

THE
501
FOR LEASE
OFFICE/RETAIL



501 ALLIANCE AVE
TORONTO, ON

STRASHIN
DEVELOPMENTS

ROYAL LEPAGE
COMMERCIAL

THE 501

THE 501 HIGHLIGHTS

HEALTH

The past two years have certainly carried health to the forefront of our minds.

As workers begin to return to their industrious communities, their perspective has evolved dramatically. Well-being is the chief concern on everyone's mind, and businesses must, more than ever, take the Physical, mental and spiritual health of their employees, as a top priority.

THE 501 is a partner in providing a healthy work environment for its tenants and their employees. To this end, THE 501 has invested in the following:

- Individual HVAC air handlers and controllers in each unit
- Operable windows for fresh air circulation
- Extra wide corridors and multiple stairways to keep safe distancing
- Hands-free controls in the lavatories

GREEN

THE GREENEST BUILDING IS THE ONE THAT ALREADY EXISTS

70% of Millennials said they prefer to work in a company with a strong sustainability agenda, according to a Fast Company survey. Three-quarters of these surveyed are willing to take a smaller salary to work for an environmentally-responsible firm. This makes recruiting increasingly easier and employee retention rates typically rise due to the benefits of ecologically sound practices.

This is an advantage that employers should actively implement into their business vision; **THE 501 checks all the boxes for being a green building.**

Comforted with the knowledge that they are working in a sustainable, responsibly controlled environment, one study showed that employees working in this category of property increased morale, and had 50% fewer sick days than workers in a non-green environment.

These incredible results inevitably lead to a 16% increase in productivity and general profitability.

COST

THE 501 has successfully proven that going green is not only virtuous but makes sense financially. Each green feature added to THE 501 has two elements to it;

1. To be beneficial for the environment
2. To reduce costs.

Natural gas usage, electrical consumption, water consumption and energy costs are ALL reduced by the “green” features added to the building. These savings are passed on directly to the tenant by reducing their rental costs.

TMI is only \$5/SF, including utilities



SUSTAINABLE FEATURES



COFFEE/BEVERAGE/FOOD*



BIKE STORAGE



INDOOR PARKING



EV CHARGING STATIONS*



ON-SITE PROPERTY
MANAGEMENT



OUTDOOR SEATING
& COLLABORATION SPACES



IMMEDIATE ACCESS TO
PUBLIC TRANSPORTATION

*Coming Soon



JOIN THE MOVEMENT TOWARDS
A GREENER LIFESTYLE

THE 501 IS A PIONEER IN THAT MOVEMENT



FOR WEBSITE CLICK HERE:
greenofficespace.ca

GREEN FEATURES

THE 501 IS TARGETING LEED PLATINUM CERTIFICATION

- Geothermal Heating & Cooling (including parking lots)
- Rainwater recycling
- LED Lighting
- 298 KW solar farm
- Fibre optic connectivity
- Insulated roof and walls
- Stormwater harvesting
- Parking for bicycles and electric cars
- Operable windows
- Reflective roof

ALL GREEN TECHNOLOGY IN THE 501 HAS A FINANCIAL BENEFIT ASSOCIATED WITH IT



The **geothermal heating & cooling** eliminates natural gas usage and reduces electricity consumption (for cooling) which reduces costs



Rainwater recycling & stormwater harvesting reduces water bills



LED lighting, **efficient geothermal HVAC**, double glazed window and insulated roof and walls all contribute toward reduced energy costs



All of these **savings** are a direct benefit that is passed on to the tenant

THE 501

DISTANCE MAP

LOCATION MATTERS
& OURS IS IDEAL



WORKFORCE ACCESS FACTS

	TORONTO	BRAMPTON	MISSISSAUGA	OAKVILLE
DRIVE FROM 501	11-30 Mins	28 Min	26 Min	31 Min
AREA POPULATION	2,731,571	603,346	721,599	193,000
LEVEL OF EDUCATION	89.2% High School 44.1% Bachelor 16.2 % Graduate	30.0% High School 24.0% Bachelor	90.5% High School 18.7% College 30.7% University	95.0% High School 53.0% College or High School
AGE RANGE	15-64	15-64	25-64	25-64

