



111
GORDON
BAKER

Office Space For Lease



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Opportunity

111 Gordon Baker Road offers an excellent corporate campus location just north of Finch Avenue and Victoria Park Avenue with highway 404 exposure.

This is a prime location with excellent highway access, TTC, and lots of amenities in the immediate area.



Leasing Details


Net Rental Rate

Years 1-5: \$15.00 PSF / Year
Years 6-10: \$17.00 PSF / Year

Additional Rent

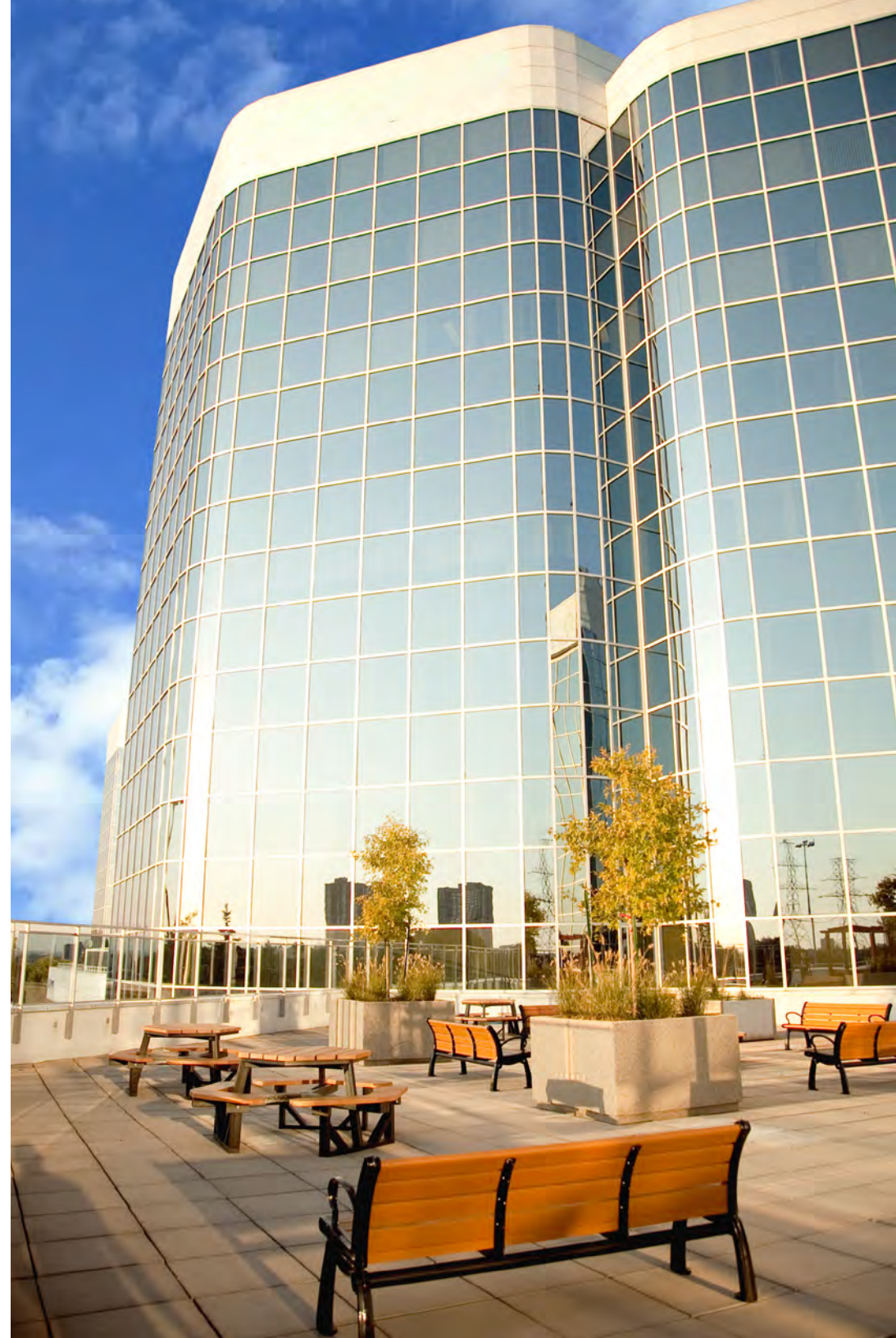
\$17.88 PSF / Year (2023 estimate)

