
YONGE & WELLESLEY

OFFICES ON THE PARK



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WELLESLEY

OFFICES ON THE PARK

Office Condos for Sale

Availability

Floor/Area:

46,074 sq.ft. (divisible)

432 sq.ft.-20,000 sq.ft. opportunities

Tentative
Occupancy:

September 2019

Price:

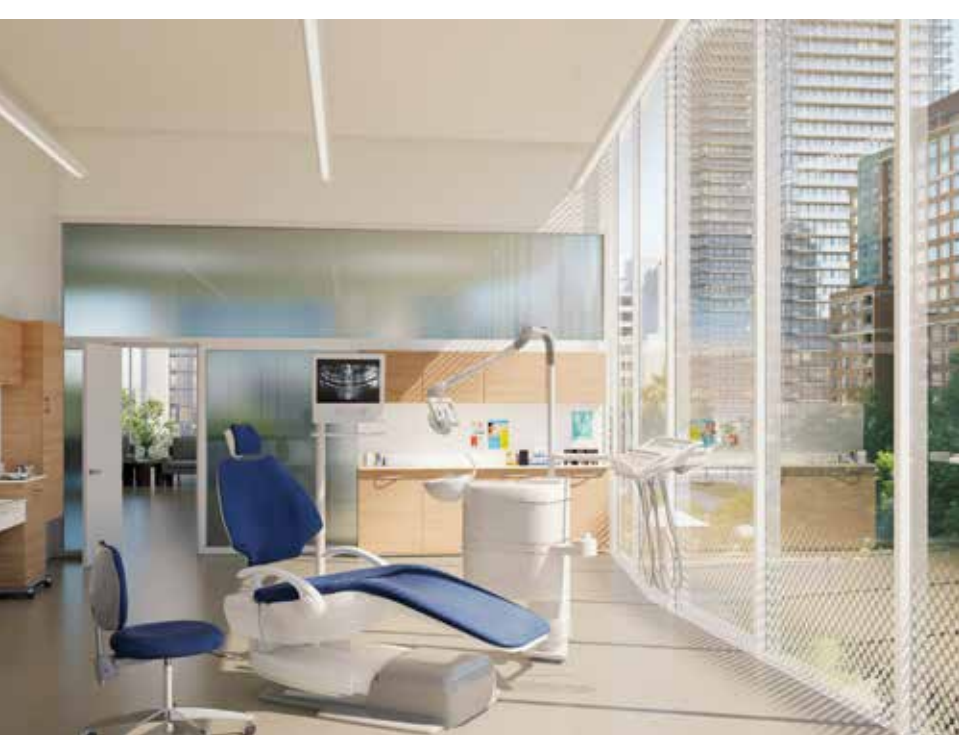
Call listing agents to discuss

- Highlights:

- Exclusive entrance and lobby dedicated to office condos
 - Located on the 2nd and 3rd floors in the podium of a 61 storey condominium, sharing the podium with 10,000 sq.ft. of retail/mixed food services
 - Bicycle parking and showers
 - Steps to the Wellesley subway station
 - Parking stalls available
 - Signage available



Unique Office Condo Opportunity
Located in the Heart of Toronto,
Between Yonge and Bay on Wellesley,
Overlooking a Lush and Abundant City Park





Located on a lush city park,
where you can **connect, thrive**
and **flourish**

Location

Centrally located on Wellesley Street between Yonge and Bay, steps from the Wellesley subway station and within walking distance to both Bloor Street West and College Street stations.

The space benefits from it's close proximity to both the University of Toronto Campus, and the MaRS Discovery District- one of the world's largest urban innovation hubs employing over 5,000 people.



