

# 5140 Yonge Street



## BUILDING OVERVIEW

Located at the intersection of Yonge Street and Park Home Avenue, 5140 Yonge Street forms part of the complex known as the North York Centre. The complex has direct connection to the North York Centre subway station and underground access to Empress Walk which offers a major grocery store and movie theatre. North York Centre offers a large assortment of amenities such as fitness centre, vibrant food court, shops, cafes, freshly renovated Hotel (Novotel) and recently renovated North York Public Library. Transportation infrastructure is excellent, allowing for quick access for commuters travelling by car, subway or GO buses.

Year Built: 1987  
Total Gross Area of Property: approx. 561,838 sq. ft.

Anchor Tenant 1: Celestica International LP  
Anchor Tenant 2: TTC  
Anchor Tenant 3: Eckler Ltd.



## PROPERTY DESCRIPTION

Posted Net Rate:	Negotiable	PSF Realty Tax:	<u>Office</u>	<u>Retail</u>
Typ. High-Rise Floor Plate:	25,000 sq. ft.	PSF Utilities:	\$ 7.04	\$ 7.04
Typ. Low-Rise Floor Plate:	40,000 sq. ft.	PSF Operating Costs:	\$ 1.50	separately metered
Typ. % Gross Up:	4.8%	PSF Additional Rent Total:	\$15.11	\$13.94
			\$23.65	\$20.98



## PARKING

Surface ratio:	1 space per N/A sq. ft.
Below ground # stalls:	1,794
Monthly parking cost*:	\$195.00/mth tenant unreserved; \$310.00/mth tenant reserved \$215.00/mth non-tenant unreserved
Flexpass*:	10 days \$155.00; 15 days \$200.00
	<i>(*There is an one-time activation fee \$10.00 for the above-captioned monthly parking and Flexpass; all parking rates are HST included)</i>
Parking description:	Five (5) levels of conditioned parking w/ charging stations



## AMENITIES

Concierge:	NO
On-Site PM	YES
24/7 Security	YES
A/C	YES



## ACCESS

Public transit:	YES
Direct subway access:	YES
Barrier free access to building:	YES
To washroom:	YES



## TECHNICAL SPECIFICATIONS

Typical power watts/sq. ft.:	
Tenant:	4 watts/sq. ft.
Lighting:	2 watts/sq. ft.
Other:	2 watts/sq. ft.
Ceiling Height:	Tbar to Slab: 9 ft. Slab to Slab (15th fl): 11.5 ft.
Wall Type:	Wall glazing
Washrooms per floor:	2M/2F (Floors 2-6) 1M/1F (Floors 7-23)
Satellite dish capability:	YES
Fibre optic capability:	YES (Beanfield, Bell, Cogent, and Rogers)
Shipping receiving:	YES
Emergency generator:	YES
HVAC dist system:	Variable air volume
HVAC hours:	8:00am-6:00pm Monday to Friday
After hours HVAC \$/hr:	\$50 (+ Admin Fees & HST)



## ELEVATORS

High rise:	5 (Floors 9 - 23)	Fire detection system:	YES
Mid rise:	0	Sprinkler system:	YES
Low rise:	4 (Floors G - 9)	Manned security:	YES
Freight:	1	Security systems:	YES
Parking:	2		



## SAFETY



## AWARDS & DESIGNATIONS

BOMA 360  
BOMA BEST Platinum  
BOMA Certificate of Excellence: Office Building 1M sq. ft. +  
Energy Star Certification  
Fitwel Certification (One-Star)  
LEED Platinum  
Rick Hansen Foundation Accessibility Certification