Available Space

Suite 103	3,584 RSF	LEASED
Suite 110	1,381 RSF	
Suite 505	2,988 RSF OR 3,929 RSF	
Suite 1000	5,757 RSF	Virtual Tour 

Additional Details

TI Allowance	Call Listing Agents
Parking	Outside and surface 4/1,000 SF @ \$60.00/stall
Possession	<ul style="list-style-type: none">Suite 1000 is available with 60 Days noticeAll other suites available immediately



Property Highlights



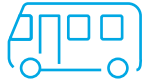
Outstanding Location near Finch Avenue E

Excellent nearby amenities, restaurants & park land



Transportation

Easy access to Hwy 404, and close proximity to Hwys 407 and 401



Transit

Shuttle bus service to the subway station at Fairview Mall / Don Mills



Healthy, Vibrant Community

Building has a restaurant, outdoor terrace and on-site gym

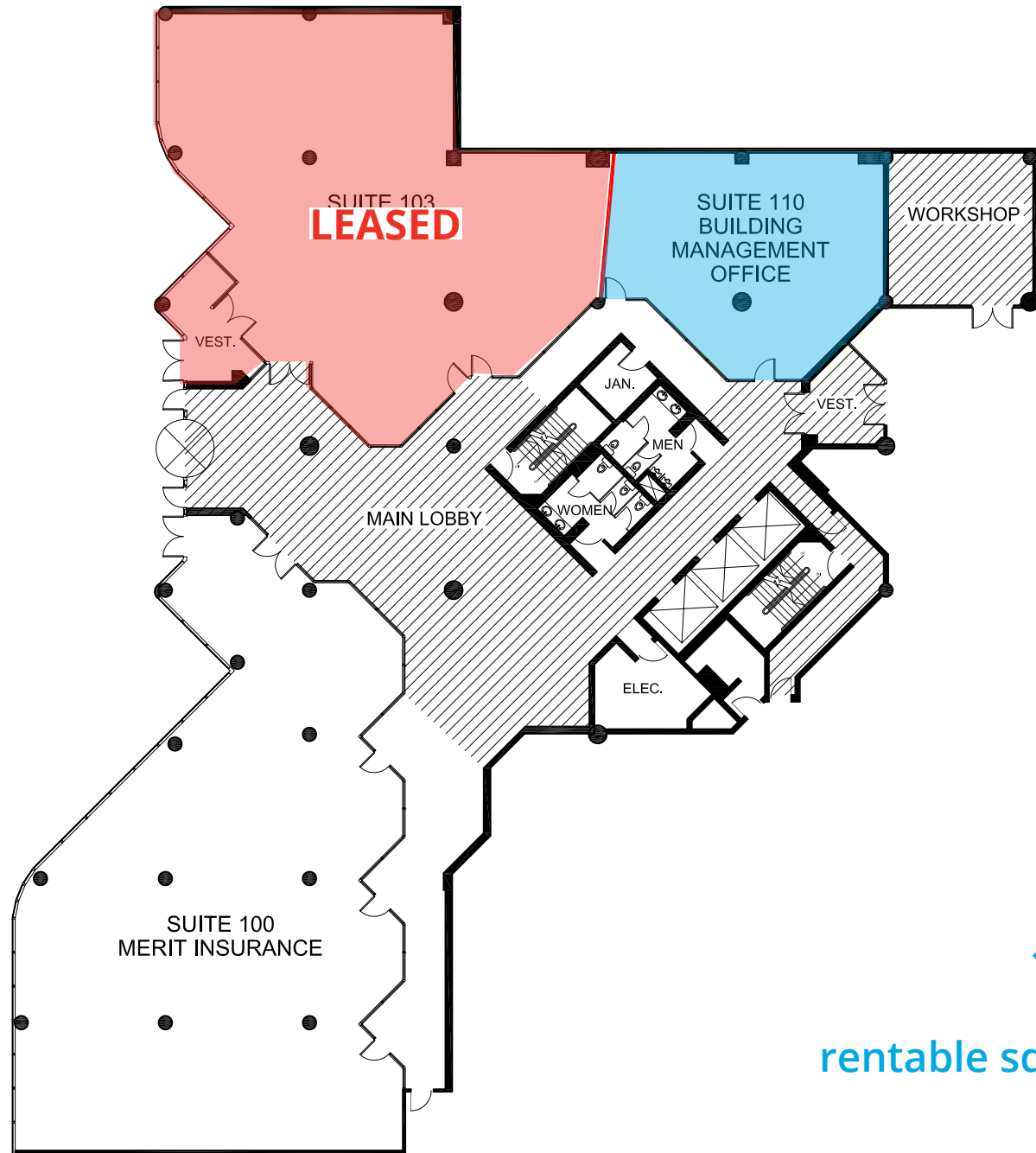


Floor Plan

Ground Floor Availability

