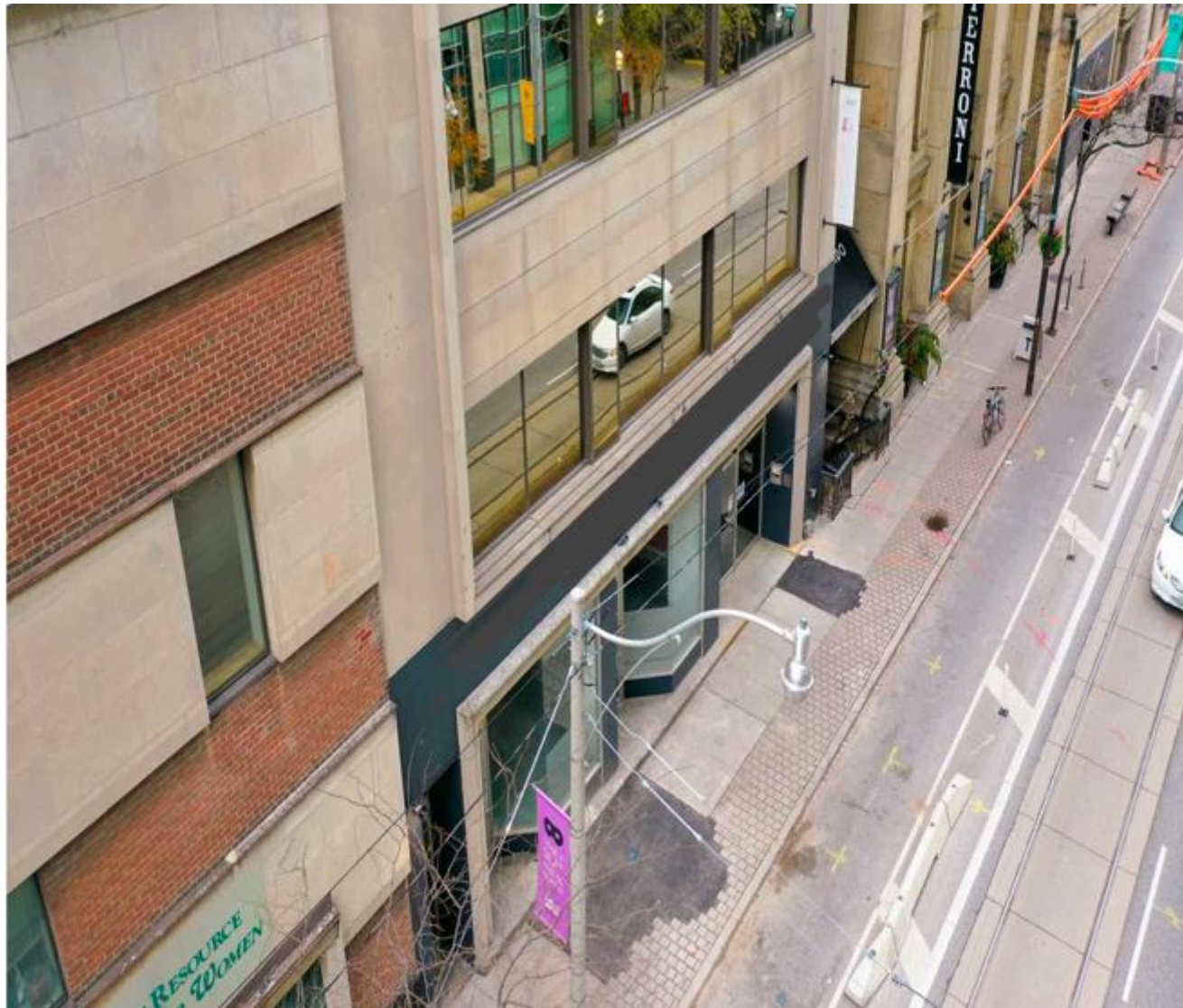


# 59 Adelaide Street East





## 59 ADELAIDE STREET EAST, TORONTO

### **Available**

Lower Floor - 2000 SF occupied\*

\*subject to 180 sale/demo clause to vacate

### **Available Immediately**

- Each floor, self-contained with direct access from new building elevator.
- Occupant controls independent heating, air conditioning, electrical panel, men's and ladies' washrooms, kitchenette etc., on each floor.
- 24/7 365 video security monitors at the building; after hours card access/interphone.
- 3 minute walk to Queen and King subway stations



