

GWL REALTY
ADVISORS

NY 

NorthYorkCentre

5

PARK HOME
AVENUE

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GWL Realty Advisors Inc.

Brokerage

www.gwlra.com

AVAILABLE SUITES | 5 PARK HOME AVENUE

LEGEND

- AVAILABLE IMMEDIATELY
- FUTURE AVAILABILITY

FLOOR 06	
FLOOR 05	Suite 502 3,710 SQ.FT.
FLOOR 04	Suite 401 5,439 SQ.FT.
FLOOR 03	Suite 300 18,424 SQ.FT.
FLOOR 02	Suite 200 22,024 SQ.FT.
FLOOR 01	

COMPLEX AMENITIES

North York Centre offers a wide range of amenities, including a conference centre, lively food court, cafes, shops, a fitness centre, the Novotel hotel, and a revitalized North York Public Library.



DIRECT
SUBWAY ACCESS



FOOD COURT &
STARBUCKS
ON-SITE



FIT 4 LESS
ON-SITE



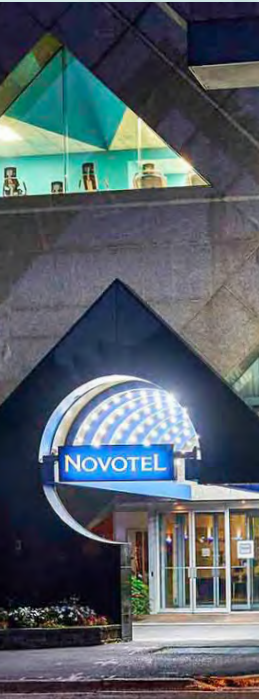
CONFERENCE CENTRE
AVAILABLE TO
TENANTS



ACCESS TO
TORONTO PUBLIC
LIBRARY



DIRECT
UNDERGROUND
PARKING



CONNECTED TO THE
NOVOTEL HOTEL

NORTH YORK IS A HUB FOR COMMERCE & INNOVATION...

