

BUILDING SPECS

# 1300 YONGE STREET



1300 Yonge is an 8-story office property in the heart of midtown Toronto, conveniently located near transit, restaurants, and retail amenities.

Recent lobby renovations included upgraded LED lighting, refinished flooring and wall treatment, in addition to adding inviting communal seating. Exterior modernization to include new podium signage, LED lighting, and updated landscaping.

BUILDING CERTIFICATIONS



ADDITIONAL RENT

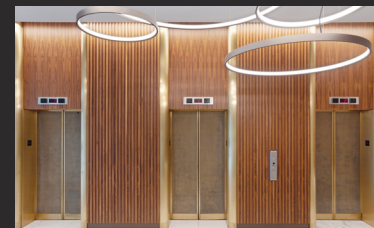
Standard rates for 1300 yonge for 2024 is \$25.93

ADDITIONAL RENT BREAKDOWN AS FOLLOWS:

- Op cost: \$16.60
- Insurance: \$0.19
- Admin: \$2.11
- Realty Taxes: \$7.03
- Total: \$25.93/sf**

TENANT AMENITIES

Underground parking and bike parking.



<b>Year of Construction Completion/Recent Major Renovation</b>	Building was complete in 1970 and went through a significant lobby and washrooms 2-7 floors and elevator lobbies 2, 3, 4 & 7 upgrade in 2022.
<b>Total number of storeys</b>	8
<b>Total Office Area</b>	99,471 SF
<b>Total Retail Area</b>	0 SF
<b>Typical Office Floor Area</b>	13,000 SF
<b>Typical Ceiling Heights</b>	Average 8'9" ceiling
<b>Interior Column Spacing</b>	13 feet
<b>Heating, Ventilation and Air Conditioning</b>	Central cooling/heating
<b>After Hours HVAC charges</b>	\$35 per hour
<b>Heat</b>	Heat is supplied by three (3) natural fired atmospheric water boilers.
<b>Air Conditioning</b>	Cooling is provided by a 314 ton centrifugal chiller and an open circuit cooling tower.
<b>Standard HVAC Hours</b>	6:00 AM to 8:00 PM, Monday through Friday
<b>Electricity</b>	The incoming electrical service is provided through a 4,000A, 120/208V, 3-phase, 4-wire bus duct to a main switchboard unit. The unit has two disconnects which serve one 2,000A and one 2,500A bus duct for electrical distribution.
<b>Elevators</b>	3 passenger elevators
<b>Parking ratio and pricing</b>	1:2,500 SF leased - \$250 per month reserved
<b>Security</b>	After Hours mobile coverage; cameras
<b>Accessibility</b>	AODA accessibility WR's, entrance etc.
<b>Internet Providers</b>	Bell internet, Rogers fiber, Allstream