

33 YONGE STREET

BERCZY SQUARE



GWL Realty Advisors Inc. Brokerage
www.gwlra.com



BERCZY SQUARE

Work can be more than just a location we're beholden to. It can offer culture and a dynamic environment where we can grow and enhance our personal experience. It can be more than "just a place."

Berczy Square isn't just any place. It's steps from an iconic park in an iconic part of Old Toronto, where people have always gathered to enjoy the city's offerings.

Welcome to Berczy Square - where you open the door and step into a space that invites the outside in. Look up through a stunning interior space filled with natural light. Experience ideas from nature woven through the interior, reaching out to Berczy Park. Sink into soft cushions around the central fireplace while a massive accent wall comes alive with digital art. Find your new favourite place to dine or discover where wellness comes first in the fitness centre - whatever your preference is, this is your place to explore.

2 Welcome to Berczy Square. How work should feel.

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A WORKPLACE LIKE NO OTHER

Achieving work/life balance is crucial for overall well-being and productivity. The right office environment, equipped with supportive amenities and flexible spaces, fosters this balance by promoting relaxation, health, and collaboration. By nurturing a harmonious work/life dynamic, working at Berczy Square can enhance employee satisfaction and drive sustained professional and personal growth.

WORK

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BERCZY SQUARE AMENITIES

- Berczy Club (Fitness)
- Café Landwer
- Ceci Bar
- Green Box Yonge
- N nails and Spa
- Revive Bike Facility
- RendezVous
- Sammarco
- The Joneses
- Tim Hortons

TORONTO LANDMARKS

- Berczy Park
- CF Toronto Eaton Centre
- Meridian Hall
- Nathan Phillips Square
- Roy Thompson Hall
- Scotiabank Arena
- Toronto City Hall
- Union Station

RESTAURANTS

- Chotto Matte Toronto
- Craft Beer Market
- Jump
- Pilot Coffee Roasters
- Ki Modern Japanese
- Kupfert & Kim
- Sud Forno
- Starbucks
- Walrus Pub & Beer Hall
- % Arabica

