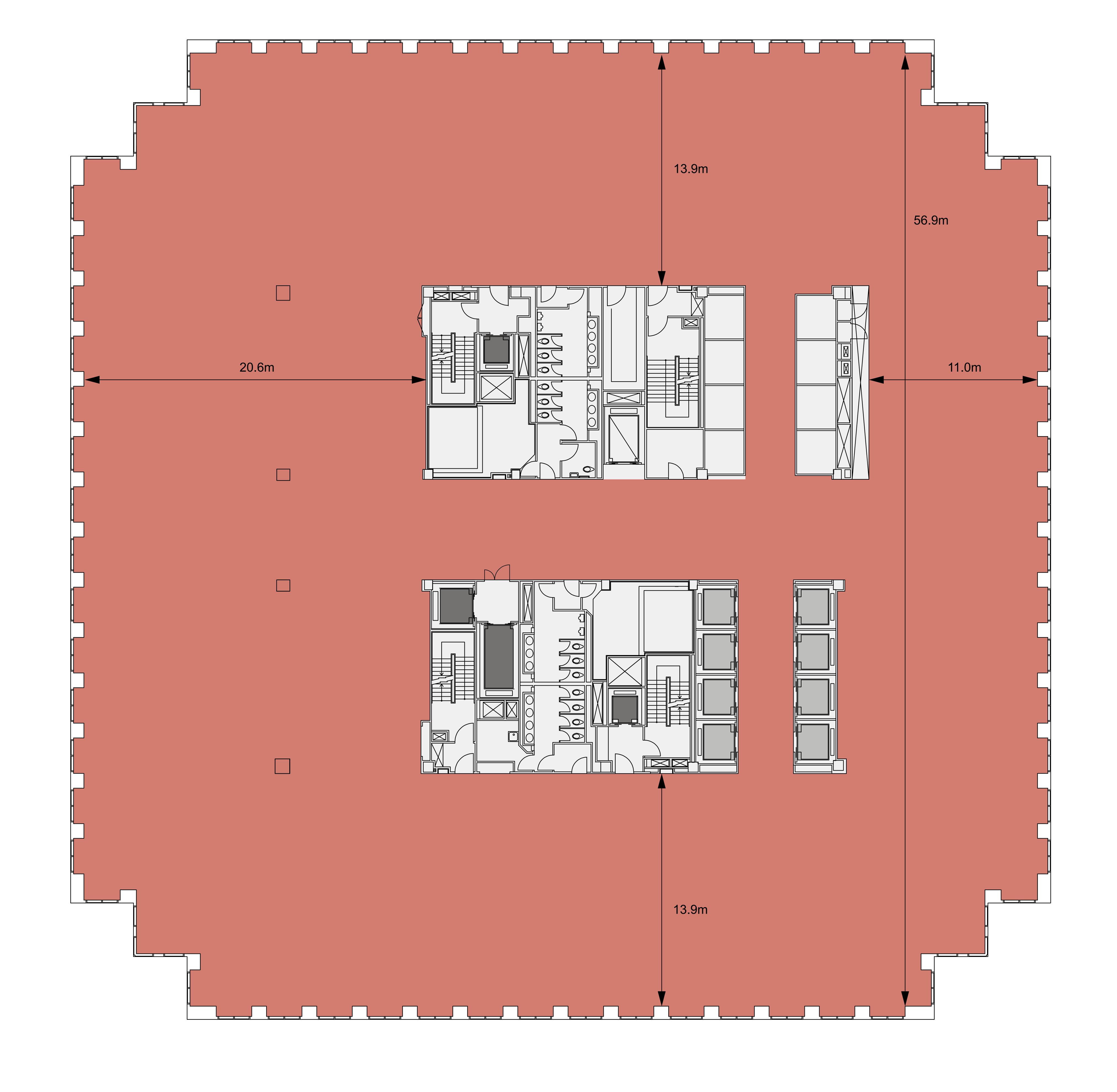
28,968 SQ FT 28,591 SQ M

FLOOR CONDITION

Shell & Core.

