



141 ADELAIDE
STREET WEST

*Flex and grow
in the heart of Toronto.*

GO BIG,

Think Small.

DESIGNED FOR GRAND ENTRANCES...

Command the Corner

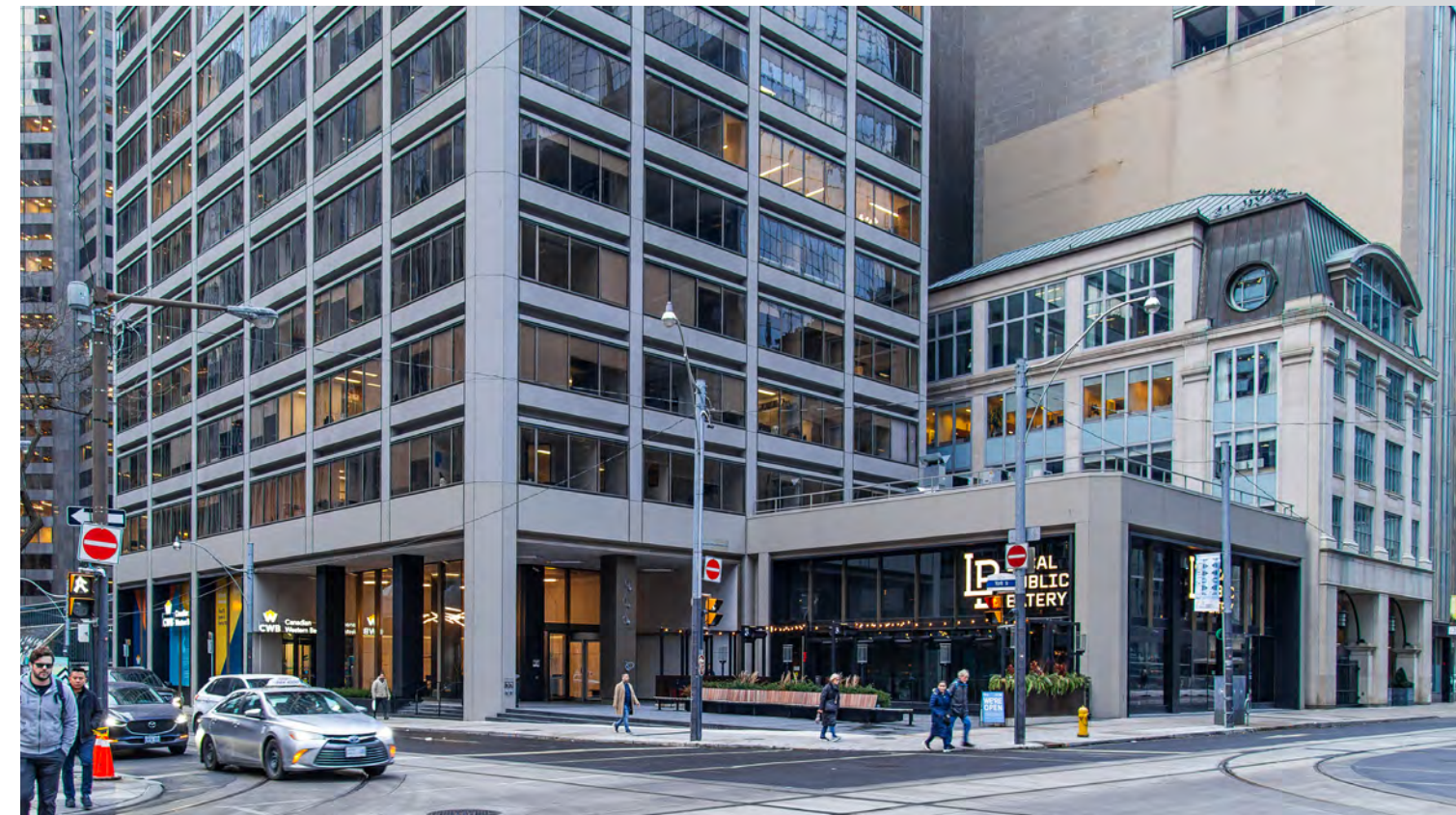
Commanding a prominent position in Toronto's Financial Core at Adelaide Street West and York Street this bright, distinctive 18-storey building offers businesses the opportunity to establish a big presence with a small footprint.

