

1 Adelaide Street East



BUILDING OVERVIEW

1 Adelaide St. E. is a 30-story LEED Gold-certified office tower, 20 Victoria St. is a nine-storey boutique office building; and 85 Yonge St. is a two-storey retail building.

Year Built: 1991

Total Gross Area of Property: 688,015 sq. ft.

Anchor Tenant 1: MNP

Anchor Tenant 2: OPSEU Pension Plan Trust Fund



PROPERTY DESCRIPTION

Posted Net Rate: Negotiable
Typ. High-Rise Floor Plate: 22,500 sq. ft.
Typ. Low-Rise Floor Plate: 24,750 sq. ft.

PSF Realty Tax: \$10.30
PSF Utilities: \$ 1.43
PSF Operating Costs: \$15.97
PSF Additional Rent Total: \$27.70



PARKING

Below ground # stalls: 256
Below ground ratio: 1 spot per 2,500 sq. ft.
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: YES (security 24/7)
End of trip facility: YES
Meeting room rental: YES



ACCESS

Public transit: YES
Direct subway access: YES
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: 2 watts/sq. ft.
Ceiling height: 12' slab to slab and 8'.8" to underside of ceiling grid (on most floors)
Wall type: Window glazing
Washrooms per floor: 2
Satellite dish capability: YES
Fibre optic capability: YES (Bell, Beanfield, Cogent, Rogers and Zayo)**
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

High rise: 6
Mid rise: 0
Low rise: 6
Freight: 1
Parking: 1



SAFETY

Fire detection system: 1
Sprinkler system: 6
Manned security: 6
Security systems: 1



AWARDS & DESIGNATIONS

BOMA BEST Platinum
BOMA Certificate of Excellence
ENERGY STAR certified
LEED Gold
Rick Hansen Foundation Accessibility Certification
The Office Building of the Year (TOBY) Award at both local and national levels

** There are several telecoms in the building but all have to go through Rycom in order to gain access or perform any work.