

# 20 Victoria Street



## BUILDING OVERVIEW

20 Victoria Street is a nine-storey boutique office building located on one of the most unique streets in the financial core. Constructed in 1910, this 58,806 square feet historical building (Heritage IV) is loaded with character and offers its tenants quick access to transit, the PATH, cafes, restaurants, fitness facilities and shopping.

Year Built: 1910

Total Gross Area of Property: 58,806 sq. ft.



## PROPERTY DESCRIPTION

Posted Net Rate:	Negotiable	PSF Realty Tax:	\$ 6.02
Typ. Floor Plate:	6,450 sq. ft.	PSF Utilities:	\$ 1.74
		PSF Operating Costs:	\$21.12
		PSF Additional Rent Total:	\$28.88



## PARKING

Below ground # stalls:	256 – located at 1 Adelaide St. E.
Monthly parking cost*:	\$400.38/mth tenant unreserved; \$580.82/mth tenant reserved \$435.45/mth non-tenant unreserved; \$618.17/mth non-tenant reserved (* HST is included in the each of the above-captioned parking rates)
Parking description:	Three (3) levels of conditioned parking



## AMENITIES

Concierge:	NO
End of Trip Facility*:	YES
Meeting Room Rental*:	YES

(\* Located at 1 Adelaide St. E.)



## ACCESS

Public transit:	YES (fr. 1 Adelaide St. E.)
Direct subway access:	YES (fr. 1 Adelaide St. E.)
Barrier free access to building:	YES
To washroom:	NO



## TECHNICAL SPECIFICATIONS

Typical Power Watts/sq. ft.:	
Tenant:	2 watts/sq. ft.
Lighting:	2 watts/sq. ft.
Other:	2 watts/sq. ft.

Ceiling Height (Slab-to-Slab):	2 <sup>nd</sup> - 6 <sup>th</sup> floor - 12'
	7 <sup>th</sup> floor - 14'
	8 <sup>th</sup> Floor - 19' 7"
	9 <sup>th</sup> floor - 17'

Wall Type:	Window glazing
Washrooms per floor:	2
Satellite Dish Capability:	YES
Fibre Optic Capability:	YES (Beanfield & Rogers)
Shipping Receiving:	YES
Emergency Generator:	YES
HVAC Dist System:	Variable air volume
HVAC Hours:	7:30am-6:00pm Mon to Fri
After Hours HVAC \$/hr:	\$70 (+15% Admin Fee & HST)



## ELEVATORS

Low rise:	2
Freight:	1



## SAFETY

Fire detection system:	YES
Sprinkler system:	YES
Manned security:	YES (fr. 1 Adelaide St. E.)
Security systems:	YES



## AWARDS & DESIGNATIONS

BOMA BEST Silver