

5 Park Home



BUILDING OVERVIEW

Located at just west of Yonge Street, 5 Park Home Avenue forms part of the complex known as the North York Centre. The complex has direct connection to the North York Centre subway station and underground access to Empress Walk which offers a major grocery store and movie theatre. North York Centre offers a large assortment of amenities such as fitness centre, vibrant food court shops, cafes, freshly renovated Hotel (Novotel) and recently renovated North York Public Library. Transportation infrastructure is excellent, allowing for quick access for commuters traveling by car, subway or GO buses.

Year Built: 1989

Total Gross Area of Property: 94,987 sq. ft.

Anchor Tenant 1: TTC

Anchor Tenant 2: Identity Digital Canada Corp.

Anchor Tenant 3: 976821 Ontario Inc.



PROPERTY DESCRIPTION

Posted Net Rate:	Negotiable	PSF Realty Tax:	\$ 7.07
Typ. High-Rise Floor Plate:	N/A sq. ft.	PSF Utilities:	incl. in OP cost
Typ. Low-Rise Floor Plate:	15,000 sq. ft.	PSF Operating Costs:	\$19.49
Typ. High-Rise % Gross Up:	7.2%	PSF Additional Rent Total:	\$26.56



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
(*There is an one-time activation fee \$10.00 for the above-captioned monthly parking and Flexpass; all parking rates are HST included)	
Parking description:	Five (5) levels of conditioned parking w/ charging stations



AMENITIES

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:	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 (Beanfield, Bell, Cogent and Rogers)
Shipping receiving:	YES
Emergency generator:	YES
HVAC dist system:	Variable air volume
HVAC hours:	8:00am-6:00pm Monday to Friday
After hours HVAC \$/hr:	\$50 + Admin Fees & HST



ELEVATORS



SAFETY

High rise:	0	Fire detection system:	YES
Mid rise:	2	Sprinkler system:	YES
Low rise:	0	Manned security:	YES
Freight:	0	Security systems:	YES
Parking:	0		



AWARDS & DESIGNATIONS

BOMA BEST Gold
Rick Hansen Foundation Accessibility Certification
Targeting BOMA Certificate of Excellence and BOMA 360