~~Suite LEASED 84 RSF~~

Suite 110 - 1,381 RSF



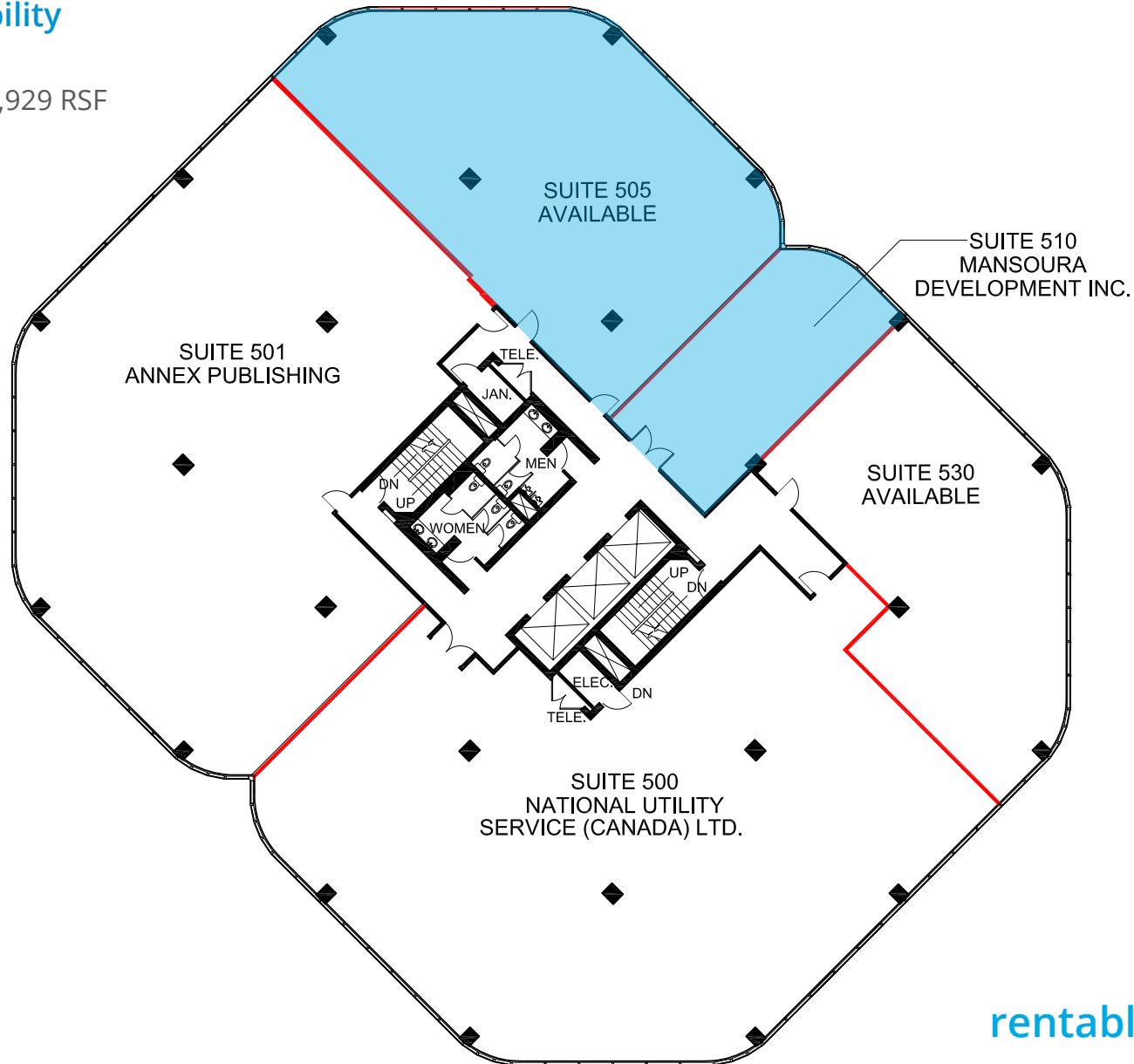
1,381

rentable square feet
available

Floor Plan

Fifth Floor Availability

Suite 505 - 2,988 RSF
or Suite 505 & 510 - 3,929 RSF



3,929

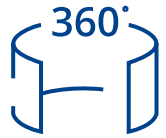
rentable square feet
available

Floor Plan

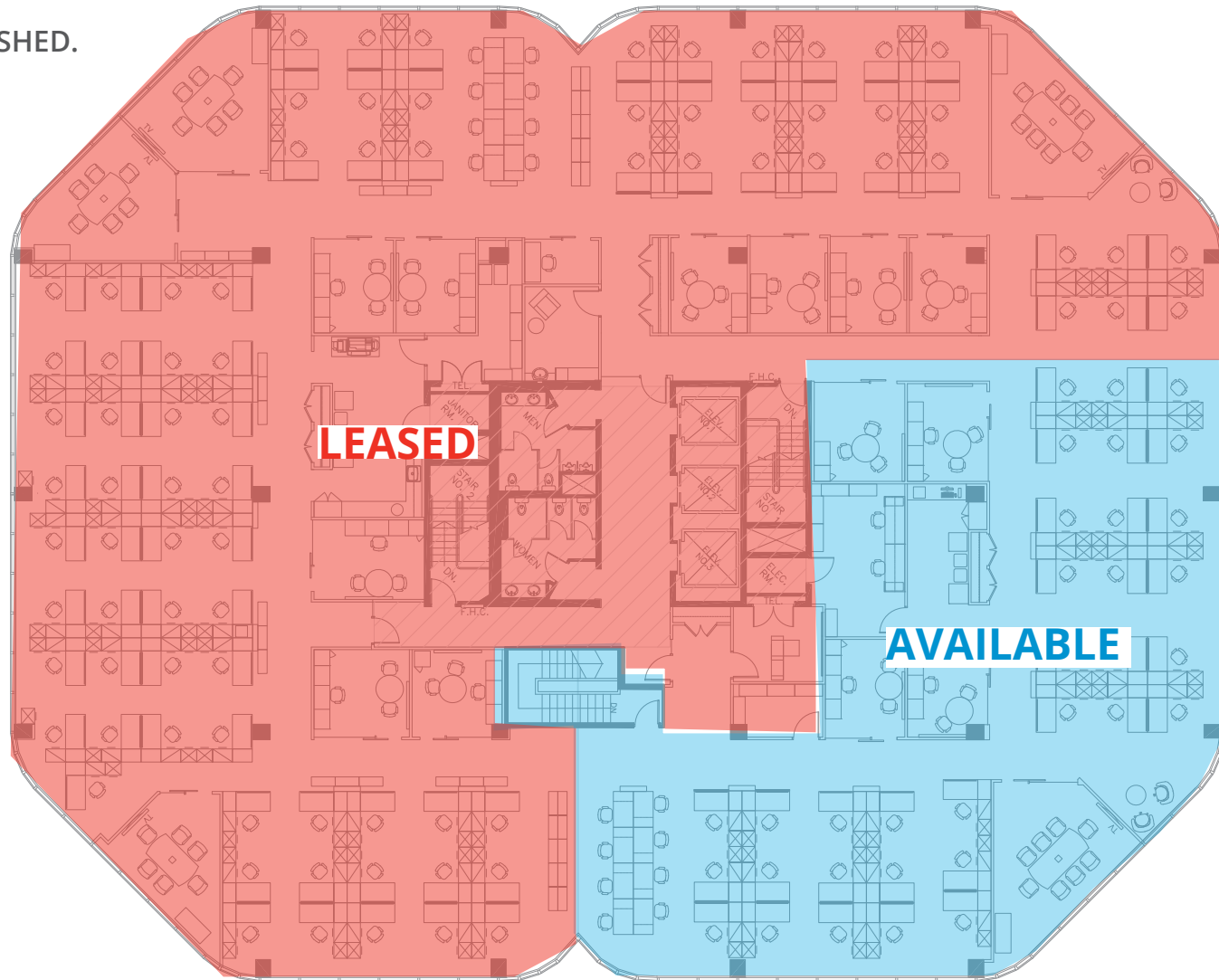
Tenth Floor Availability

5,757 RSF

SPACE IS FULLY FURNISHED.