Powerful Impressions

Upgraded common areas and washrooms and a stunning renovation to the ground floor lobby and façade create a sophisticated and fresh ambience designed to inspire tenants and impress guests.

Move Up with Ease

Six quick, modernized elevators with new cab interiors make trips to and from offices efficient and safe without long waits or the risk of crowded line-ups.



CORNER OF YORK AND ADELAIDE

A bright choice for growing businesses.

...AND SAFE EXITS

Tenant Health and Wellbeing

Our primary focus is to uphold a secure and clean workplace environment. Through touchless systems, improved cleaning and

sanitization in shared spaces, and adherence to tenant health and safety guidelines, our well established building procedures and best practices

guarantee that tenants can confidently enjoy a healthy workplace.

Always Protected

On-site security guard coverage and after-hours security card access guarantees that our tenants and their assets are always protected.

Convenient On-site Parking

Parking is fast and convenient with 52 underground parking spaces on the premises and valet parking available during designated hours.



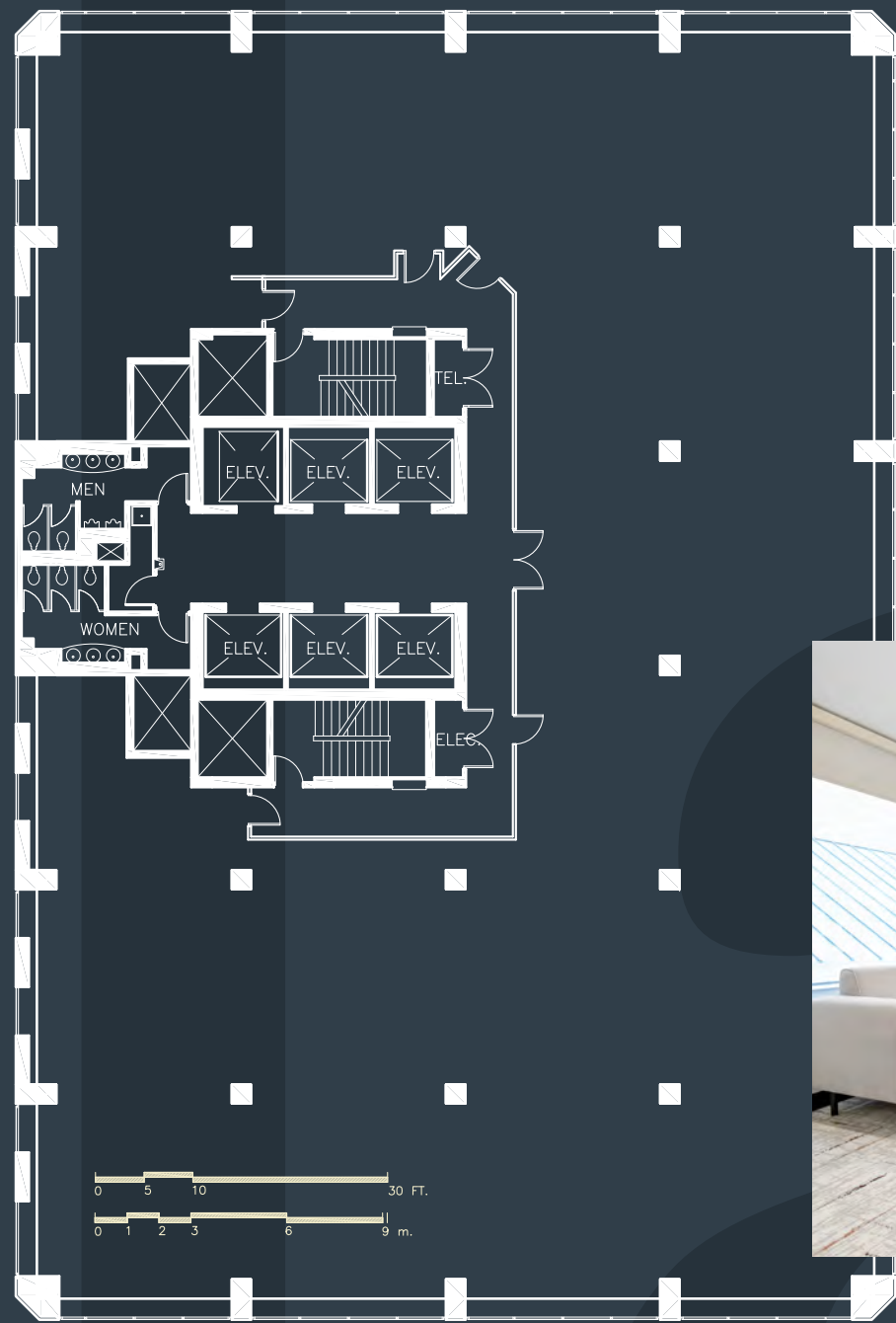
FACING YORK STREET ENTRANCE



LOBBY WITH ON-SITE SECURITY



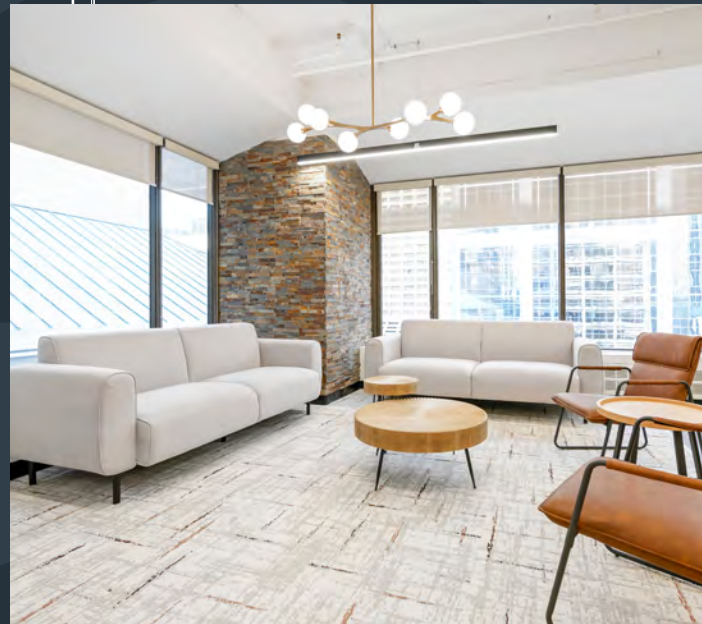
FRONT DOORS



Small floorplates are big on natural light.



