



**NY** 

**NorthYork**Centre

5140 Yonge Street

**OFFICE SPACE  
AVAILABLE  
FOR LEASE**

## THE SPACE | 5140 YONGE



TOTAL  
RENTABLE AREA  
577,652 SQ. FT.



NUMBER OF  
STORIES  
26



YEAR BUILT  
1987



## PROPERTY DESCRIPTION

Posted Net Rate:	Negotiable
Typ. High-Rise Floor Plate:	25,000 sq. ft.
Typ. Low-Rise Floor Plate:	40,000 sq. ft.
Typ. % Gross Up:	4.8%
PSF Realty Tax:	\$6.77
PSF Utilities:	\$1.50
PSF Operating Costs:	\$14.43
PSF Additional Rent Total:	\$22.70

## ELEVATORS

High rise:	3 (Floors 9-23)
Low rise:	4 (Floors G-9)
Freight:	1
Parking:	2

## PARKING

Below ground # stalls:	702
Monthly parking cost:	\$185/mth tenant unreserved \$300/mth tenant reserved
Flex Pass:	NYC (10 Days) \$140 NYC 15 (15 Days) \$180 <i>*Plus one time activation fee \$10 (non-refundable)</i>
Parking description:	Four (4) levels of conditioned parking. 20 EV charging stations at \$2/session (credit card payment). Allocation: 1 per 1000 SF

## SAFETY AND SECURITY

Fire detection system:	Yes
Sprinkler system:	Yes
Manned security:	Yes
Security system:	Yes

## POWER

Typical power watts/sq. ft.

- Tenant: 4 watts/sq. ft.
- Lighting: 2 watts/sq. ft.
- Other: 2 watts/sq. ft.

## HVAC

HVAC dist system:	Variable air volume
HVAC hours:	8:00am - 6:00pm Mon to Fri
After hours HVAC:	\$50/hr + HST & Admin Fees

## BUILDING SPECIFICATION

Ceiling Height:	9 ft
Wall Type:	Window glazing
Washrooms per floor:	2M/2F (Floors 2-6) 1M/1F (Floors 7-23)
Satellite dish capability:	Yes
Fibre optic capability:	Yes
Shipping receiving:	Yes
Emergency generator:	Yes

## AWARDS & DESIGNATIONS

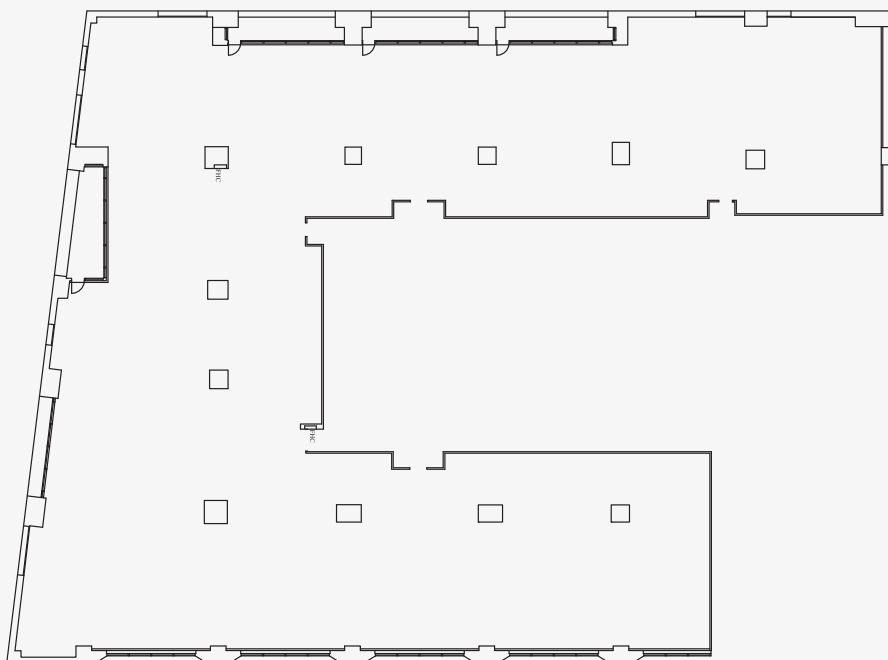
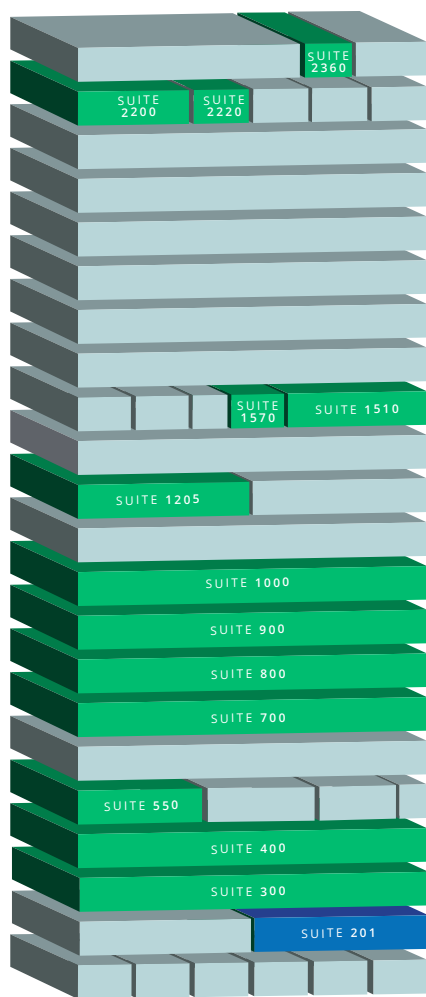
BOMA BEST Platinum  
LEED Gold  
Rick Hansen Foundation Accessibility Certification  
Targeting FitWel Certification, BOMA Certificate of Excellence, and BOMA 360

## CURRENT AVAILABILITIES | 5140 YONGE

Suite 2360 ( <i>model suite</i> ) <i>Available August 1, 2024</i>	2,423 SF
Suite 2220	3,671 SF
Suite 2200	9,279 SF
Suite 1570	2,359 SF
Suite 1560	8,121 SF
Suite 1510	4,261 SF
Suite 1205	11,406 SF
Suite 1000	24,726 SF
Suite 800	24,874 SF
Suite 700	24,877 SF
Suite 550	10,040 SF
Suite 400	37,271 SF
Suite 300	42,848 SF
Suite 201	19,052 SF

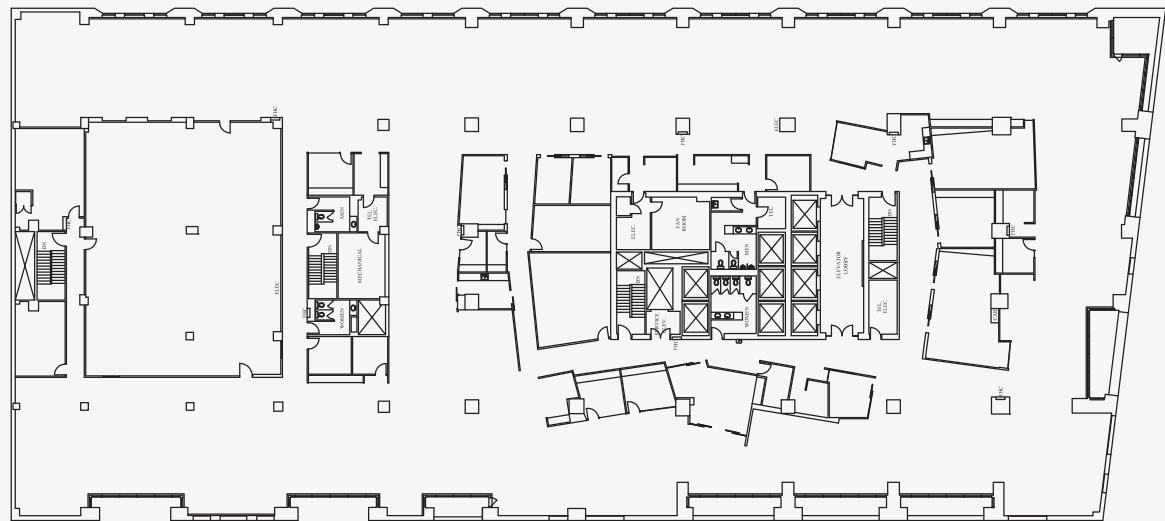
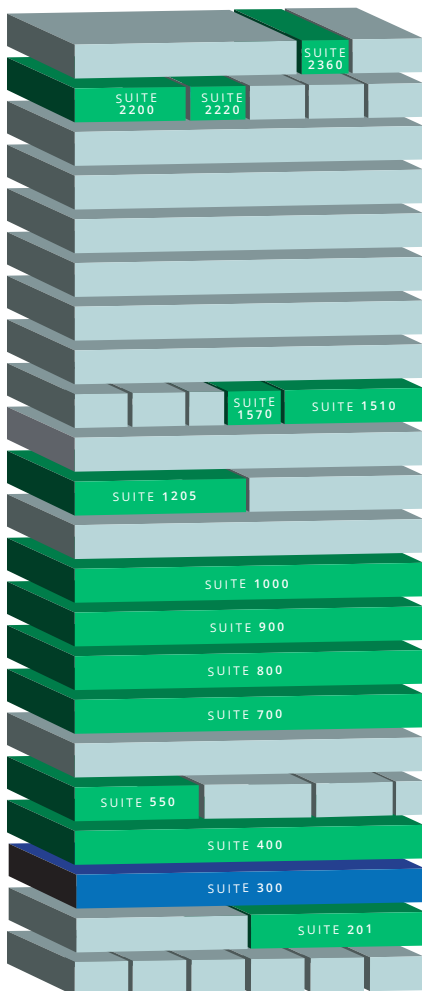
CURRENT AVAILABILITIES | 5140 YONGE