UNIVERSITY OF TORONTO MAIN CAMPUS

WALK SCORE

99

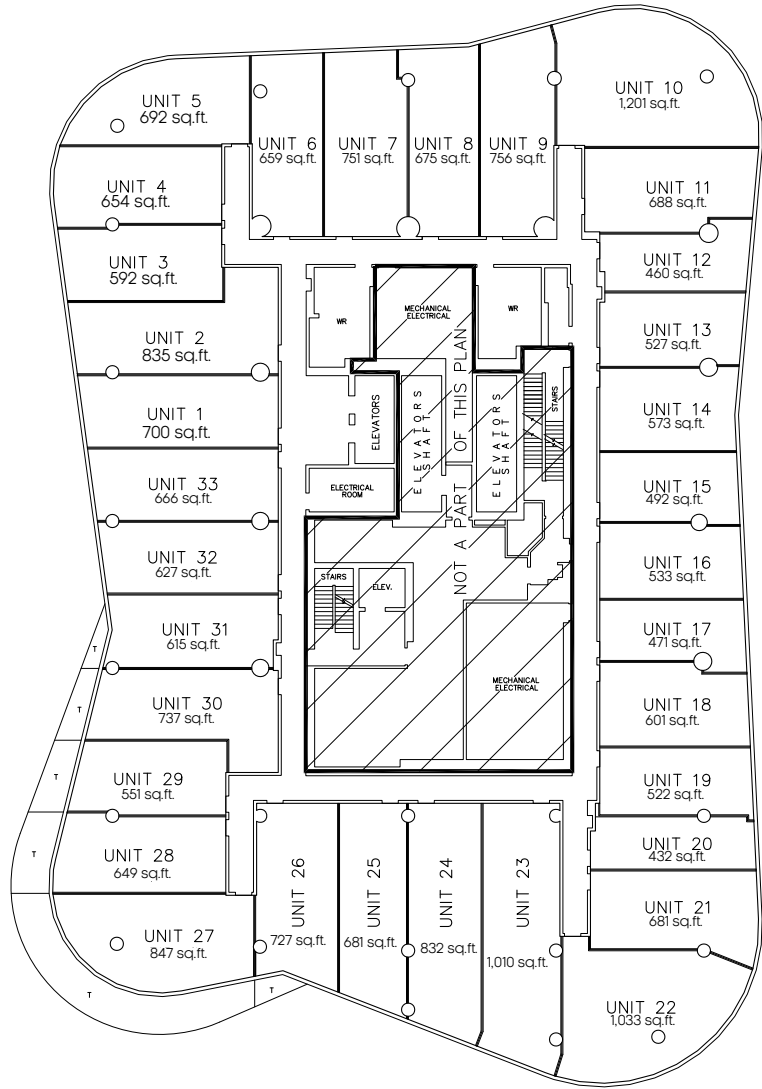
TRANSIT SCORE

100

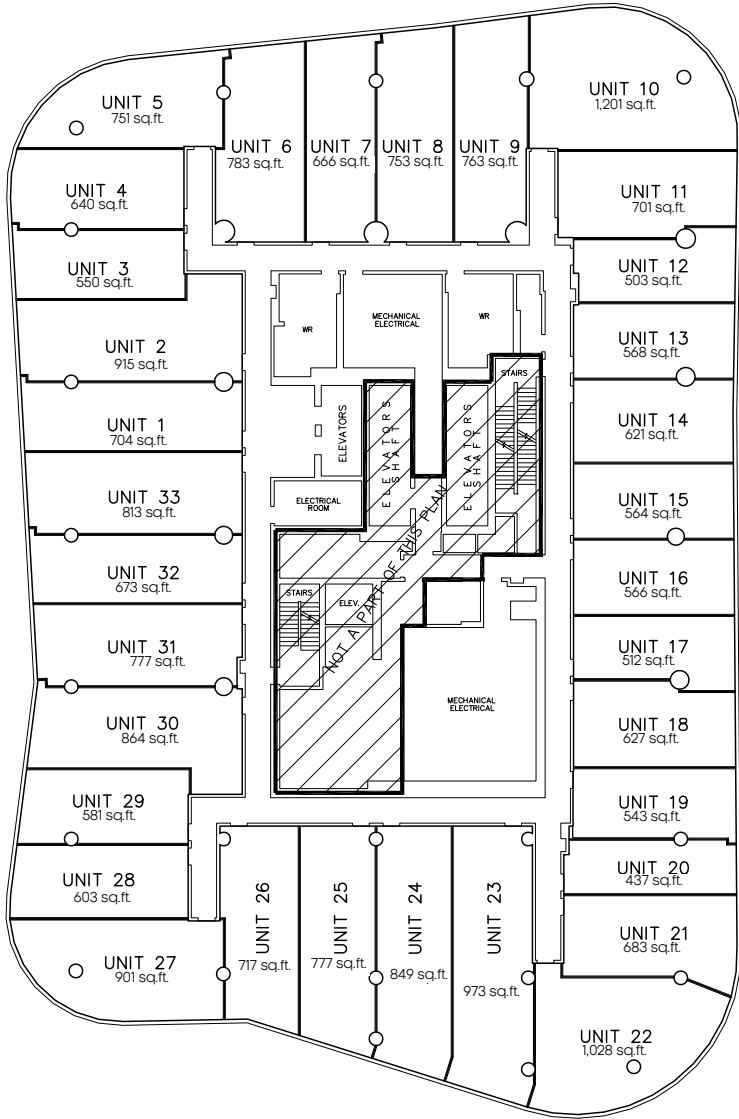


Floor Plans

Second Floor | 22,470 sq.ft.**



Third Floor | 23,605 sq.ft.**

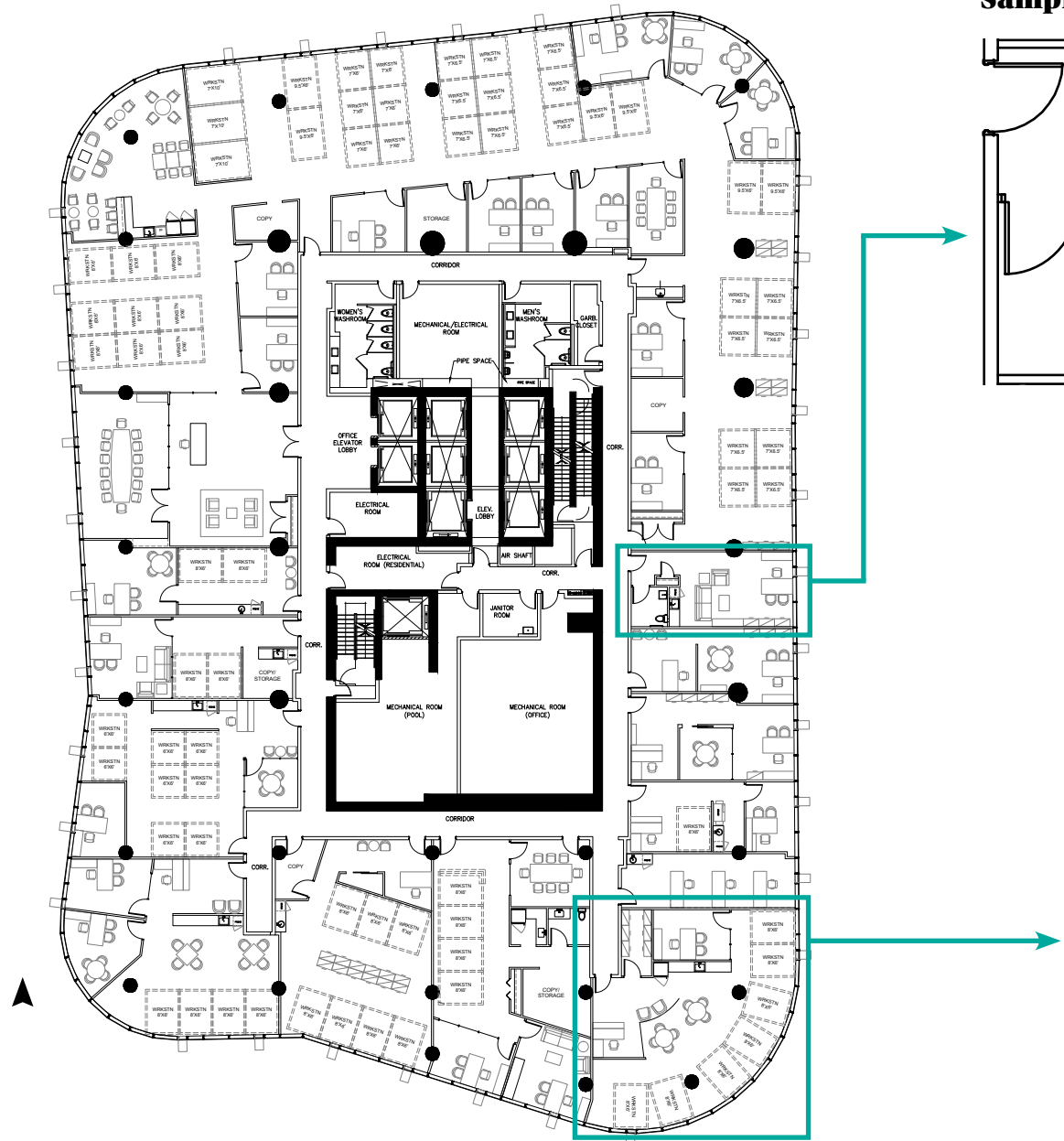


*Divisible to suit required size

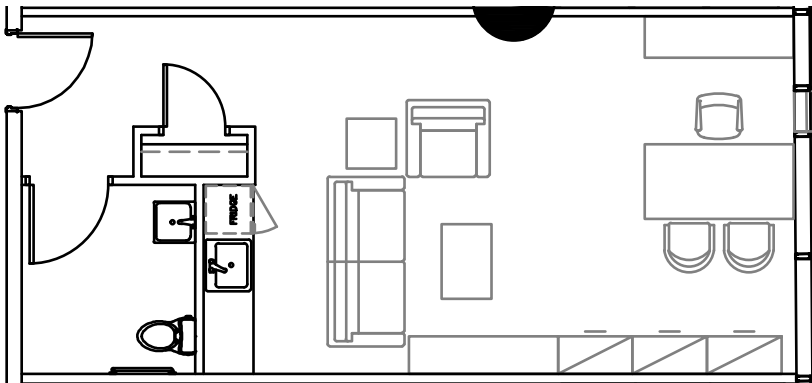
**Unit sizes are inclusive of common office areas and lobby (measurements are approximate)



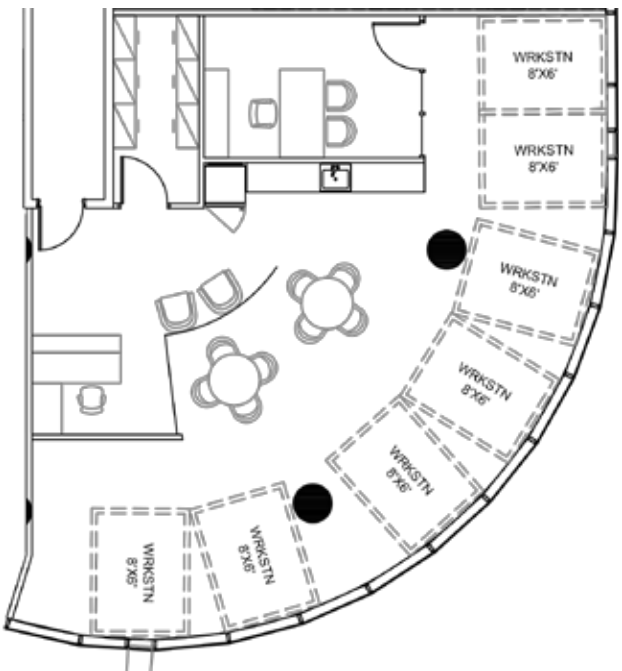
Conceptual Office Layout Plan



Sample Unit 1



Sample Unit 2



Building Specifications

Key Building Facts

- Floors (above grade): 61 storey