AREA AMENITIES

JANE PARK PLAZA

RESTAURANTS

Tim Hortons Pizza Pizza
Church's Texas Chicken

RETAIL

Food Basics Canada Post Jane Park Plaza Pharmacy

FINANCIAL

MoneyGram



3 Min 8 Min 2 Min

THE STOCKYARDS

FITNESS & HEALTH

Anytime Fitness Healthy Planet



8 Min 27 Min 8 Min

RESTAURANTS

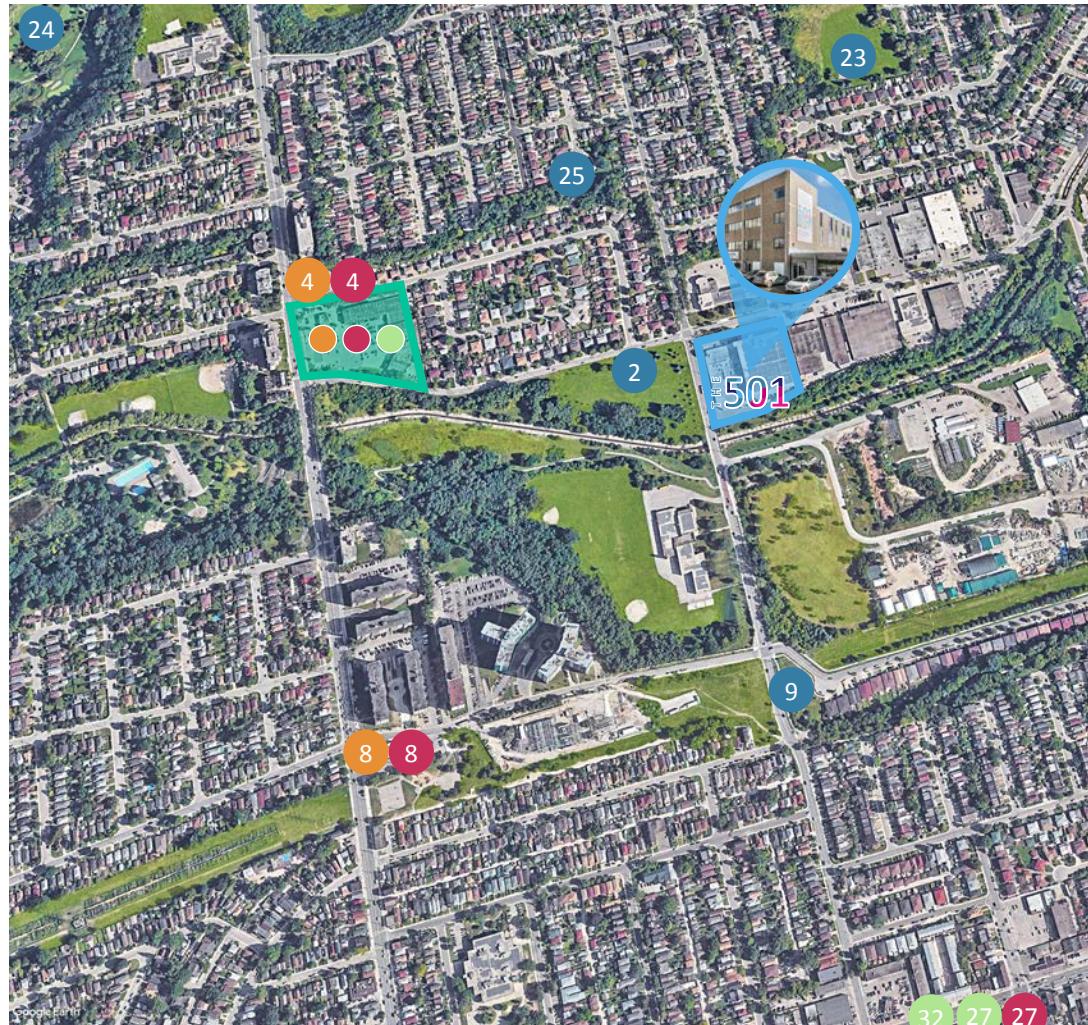
Booster Juice	My Roti Place	Sunset Grill
Chipotle	Panda Express	Thai Express
Chung Chun	Pita Pit	Tim Hortons
Firehouse Subs	Pho 90	
Five Guys	Second Cup	
Freshii	Shoeless Joes	

RETAIL

Ardene	Freedom Mobile	Petsmart
Banana Republic	Homesense	Roots
Bell	La Vie en Rose	Rogers
Bulk Barn	Linen Chest	Sleep Country
OshKosh	Marshalls	SportChek
The Children's Place	Michaels	The Shoe Company
Dollarama	Nations Fresh Food	Winners
Fido	Old Navy	Walking on a Cloud