HOTELS

- Fairmont Royal York
- Novotel Toronto Center
- One King West

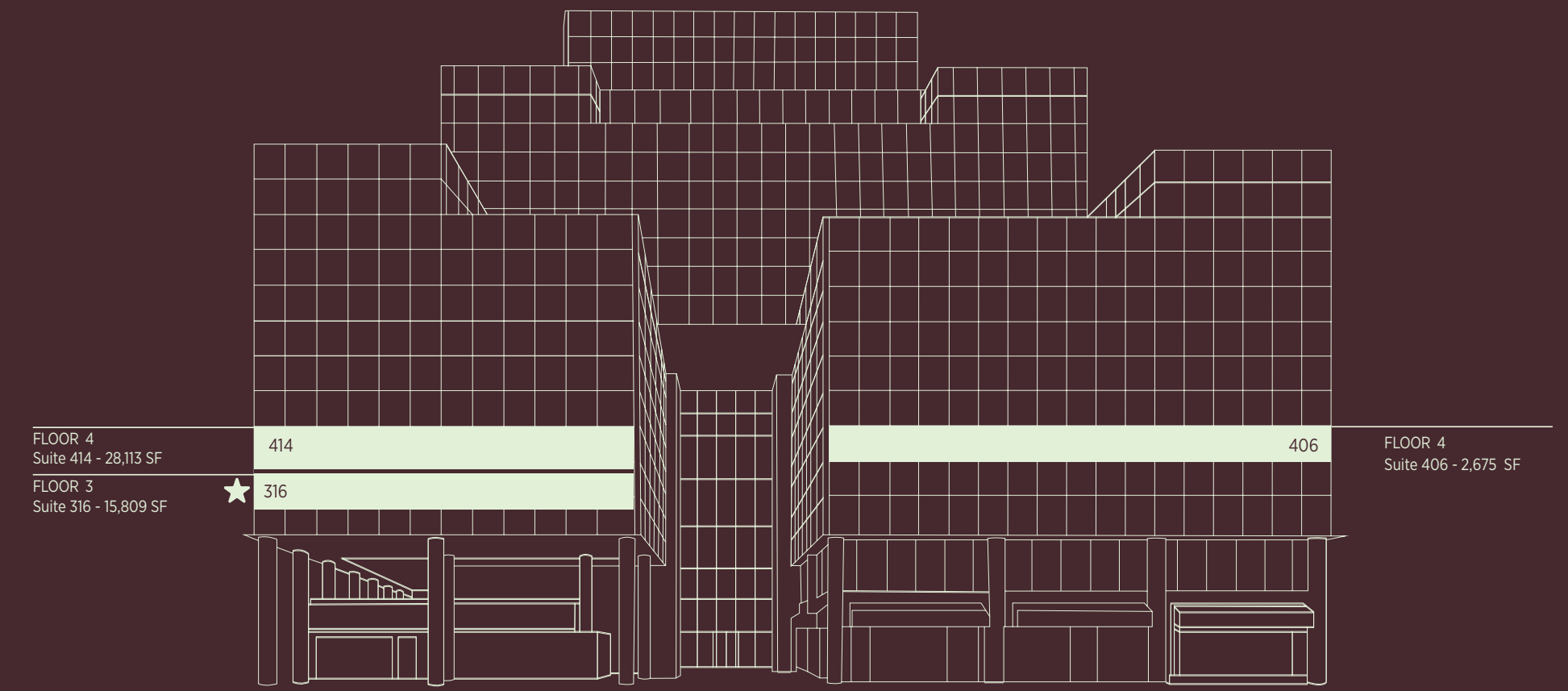
BANKS

- CIBC
- TD Canada Trust
- BMO

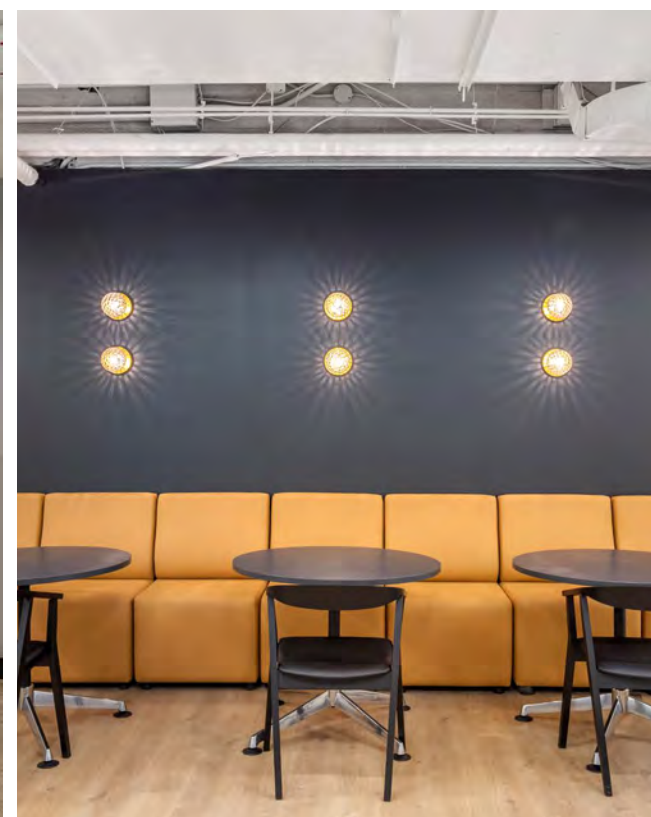
NEARBY

BERCZY SQUARE

STACKING PLAN



MODEL SUITE ★ AVAILABLE SUITES ■

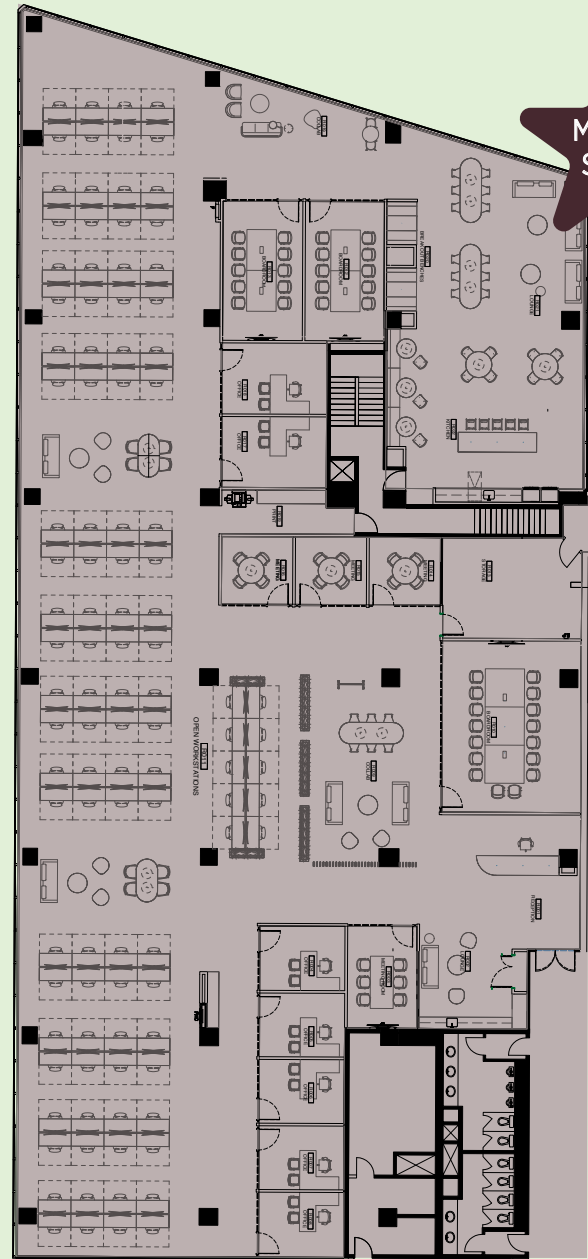


MODEL SUITE 605

