

5150 Yonge



BUILDING OVERVIEW

Located at Park Home and Yonge Street, 5150 Yonge has immediate access to Ford Centre for the Performing Arts, Mel Lastman Square, North York Centre Subway Station and the Empress Walk development. Transportation infrastructure is excellent allowing for quick access for commuters traveling by car or subway.

Year Built: 1989
Total Gross Area of Property: 75,522 sq. ft.

Anchor Tenant 1: Fit4Less
Anchor Tenant 2: Rexall/Pharma Plus



PROPERTY DESCRIPTION

			<u>Retail</u>	<u>Food Crt</u>
Posted Net Rate:	Negotiable	PSF Realty Tax:	\$ 6.56	\$ 6.56
Typ. High-Rise Floor Plate:	N/A Retail	PSF Utilities:	Separately metered	
Typ. Low-Rise Floor Plate:	N/A Retail	PSF Operating Costs:	\$10.74	\$57.91
Typ. High-Rise % Gross Up:	N/A Retail	PSF Additional Rent Total:	\$17.30	\$64.47



PARKING

Surface ratio:	1 space per N/A sq. ft.
Below ground # stalls:	1,794
Monthly parking cost*:	\$190.00/mth tenant unreserved; \$305.00/mth tenant reserved \$209.00/mth non-tenant unreserved
Flexpass*:	10 days \$150.00; 15 days \$195.00 <i>(*There is an one-time activation fee \$10.00 for the above-captioned monthly parking and Flexpass; all parking rates are HST included)</i>
Parking description:	Five (5) levels of conditioned parking w/ charging stations



AMENITIES

Direct Access to Transit	YES
On-Site PM:	YES
24/7 Security:	YES
Air Conditioning:	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:	8' 8"
Wall Type:	Window glazing
Washrooms per floor:	N/A
Satellite dish capability:	YES
Fibre optic capability:	YES (Beanfield, Bell, Cogent, and Rogers)
Shipping receiving:	YES
Emergency generator:	YES
HVAC dist system:	Variable air volume
HVAC hours:	8:00am-6:00pm, 7 days a week



ELEVATORS

High rise:	0
Mid rise:	0
Low rise:	0
Freight:	1
Parking:	2



SAFETY

Fire detection system:	YES
Sprinkler system:	YES
Manned security:	YES
Security systems:	YES



AWARDS & DESIGNATIONS

BOMA 360
BOMA BEST Platinum
BOMA Certificate of Excellence: Office Building 1M sq. ft. +
Fitwel Certification (One-Star)
Rick Hansen Foundation Accessibility Certification