

1 Adelaide Street



BUILDING OVERVIEW

Dynamic Funds Tower at 1 Adelaide St. East, 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: 591,609 sq. ft.

Anchor Tenant 1: Scotia Capital Inc.
Anchor Tenant 2: OPSEU Pension Trust



PROPERTY DESCRIPTION

Posted Net Rate:	Negotiable	PSF Realty Tax:	\$12.09
Typ. High-Rise Floor Plate:	24,000 sq. ft.	PSF Utilities:	\$ 1.43
Typ. Low-Rise Floor Plate:	24,750 sq. ft.	PSF Operating Costs:	\$14.83
		PSF Additional Rent Total:	\$28.35



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
Parking description:	Three (3) levels of conditioned parking



AMENITIES

Concierge:	YES
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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:	2
Satellite dish capability:	YES
Fibre optic capability:	YES
Shipping receiving:	YES
Emergency generator:	YES
HVAC dist system:	Variable air volume
HVAC hours:	7:30am-6:00pm Monday to Friday
After hours HVAC \$/hr:	\$70



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