1 Toronto Street

BUILDING OVERVIEW

Located at the northeast corner of King Street East and Toronto Street. The commercial property consists of a single office tower containing approximately 325,000 sq. ft. and 20,000 sq. ft. of street fronting retail with convenient access to public transit and large underground parking garage.

Year Built: 1990
Total Gross Area of Property: 351,647 sq. ft.

Anchor Tenant 1: AST Investor Services Inc. and AST Trust Company (Canada)
Anchor Tenant 2: Norbord Inc.

PROPERTY DESCRIPTION

Posted Net Rate:	Negotiable	PSF Realty Tax:	$10.11
Typ. Floor Plate:	24,500 sq. ft.	PSF Utilities:	separately metered
		PSF Operating Costs:	$17.51
		PSF Additional Rent Total:	$27.62

PARKING

Below ground # stalls:	226
Monthly parking cost:	Tenant - $300.00/mth plus HST unreserved
	Non-Tenant - $355.00/mth plus HST unreserved
Parking description:	Two (2) levels of parking

AMENITIES

Concierge:	YES (Security 24hr) E-Servus
Bicycle Storage:	P1
Storage:	YES

ACCESS

Public transit:	YES
Direct subway access:	W. 1 block to TTC (King)
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.
Ceiling Height:	12' 6" fl. to slab, 9' fl. to drop ceiling and 3' above drop ceiling (open plenum)
Wall Type:	primed painted drywall
Washrooms per floor:	2 (1 male & 1 female)
Satellite dish capability:	NO
Fibre optic capability:	YES (Beanfield, Bell, Cogent, Rogers and Zayo)
Shipping receiving:	YES (24hr)
Emergency generator:	YES
HVAC dist system:	Variable air volume
Normal Business HVAC hours:	8:00 am - 6:00 pm Mon to Fri
After hours HVAC $/hr:	$50.00 (+ Admin Fee and HST)

ELEVATORS

High rise:	4
Mid rise:	0
Low rise:	4
Freight:	1
Parking:	1

SAFETY

Fire detection system:	YES
Sprinkler system:	YES
Manned security:	YES
Security systems:	YES

AWARDS & DESIGNATIONS

BOMA BEST Silver
BOMA Certificate of Excellence
LEED Gold

GWL REALTY ADVISORS