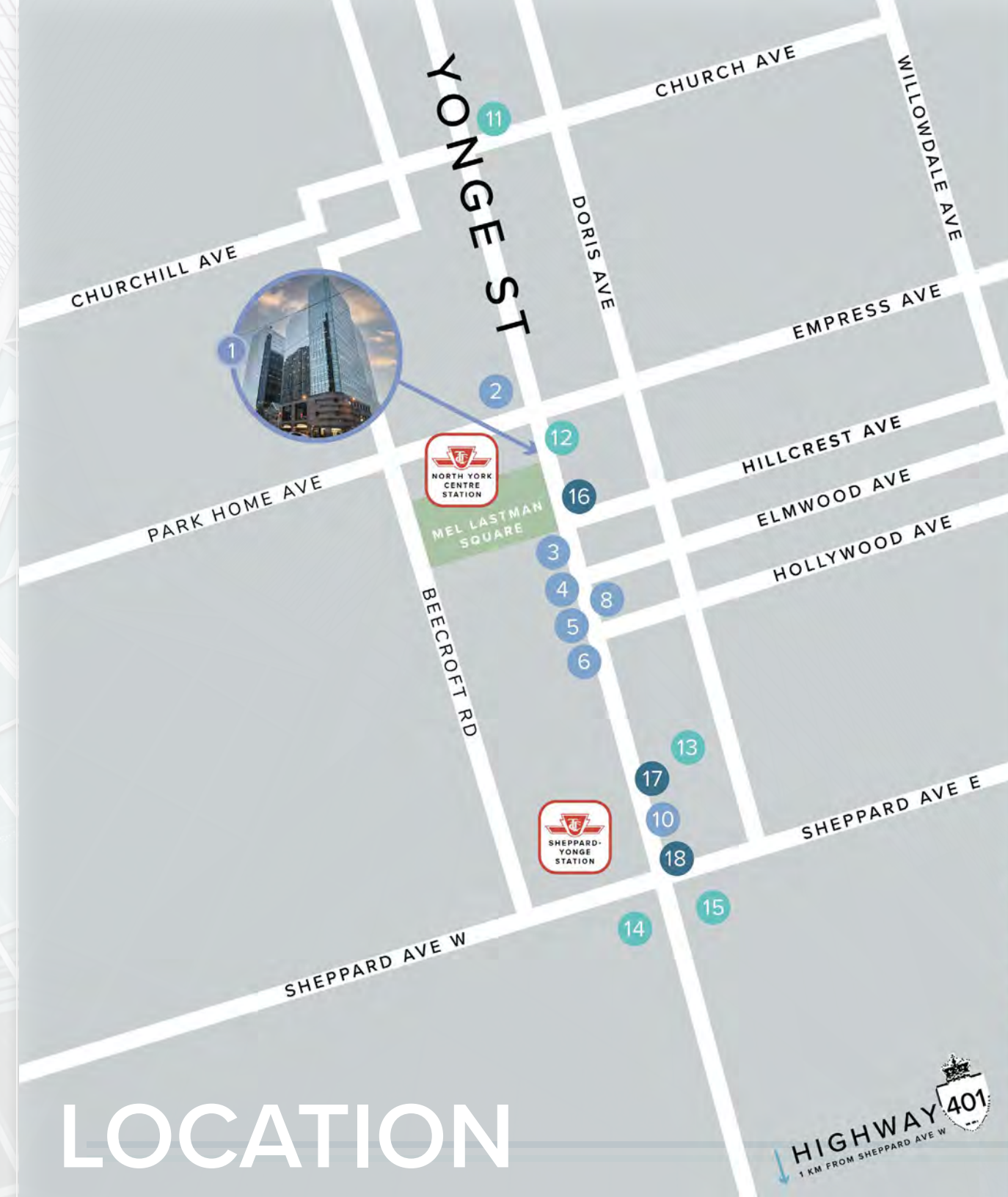
Awards & Designations

- BOMA BEST Gold
- Rick Hansen Foundation Accessibility Certification



North York Centre offers a wide range of amenities, including a fitness center, a lively food court, shops, cafes, the Novotel hotel, and a revitalized North York Public Library. With its exceptional transportation infrastructure, North York Centre is conveniently located at the key intersection of Yonge Street and Park Home Avenue. The complex boasts direct access to the North York Centre subway station and underground access to Empress Walk, which features a major grocery store and a movie theater.

NORTH YORK CENTRE



LOCATION

- 1 NORTH YORK CENTRE AMENITIES**
 NOVOTEL'S TRIO RESTAURANT & BAR
 SULTAN'S MEDITERRANEAN GRILL
 Z-TECA MEXICAN EATERY
 CALIFORNIA THAI
 BOOSTER JUICE
 STARBUCKS
 LA PREP
 SUBWAY
 BMO
 TD ATM
 REXALL
 ENTERPRISE RENT-A-CAR
 THE NORTH YORK CENTRAL LIBRARY

- RESTAURANTS**
 2. BOSTON PIZZA
 3. CAFE LANDWER
 4. PIZZA LIBRETTO
 5. CHIPOTLE MEXICAN GRILL
 6. TIM HORTONS
 7. THE KEG
 8. CACTUS CLUB

