

33 Yonge Street



BUILDING OVERVIEW

A unique and extraordinary landmark building that connects two of Toronto's most remarkable locations; the financial core and the historic St. Lawrence neighborhood. Building features include newly renovated lobby to come, on-site gym, high speed telecommunications infrastructure, seven high speed elevators, large underground parking garage.

Year Built: 1982
Total Gross Area of Property: 553,032 sq. ft.

Anchor Tenant 1: Peninsula Employment Services Ltd.
Anchor Tenant 2: Optimus SBR Inc.



PROPERTY DESCRIPTION

| | | | |
|-----------------------------|----------------|----------------------------|--------------------|
| Posted Net Rate: | Negotiable | PSF Realty Tax: | \$ 9.43 |
| Typ. High-Rise Floor Plate: | 22,100 sq. ft. | PSF Utilities: | separately metered |
| Typ. Low-Rise Floor Plate: | 55,500 sq. ft. | PSF Operating Costs: | \$18.16 |
| | | PSF Additional Rent Total: | \$27.59 |



PARKING

| | |
|-----------------------|--|
| Underground # stalls: | 273 (non-reserved) |
| Underground ratio: | 1 space per 2,500 sq. ft. |
| Monthly parking cost: | Tenant parking - \$350.00/mth plus HST Non-Tenant parking - \$415.00/mth plus HST |
| Parking description: | Two (2) levels of parking |



AMENITIES

| | |
|--------------------------------------|---------------------------|
| Concierge: | YES (security 24/7) |
| Gym Facilities: | YES (2 nd flr) |
| Bicycle Storage/ Lockers/Showers: | P1 |



ACCESS

| | |
|----------------------------------|--------------------------|
| Public transit: | YES |
| Direct subway access: | N. 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. |
| Other: | 3 watts/sq. ft. |
| Ceiling Height: | 11' fr. slab to slab, 8'.5" to underside of ceiling grid primed painted drywall |
| Wall Type: | |
| Washrooms per floor: | 2 male, 2 female |
| Satellite dish capability: | Space avail on roof |
| 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: | 8:00am-6:00pm Mon to Fri |
| After hours HVAC \$/hr: | \$50.00 (+ Admin Fee and HST) |



ELEVATORS

| | |
|------------|---|
| High rise: | 3 |
| 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 Gold
BOMA Certificate of Excellence
BOMA 360 Performance Program
Energy Star Certification with a 97% rating
FitWel 2 Stars
LEED Platinum
National TOBY Award: Office Buildings
(500,000 – 1 million sq. ft.)
Rick Hansen Foundation Accessibility Certification