

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[®]
Viral Response
Approval

ADDITIONAL RENT

2026 ADDITIONAL RENT ESTIMATE:

\$25.55 (inclusive of in-suite hydro and janitorial)

ADDITIONAL RENT BREAKDOWN:

OPEX: \$15.50
ADMIN FEE: \$1.47
INSURANCE: \$0.22
PROPERTY TAX: \$8.36
TOTAL: \$25.55

TENANT AMENITIES

Shower room, underground and above ground parking



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