

## BUILDING SPECS

# 625 CHURCH STREET



Known as the Traders Building, 625 Church Street is a 6-story office building located on the east side of Church Street, one block south of Bloor. 625 Church is ideally situated among some of the city's most notable amenities—shopping in Yorkville, the Toronto Public Library, ROM, Gardiner Museum, Isabel Bader Theatre and U of T campus.

### BUILDING CERTIFICATIONS



BOMA SILVER



FITWEL VIRAL RESPONSE

### ADDITIONAL RENT

**2024 ADDITIONAL RENT ESTIMATE:**  
\$23.29

#### ADDITIONAL RENT BREAKDOWN:

OPEX: \$15.79  
TAX: \$7.31  
INSURANCE: \$0.19  
**TOTAL: \$23.29**

### TENANT AMENITIES

Bicycle parking, car parking, Café on-site



Year of Construction Completion/Recent Major Renovation	1956
Total number of storeys	6
Total Office Area	87,845 SF
Total Retail Area	3,004 SF
Typical Office Floor Area	19,900 SF Floor Plate
Typical Ceiling Heights	112 inches or 9' 4"
Interior Column Spacing	161 inches or 13' 5"
Heating, Ventilation and Air Conditioning	Central Boiler and Chiller plant, 3 interior Air Handling Units and perimeter induction units for heating and cooling. BAS Controls
After Hours HVAC charges	\$55 per hour
Heat	Natural gas via three steam boilers
Air Conditioning	One Chiller
Standard HVAC Hours	7:00 am to 5 pm Monday to Friday
Electricity	Electrical room on each floor and floor duct electrical distribution
Elevators	3 passenger elevators - 3500 pounds
Parking ratio and pricing	1:1,700SF
Security	Card Access. Guard 8:00 am to 5:00 pm Monday to Friday with 2 random after hours security patrols 7 days per week.
Accessibility	Entry doors have door operators and universal washroom on each floor
Internet Providers	Bell, Rogers, Telus