KEYWorkplace availableCoreLiftGoods / Firemens' Lift





FLOOR PLAN

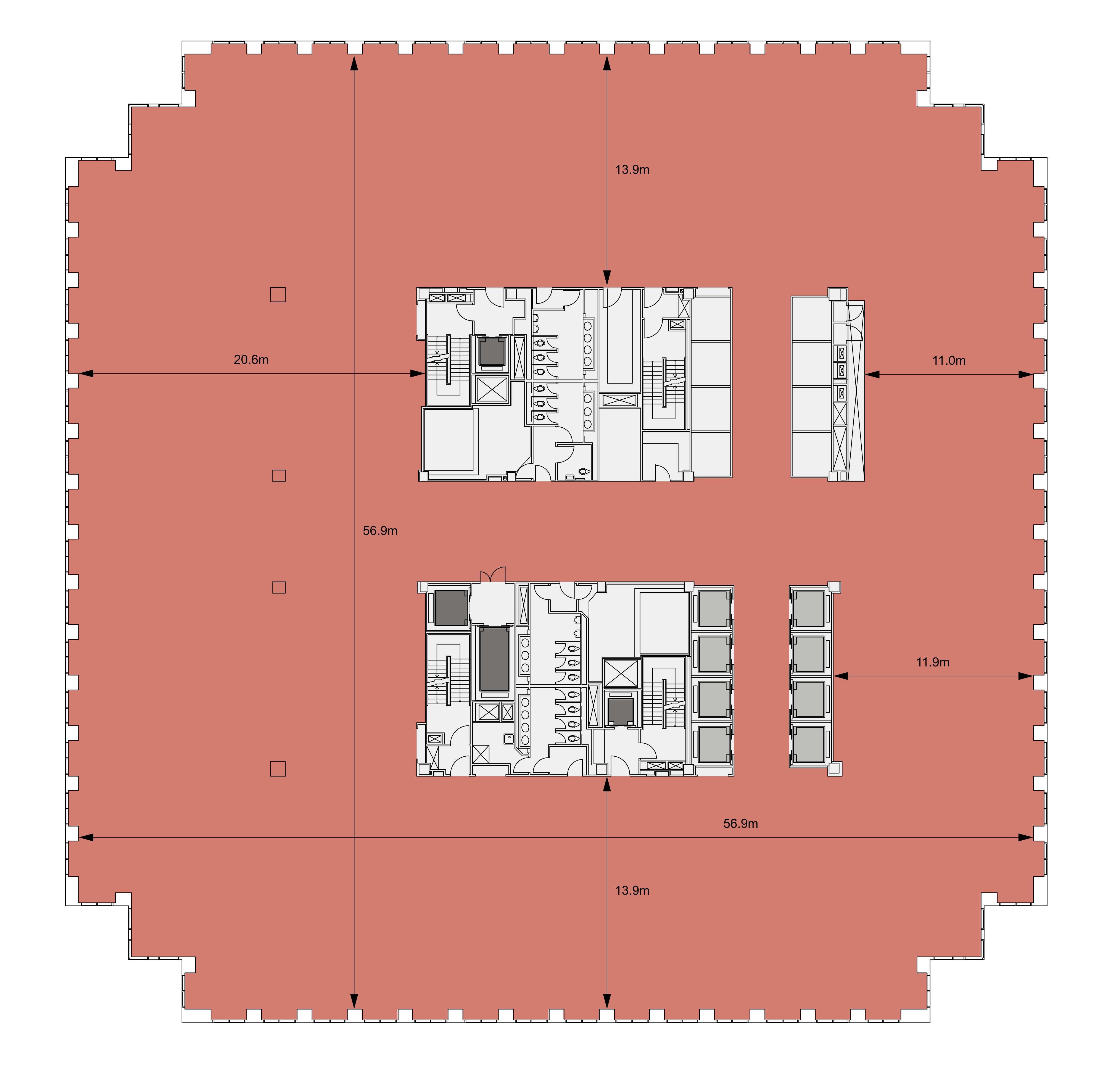
28,336 SQ FT 2,633 SQ M

FLOOR CONDITION

Shell & Core.