- GROCERY STORES**
 11. METRO
 12. LOBLAWS
 13. LONGOS
 14. FOOD BASICS
 15. WHOLE FOODS

- BANKS**
 16. SCOTIABANK
 17. BMO
 18. CIBC

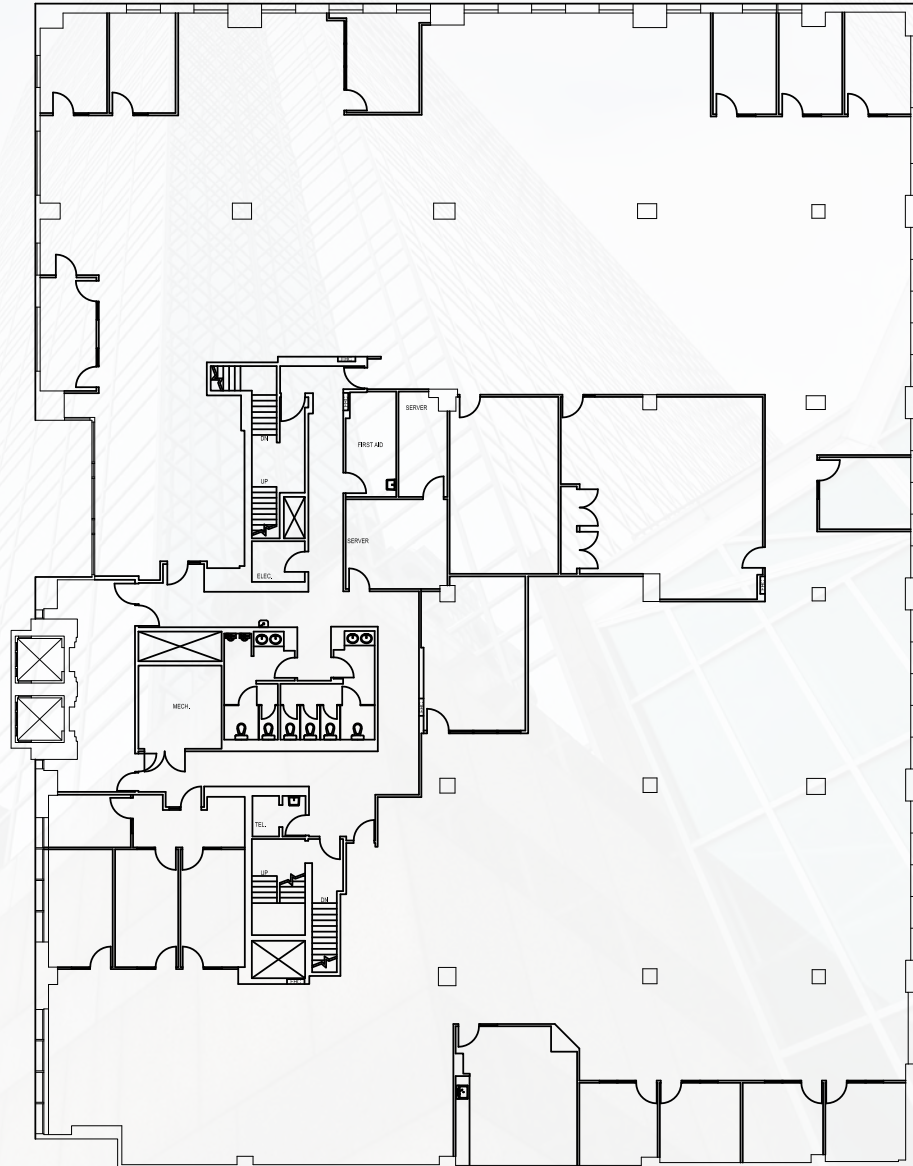


SUITE 200 - 22,024 SQ.FT.

AVAILABLE IMMEDIATELY



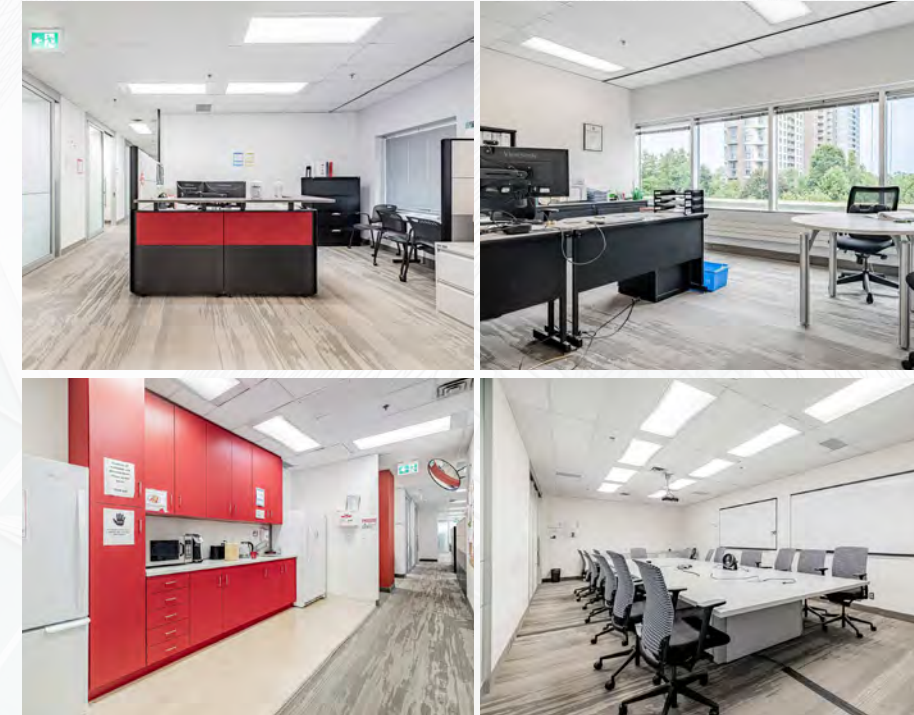
- Full floor opportunity
- Largely open concept with a good mix of offices and meeting rooms
- Divisible