## SUITE 201 - 19,052 SQ. FT.



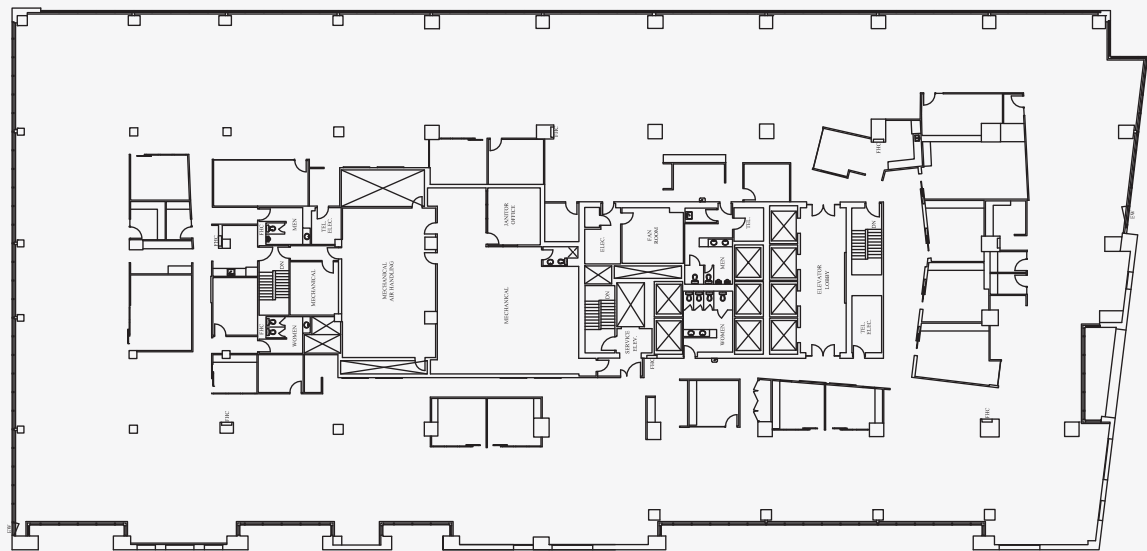
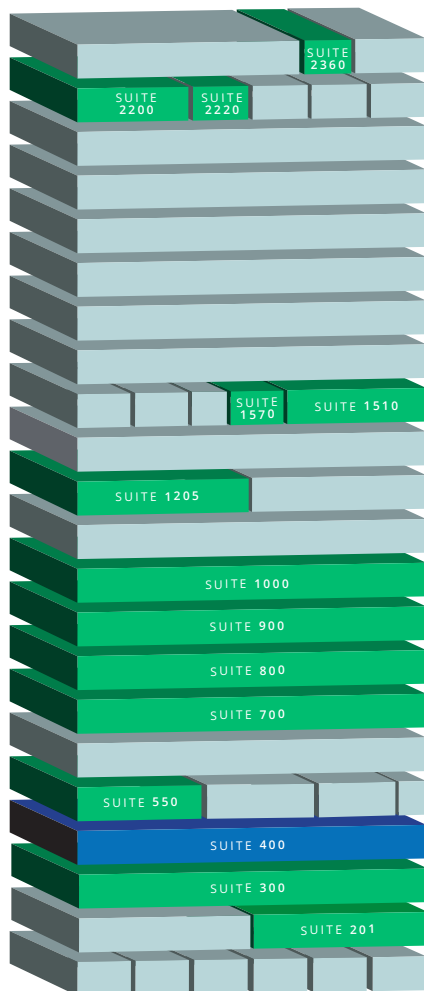
CURRENT AVAILABILITIES | 5140 YONGE

## SUITE 300 - 42,848 SQ. FT.



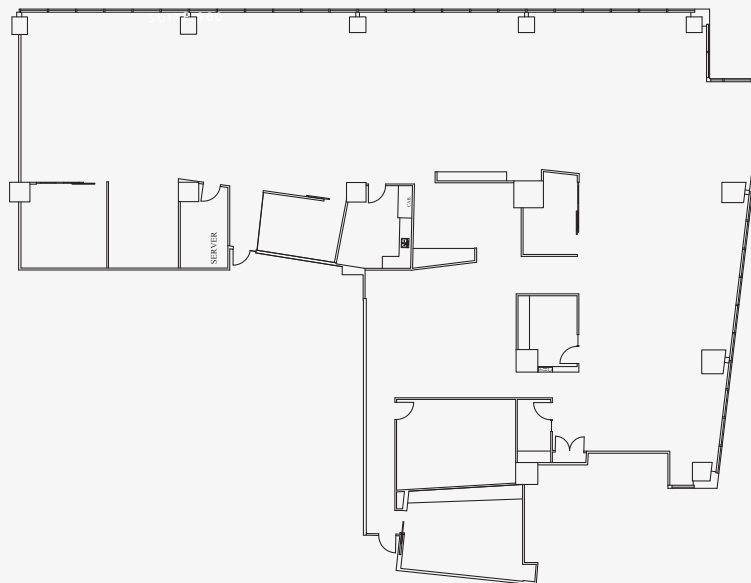
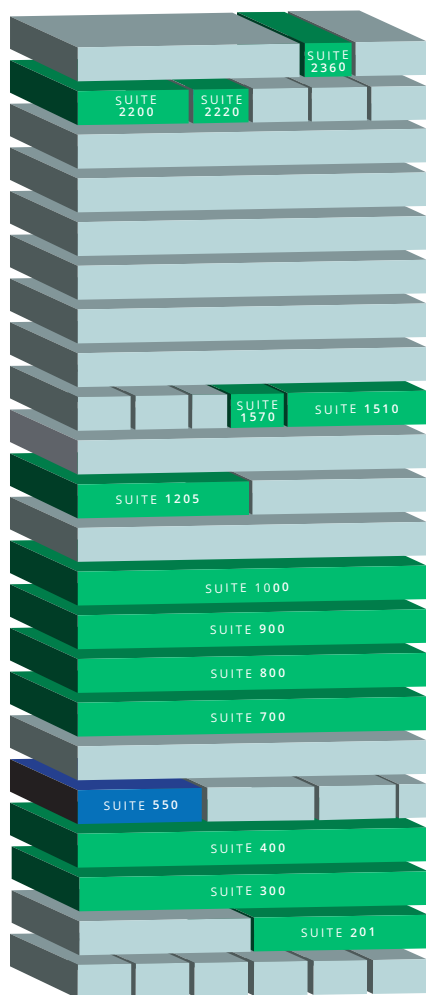
CURRENT AVAILABILITIES | 5140 YONGE

