

# 1 Adelaide Street East



## BUILDING OVERVIEW

1 Adelaide St. E. is a 30-story LEED Gold-certified office tower, 20 Victoria St. is a nine-storey boutique office building; and 85 Yonge St. will be a two-storey amenities building.

Year Built: 1991  
Total Gross Area of Property: 688,674 sq. ft.

Anchor Tenant 1: MNP Operations Inc.  
Anchor Tenant 2: Element Fleet Management Corp



## PROPERTY DESCRIPTION

Posted Net Rate:	Negotiable	PSF Realty Tax:	\$10.38
Typ. High-Rise Floor Plate:	22,500 sq. ft.	PSF Utilities:	\$ 1.28
Typ. Low-Rise Floor Plate:	24,750 sq. ft.	PSF Operating Costs:	\$16.65
		PSF Additional Rent Total:	\$28.31



## PARKING

Below ground # stalls:	259
Below ground ratio:	1 spot per 2,500 sq. ft.
Monthly parking cost*:	\$400.38/mth tenant unreserved; \$580.82/mth tenant reserved \$435.45/mth non-tenant unreserved; \$618.17/mth non-tenant reserved <i>(* HST is included in the each of the above-captioned parking rates)</i>
Parking description:	Three (3) levels of conditioned parking



## AMENITIES

Concierge:	YES (security 24/7)
End of trip facility:	YES
Meeting room rental:	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:	2 watts/sq. ft.
Lighting:	2 watts/sq. ft.
Other:	2 watts/sq. ft.
Ceiling height:	12' slab to slab and 8'.8" to underside of ceiling grid (on most floors)
Wall type:	Window glazing
Washrooms per floor:	2
Satellite dish capability:	YES
Fibre optic capability:	YES (Bell, Beanfield, Cogent, Rogers, Telus and Zayo)**
Shipping receiving:	YES
Emergency generator:	YES
HVAC dist system:	Variable air volume
HVAC hours:	7:30am-6:00pm Mon to Fri
After hours HVAC \$/hr:	4 hr min base rate of \$280, and then \$70/hr thereafter (+ 15% Admin Fee & HST)



## ELEVATORS

High rise:	6
Mid rise:	0
Low rise:	6
Freight:	1
Parking:	1



## SAFETY

Fire detection system:	1
Sprinkler system:	6
Manned security:	6
Security systems:	1



## AWARDS & DESIGNATIONS

BOMA BEST Platinum  
BOMA Certificate of Excellence  
ENERGY STAR certified  
LEED Gold  
Rick Hansen Foundation Accessibility Certification  
The Office Building of the Year (TOBY) Award at both  
local and national levels

\*\* There are several telecoms in the building but all have to go through Rycom in order to gain access or perform any work.