

# 5160 Yonge



## BUILDING OVERVIEW

Located at the intersection of Yonge Street and Park Home Avenue, 5160 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. Transportation infrastructure is excellent, allowing for quick access for commuters travelling by car, subway of GO buses.

Year Built: 1989

Total Gross Area of Property: 405,077 sq. ft.

Anchor Tenant 1: TTC

Anchor Tenant 2: Proctor & Gamble Inc.

Anchor Tenant 3: Green Shield Holdings Inc.



## PROPERTY DESCRIPTION

Posted Net Rate:	Negotiable	PSF Realty Tax:	\$ 7.05
Typ. High-Rise Floor Plate:	20,000 sq. ft.	PSF Utilities:	\$ 1.50
Typ. Low-Rise Floor Plate:	24,000 sq. ft.	PSF Operating Costs:	\$15.80
Typ. High-Rise % Gross Up:	13.4%	PSF Additional Rent Total:	\$24.35



## PARKING

Surface ratio:	1 space per N/A sq. ft.
Below ground # stalls:	1,794
Monthly parking cost*:	\$190.00/mth tenant unreserved; \$305.00/mth tenant reserved \$209.00/mth non-tenant unreserved
Flexpass*:	10 days \$150.00; 15 days \$195.00

(\*There is an one-time activation fee \$10.00 for the above-captioned monthly parking and Flexpass; all parking rates are HST included)

Parking description: Five (5) levels of conditioned parking w/ charging stations



## AMENITIES

Concierge:	NO
On-Site PM:	YES
24/7 Security:	YES
Air Conditioning	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: 8.9 ft.  
Slab to Slab: 11.3 ft.

Wall Type: Window glazing

Washrooms per floor: 2M/2F (Floors 2 - 6)  
1M/1F (Floors 7 - 18)

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:	3 (Floors 10 - 18)	Fire detection system:	YES
Mid rise:	0	Sprinkler system:	YES
Low rise:	2 (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. +  
Fitwel Certification (One-Star)  
LEED Platinum  
Rick Hansen Foundation Accessibility Certification