FINANCIAL

Royal Bank



FINANCIAL

10. CIBC
12. BMO
22. Royal Bank
27. BMO
32. TD Bank



6 Min 28 Min 11 Min

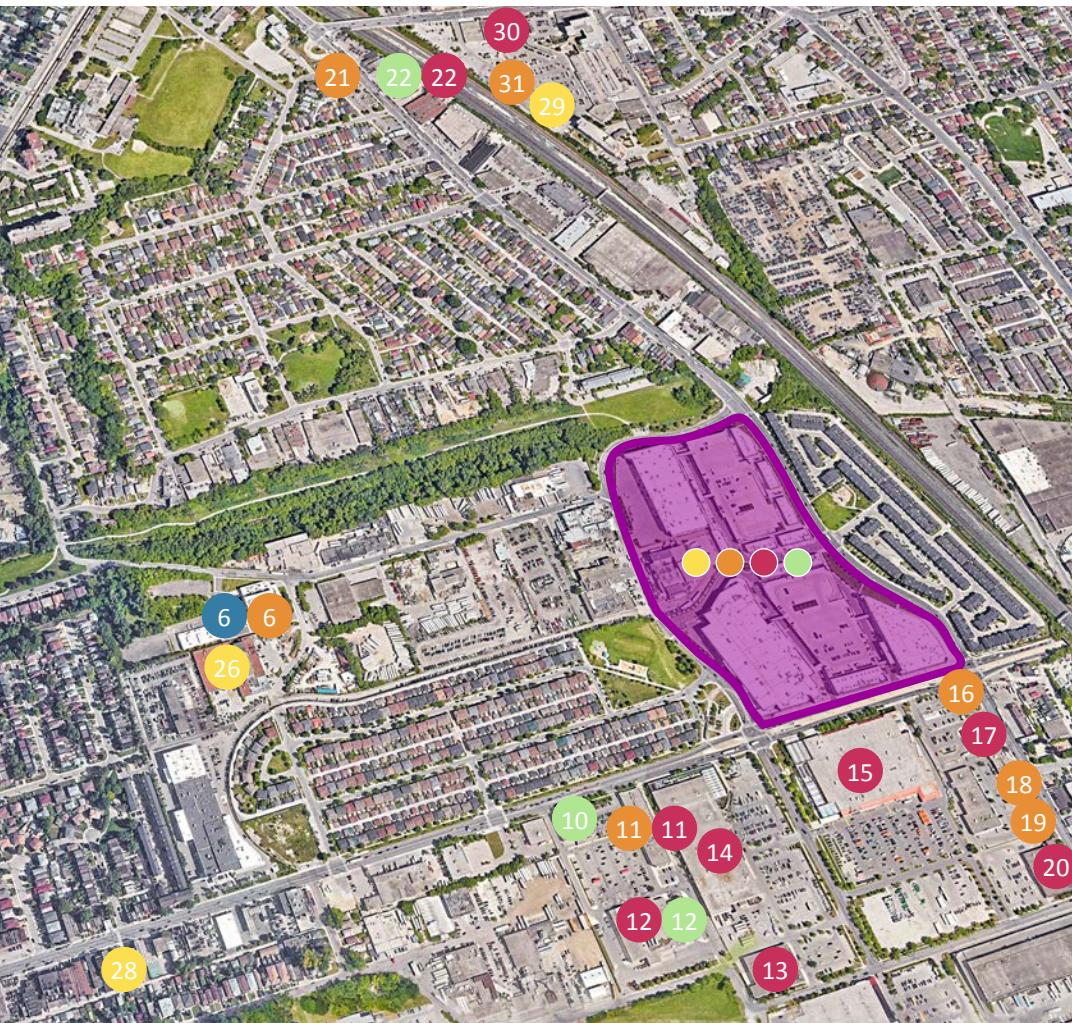
5 Min 20 Min 8 Min

MOST DESIRED AMENITIES IN-HOUSE & NEARBY

10
PRIVATE AREAS

50+
RESTAURANTS

10+
GYMS



FITNESS & HEALTH

- 26. Iron Alliance Gym
- 28. Toronto Boxing Academy Gym
- 29. ILoveKickBoxing

4 Min 18 Min 6 Min
 4 Min 19 Min 7 Min
 5 Min 21 Min 8 Min

PARKS & RECREATION

- 2. Black Creek West Park
- 6. The Symes
- 9. Gaffney Park & Walking Trail
- 23. Westlake Memorial Park
- 24. Scarlett Woods Golf Course
- 25. Dalrymple Park



4 Min	18 Min	6 Min
8 Min	4 Min	
4 Min	14 Min	4 Min
5 Min	8 Min	
5 Min	2 Min	

RESTAURANTS

- 4. Subway
- 6. Junction Craft Brewing
- 8. 241 Pizza
- 11. A&W
- 16. Mcdonalds
- 18. Swiss Chalet
- 19. Tim Hortons
- 21. Tim Hortons
- 31. Churrasqueira Martins Grill House



3 Min	9 Min	3 Min
4 Min	18 Min	6 Min
3 Min	14 Min	7 Min
6 Min	28 Min	11 Min
7 Min	32 Min	11 Min
7 Min	35 Min	12 Min
7 Min	33 Min	11 Min
6 Min	18 Min	6 Min

RETAIL

- 4. Mac's Convenience Store
- 8. Wonderfood Convenience Store
- 11. LCBO
- 12. Metro / Beer Store
- 13. Best Buy
- 14. Canadian Tire
- 15. Home Depot
- 17. Shoppers Drug Mart
- 20. Staples With Fed Ex Drop Off
- 22. Petro Canada
- 27. Walmart Supercentre /Gamestop
- 30. Value Village / Dollarama / Ample Food Market