Take a
Virtual Tour



5,757

rentable square feet
available



Building Amenities

- Daily Fresh Restaurant (2nd Floor)
- Outdoor Terrace (Open in Summer)
- Shuttle Bus Services to the Subway Station & Fairview Mall
- Visitor Parking (Accessible via Placer Court)
- Goodlife (105 Gordon Baker)
- Convenience Store (105 Gordon Baker)

Shuttle Bus Schedule

Don Mills Subway	111 Gordon Baker Road
7:00 AM	7:12 AM
7:30 AM	7:42 AM
8:00 AM	8:12 AM
8:30 AM	8:42 AM
9:00 AM	9:12 AM
9:30 AM	9:47 AM
Fairview Mall (Shoppers Drug Mart)	111 Gordon Baker Road
---	11:32 AM
11:45 AM	12:02 PM
12:15 PM	12:32 PM
12:45 PM	1:02 PM
1:15 PM	1:32 PM
1:45 PM	---
Don Mills Subway	111 Gordon Baker Road
---	4:02 PM
4:15 PM	4:37 PM
4:50 PM	5:17 PM
5:30 PM	5:52 PM
6:05 PM	6:32 PM
7:15 PM	---

Specifications

Floor Areas

Floors	Area (SF)
10	17,595
9	17,595
8	17,595
7	17,595
6	17,595
5	17,595
4	17,595
3	17,519
2	15,106
Grd.	9,711

Mechanical System

General Data Summary

- Individual floor by floor mechanical system for optimum tenant control and flexibility
- Air supply and return through ceiling
- Monitored and controlled from central computerized facility on a 24 hour, 7 day a week basis
- 24 hour condenser water system with additional cooling capacity
- Energy efficient cooling

Fresh Air Exchange

- 15 cubic feet per minute per sq. ft.
- 100% fresh air exchange once every 45 mins

Heating

- Energy efficient gas fired boilers

Zones / Floor

- 4 zones + 18-20 heat pumps for optimum tenant comfort

Architectural / Structural Data Summary

Number of Storeys 10

Total Rentable Area 165,497 SF

Window Treatment

- Hermetically sealed double glazed units
- Reflective glass with low "E" coating

Ceilings

- 60' x 20' recessed fluorescent luminaries
- 5' planning grid
- Ceiling Height 8' 10"

Walls

- Prime painted drywall finish

Common Area Doors

- Painted hollow metal to core areas

Tenant Doors

- Full height solid core wood

Floor Finish

- Steel troweled and sealed concrete

Floor Landing

- 100 lbs. per sq. ft. (total live load and partition)
- Concrete structure

Electrical System

Design Capabilities

- 1.5 watts per sq. ft. lighting
- 2.5 watts per sq. ft. - "clean" power
- 1.0 watt per sq. ft. for regular power

Elevators

- 3 high speed traction 1 hydraulic shuttle - parking garage

Freight Handling

- Loading docks on 2nd level

Lighting System

- 60"x20" lighting fixture complete with clear prismatic acrylic lens
- Parabolic lens capacity
- Two energy efficient 4' white T-8 lamps (LED) with 347 volt electronic ballasts

Wiring

- Flexible wiring allows for easy fixture relocation

Communication Facilities

Telephone

- Capacity is provided in each on floor telephone room to handle the tenant's telephone riser requirements

Cable Television

- Cable service can be accessed by arrangement with the supplier

Fibre Optics

- Available on each floor

Service Providers

- Bell, Allstream, and Cogeco

Satellite Telecommunications

- Can be individually assessed when required
- Space exists to provide necessary routing of signal cable and installation of dishes

Recycling Program

- All paper recycling
- Each kitchen is equipped with a special container for bottles and cans which is removed nightly
- All cardboard will be picked up on a regular basis

Building Security

Closed Circuit Camera Monitoring Provided Tenant After-Hours Access

- Tenant after-hours access is provided by way of a card access system

Visitor After-Hours Access for Building and Elevator

- Client after-hours access if provided through an enterphone system

Emergency Generator

- 2nd generator (275 KvA) can be made available for tenant use
- Space available for installation of tenant's emergency generator


