

BUILDING SPECS

1300 YONGE STREET



1300 Yonge is an 8-story office property in the heart of midtown Toronto, conveniently located near transit, restaurants, and retail amenities.

Recent lobby renovations included upgraded LED lighting, refinished flooring and wall treatment, in addition to adding inviting communal seating. Exterior modernization to include new podium signage, LED lighting, and updated landscaping.

BUILDING CERTIFICATIONS



ADDITIONAL RENT

Standard rates for 1300 yonge for 2025 is \$27.70

ADDITIONAL RENT BREAKDOWN AS FOLLOWS:

Op cost: \$18.83
Insurance: \$0.15
Admin: \$1.46
Realty Taxes: \$7.26
Total: \$27.70/sf

TENANT AMENITIES

Underground parking and bike parking.



Year of Construction Completion/Recent Major Renovation	Building was complete in 1970 and went through a significant lobby and washrooms 2-7 floors and elevator lobbies 2, 3, 4 & 7 upgrade in 2022.
Total number of storeys	8
Total Office Area	99,471 SF
Total Retail Area	0 SF
Typical Office Floor Area	13,000 SF
Typical Ceiling Heights	Average 8’9” ceiling
Interior Column Spacing	13 feet
Heating, Ventilation and Air Conditioning	Central cooling/heating
After Hours HVAC charges	\$35 per hour
Heat	Heat is supplied by three (3) natural fired atmospheric water boilers.
Air Conditioning	Cooling is provided by a 314 ton centrifungal chller and an open circuit cooling tower.
Standard HVAC Hours	6:00 AM to 8:00 PM, Monday through Friday
Electricity	The incoming electrical service is provided through a 4,000A, 120/208V, 3-phase, 4-wire bus duct to a main switchboard unit. The unit has two disconnects which serve one 2,000A and one 2,500A bus duct for electrical distribution.
Elevators	3 passenger elevators
Parking ratio and pricing	1:2,500 SF leased - \$250 per month reserved
Security	After Hours moblie coverage; cameras
Accessibility	AODA accessiblity WR’s, entrance etc.
Internet Providers	Bell internet, Rogers fiber, Allstream