

151 Yonge Street



BUILDING OVERVIEW

Connected via Toronto's internationally renowned underground pedestrian walkway system (the PATH) as well as the Queen Street subway station (which will also be the future station of the Ontario Line), with entrances on Yonge Street and Richmond Street.

Year Built: 1990
Total Gross Area of Property:
Approx. 298,238 sq. ft.

Anchor Tenant 1: Tormanco Management LP
Anchor Tenant 2: PWGSC – Industry Canada
Anchor Tenant 3: CPP Investment Board



PROPERTY DESCRIPTION

Posted Net Rate:	Negotiable	PSF Realty Tax:	\$10.85
Typical Floor Plate:	16,700 sq. ft.	PSF Utilities:	separately metered
Typical % Gross Up:	6%	PSF Operating Costs:	\$17.65
		PSF Additional Rent Total:	\$28.50



PARKING

Surface # stalls:	0
Surface ratio:	N/A
Below ground # stalls:	289
Above ground # stalls:	0
Parking ratio:	1 space per 1,050 sq. ft.
Monthly parking cost:	\$570 +HST/mth tenant reserved; \$365+HST/mth tenant unreserved; \$385 +HST/mth non-tenant
Parking description:	Underground Parking, 24hr access. Transient and monthly parking available. Max. Height Clearance: 6'. No Propane-Powered Vehicles. Managed by IMPARK.



AMENITIES

Concierge:	YES (security 24/7)
Restaurant:	YES
Lobby lounge seating:	YES
Bicycle Racks	YES (2 on Parking L-1)
Storage Space:	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:	Floor to t-bar 9' & slab to slab 12'3"
Wall Type:	drywall
Washrooms per floor:	2
Satellite dish capability:	YES
Fibre optic capability:	YES (Beanfield, Bell, Cogeco, Cogent, Telus and Zayo)
Shipping receiving/ Loading dock:	YES
Emergency generator:	YES
HVAC dist system:	Variable air volume
HVAC hours:	8:00am-6:00pm Mon to Fri
After hours HVAC \$/hr:	\$40 (+ 15% Admin Fee & HST)



ELEVATORS



SAFETY

High rise:	6	Fire detection system:	YES
Mid rise:	0	Sprinkler system:	YES
Low rise:	0	Manned security:	YES
Freight:	1	Security systems:	YES
Parking:	2		



AWARDS & DESIGNATIONS

BOMA 360
BOMA BEST Gold
BOMA Certificate of Building Excellence
Rick Hansen Foundation Accessibility Certification
TOBY Award: Office Building 250,000 - 499,000 sq. ft.