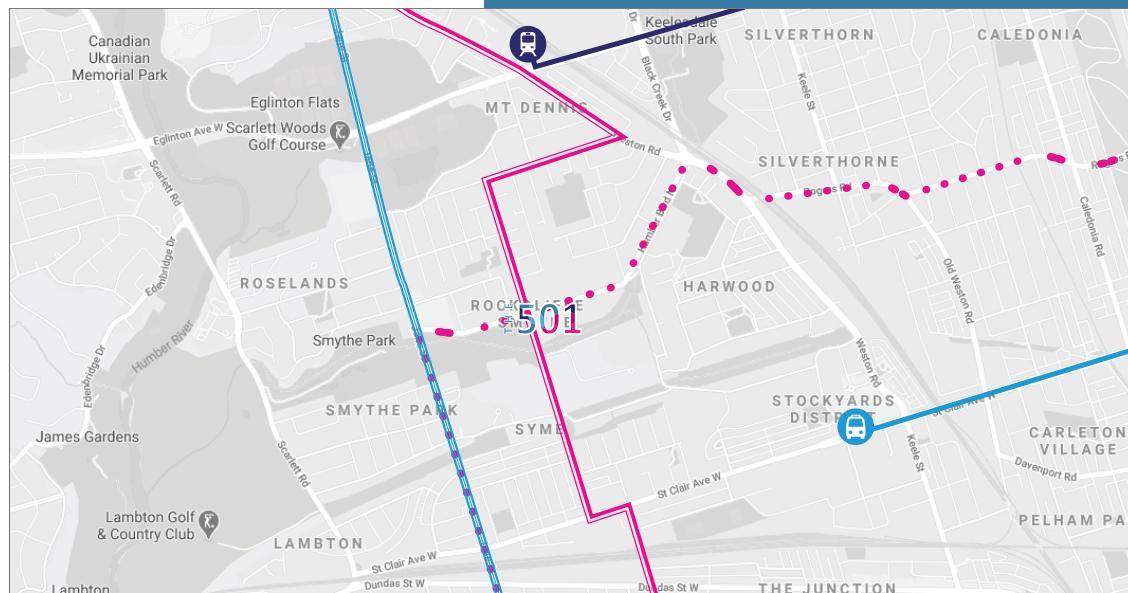
3 Min	9 Min	3 Min
3 Min	14 Min	7 Min
6 Min	28 Min	11 Min
10 Min	32 Min	10 Min
10 Min	32 Min	10 Min
10 Min	32 Min	10 Min
7 Min	33 Min	11 Min
7 Min	34 Min	11 Min
5 Min	20 Min	8 Min

PROPERTY FEATURES

- Excellent Location
- Minutes from 400 series highways
- 20 minutes to downtown Toronto
- 8.9 hectare park across the street with mature trees, open green space & creek
- Amenities rich with restaurants, fitness centers and retail within walking distance
- 15 minute walk from future LRT (Mount Dennis Station)
- 4 truck level shipping doors, 1 drive-up shipping door
- Large freight elevator
- 3,000 Amp, 600 V power
- Underground parking
- Will finish to suit

FUTURE LRT STATION MOUNT DENNIS WILL FURTHER ENHANCE THE EASE OF PUBLIC TRANSPORTATION

- THE 501
- FUTURE MOUNT DENNIS LRT STATION
- GUNNS LOOP AT ST. CLAIR AVENUE W TTC STOP
- 35A & 35B BUS
- 71 BUS
- 161 BUS