KEYWorkplace availableCoreLiftGoods / Firemens' Lift





FLOOR PLAN ONE CANADA SQUARE

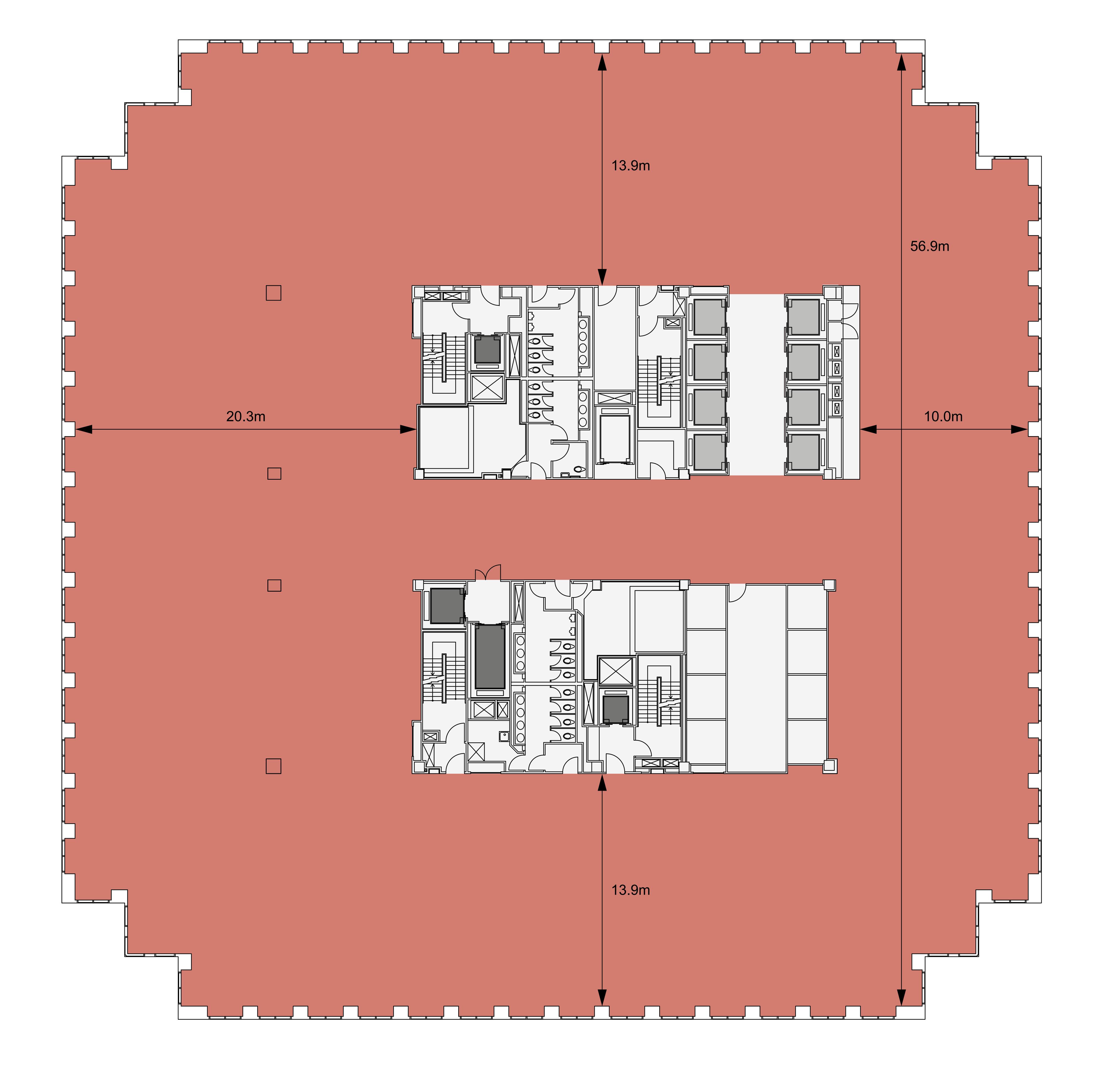
28,146 SQ FT 2,615 SQ M

FLOOR CONDITION

Shell & Core.