## SUITE 400 - 37,271 SQ. FT.



CURRENT AVAILABILITIES | 5140 YONGE

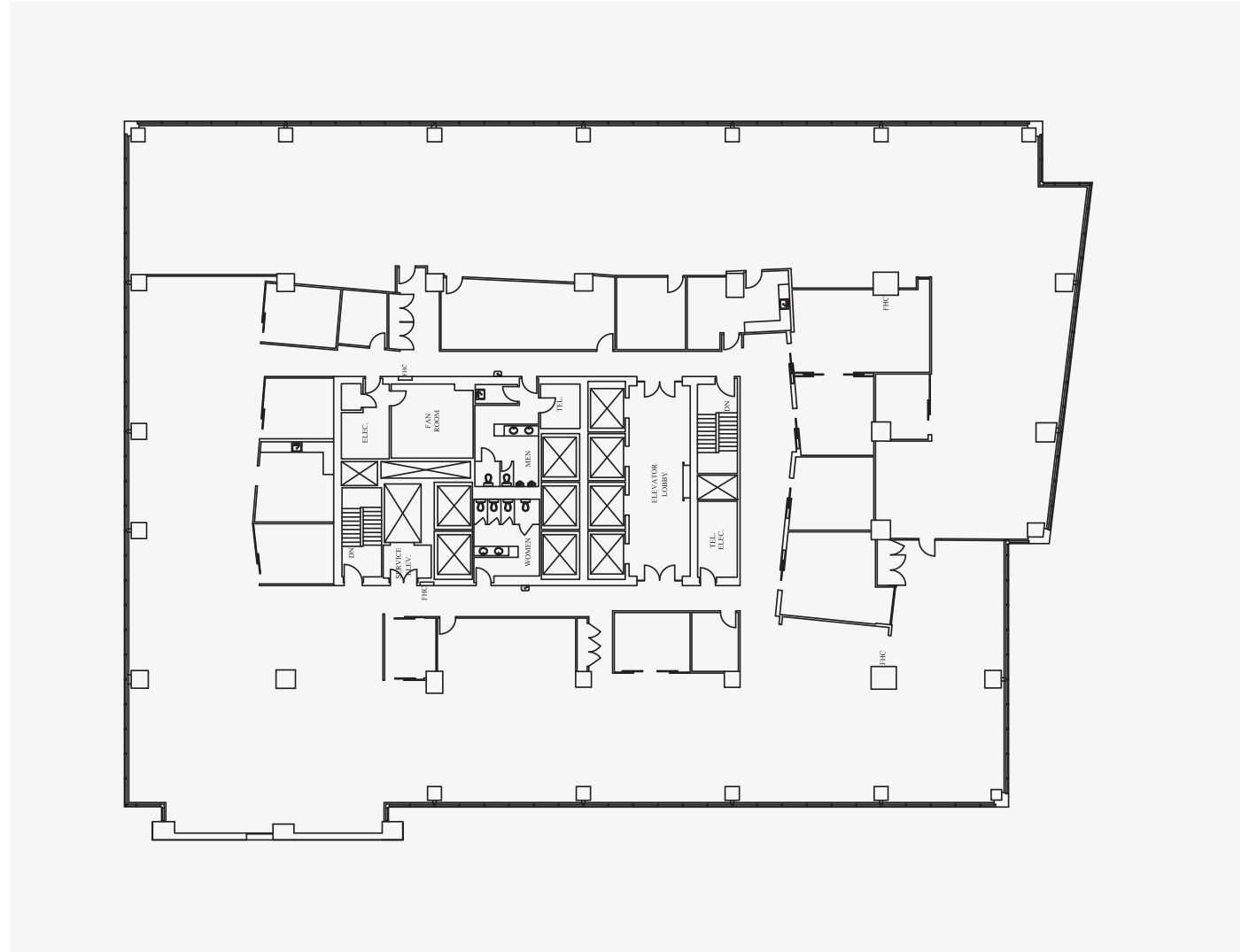
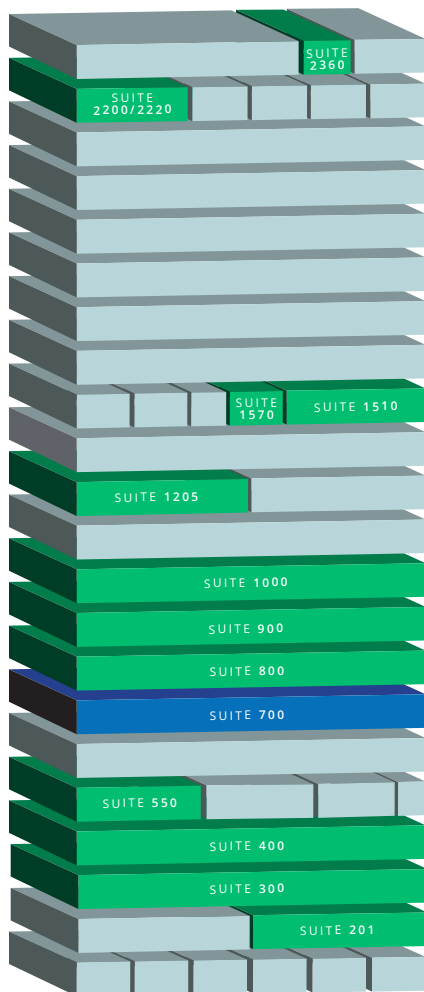
## SUITE 550 - 10,040 SQ. FT.





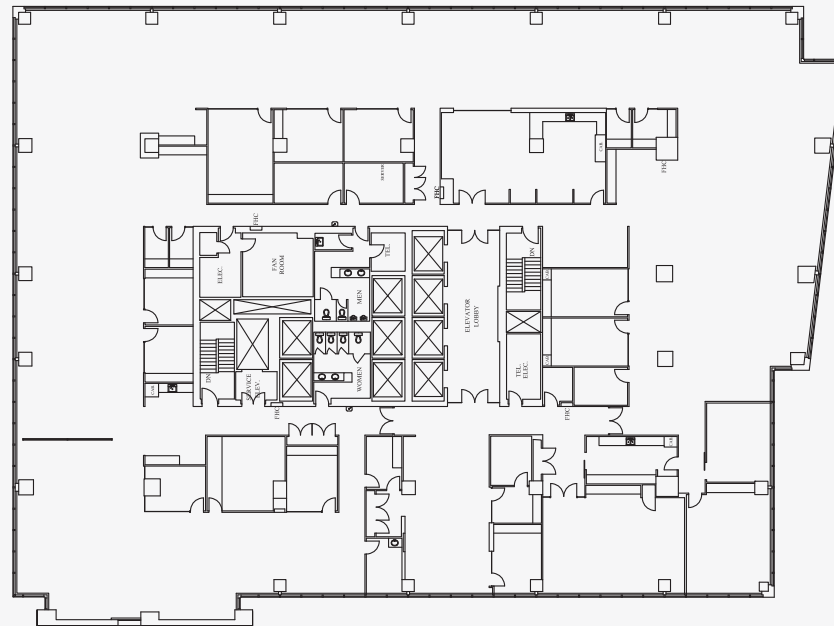
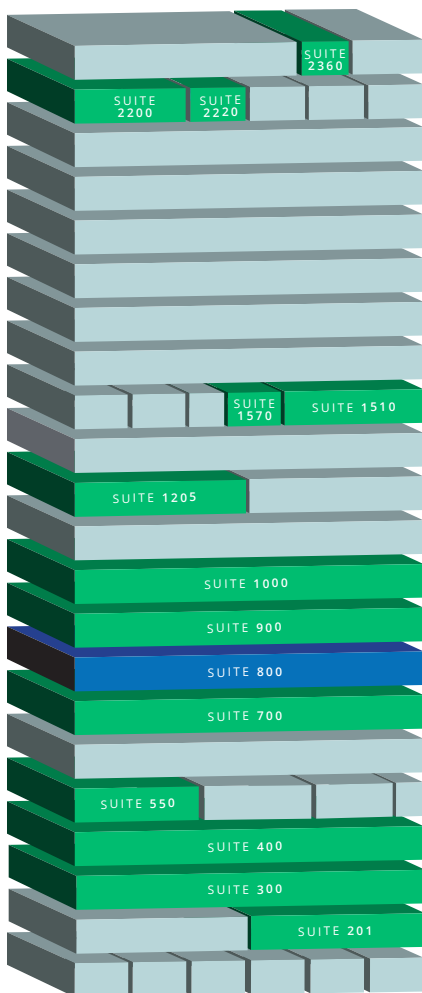
CURRENT AVAILABILITIES | 5140 YONGE