Parking

- 2/1,000 SF - Indoor
- 2/1,000 SF - Outdoor

Sustainability


- BOMA GOLD CERTIFIED, BOMA PLATNIUM APPLICANT

Location & Nearby Amenities

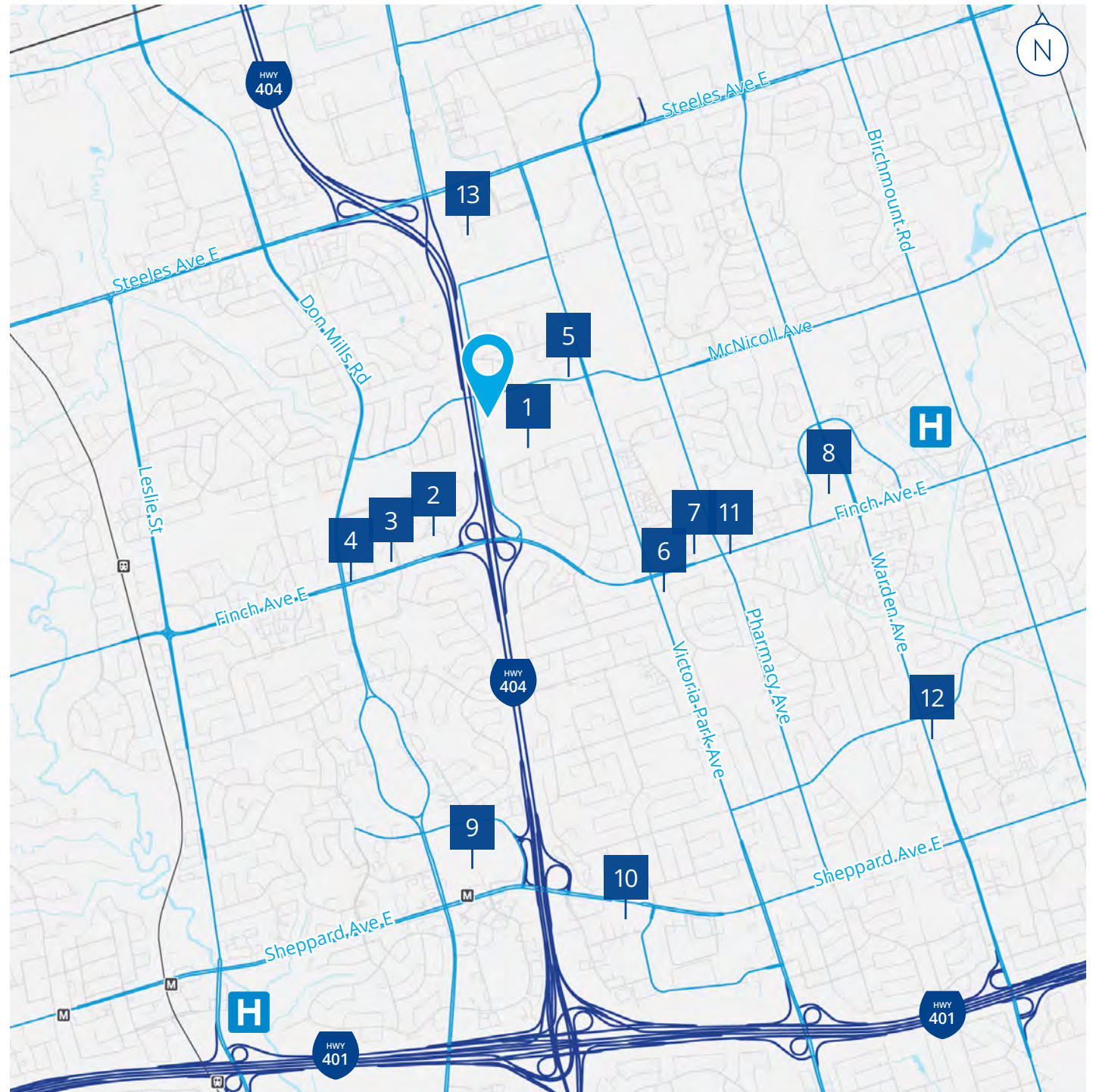
 111 Gordon Baker Road

- 1 Goodlife Fitness
- 2 Seneca College
- 3 No Frills
- 4 Tim Horton's
- 5 Tim Horton's
- 6 Shell
- 7 McDonald's
- 8 Bridalwood Mall
- 9 Cadillac Fairview Mall
- 10 Tim Horton's
- 11 LCBO
- 12 Shopper's Drug Mart
- 13 Loyalist College

 Hospital

 Subway Station

 GO Station





Ownership



Adgar Investments & Development is a diversified and international real estate company with a portfolio of 3.5 million square feet throughout Canada, Belgium, Poland and Israel. The company has a thorough knowledge of real estate, investing primarily in income producing assets, specializing in the field of Class B office and retail space.

Adgar's Canadian portfolio consists of 3 million square feet of office space situated in key locations including Downtown, Midtown, Liberty Village, Mississauga, North York, Markham and Richmond Hill. As an active owner of commercial real estate, Adgar's commitment is to deliver service, quality and value to our clients."



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