

## Building Information

Building Size:	643,318 sf
Shipping & Receiving:	Yes
# of Floors:	29
Surface Transit Route:	Yes
Year Built:	1973
Direct Subway Access:	Yes
# of Passenger Elevators:	13
Total Parking:	209

## 145 King Street West

145 King Street West, Toronto, Ontario M5H 4G2



### Building Description

Located on the Southwest corner of York Street and King Street West, with direct access to St. Andrew subway station and underground walkway to Union Go Train and subway station. Renovated retail concourse includes financial and food services and direct access to the PATH system.

### Building Features

- Class "A" office building
- Typical Floor Size: 24,800 sq.ft.
- Parking Ratio: 1 per 3,500 s.f.
- Two levels of underground parking
- Newly renovated lobby with 22 foot seamless glass entrance provides full natural light
- Full service restaurant on the ground floor
- On-site property management
- Security personnel available 24/7, state-of-the-art card access and CCTV system
- Escort services available to accompany you to your vehicle after hours, should you require this service
- Deep lake cooling
- BOMA: Gold
- LEED: Platinum
- Walkscore: 100



### Perk DeMara

Vice President, Office Leasing / Broker  
of Record  
QuadReal Property Group, Brokerage

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### **Additional Rent**

\$30.36 sq.ft./annum. Hydro separately metered.

### **About Us**

Headquartered in Vancouver, Canada, QuadReal Property Group is a global real estate investment, operating and development company. QuadReal manages the real estate and mortgage programs of British Columbia Investment Management Corporation (BCI), one of Canada's largest asset managers with a \$153.4 billion portfolio.

QuadReal manages a \$37.6 billion portfolio spanning 23 Global Cities across 17 countries. The company seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come. QuadReal: Excellence lives here.

### **Energy Performance**

ENERGY STAR® Score: 81

Energy Use Intensity: 28.8 ekWh/ft<sup>2</sup>

Greenhouse Gas Intensity: 2.6 kgCO<sub>2</sub>e/ft<sup>2</sup>

Water Use Intensity: 41.8 L/ft<sup>2</sup>

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<b>General</b>	<b>Year Built</b> 1973	<b>Last Renovated</b> 1996	<b>BOMA Best</b> Gold
	<b>LEED</b> Platinum	<b>Building Management</b> QuadReal	
<b>Tenant Cost</b>	<b>Utilities</b> \$ 1.10 /sf	<b>Operating Costs</b> \$ 18.28 /sf	<b>Realty Tax</b> \$ 10.51 /sf
	<b>Total Additional Rent</b> \$ 29.89 /sf		
	<b>Description</b> Utilities are separately metered.		
<b>Building Size</b>	<b>Number of Floor(s)</b> 29	<b>Typical High Rise Floor</b> 25,400 sf	<b>Typical Low Rise Floor</b> 24,600 sf
	<b>Total Office Space</b> 622,513 sf	<b>Total Retail Space</b> 20,805 sf	<b>Total Space</b> 643,318 sf
	<b>Available Office Space</b> 45,630 sf	<b>Total Available Space</b> 45,630 sf	<b>Total Occupied Space</b> 596,489 sf
<b>Construction</b>	<b>Clear Height</b> 8'10"	<b>Interior Wall Type</b> Dry Wall	<b>Exterior Finish</b> Other
	<b>Washrooms per Floor</b> 2	<b>HVAC Hours of Operation</b> M- F 7:00 to 18:00	<b>Shipping &amp; Receiving</b> Yes
	<b>Emergency Generator</b> Yes		
<b>Elevators</b>	<b>Number of High Rise Elevator(s)</b> 6	<b>Number of Low Rise Elevator(s)</b> 7	<b>Number of Parking Elevator(s)</b> 2
	<b>Number of Freight Elevator(s)</b> 1		
<b>Safety &amp; Access</b>	<b>Fire Detection System</b> Yes	<b>Barrier Free Access</b> Yes	<b>Sprinkler System</b> Yes
	<b>Manned Security</b> Yes		
<b>Parking</b>	<b>Below Ground Stall(s)</b> 209	<b>Total Parking Stalls</b> 209	<b>Parking Cost (per day)</b> \$ 27.00
	<b>Parking Cost (per month)</b> \$ 290.00		



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## Public Transport

### Surface Transit Route

Yes

### Direct Subway Access

Yes