KEYWorkplace availableCoreLiftGoods / Firemens' Lift





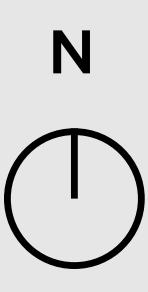
FLOOR PLAN

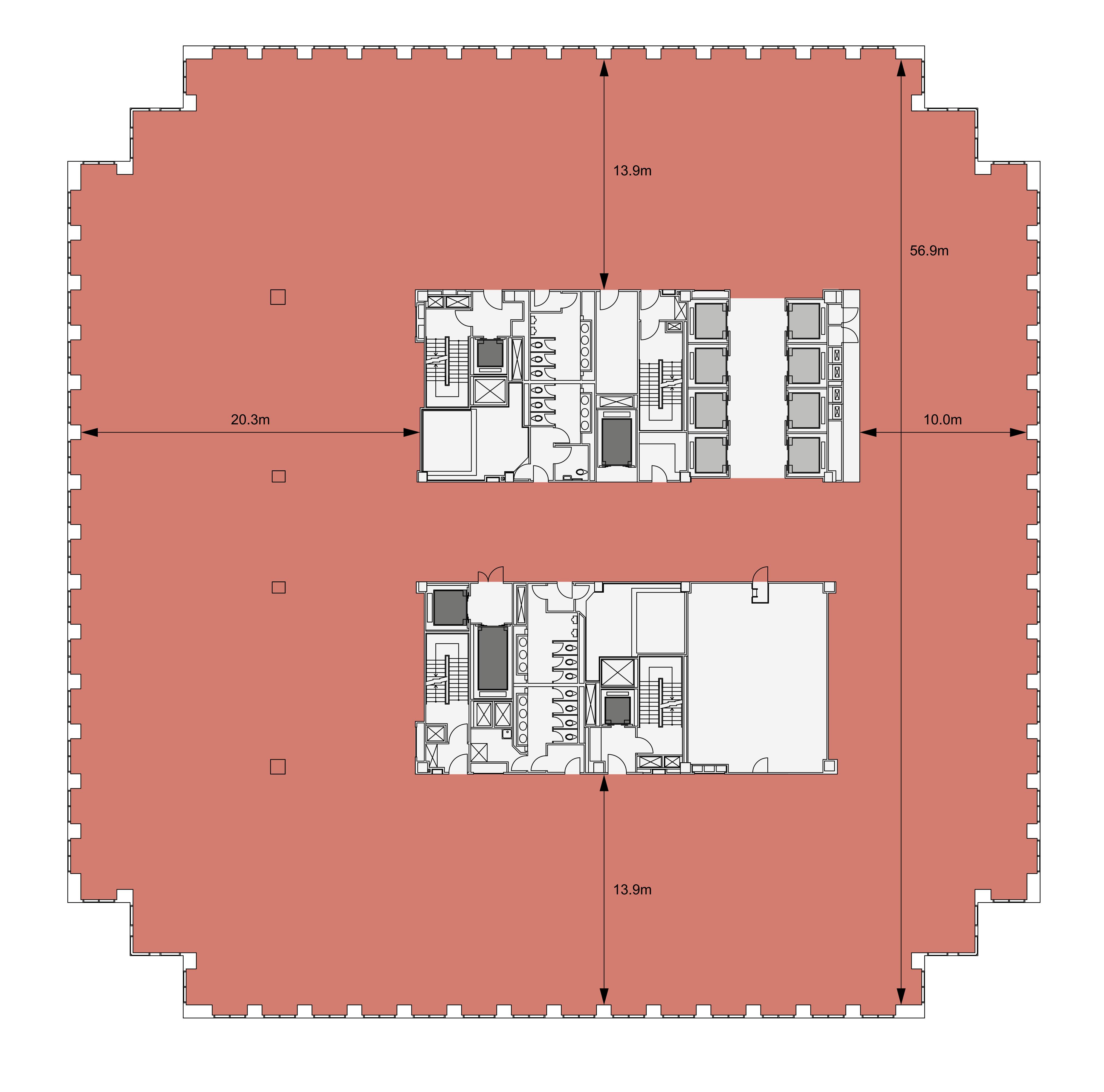
28,103 SQ FT 2,611 SQ M

FLOOR CONDITION

Shell & Core.