Court Street view

## EXECUTIVE SUMMARY

59 Adelaide Street East is improved with an existing +/-35,000 square foot office building.

Details are the following:

- Six storeys above grade and fully finished office space in lower level
- All floors available for occupancy
- All 7 floors serviced by the elevator
- Terminable Lease (within 180 days notice for 2000 SF lower level)
- New elevator and new HVAC

### Walk, Transit & Bike Scores



Walk Score  
**98**  
Walker's Paradise



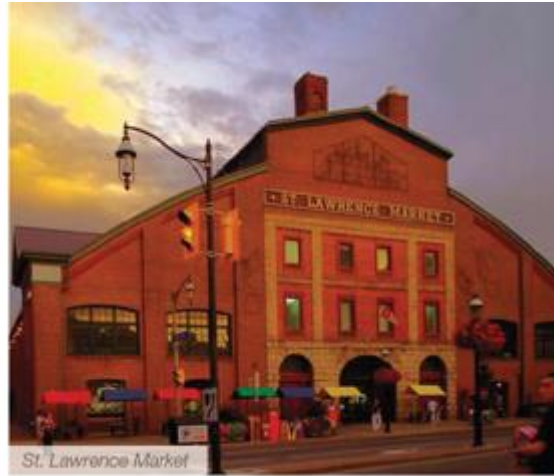
Transit Score  
**100**  
Rider's Paradise



Bike Score  
**94**  
Biker's Paradise

# NEIGHBOURHOOD OVERVIEW

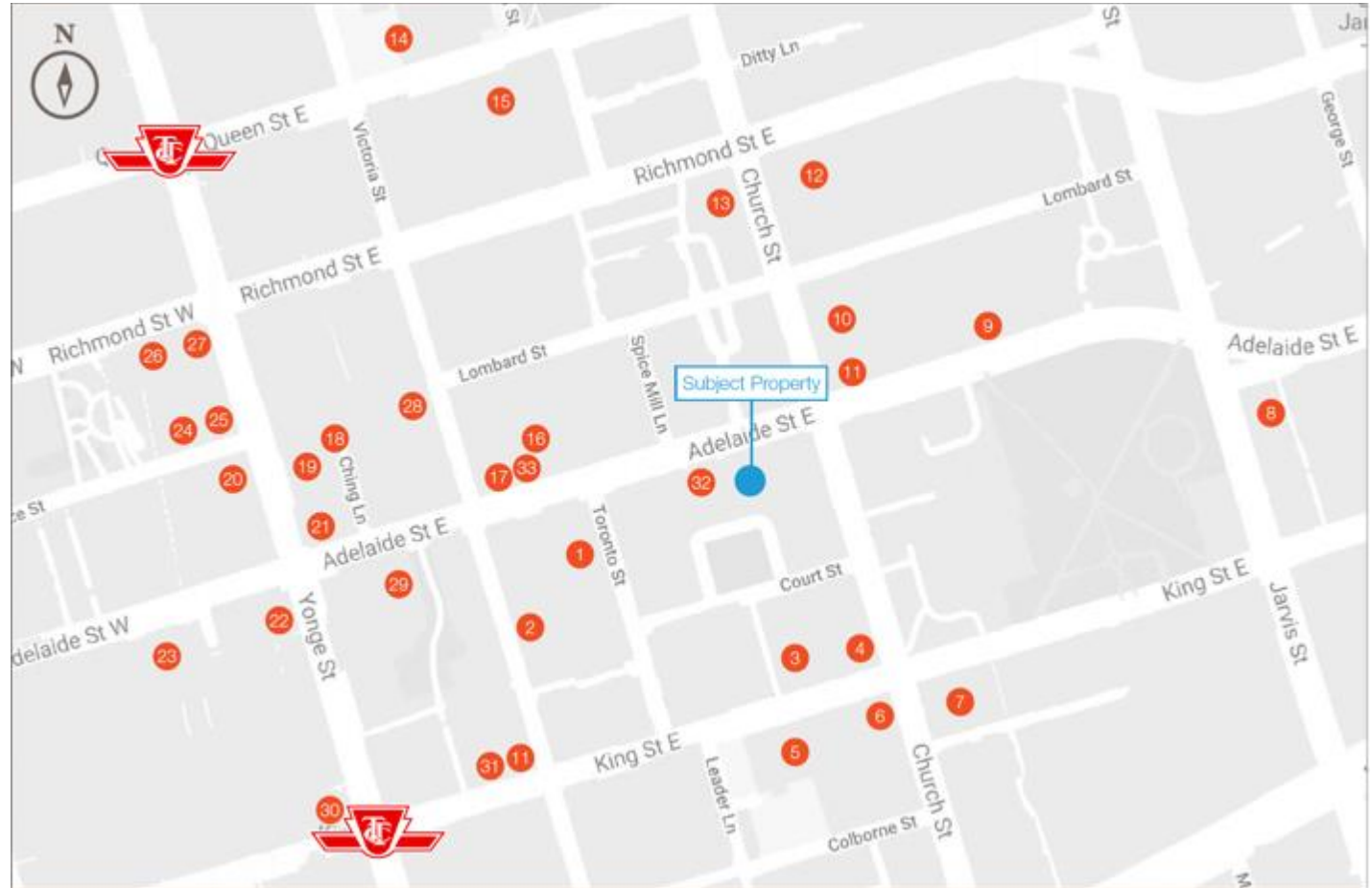
The Property is located in the Church-Yonge neighbourhood in Downtown Toronto surrounded by Parks, TTC transit, retail, and residential condominiums. The subject property backs onto Courthouse Square Park, which is one of only two in the area. Adjacent to the square is one of Toronto's finest Italian Eateries, Terroni Restaurant's Patio