## SUITE 700 - 24,877 SQ. FT.



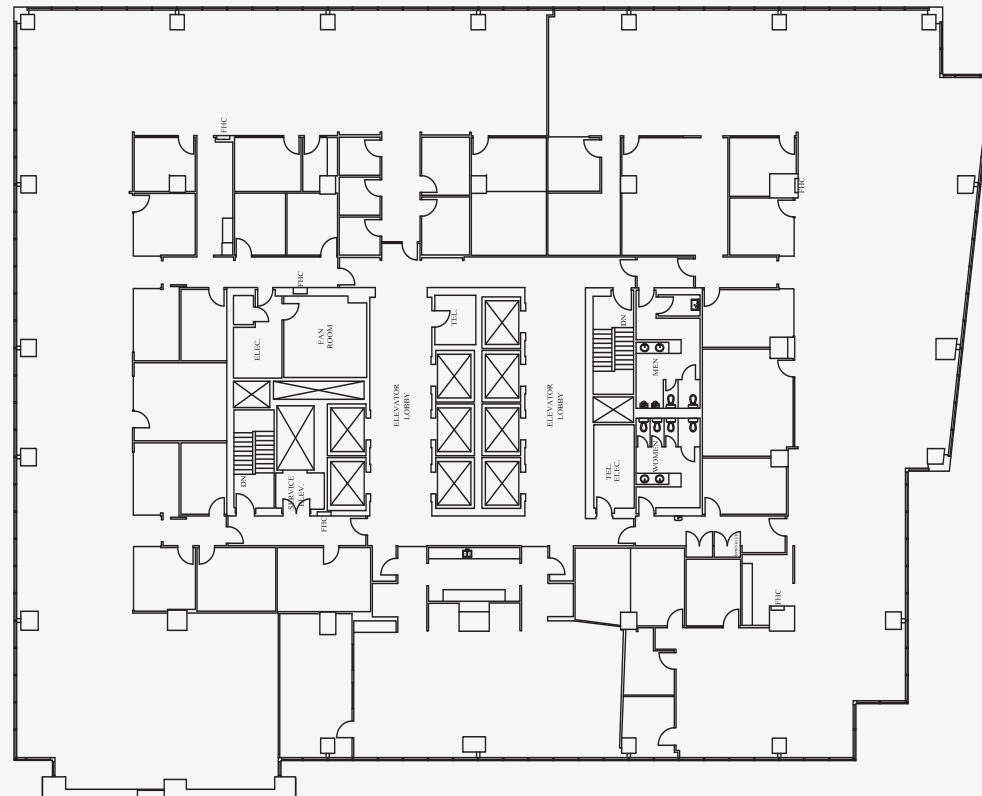
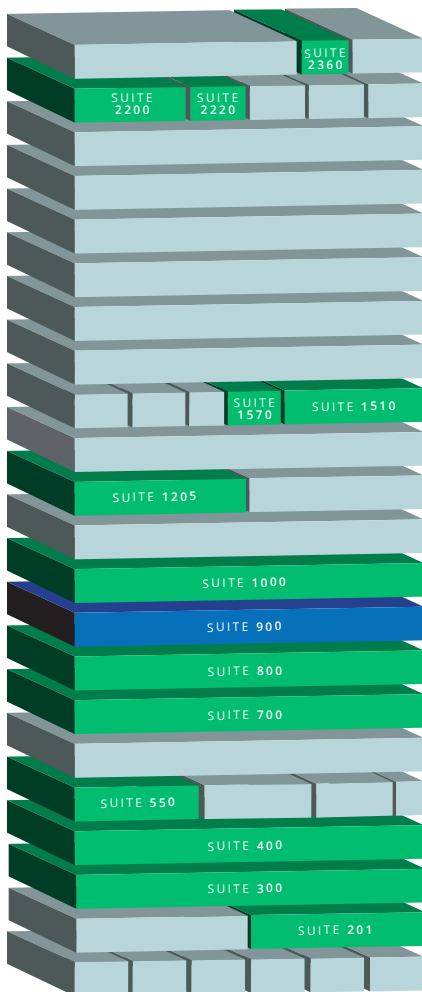
CURRENT AVAILABILITIES | 5140 YONGE

## SUITE 800 - 24,874 SQ. FT.



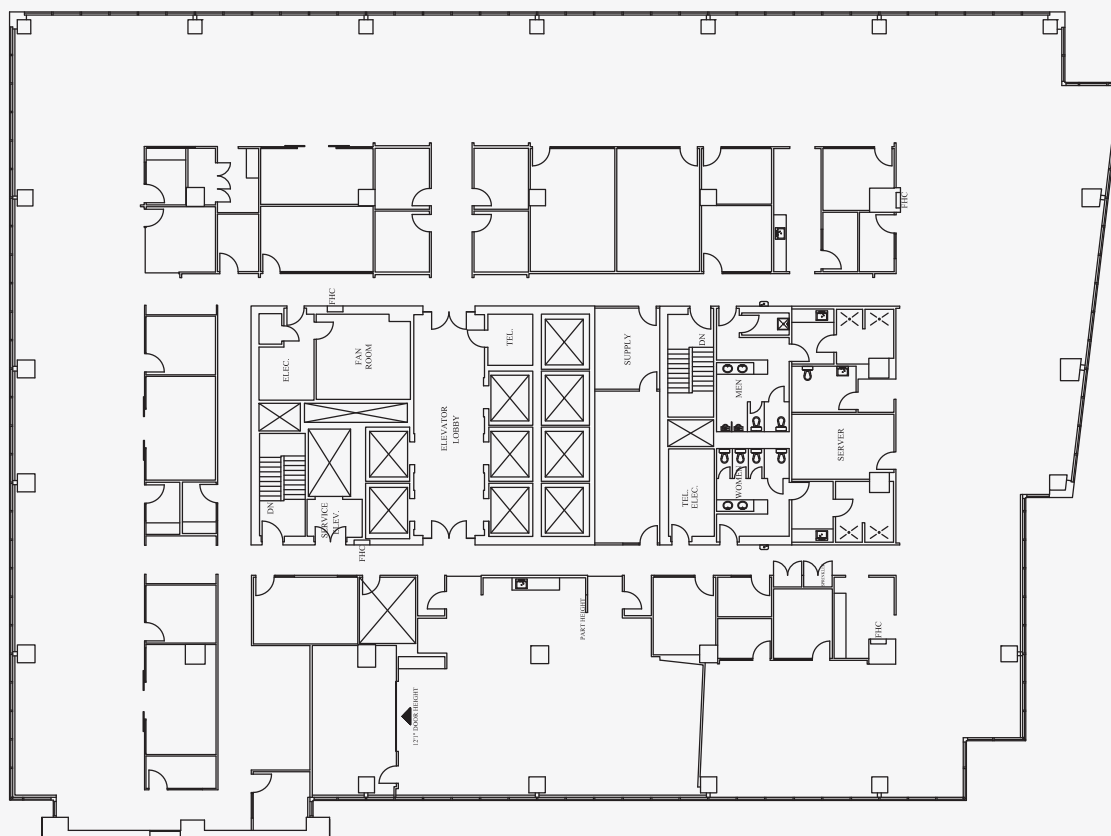
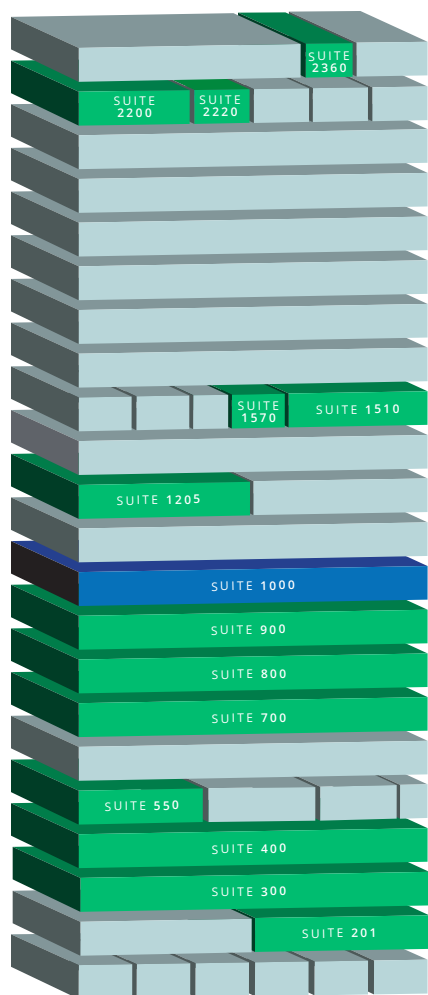
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## SUITE 900 - 24,772 SQ. FT.



