

## BUILDING SPECS

# 45 ST CLAIR AVENUE W



14-story office building ideally located in the heart of midtown Toronto at the corner of St Clair Avenue and Yonge Street. This property is within walking distance of transit, retail amenities, and prime restaurants in the Yonge and St Clair area.



### BUILDING CERTIFICATIONS



LEED Gold



BOMA BEST



FITWELL<sup>®</sup>  
Viral Response  
Approval

### ADDITIONAL RENT

#### 2024 ADDITIONAL RENT ESTIMATE:

\$25.10 (inclusive of in-suite hydro and janitorial)

#### ADDITIONAL RENT BREAKDOWN:

OPEX: \$15.29  
ADMIN FEE: \$1.67  
INSURANCE: \$0.20  
PROPERTY TAX: \$7.94  
**TOTAL: \$25.10**

### TENANT AMENITIES

Shower room, underground and above ground parking



<b>Year of Construction Completion/Recent Major Renovation</b>	Building was complete in 1968
<b>Total number of storeys</b>	13
<b>Total Office Area</b>	115,078 SF
<b>Total Retail Area</b>	n/a
<b>Typical Office Floor Area</b>	9,225 SF
<b>Typical Ceiling Heights</b>	Slab-to-slab heights on office floors average 11'8" Standard floor to ceiling height is 9'0"
<b>Interior Column Spacing</b>	Only 4 columns per floor - 71 feet, and 10 feet
<b>Heating, Ventilation and Air Conditioning</b>	The Building Automation and Energy Management System is a Direct Digital Control (DDC) system
<b>After Hours HVAC charges</b>	\$35 per hour
<b>Heat</b>	Heat is supplied by four (4) natural gas fired water tube boilers. 2M BTU each
<b>Air Conditioning</b>	Cooling is provided by 2 centrifugal chillers totaling 200 tons.
<b>Standard HVAC Hours</b>	7 AM to 6 PM, Monday through Friday
<b>Electricity</b>	Incoming power: 1 independent primary feed, 120/208 3 PH
<b>Elevators</b>	3 passenger elevators - 3,000 Lbs per cab
<b>Parking ratio and pricing</b>	All reserved parking, \$190/month surface \$235 underground
<b>Security</b>	Nightly mobile patrol; cameras
<b>Accessibility</b>	Wheel chair ramp at front entrance, push buttons at main entrance.
<b>Internet Providers</b>	Rogers, Bell, Telus, Cogeco