ACCESS TO MAJOR
TRANSPORTATION

THE 501

PROPERTY PHOTOS

EXTERIOR



PROPERTY PHOTOS

EXTERIOR



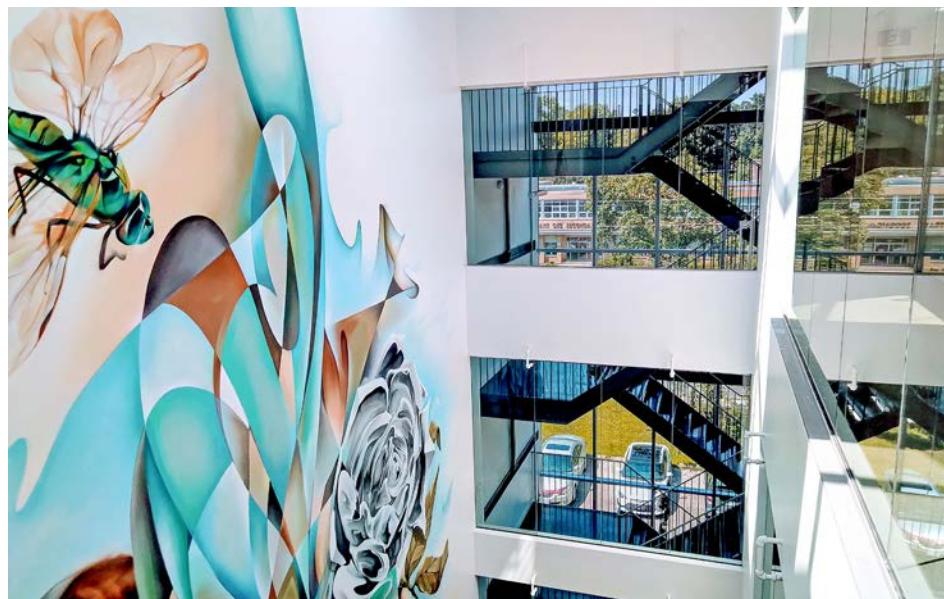
PROPERTY PHOTOS

INTERIOR



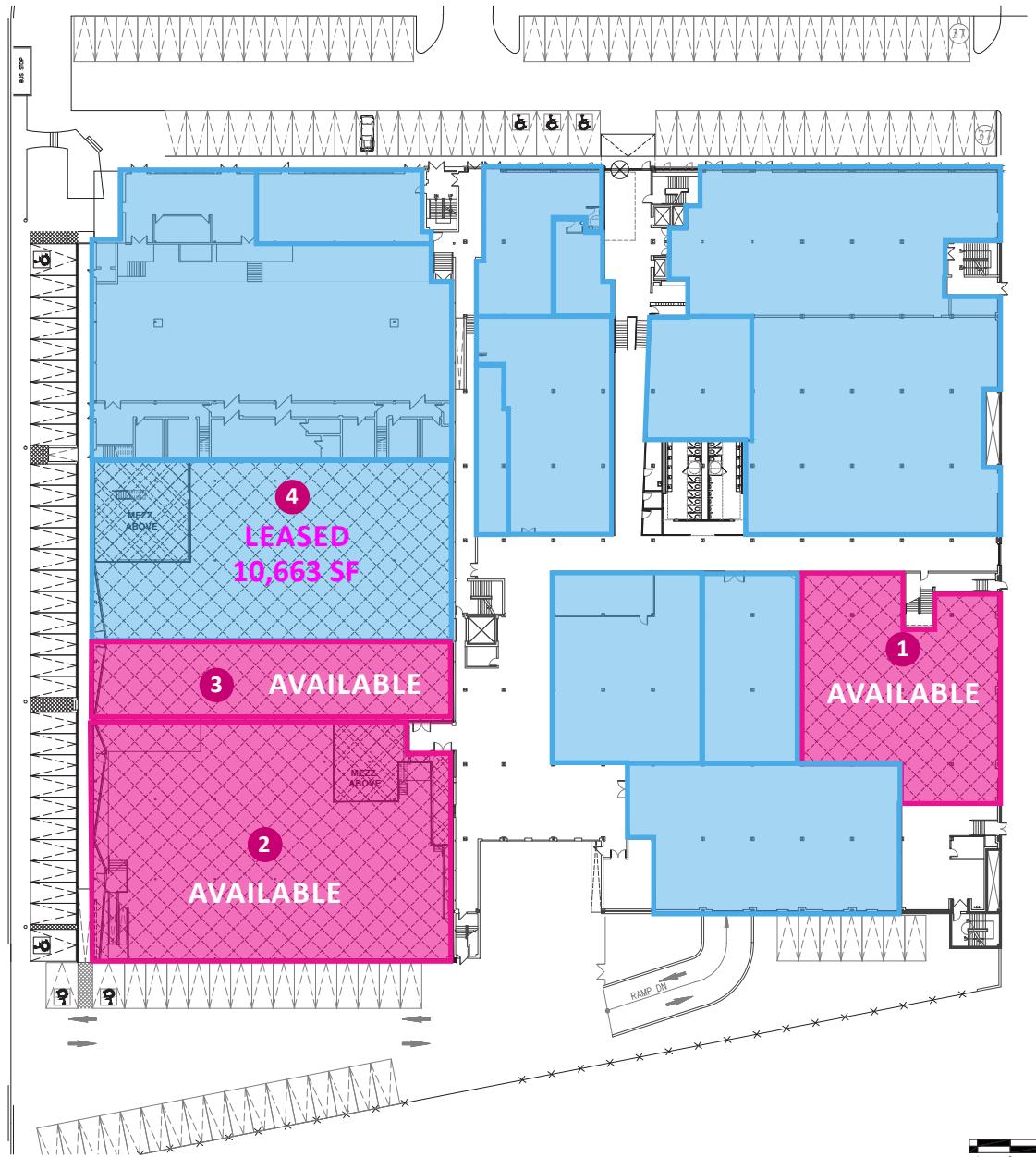
PROPERTY PHOTOS

INTERIOR



FLOOR PLANS

GROUND FLOOR - OFFICE/RETAIL/FLEX



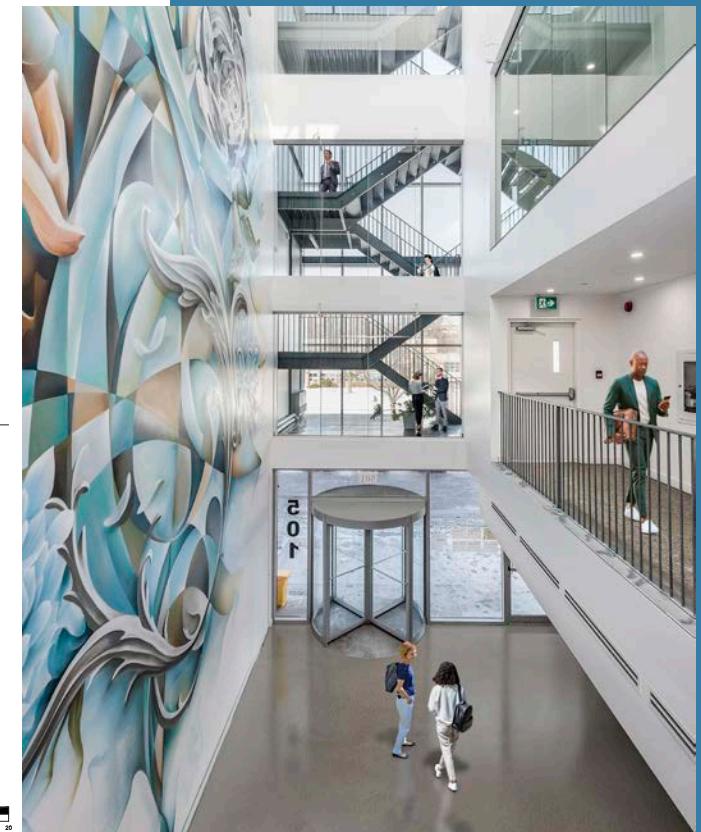