- 2nd Floor Square Footage: 22,470 sq.ft
- 3rd Floor Space Footage: 23,605 sq.ft.

Parking

- Commercial Spaces: 73
- Total Green P: TPA 134 spots
- Total Secure Bike Stalls: Office Long Term (10) Office Visitor (10)

Building Exterior

- Finishes: Aluminum curtain wall system
- Glazing: Insulated glazing with argon gas, with gradient ceramic frit pattern and intermittent frameless operable awning windows

Elevator

- Elevator Cabs: 2 dedicated office elevators
- Services P2, P1, lobby, 2nd, 3rd floors
- Speed: 1.02 m/s (200 fpm) as per specifications

Common Area Washrooms

- Stone countertop, porcelain wall and floor tiles, stainless steel partitions, exposed concrete slab ceilings

Structural

- Superstructure: Cast in place reinforced concrete slab structure with circular columns (within offices), columns are offset from the exterior wall providing uninterrupted vision glass in all offices

Mechanical

- Live Load: 2.4 Kpa
- HVAC system: Variable air volume (VAC) system with central compartment units on each floor
- Zones: 33 per floor
- Heating: Capped/valved 3/4" hot water supply and return pipes

Electrical

- Vendor shall provide a 100A 120/208V single phase, three wire service with main breaker and 24 circuit electrical panel within each unit