MODEL SUITE 815
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FLOOR 3

SUITE 316 - 15, 809 SQ. FT.
AVAILABLE
MARCH 1, 2027

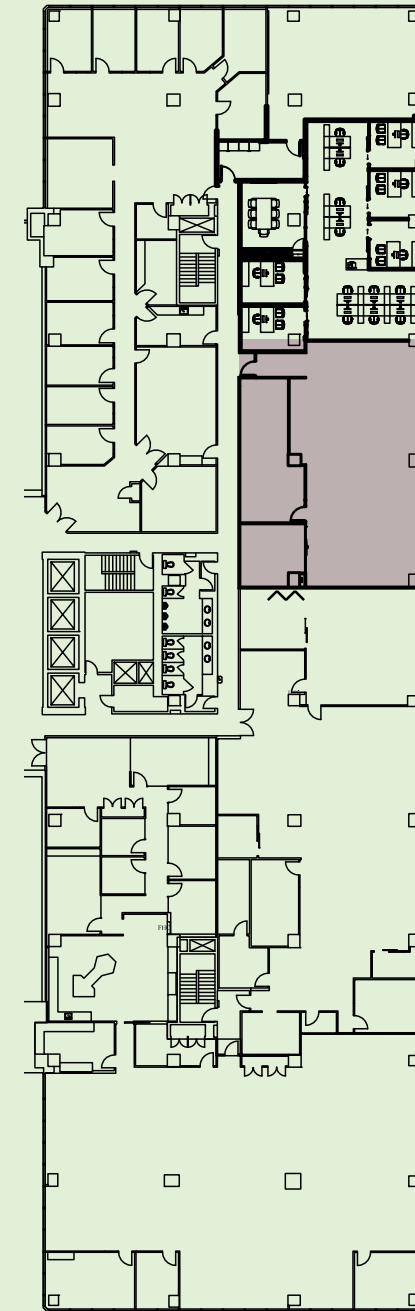
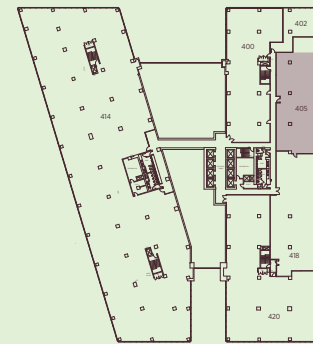


- Build out includes a good mix of offices/meeting rooms, kitchen, boardroom and open area for workstations and collaboration