AVAILABLE SPACES

- 1: 6,996 SQUARE FEET
- 2: 16,552 SQUARE FEET
- 3: 5,859 SQUARE FEET
- 4: LEASED

*2 can be divided smaller

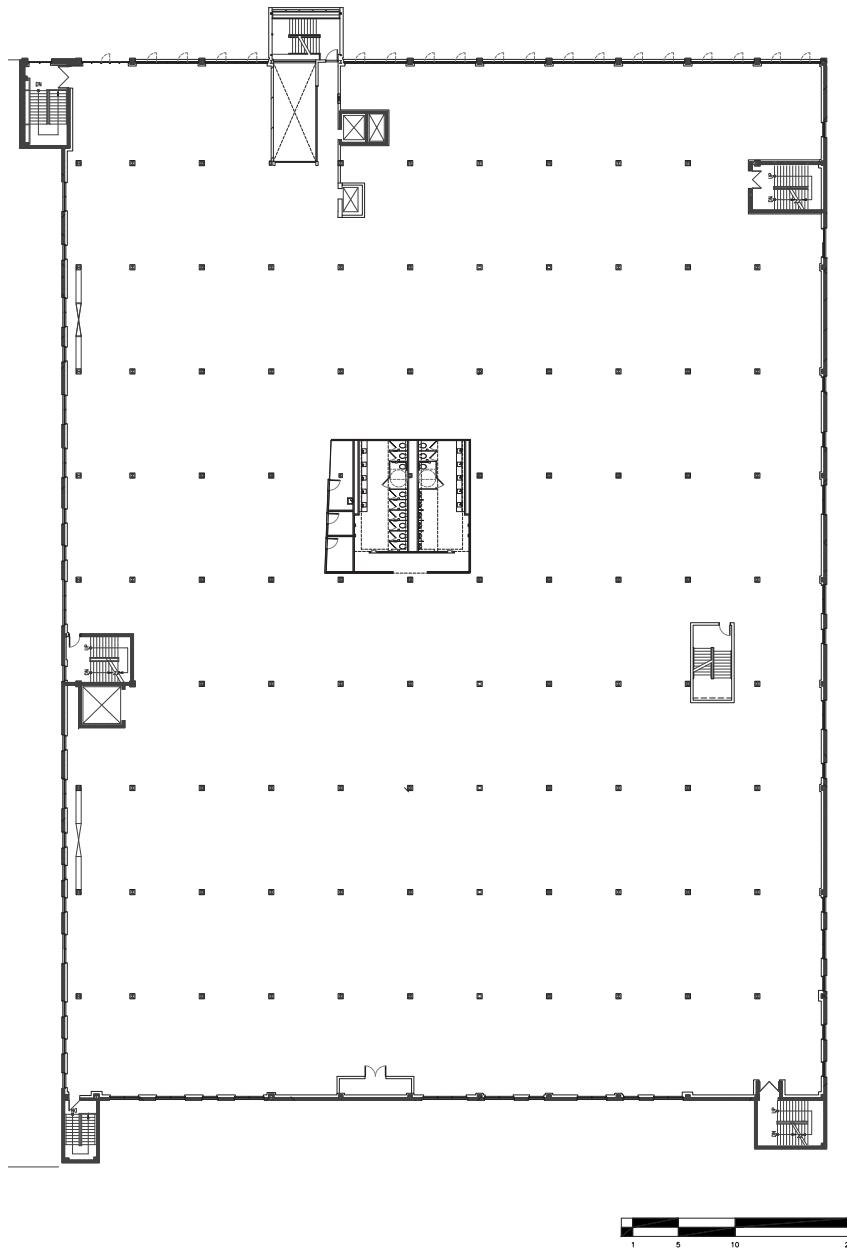
HIGHLIGHTS

- High ceilings up to 19'
- Suites 2, 3 & 4 will have brand new striking glass façade and direct access from Rockcliffe Blvd