Workplace available
Core
Lift
Goods / Firemens' Lift



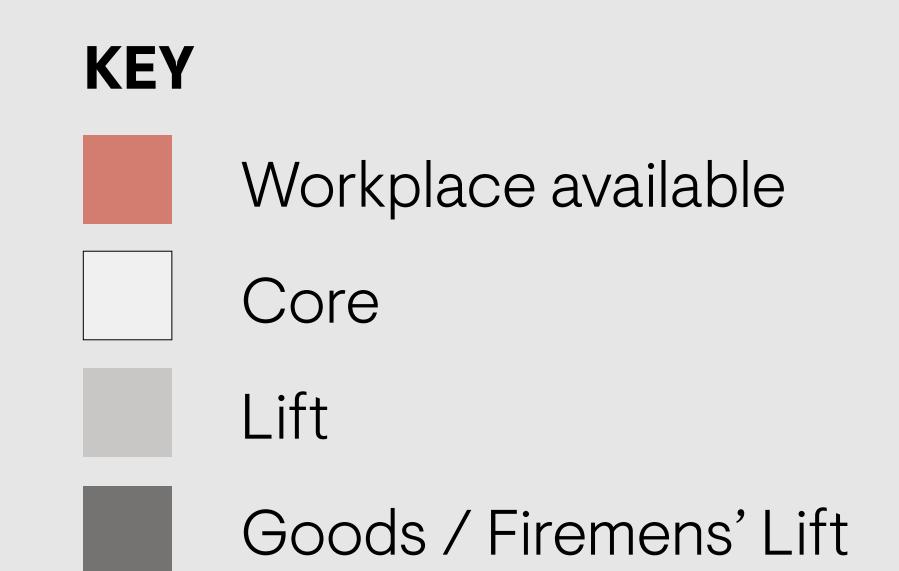


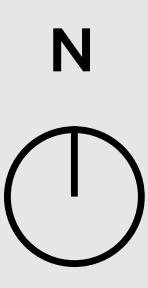
FLOOR PLAN ONE CANADA SQUARE

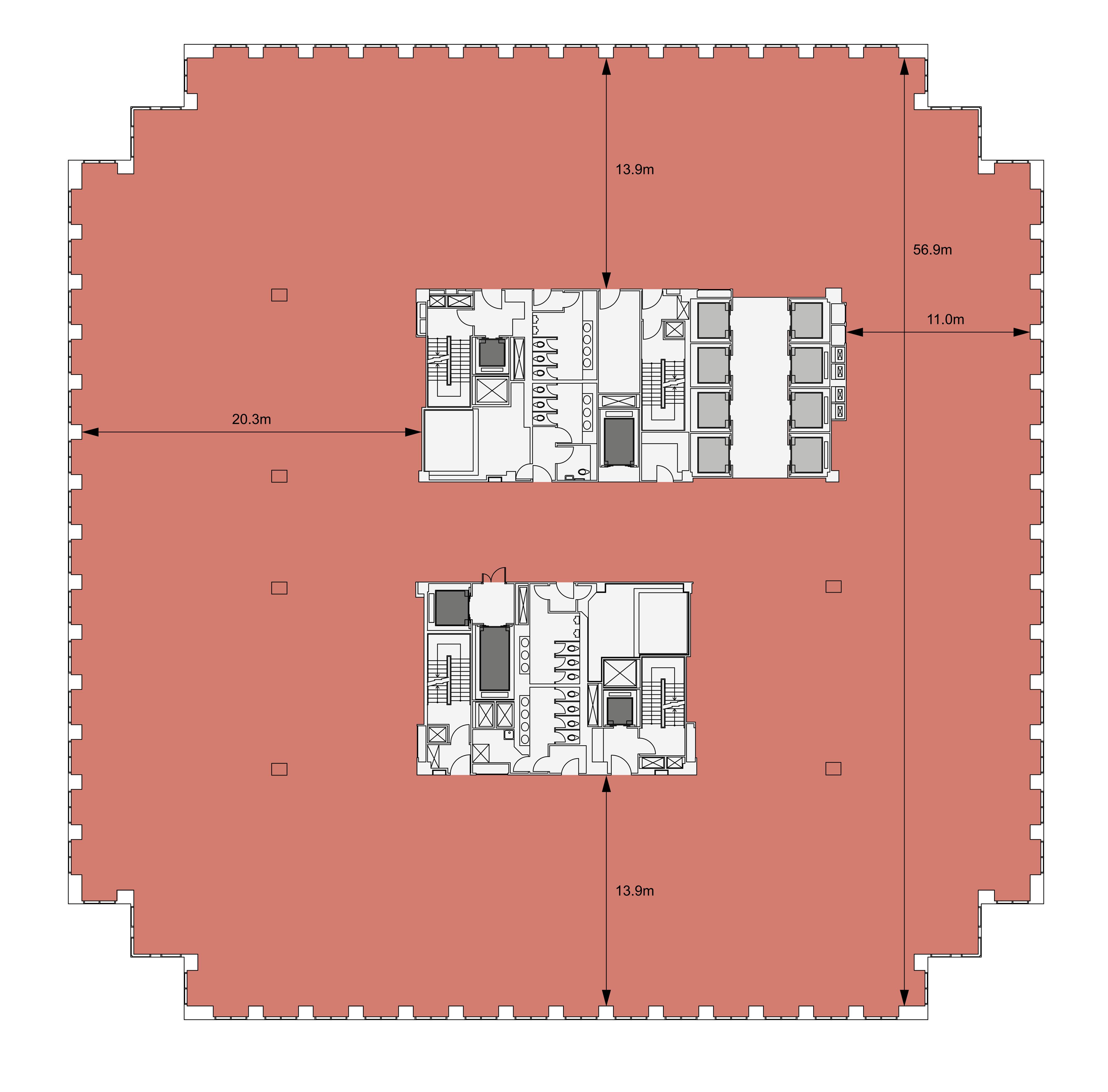