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FLOOR 4

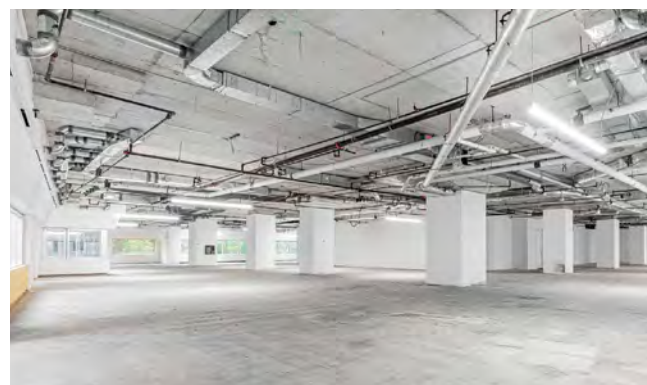
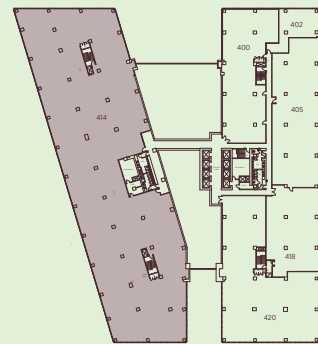
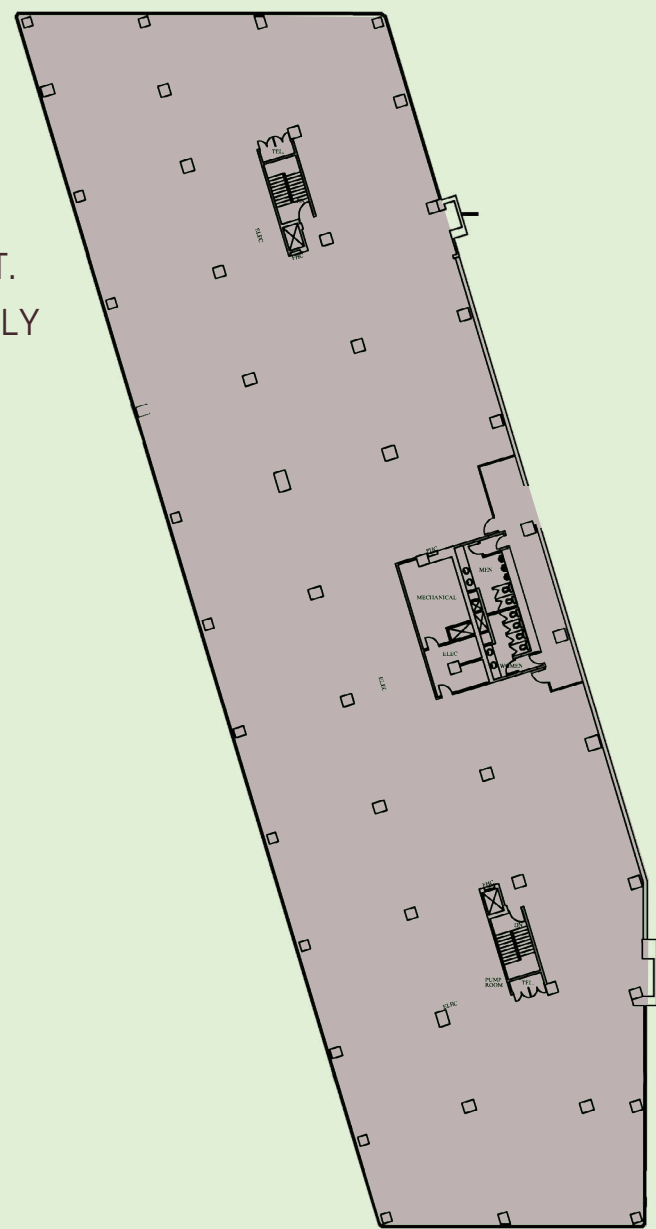
SUITE 406 - 2,675 SQ. FT.
AVAILABLE IMMEDIATELY



- Built-out suite featuring a large boardroom, private office, and an open area ideal for workstations and collaboration.

FLOOR 4

SUITE 414 - 28,113 SQ. FT.
AVAILABLE IMMEDIATELY



- Base building condition

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NATURAL BEAUTY INSIDE, AND OUT

Step into the future of workplace wellness as commercial properties across the cityscape undergo a transformative shift, integrating state-of-the-art fitness facilities within their walls. From sleek corporate gyms to boutique yoga studios catering to every fitness whim, these renovated spaces are revolutionizing the way we approach health and wellness in the workplace.