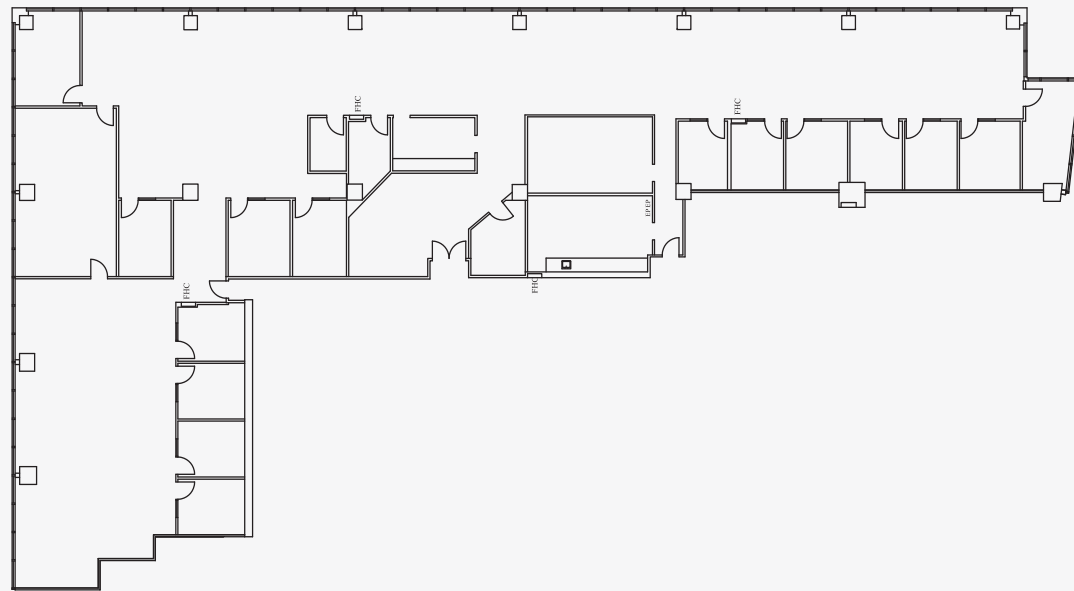
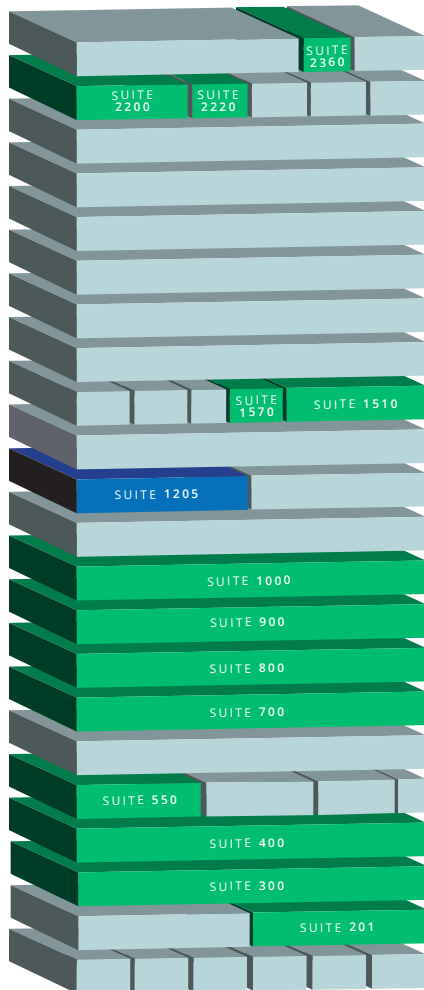
CURRENT AVAILABILITIES | 5140 YONGE

## SUITE 1000 - 24,726 SQ. FT.



CURRENT AVAILABILITIES | 5140 YONGE

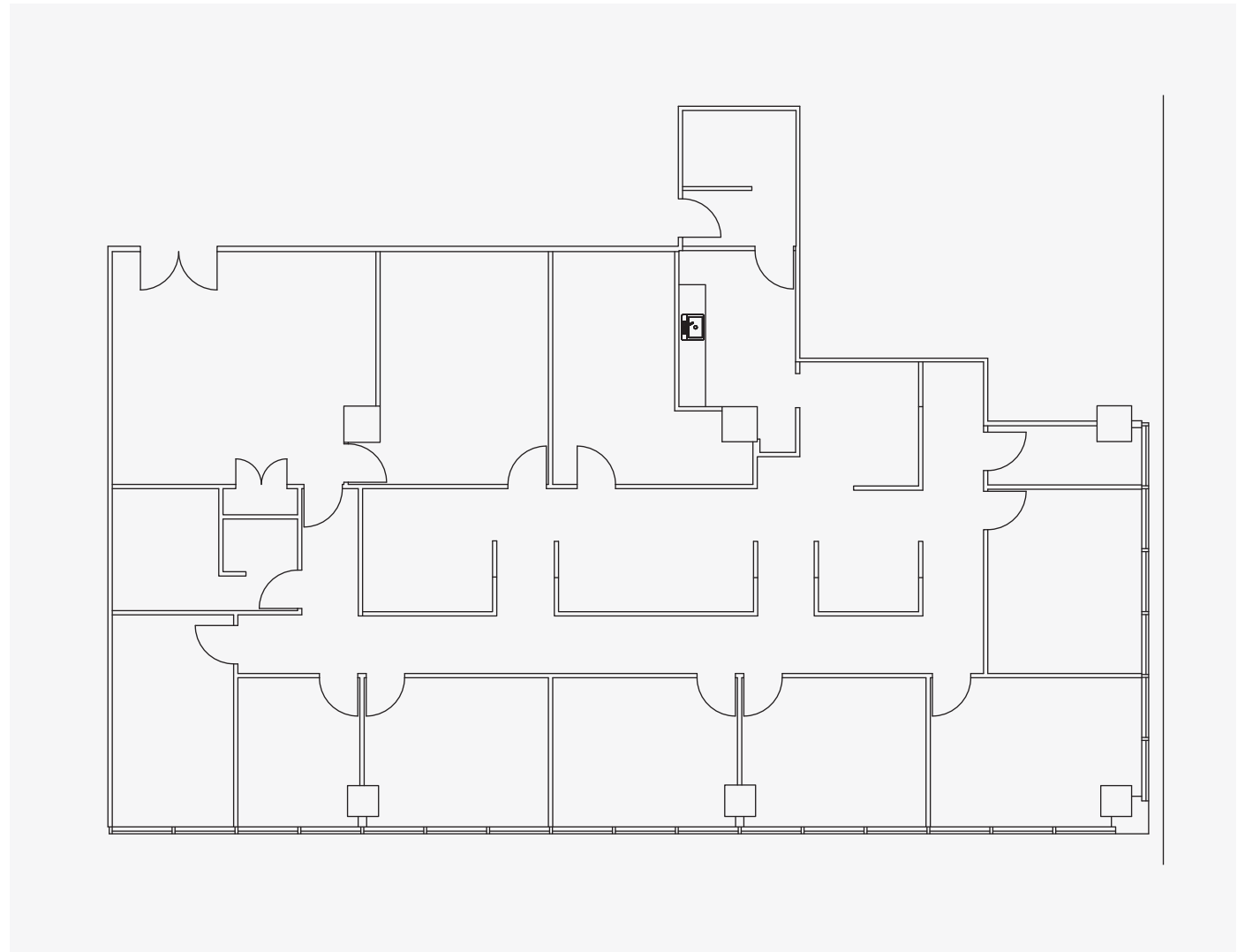
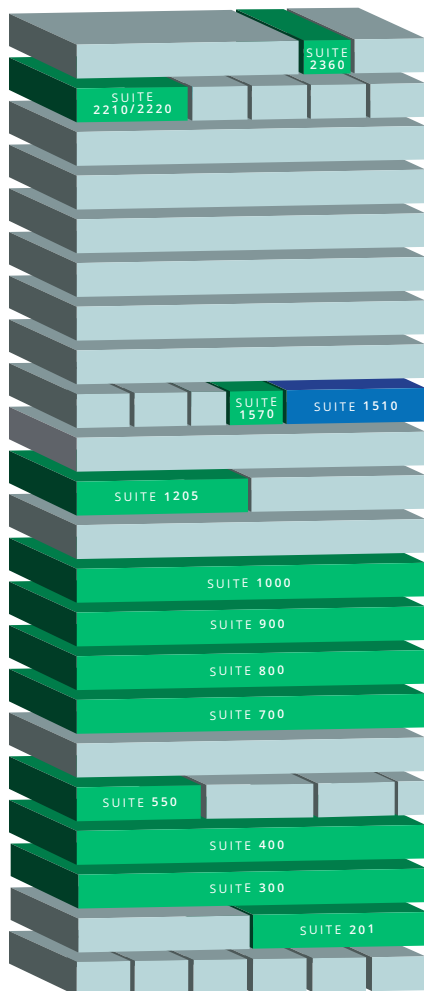
## SUITE 1205 - 11,406 SQ. FT.