Life Safety

- Emergency Power System: Base building diesel generator will provide power to life-safety building systems in the event of a power outage
- Fire Protection: Vendor shall provide fire alarm system/evacuation speaker/pull station devices based on unfinished open concept
- Sprinklers: Base building sprinklers to be installed to an open plan with coverage in accordance with NFPA 13, Light Hazard Coverage. Sprinklers to be installed with upright heads

Communications

- 35mm empty conduit from the ceiling of each office unit which shall go to the floor commercial electrical room backboard

Unit Floors

- Trowel finished concrete slab floor, smooth and level to industry standards and tolerances for slab floors

*Finishes are subject to change to similar material

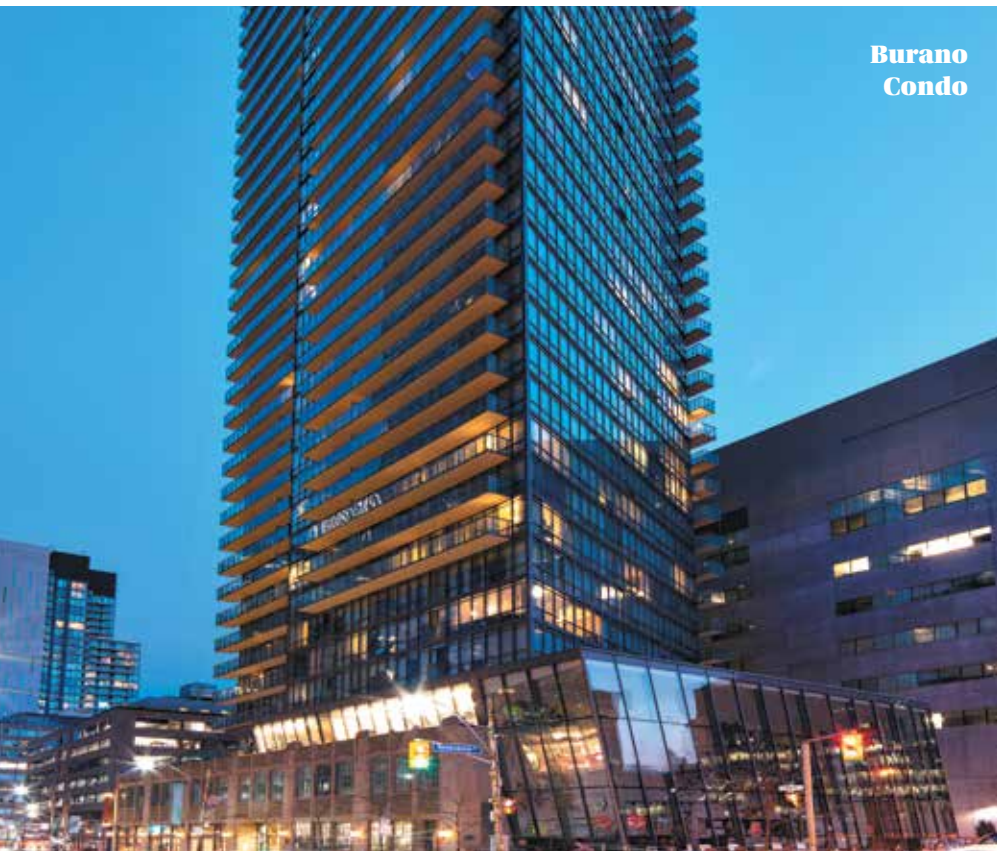


Artists' Alley

ICE
CONDOS



CI INVESTMENTS
CORPORATE OFFICE &
THE RESIDENCES
OF MAPLE LEAF SQUARE



Burano
Condo

A Builder With History

Within a single decade, multi-award-winning Lanterra Developments has established a reputation as a company that creates landmark communities admired for their exceptional architecture, brilliant interior design and an array of amenities that make urban living truly exciting and vital. Led by Chairman Mark Mandelbaum and President and CEO Barry Fenton, Lanterra Developments is firmly committed to delivering state-of-the-art urban environments with exceptional value.

The firm has been honoured locally by the Greater Toronto Home Building Association (now BILD) as Project of the Year for Toy Factory Lofts, Project of the Year for The Residences of Maple Leaf Square, Best Model Suite for Neptune at WaterParkCity, and earned international recognition at the prestigious Nationals for Murano, Toy Factory Lofts, The Residences of Maple Leaf Square, and ICE Condominiums at York Centre.





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