TYPICAL FLOORPLATE



BUILT-OUT SUITES

CREATING MASSIVE POSSIBILITIES WITH MODEST FLOORPLATES

A Big Statement in a Small Floorplate

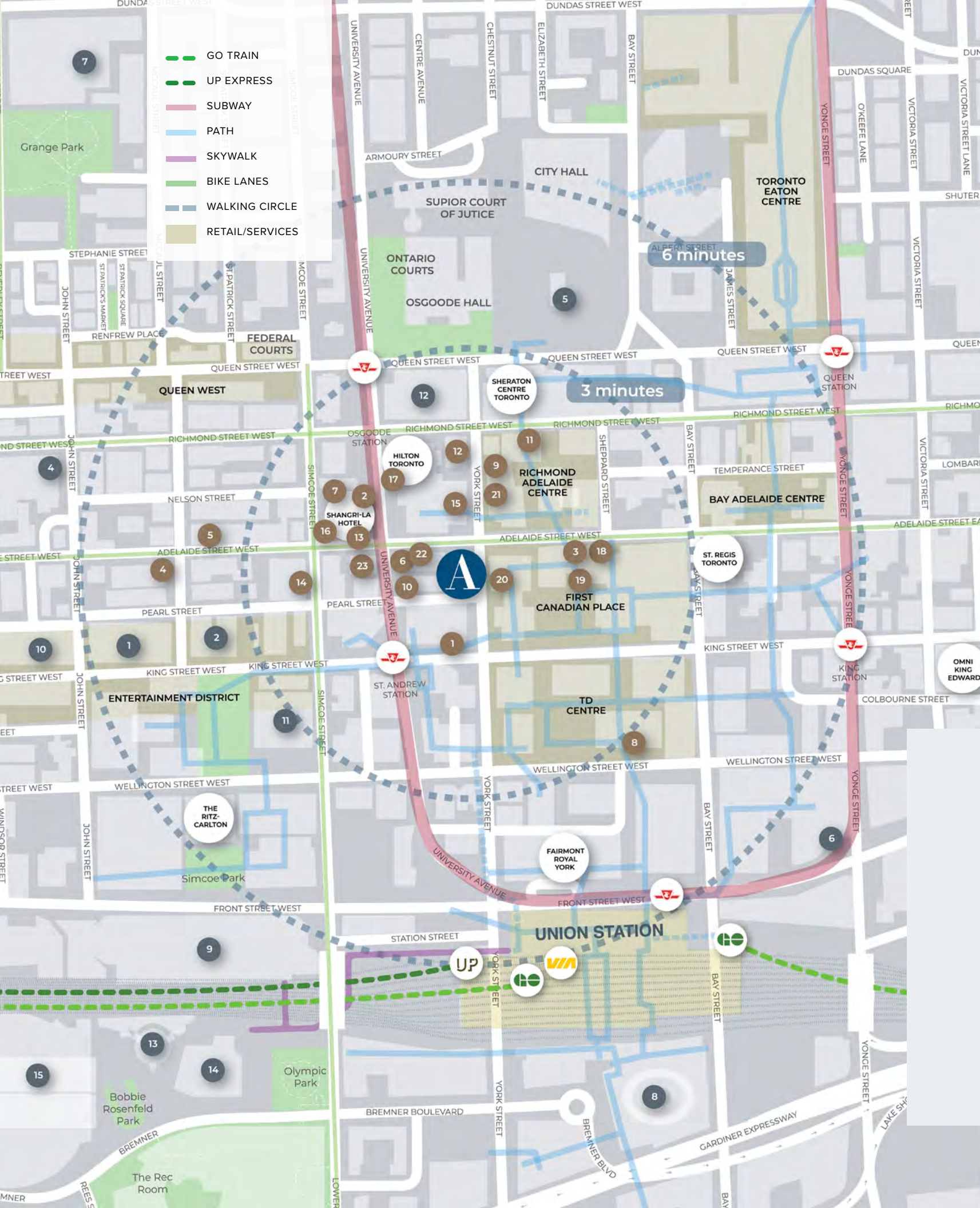
11,312 square foot floorplates provide ample natural daylight and views per square foot of occupied space and offer excellent elevator exposure for most suites – every space feels like the corner office.

A Bright Space to Scale in Place

Small versatile floorplates are easy to adapt and offer the flexibility to create the open spaces you need to connect, engage and collaborate and the private spaces you need to focus and be productive – you'll get the spaces you need today with room to grow in the future.

Ready When You Are

Built-out refreshed suites with short-term leases provide a turnkey solution to your immediate space needs – access a suite that's right-sized right now.



Located for maximum convenience within minimal distance

141 Adelaide St. West stands in the heart of Toronto's Financial District, home to the largest concentration of corporate headquarters in Canada, Canada's five major banks, national law firms, prominent mining companies and accounting firms. Centrally located in downtown Toronto, tenants have convenient access to the city's best dining, shopping, cultural, sporting and entertainment venues.