NORTH YORK CENTRE

SUITE 300 - 18,424 SQ.FT.

AVAILABLE IMMEDIATELY



- Full floor opportunity
- Heavily built out with reception, perimeter offices, large boardroom, kitchen, and open area
- Divisible



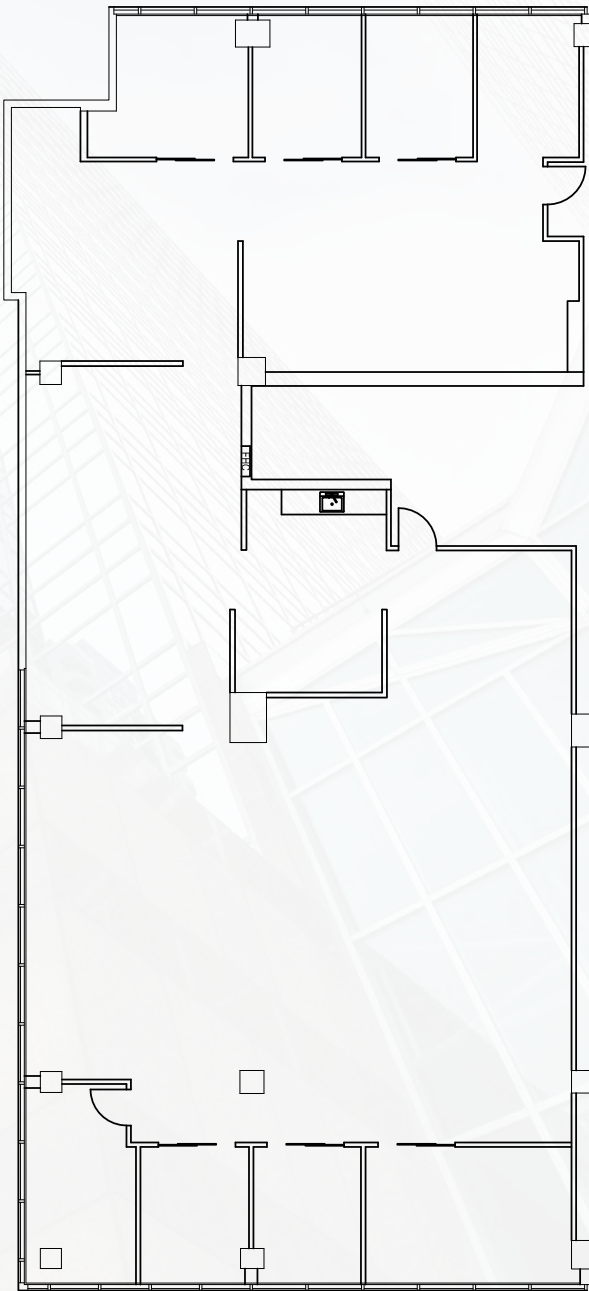
NORTH YORK CENTRE

SUITE 401 - 5,439 SQ.FT.