# Amenities

## Legend

- 1 The Poke Box
- 2 Service Ontario
- 3 St. Louis Bar & Grill
- 4 Crepe T.O.
- 5 Albany Club
- 6 BMO Bank of Montreal
- 7 Score on King
- 8 Cafe Oro di Napoli
- 9 Pearl Diver
- 10 Gyu-Kaku Japanese BBQ
- 11 Tim Hortons
- 12 Domino's Pizza
- 13 McVeighs Irish Pub
- 14 St. Michael's Hospital
- 15 Druxy's Famous Deli
- 16 Pumpnickel's
- 17 Sansotei Ramen
- 18 McDonalds
- 19 Mamma's Pizza
- 20 Sud Forno
- 21 Popeye's Supplements
- 22 TD Canada Trust
- 23 Winners
- 24 The Chase
- 25 Dineen Coffee Co
- 26 Richmond Station Restaurant
- 27 Sunset Grill
- 28 Passport Canada
- 29 CRAFT Beer Market Toronto
- 30 Starbucks
- 31 Beerbistro
- 32 Terroni
- 33 Pumpnickel's

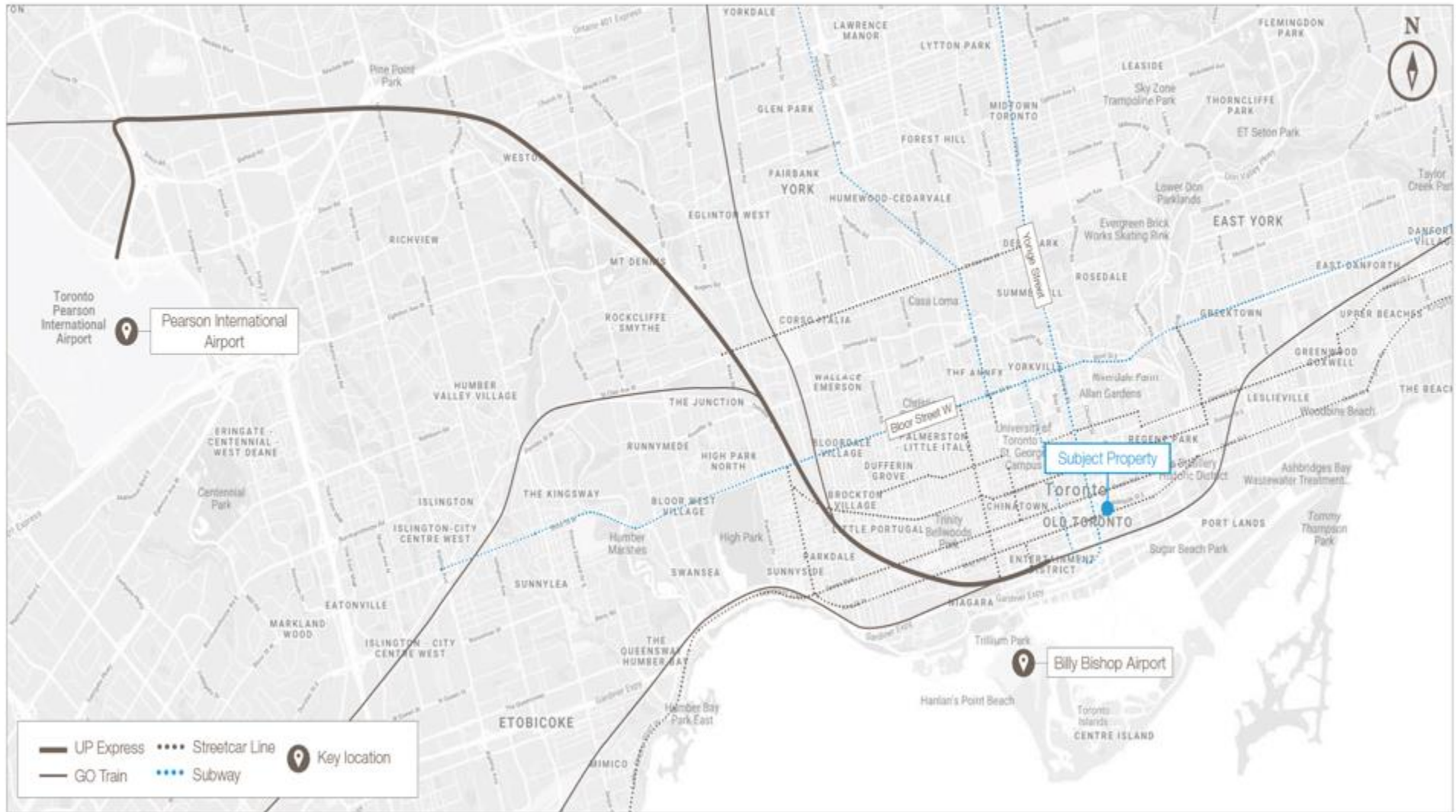


# SURROUNDING DEVELOPMENTS



# Transit Overview

City	Distance	Drive Time
1 Scarborough	28.8 KM	49 Min
2 Mississauga	26.3 KM	36 Min
3 Pearson International Airport	24.7 KM	26 Min



# TRANSPORTATION



## TRANSIT / SUBWAY

Church Street at Adelaide Street East  
Transit Stop (Lake Shore Rd)

Church Street at Lombard Street Farside  
Transit Stop (Lake Shore Rd)

Church Street at King Street East  
Transit Stop (Lake Shore Rd)

Church Street at Richmond Street East  
Transit Stop (Lake Shore Rd)

King Street East at Church Street  
Transit Stop (Lake Shore Rd)



## COMMUTER RAIL

Union Station Rail Commuter Rail  
(Lakeshore West Train, Milton Train, Kitchener Train, Barrie Train,  
Richmond Hill Train, Stouville Train, Niagara Falls Train, Lakeshore East  
Train)

Exhibition Station Go Rail Commuter Rail  
(Lakeshore West Train, Niagara Falls Train)



## AIRPORT

Billy Bishop Toronto City Airport  
Buttonville Municipal Airport  
Toronto Pearson International Airport