PLAY



BERCZY CLUB TREADMILLS



BERCZY CLUB YOGA ROOM

BERCZY CLUB

Discover our state-of-the-art fitness centre, designed to enhance your workday with top-notch equipment, dynamic workout spaces, and a serene yoga room. Elevate your fitness routine in a modern, energizing environment. Experience seamless integration of health and productivity, fostering a balanced lifestyle right where you work. Unwind, recharge, and thrive.



BERCZY CLUB FITNESS AREA



revive

AT
BERCZY SQUARE

Introducing REVIVE: an innovative bicycle storage, shower, and locker facility tailored to meet the diverse commuting needs of the tenants at Berczy Square. Whether you cycle, jog, or walk to work, REVIVE ensures you're fully equipped to kickstart your day with confidence. By integrating sustainable and wellness-oriented amenities like REVIVE into our properties, we not only promote environmental responsibility but also elevate our tenants' daily experience.



REVIVE BIKE FACILITY

WHERE BUSINESS MEETS LEISURE

Explore a diverse array of foodservice options within our downtown Toronto office tower, including gourmet cafes, international cuisine, and healthy grab-and-go selections. Whether you're in need of a quick coffee or want to indulge in fine dining, our offerings cater to every palate. Enjoy a vibrant culinary experience that fuels productivity and satisfies all cravings.

EAT

BERCZY SQUARE



CECI BAR

SAMMARCO



green BOX

THE JONESES



CAFE LANDWER
est. 1919

Tim Hortons

YEAR BUILT

1982

TOTAL GROSS AREA OF PROPERTY

553,032 SQ.FT.

AWARDS AND DESIGNATIONS

BOMA
BEST GOLD

BOMA
CERTIFICATE OF EXCELLENCE

BOMA
360 PERFORMANCE PROGRAM

ENERGYSTAR CERTIFICATION
WITH A 97% RATING

FITWEL 2 STARS

LEED PLATINUM

TOBY AWARD:
OFFICE BUILDINGS
500,000 – 1 MILLION SF

RICK HANSEN FOUNDATION
ACCESSIBILITY CERTIFICATION

A unique and extraordinary landmark building that connects two of Toronto's most remarkable location; the financial core and the historic St. Lawrence neighborhood. Building features include high speed telecommunications infrastructure, six high speed elevators, large underground parking garage.

PROPERTY DESCRIPTION

| | |
|----------------------------|----------------------|
| Posted Net Rate | Negotiable |
| Typ. High-Rise Floor Plate | 22,100 sq.ft. |
| Typ. Low-Rise Floor Plate | 55,500 sq.ft. |
| PSF Realty Tax | \$9.43 |
| PSF Utilities | (Separately Metered) |
| PSF Operating Costs | \$18.16 |
| PSF Additional Rent Total | \$27.59 (2026 est.) |

PARKING

| | |
|----------------------|--|
| Underground Stalls | 273 (non-reserved) |
| Underground Ratio | 1 space/2,500 sq.ft. |
| Monthly Parking Cost | Tenants - \$350.00/mth + HST Non-tenants - \$415.00/mth + HST |
| Parking Description | Two (2) levels of conditioned parking |

AMENITIES

| | |
|---------------------------------|-----|
| Concierge | Yes |
| Bicycle Storage/Lockers/Showers | P1 |
| 2nd floor - Coming soon | Yes |

ACCESS

| | |
|---------------------------------|--------------------------|
| Public Transit | Yes |
| Direct Subway Access | N. 1 block to TTC (King) |
| Barrier-free Access to Building | Yes |
| Barrier-free Access to Washroom | Yes |

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 |

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 |
| Wall Type | Primed Drywall |
| Washrooms Per Floor | 2 Mens, 2 Womens |
| Satellite Dish Capability | Space avail on roof |
| Fibre Optic Capability | Yes (Beanfield, Bell Cogent, Rogers and Zayo) |
| Shipping Receiving | Yes (24 hours) |
| Emergency Generator | Yes |
| HVAC Dist. System | Variable Air Volume |
| HVAC Hours | 8:00 am - 6:00 pm, Monday - Friday |
| After Hours HVAC | \$50/hr Plus HST & Admin Fees |

ST. LAWRENCE

BERCZY SQUARE

LEASING CONTACT

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