RESTAURANTS

- GROUND FLOOR: LOCAL PUBLIC EATERY
1. EARLS KITCHEN & BAR
 2. SHANGRI-LA LOBBY LOUNGE AND BAR
 3. CACTUS CLUB CAFÉ
 4. PAI
 5. THE BURGER'S PRIEST
 6. CAFÉ LANDWER
 7. GREEN BOX EXPRESS
 8. CANOE
 9. THE KEG
 10. PIZZERIA LIBRETTO
 11. CHEF'S HALL
 12. ROSALINDA
 13. BOSK
 14. ELEPHANT AND CASTLE
 15. ALOBAR DOWNTOWN
 16. SOHO HOUSE
 17. RUTH'S CHRIS STEAK HOUSE
 18. CACTUS CLUB CAFE
 19. MAMAN
 20. MOS MOS COFFEE
 21. STARBUCKS
 22. SECOND CUP COFFEE
 23. PI CO

ENTERTAINMENT

1. PRINCESS OF WALES THEATRE
2. ROYAL ALEXANDRA THEATRE
3. ELGIN AND WINTER GARDEN THEATRE
4. SCOTIABANK THEATRE
5. NATHAN PHILLIPS SQUARE
6. HOCKEY HALL OF FAME
7. ART GALLERY OF ONTARIO
8. SCOTIABANK ARENA
9. METRO TORONTO CONVENTION CENTRE
10. TIFF BELL LIGHTBOX
11. ROY THOMSON HALL
12. FOUR SEASONS CENTRE FOR THE PERFORMING ARTS
13. CN TOWER
14. RIPLEY'S AQUARIUM
15. ROGERS CENTRE

ACCESS OPTIMAL ROUTES FOR QUICK COMMUTES

WALK SCORE

Walker's Paradise (100)

TRANSIT SCORE

Rider's Paradise (100)

BIKE SCORE

Biker's Paradise (90)

- St. Andrew Station – 3-minute walk
- Surface Streetcar Stop – York St. & King St. West – 2-minute walk
- Commuter rail - Union Station – 9-minute walk
- UP Express train – 8-minute walk

- Gardiner Expressway – 3-minute drive
- Billy Bishop Toronto City Airport – 9-minute drive
- Toronto Pearson International Airport – 34-minute drive

Grounded in Elevating the Tenant Experience

ABOUT EPIC INVESTMENT SERVICES

From creating a remarkable first impression for your clients to elevating your everyday experience, Epic Investment Services is devoted to taking care of all the tactical, practical details to support your needs in our spaces. More than a property management company, we're partners in creating your ideal tenant experience.

With over \$12.5 billion in assets under active management and 21+ million square feet of space in office, retail, industrial and multi-family properties, Epic Investment Services has the expertise, resources and capacity to manage real estate projects at any scale.

Our properties are recognized for achieving high value and excellent tenant experience – providing amenities, access to transportation, robust local infrastructure and impressive sustainability performance.

Epic

Think Small.

PROPERTY FACTS

BUILDING TYPE: OFFICE

YEAR BUILT: 1973

YEARS RENOVATED: 1982/2021

NUMBER OF FLOORS: 18

BUILDING SIZE: 188,191 SQ. FT.

UNFINISHED CEILING HEIGHT: 12 FT

TYPICAL FLOOR SIZE: 11,312 SQ. FT.

ELEVATORS: 6 ELEVATORS

SHIPPING RECEIVING: ONE BAY

PARKING: 52 UNDERGROUND PARKING SPACES WITH VALET PARKING AVAILABLE

DAILY DURING DESIGNATED HOURS

ANCHOR TENANTS: CANADIAN WESTERN BANK, HAMPTON CAPITAL CORP., GORDYGOR INC. AND WHITTEN & LUBLIN PROFESSIONAL CORP.

GROUND LEVEL RETAIL: LOCAL PUBLIC EATERY, AND CANADIAN WESTERN BANK

TENANT SUPPORT: 310-EPIC TENANT SUPPORT LINE

HVAC DISTRIBUTION SYSTEM: HEATING, COOLING – INDUCTION SYSTEM

SATELLITE DISH CAPABILITY: YES

FIBRE OPTIC CAPABILITY: YES

EMERGENCY GENERATOR: YES

FIRE DETECTION SYSTEM: YES

SECURITY SYSTEMS: MANNED SECURITY AND AFTER-HOURS SECURITY CARD ACCESS

BOMA BEST® GOLD CERTIFICATION





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