AVAILABLE IMMEDIATELY



- Largely open concept with perimeter offices, open area and kitchenette



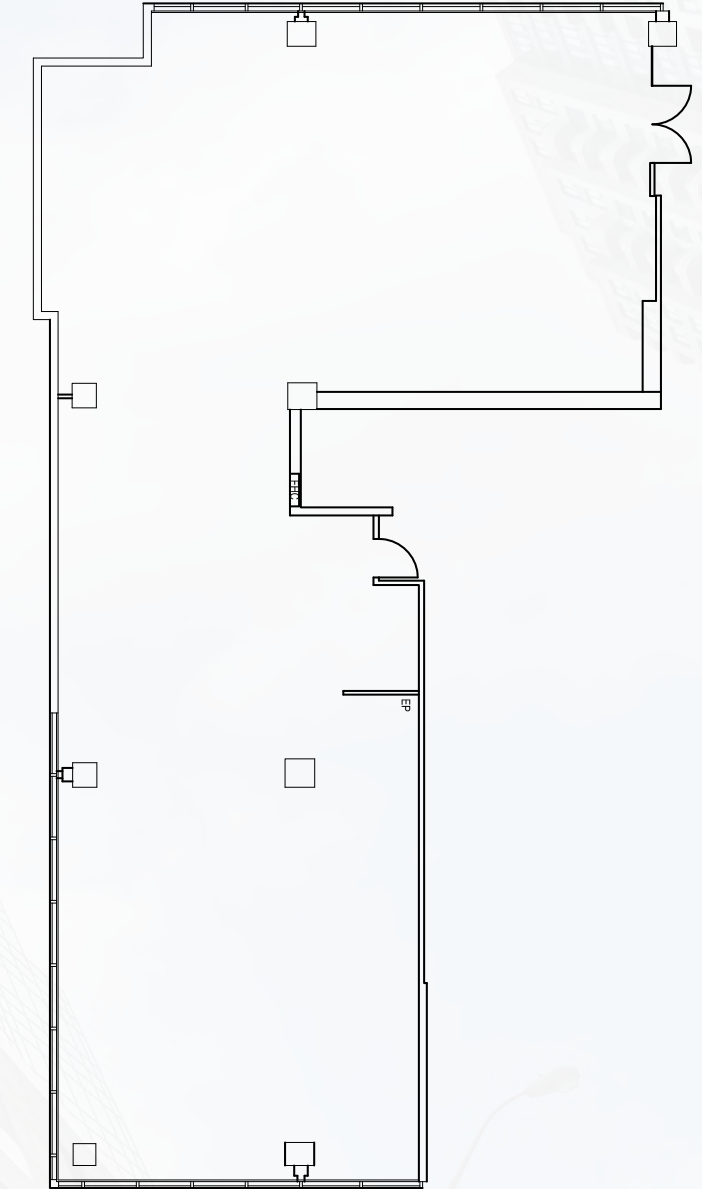
NORTH YORK CENTRE

SUITE 502 - 3,710 SQ.FT.

AVAILABLE IMMEDIATELY



- Base building condition
- Double glass door entry with elevator exposure



[VIRTUAL TOUR](#)

NORTH YORK CENTRE



BUILDING OVERVIEW | 5 PARK HOME



TOTAL RENTABLE AREA:
94,987 sq.ft



NUMBER OF STORIES:
6



YEAR BUILT
1989

PROPERTY DESCRIPTION

- Posted Net Rate: Negotiable
- PSF Realty Tax: \$7.08
- PSF Utilities: Incl. in OP cost
- PSF Operating Costs: \$20.15
- PSF Additional Rent Total: \$27.23 (2026 est.)

ELEVATORS

- Mid rise: 2

PARKING

- Below ground # stalls: 1,794
- Monthly parking cost: \$190.00/mth tenant unreserved
\$305.00/mth tenant reserved
- Parking description: Five (5) levels of underground parking with charging stations

SAFETY AND SECURITY

- Fire detection system: Yes
- Sprinkler system: Yes
- 24/7 Security: Yes
- Security system: Yes

POWER

- Typical power watts/sq. ft.:
- Tenant: 2 watts/sq. ft.
- Lighting: 2 watts/sq. ft.
- Other: 2 watts/sq. ft.

HVAC

- HVAC dist system: Variable air volume
- HVAC hours: 8:00am - 6:00pm Mon to Fri
- After hours HVAC: \$50 + HST & Admin Fees

BUILDING SPECIFICATION

- Ceiling Height: Tbar to Slab: 8.9 ft.
Slab to Slab: 11.25 ft.
- Wall Type: Window glazing
- Washrooms per floor: 2
- Satellite dish capability: YES
- Fibre optic capability: YES
- Shipping receiving: YES
- Emergency generator: YES

AWARDS & DESIGNATIONS

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