28,972 SQ FT 2,692 SQ M

FLOOR CONDITION

Shell & Core.







FLOOR PLAN

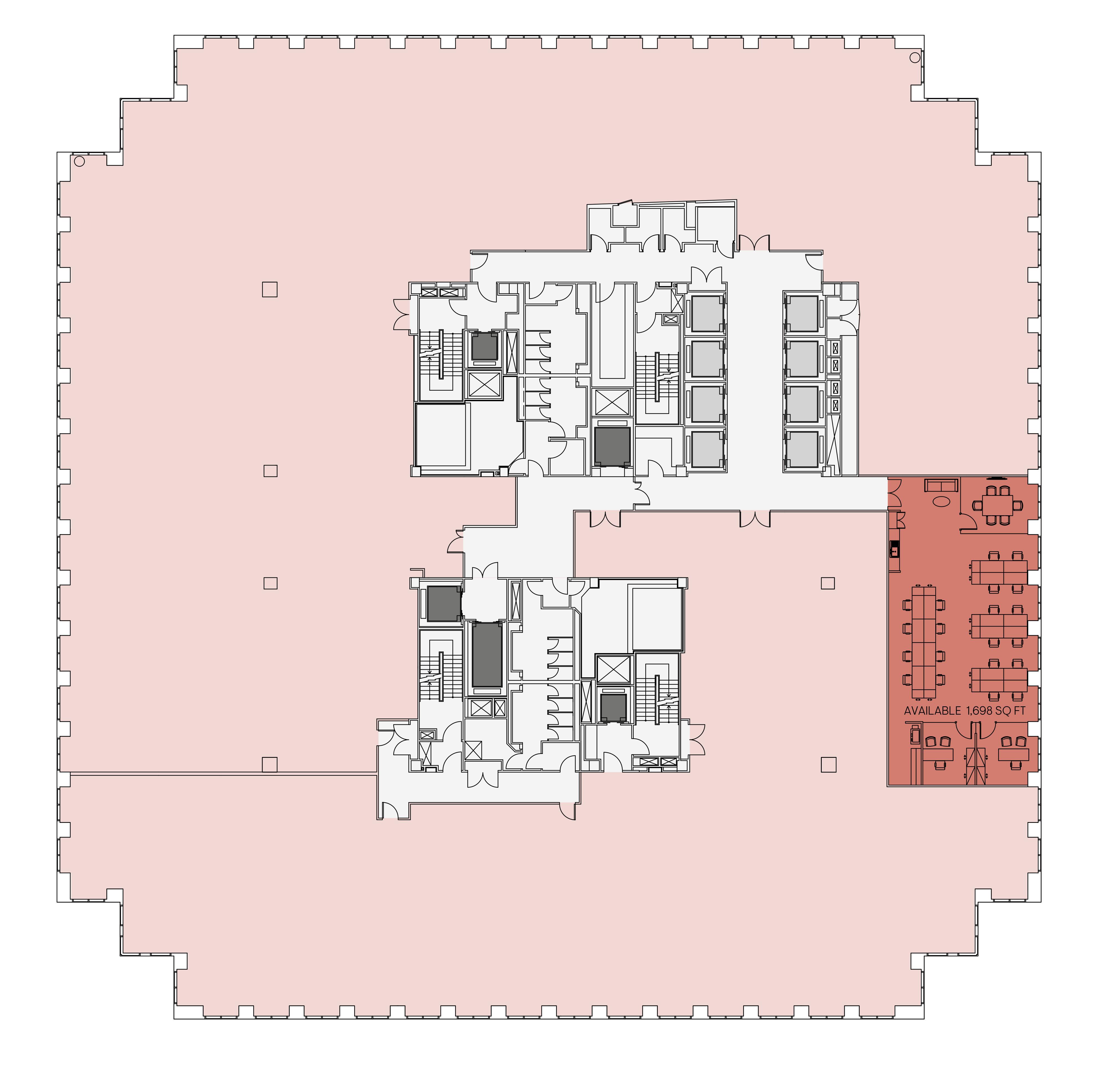
1,698 SQ FT 158 SQ M

FLOOR CONDITION

Existing CAT B.