FLOOR PLANS

THIRD FLOOR



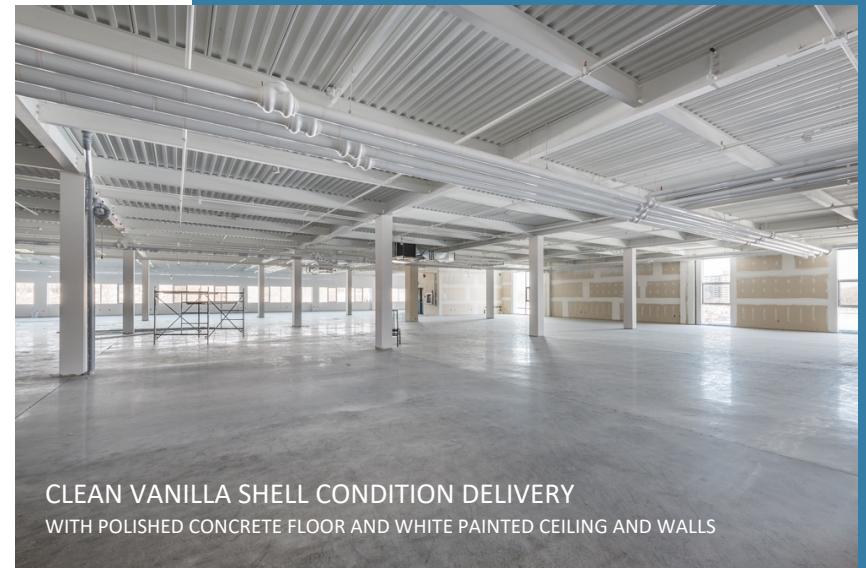
ENTIRE FLOOR OPPORTUNITY

67,354 SQUARE FEET

*Can be divided



LARGE FREIGHT ELEVATOR FOR EASY LOADING ACCESS



CLEAN VANILLA SHELL CONDITION DELIVERY
WITH POLISHED CONCRETE FLOOR AND WHITE PAINTED CEILING AND WALLS

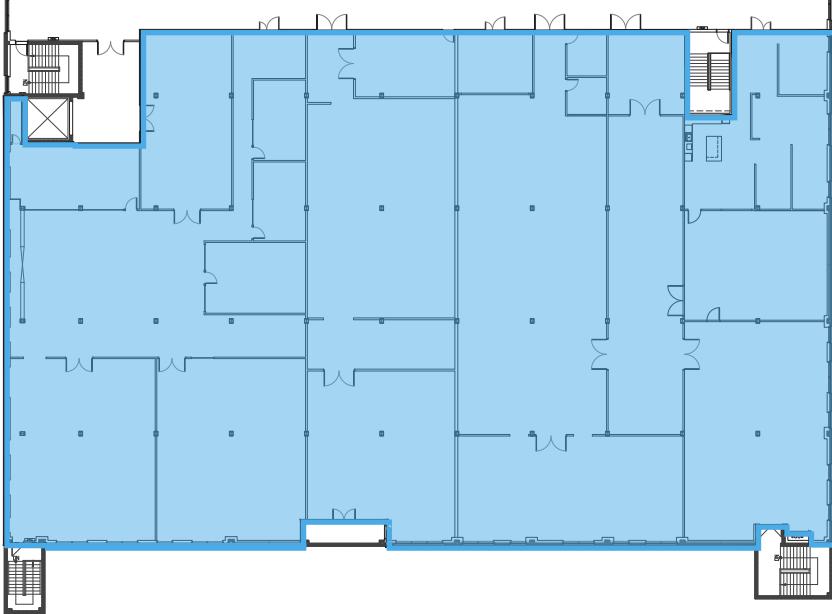
FLOOR PLANS

FOURTH FLOOR



AVAILABLE SPACE
22,266 SQUARE FEET

*Can be divided



THE 501 STANDARD

GREEN MUST BE PROFITABLE

Strashin Developments' first tenet is "the greenest building is the one that already exists", as you will never recapture the carbon deficit you incur in tearing down an old building and building new, no matter how green that new building is. Their second tenet is green adoption will only happen if it is married to financial rewards. Therefore, Strashin developments have not only repurposed THE 501 from an old building into a new, vibrant and green rebuild but every green feature makes financial sense; This is the only way the world will actually go green.

CUTTING-EDGE SUSTAINABILITY PRACTICES

As Countries and the cities contained within them set aggressive decarbonization goals, they will need to figure out carbon-free heating. Geothermal energy is the best option (among very few options) and THE 501 and its forward-thinking owners have already implemented this system. THE 501 has tapped into the heat stored in the earth around the building to heat the building and melt the snow around it. In the summer it gives back the heat to the earth thus cooling the building. This forward-thinking is crucial to the long-term success of our communities and the world. Tenants of THE 501 become active partners in the solution to climate change.