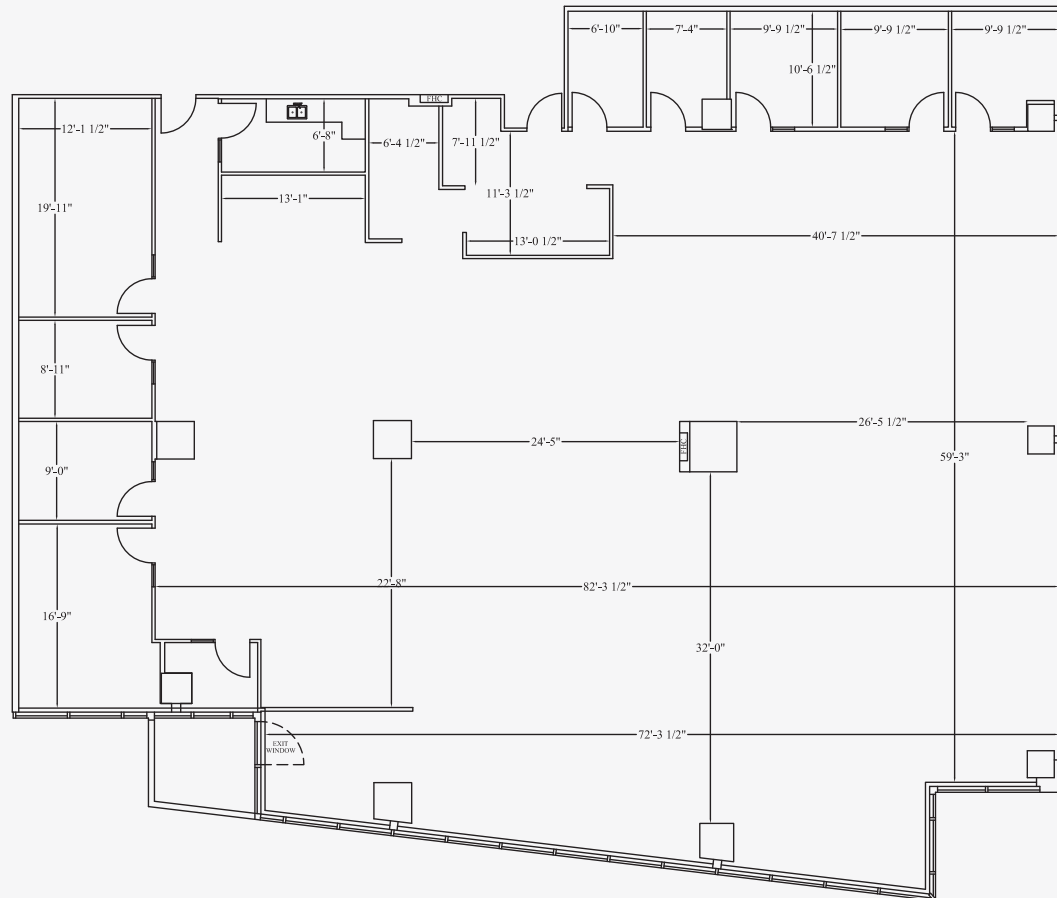
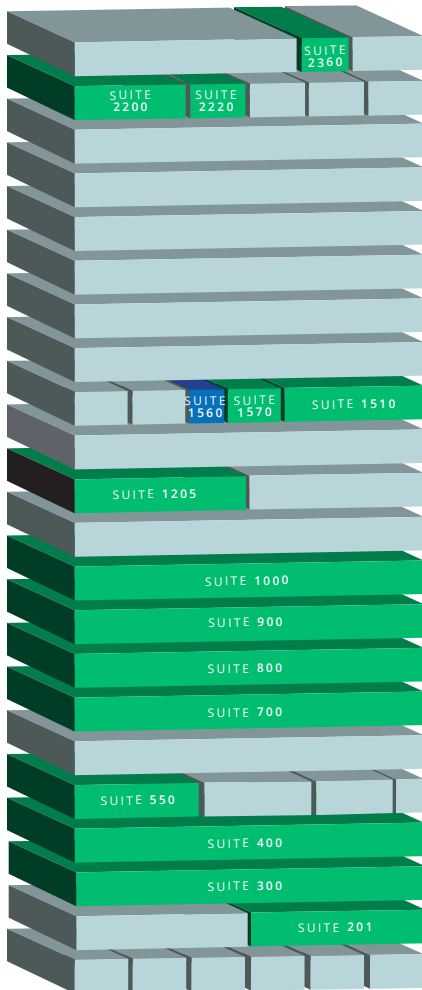
CURRENT AVAILABILITIES | 5140 YONGE

## SUITE 1510 - 4,261 SQ. FT.



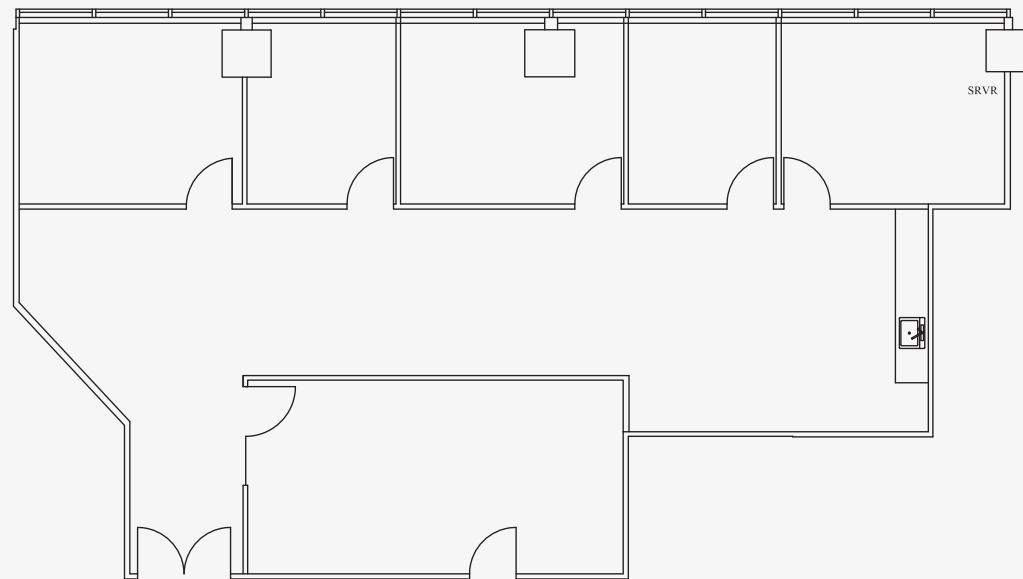
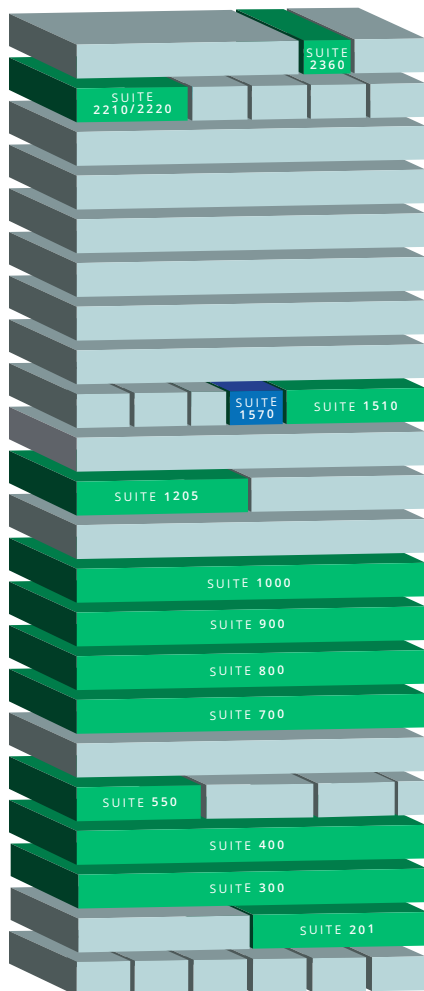
CURRENT AVAILABILITIES | 5140 YONGE

## SUITE 1560 - 8,121 SQ. FT.



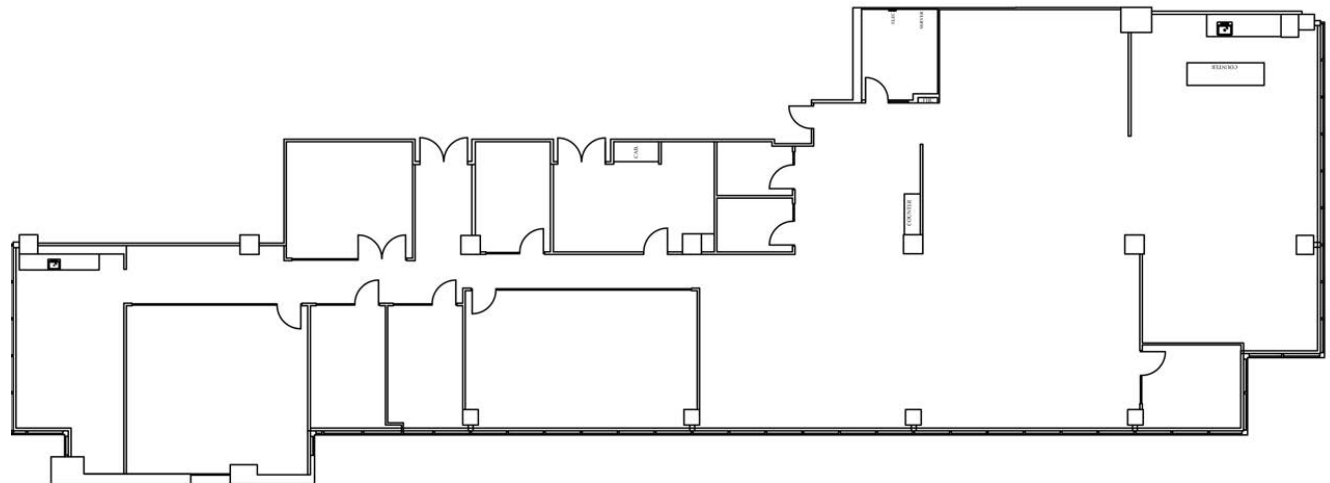
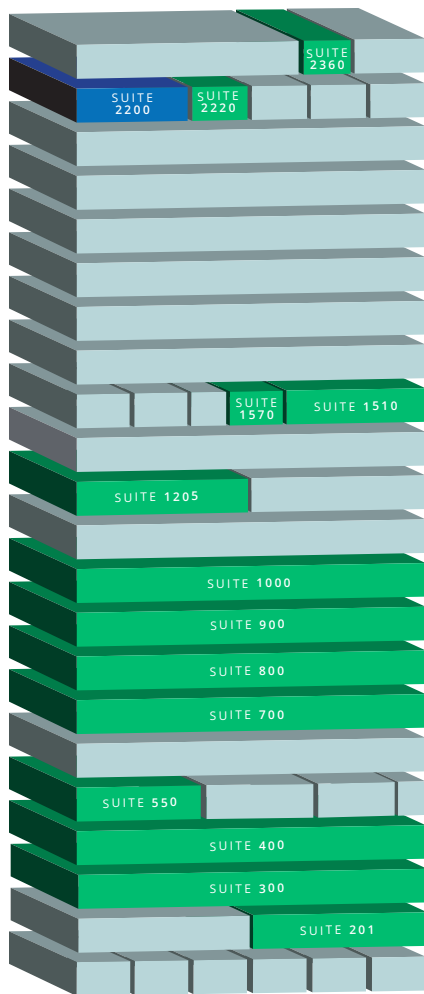
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## SUITE 1570 - 2,359 SQ. FT.