KEY
Workplace available
Occupied
Core
Lift
Goods / Firemens' Lift





FLOOR PLAN

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

HYPERVOLT

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



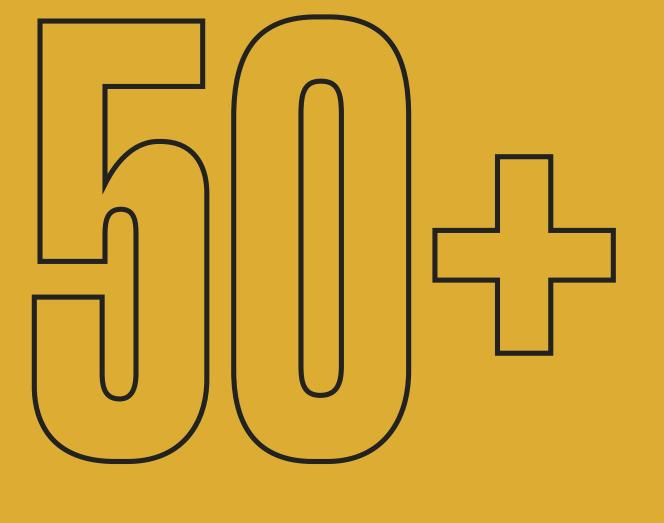






Strong community of leaders in fintech, cyber security, smart cities & green tech

Investment into Level39 member companies to date



ationalities

Startup and scaleup companies



Revolut



digital shadows_





⁺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.

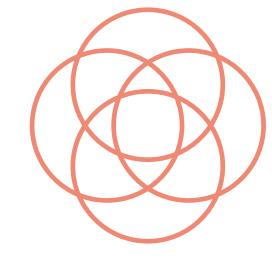
Choose an office space that aligns with our values and commitment to a sustainable future. Be part of a workspace that champions green practices and supports community initiatives.

Our strategy focuses on four key areas:



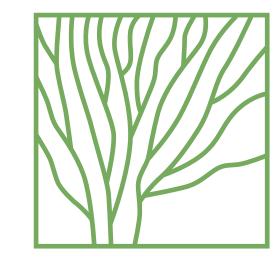
CLIMATE ACTION

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

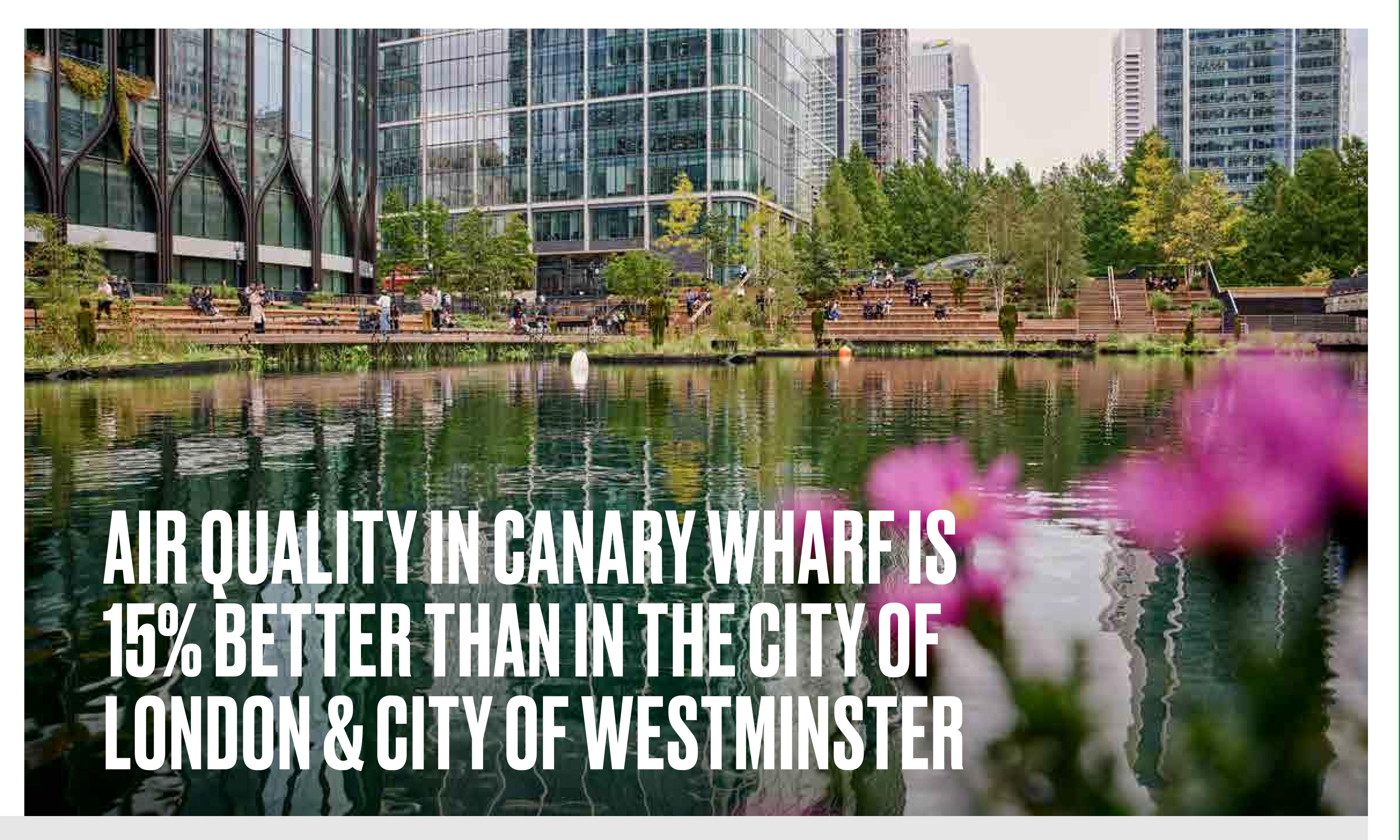


SOCIAL IMPACT

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.

ZEROWASTE TO LANDFILL

in managed areas electricity since 2009 renewably

electricity sourced renewably since 2012

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)

BUAL POWER SUPPLY

DIVERSE RESILENT

fibre communications

between 1,600 - 3,500 KG

SIARI METERING

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

CURRENT TELECON PROVIDERS:

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

HIGHEFFICIENCY FAN COIL AIR CONDITIONING

POWER LOAD DENSITES

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)



COLL



Level(3)

Verizon







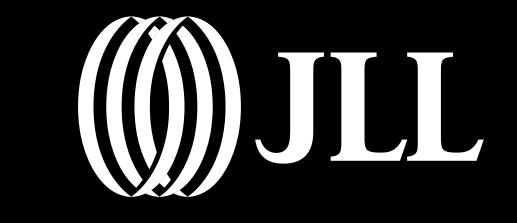


SPECIFICATION



Tarun Mathur

tarun.mathur@canarywharf.com +44 (0)7779 888 149



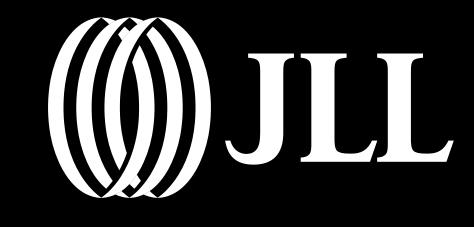
Sarah Shell

sarah.shell@eu.jll.com +44 (0)7808 290 853



Hannah Grint

hannah.grint@canarywharf.com +44 (0)7545 868 543



Hugh Tayler

hugh.tayler@eu.jll.com +44 (0)7801 959 513



Luke Thurlow

luke.thurlow@canarywharf.com +44 (0)7890 995 139



Nick Going

nick.going@jll.com +44 (0)7756 500 466



David Perowne

david.perowne@cbre.com +44 (0)7739 814 720



Tom Harvey

tom.harvey@cbre.com +44 (0)7988 888 064



Will Greed

will.greed@cbre.com +44 (0)7740 354 436

Find out more on the One Canada Square website

Download the Canary Wharf app