ACCESS TO MAJOR TRANSPORTATION

Location is vital to the success of any business, especially today where e-commerce, delivery and proximity to a labour force are not just strategic but essential. THE 501 has easy access to highways, Pearson International Airport and Rail.

WORKFORCE AVAILABILITY

Access to a strong labour force is an essential part of our tenants' success. THE 501 is strategically located to an abundance of skilled and unskilled workforce. Easy access via the 400 series highways as well as public transportation (Bus 35A, 35B, 71& 161) makes THE 501 an ideal location for any business that wants easy access for its workforce.

The future LRT station Mount Dennis only adds to the ease of access.

AMENITIES

Fitness, Food and Private sitting areas are 3 of the most important amenities that today's workforce wants. THE 501 was designed with these "workforce wants" in mind. **FOOD:** An in-house cafe is currently under construction that will be providing coffee and food (including healthy options). There are also over 50 + restaurants in close proximity to the building. **PRIVATE SPACES:** There are sitting areas on each floor that provide employees an opportunity to have privacy from the office. When weather permits employees can also take advantage of the 8.9 hectare Black Creek park to sit or walk. **FITNESS:** THE 501 has parking for bicycles and easy access to several gyms and fitness programs in the area; all within a 6-15 minute car or bicycle ride, respectively.

STATE-OF-THE ART DESIGN AND CONSTRUCTION

THE 501 has been renovated with best practices of design, carbon reduction and construction in mind, that complement the existing building features of high ceilings, freight elevators and loading docks that meet the requirements of most companies. THE 501 offers unequaled green renovations, planning and design expertise by leveraging the experience of Strashin developments and their history of repurposing old buildings (with green features) with companies such as Polar Bear Geo Thermal Systems Inc. that specialize in Geothermal Heating ([click here for video.](#))





LIDA CHANG

ASSOCIATE VICE PRESIDENT, BROKER

416.785.9900

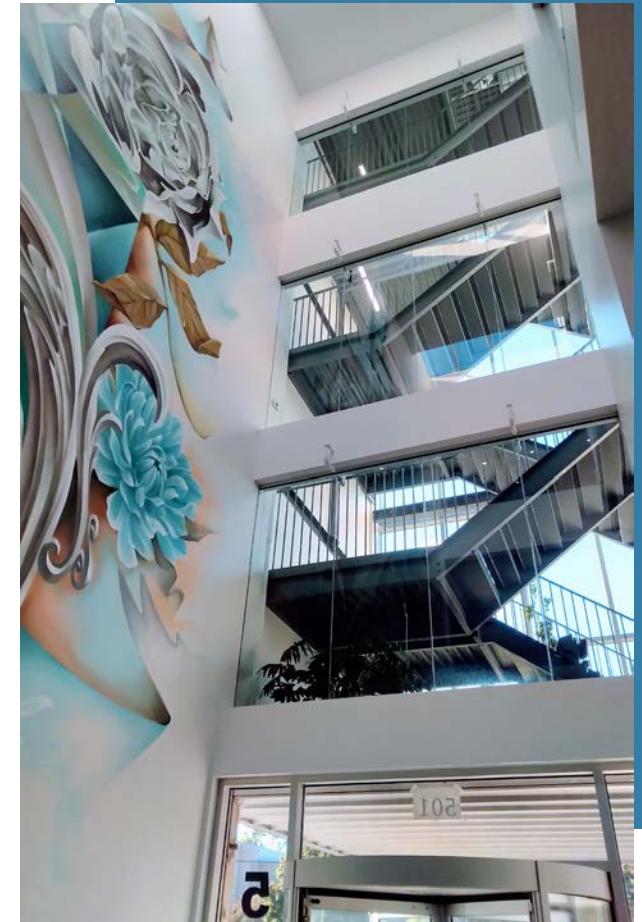
LIDACHANG@ROYALLEPAGECOMMERCIAL.COM

ROYAL LePAGE COMMERCIAL WESTHAVEN, BROKERAGE

23 RAITHERM ROAD, NORTH YORK, ON, M6B 1S7

416.785.9900 | ROYALLEPAGECOMMERCIAL.COM

This disclaimer shall apply to Royal LePage Commercial Westhaven, Brokerage (the brokerage) to all other divisions of the Corporation; to include all employees and independent contractors ("Royal LePage Commercial Westhaven, Brokerage). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by the brokerage, and the brokerage does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. The brokerage does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from the brokerage. Royal LePage Commercial Westhaven, Brokerage and the brokerage logo are the service marks of the brokerage Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. *All offices are independently owned and operated, except those offices marked as "Royal LePage Real Estate Services Ltd". Not intended to solicit currently listed properties. Information provided is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information. Buyer is responsible for their own Due Diligence. All Rights Reserved.



**STRASHIN
DEVELOPMENTS**

THE 501