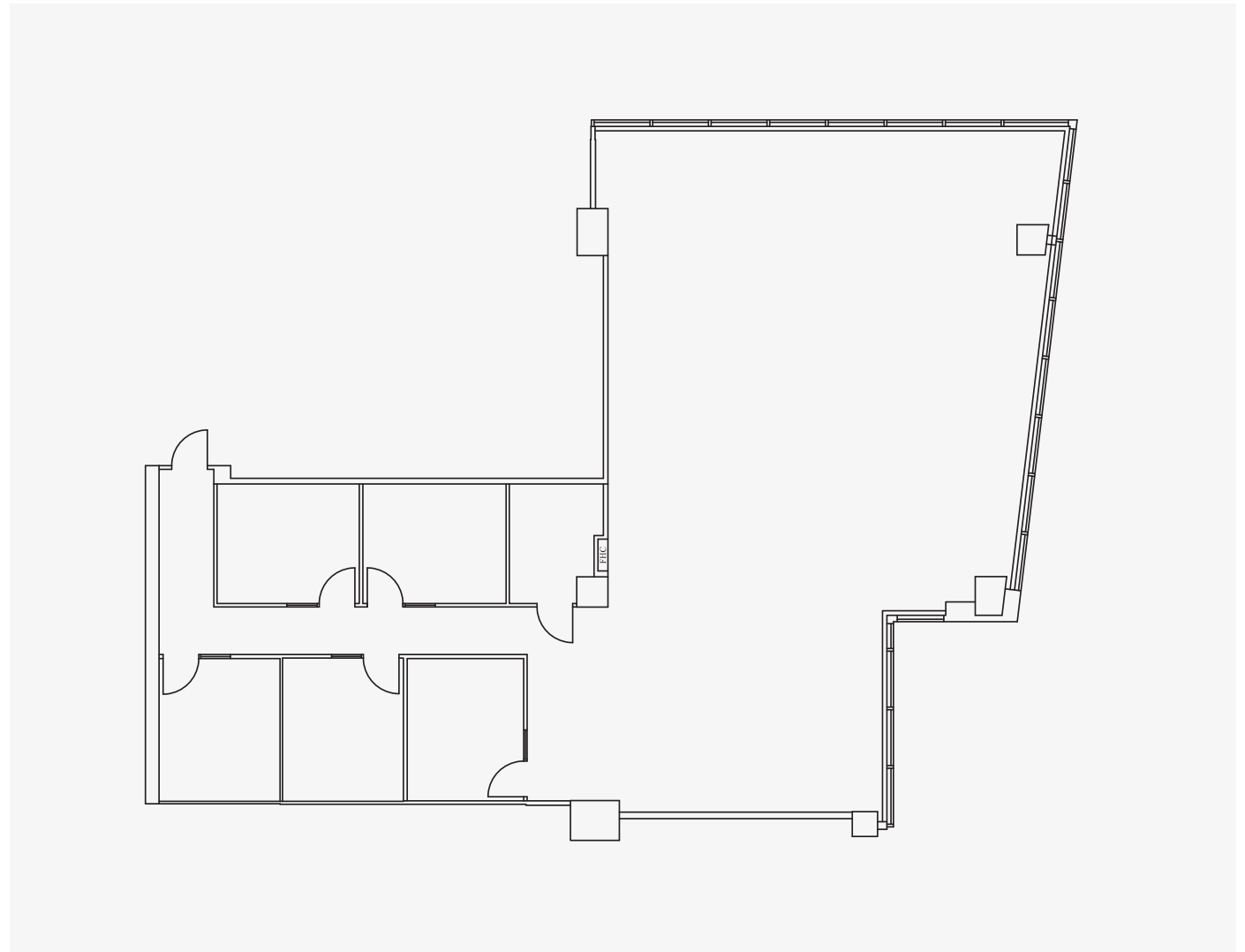
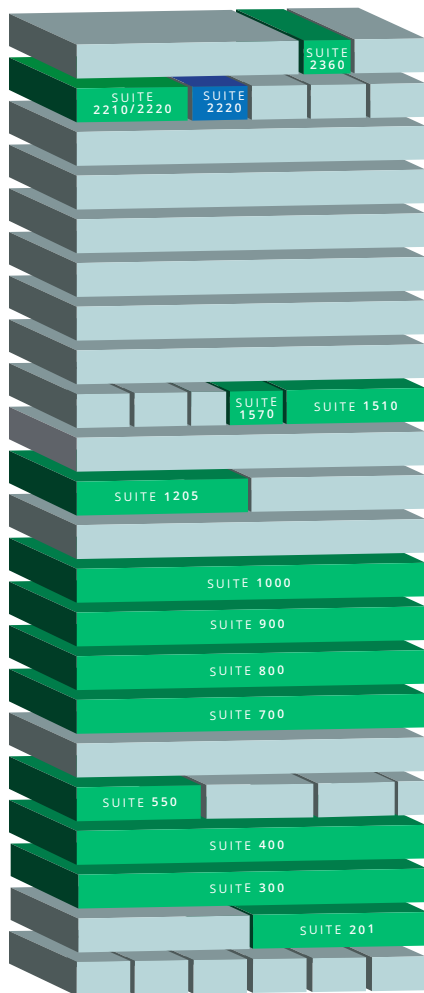
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## SUITE 2200 - 9,279 SQ. FT.



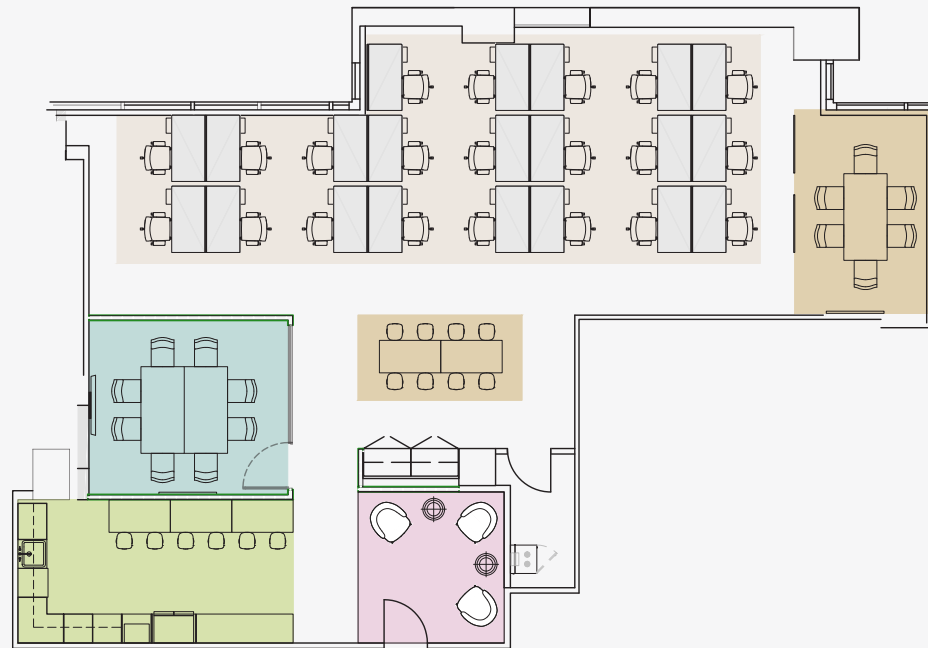
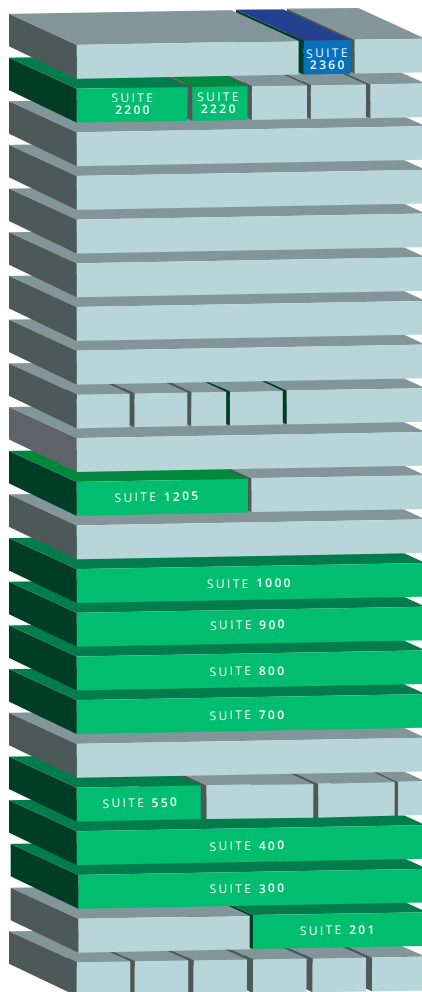
CURRENT AVAILABILITIES | 5140 YONGE

