

Life Sciences: Toronto



Powered by Savills Research & Data Services

Market Highlights

- Toronto's municipal and provincial administrations are prioritizing infrastructure investments and allocating funds for laboratory facilities as a cornerstone of their life sciences strategy to ignite sectoral expansion.
- Ontario has unveiled plans for the Keswick Business Park, slated to become an 826,000 square foot (sf) hub for life sciences and technology, with groundbreaking anticipated in 2025, marking a significant leap forward in fostering innovation and industry advancement within the region.

Canada's BioCreate program offers financial support, mentorship, and business guidance to companies aiming to bring genomics and engineering biology-enabled products and technologies to market in the health, food and agriculture, and cleantech sectors.

Major Developments Under Construction



606 Aberdeen Avenue

- SF: 280,000
- Chemistry and Life Science capabilities
- Delivery: Q2 2025
- Developer: McMaster University



44 Frid Street

- SF: 258,982
- The standard floor size is expected to be 80,000 SF
- Delivery: Q2 2025
- Developer: McMaster University



77 Wade Avenue

- SF: 155,000
- Delivery: Q4 2024
- 70:30 Lab to office ratio and 50:50 Lab to Lab Support ratio
- Developer: Next Property Group



191 Longwood Road

- SF: 119,705
- Biomanufacturing Hub for Cell & Gene Therapy
- Delivery: Q3 2024
- Developer: McMaster University

Notable Leases



OmniaBio
190 Longwood Rd S
90,000sf
Q4 2023



AtomVie
10 Aeropark Blvd
65,000 sf
Q4 2023



Element
2599 Speakman Dr
20,000 sf
Q4 2023

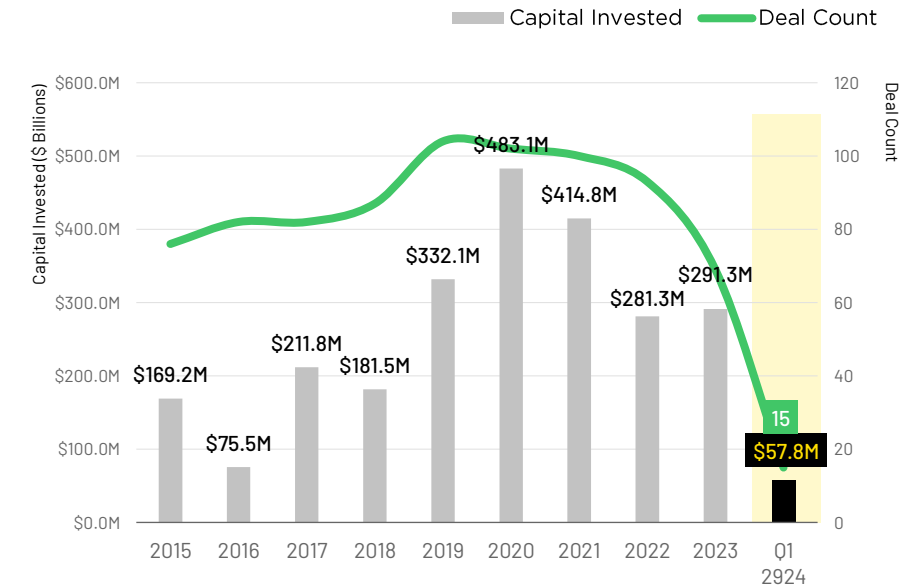


GlaxoSmithKline
100 Milverton Dr
24,327 sf
Q4 2023



Ipsen Biopharmaceuticals
5050 Satellite Dr
12,233 sf
Q4 2023

Life Sciences Related VC Funding



Companies	Deal Size	Deal Type
The Huxley Group	\$4.5M	Early Stage VC
Noa Therapeutics	\$1.6M	Seed Round
ImmVue Therapeutics	\$154.1K	Later Stage VC
Able Innovations	\$100.0K	Accelerator/ Incubator
HDAX Therapeutics	\$100.0K	Accelerator/ Incubator