## SUITE 2220 - 3,671 SQ. FT.





## SUITE 2360 - 2,423 SQ. FT. (model suite)



## OFFICE SPACE FOR LEASE

The North York Centre complex is situated at the crossroads of Yonge Street and Park Home Avenue. The complex boasts direct access to the North York Centre subway station and underground access to Empress Walk, which features a major grocery store and a movie theater. The North York Centre offers a wide range of amenities, including a fitness center, a lively food court, shops, cafes, a newly renovated Novotel hotel, and a recently renovated North York Public Library. With its exceptional transportation infrastructure, commuters can quickly get to their destination by car, subway, or GO bus.





## BUILDING HIGHLIGHTS

The North York Centre provides a vast selection of amenities, including fitness centers, a lively food court, shops, cafes, and a newly renovated Novotel hotel.

Additionally, the recently upgraded North York public transportation infrastructure ensures fast and convenient access for commuters traveling by car, subway, or GO bus.



DIRECT  
ACCESS TO  
RESTAURANTS  
AND SHOPS



DIRECT  
ACCESS  
TO PUBLIC  
TRANSIT



FITNESS  
CENTRE



UNDERGROUND  
PARKING  
AND BICYCLE  
STORAGE



CONCIERGE  
AND SECURITY  
SYSTEM

# THE LOCATION

North York is a bustling and diverse neighborhood located in Toronto, Canada. It is known for its diverse and multicultural community, excellent transportation options, and thriving business environment. As a result, North York is a popular destination for those seeking office real estate space in Toronto.

The area is well-connected, with several highways and major roads running through it, making it easy for employees and clients to commute to and from the area. Additionally, North York is serviced by multiple subway and bus lines, providing easy access to the rest of Toronto and the Greater Toronto Area.

North York is home to a variety of businesses, from small startups to large corporations, making it a hub for commerce and innovation. The area also offers a wide range of amenities, including shopping centers, restaurants, cafes, parks, and cultural attractions. These amenities not only provide employees with convenient options for dining and entertainment, but also contribute to the overall livability of the area. With its excellent accessibility, strong economy, and diverse range of options, it is a popular destination for businesses looking to establish or expand their presence in the city.

AREA DEMOGRAPHIC	5KM	10KM	15KM
Population	366,957	1,293,238	3,116,458
Average Household Income	\$157,029.83	\$149,627.60	\$134,789.04
Median Age	41	41	39
Workforce Population	183,725	639,466	1,604,708
Employment Rate	91.3%	90.9%	91.2%

## TRAVEL TIMES

Pearson	Downtown	Billy Bishop	Highway 401	Highway 7
27 mins (21km)	33 mins (25 km)	36 mins (27 km)	5 mins (2 km)	18 mins (7 km)
47 mins (transit)	33 mins (transit)	49 mins (transit)		










## RESTAURANTS

- |   |  |   |   |
|---|--|---|---|
| 1  | 2   | 3  | 4  |
| 5  | 6   | 7  | 8  |
| 9  | 10  |   |   |

## GROCERIES

- |   |   |   |
|---|---|---|
| 1  | 2  | 3  |
| 4  | 5  |   |

## BANKS

- |   |   |   |   |
|---|---|---|---|
| 1  | 2  | 3  | 4  |
|---|---|---|---|

## SUBWAY STOPS

- |                             |                          |                                   |  |
|-----------------------------|--------------------------|-----------------------------------|--|
| 1 North York Centre Station | 2 Sheppard-Yonge Station | 3 Finch Station (1.6 km from NYC) | 4 York Mills Station (3.1 km from NYC) |
|-----------------------------|--------------------------|-----------------------------------|--|

## NEARBY AMENITIES





# ENVIRONMENT

When we use resources more efficiently, we are shrinking our environmental footprint, reducing costs, improving the competitiveness of the buildings that we manage, and creating value for our clients.



## ENVIRONMENTAL MANAGEMENT

We are committed to the management of efficient, healthy and safe buildings.



## WASTE REDUCTION

Our programs reduce the amount of waste that is generated and improves our diversion rate



## CARBON MONITORING AND MANAGEMENT

We strive to reduce the carbon footprint of the buildings that we manage.



## WATER MANAGEMENT

We implement programs that optimize the use of water.



## ENERGY EFFICIENCY

We are committed to improving the energy efficiency of the buildings that we manage.



## GREEN BUILDING CERTIFICATIONS

We pursue BOMA BEST® and LEED® designations for all eligible commercial buildings.

# SUSTAINABILITY

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Our ongoing focus on Environmental, Social and Governance management is an integral part of our strategy as a real estate investment advisor, and is essential to our long-term competitive success.

We believe effectively managing and optimizing the sustainability attributes of our assets under management contributes to stable long-term investments for our clients, while improving livelihoods and creating prosperity for the communities and economies where we operate.

## ENVIRONMENT

We are committed to improving our environmental performance and mitigating the impacts of climate change.

## GOVERNANCE

We are committed to acting in a responsible and ethical manner, achieving our clients' portfolio objectives, proactively managing risk and openly engaging with our stakeholders.

## SOCIAL

We are committed to ensuring the comfort of our tenants, developing our people and providing a safe and inclusive workplace, while creating positive impacts for the communities where operate.

## PERFORMANCE REPORTING

We are committed to accurate, transparent, and focused reporting on the topics that matter most to our business and our stakeholders.

# SUSTAINABILITY | 5140 YONGE



## PROGRAMS AND HEALTH/WELLNESS ACTIVITIES



OUTDOOR GREEN  
SPACE



BIRD STRIKE  
REDUCTION

## SUSTAINABILITY TARGETS

**-8.3%**

TARGET CHANGE IN  
EMISSIONS

**-30.9%**

ACTUAL CHANGE IN  
EMISSIONS

**-40%**

DECREASE IN OFFICE  
EMISSIONS SINCE  
2013



BOMA BEST SCORE

**84%**

CERTIFIED GOLD



2020 ENERGY TARGET MET

ACTUAL CHANGE IN TOTAL  
ENERGY USE, 2018-2021: -27.5%

2021 WATER TARGET MET

WATER EFFICIENCY  
<55L/FT2



# SUSTAINABILITY | 5160 YONGE



## PROGRAMS AND HEALTH/WELLNESS ACTIVITIES



OUTDOOR GREEN SPACE



BIRD STRIKE REDUCTION

## SUSTAINABILITY TARGETS

**-1.7%**

TARGET CHANGE IN WATER USE  
2018-2021

**-66.9%**

ACTUAL CHANGE IN WATER  
2018-2021



BOMA BEST SCORE

**84%**

CERTIFIED GOLD

2018-2021 WATER  
TARGET MET

WATER EFFICIENCY  
<55L/FT2





# SUSTAINABILITY | 5 PARK HOME



## PROGRAMS AND HEALTH/WELLNESS ACTIVITIES



OUTDOOR GREEN  
SPACE



BIRD STRIKE  
REDUCTION

## SUSTAINABILITY TARGETS

**-9.9%**

TARGET CHANGE IN  
EMISSIONS  
2018-2021

**-25%**

ACTUAL CHANGE IN  
EMISSIONS  
2018-2021

**-40%**

DECREASE IN OFFICE  
EMISSIONS SINCE  
2013



**2020 ENERGY TARGET MET**

ACTUAL CHANGE IN TOTAL  
ENERGY USE, 2018-2021: **-27.5%**





[thenorthyorkcentre.com](http://thenorthyorkcentre.com)

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