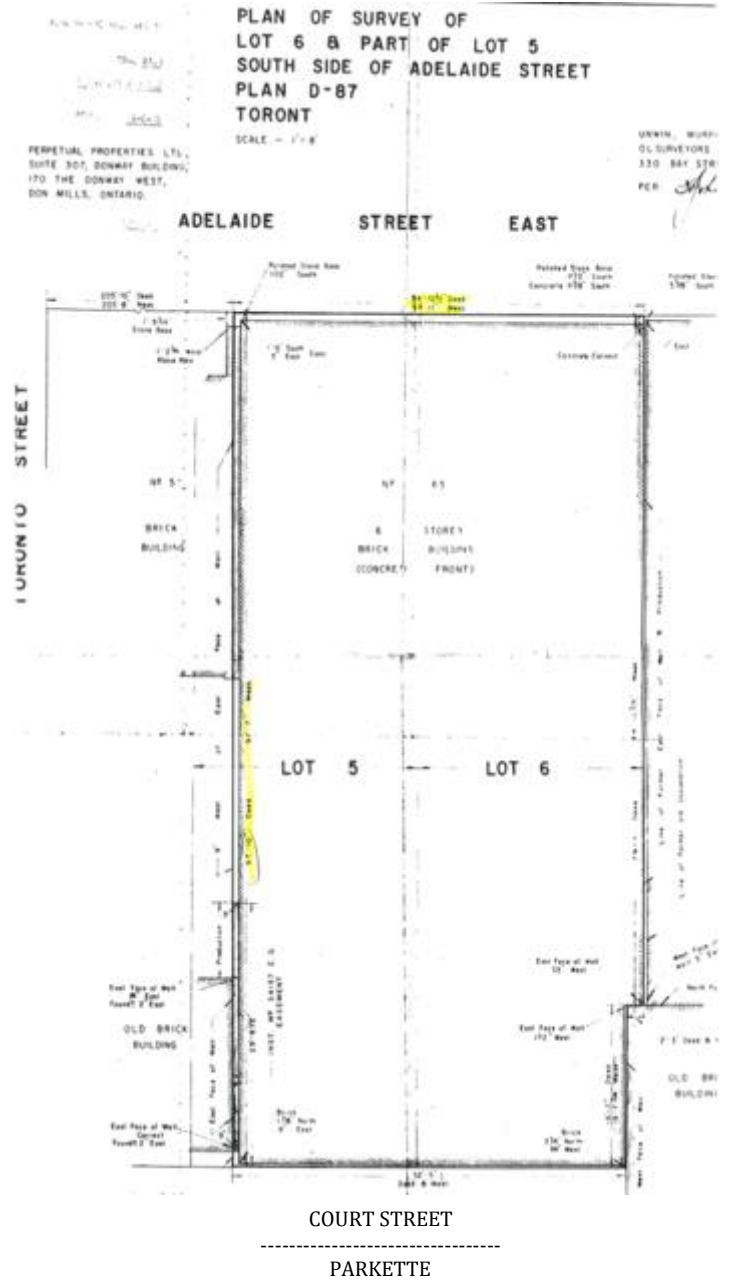
# ZONING

CR4.0 (c3.0; r4) SS1 (x2315)

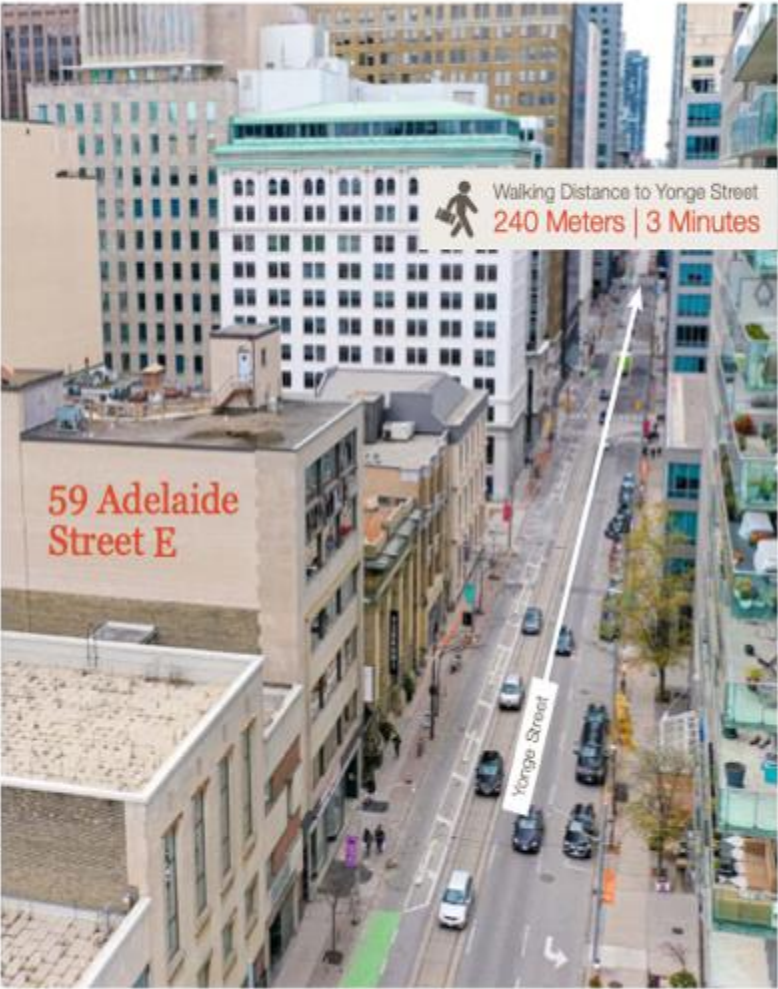
The property is zoned Commercial Residential (CR)



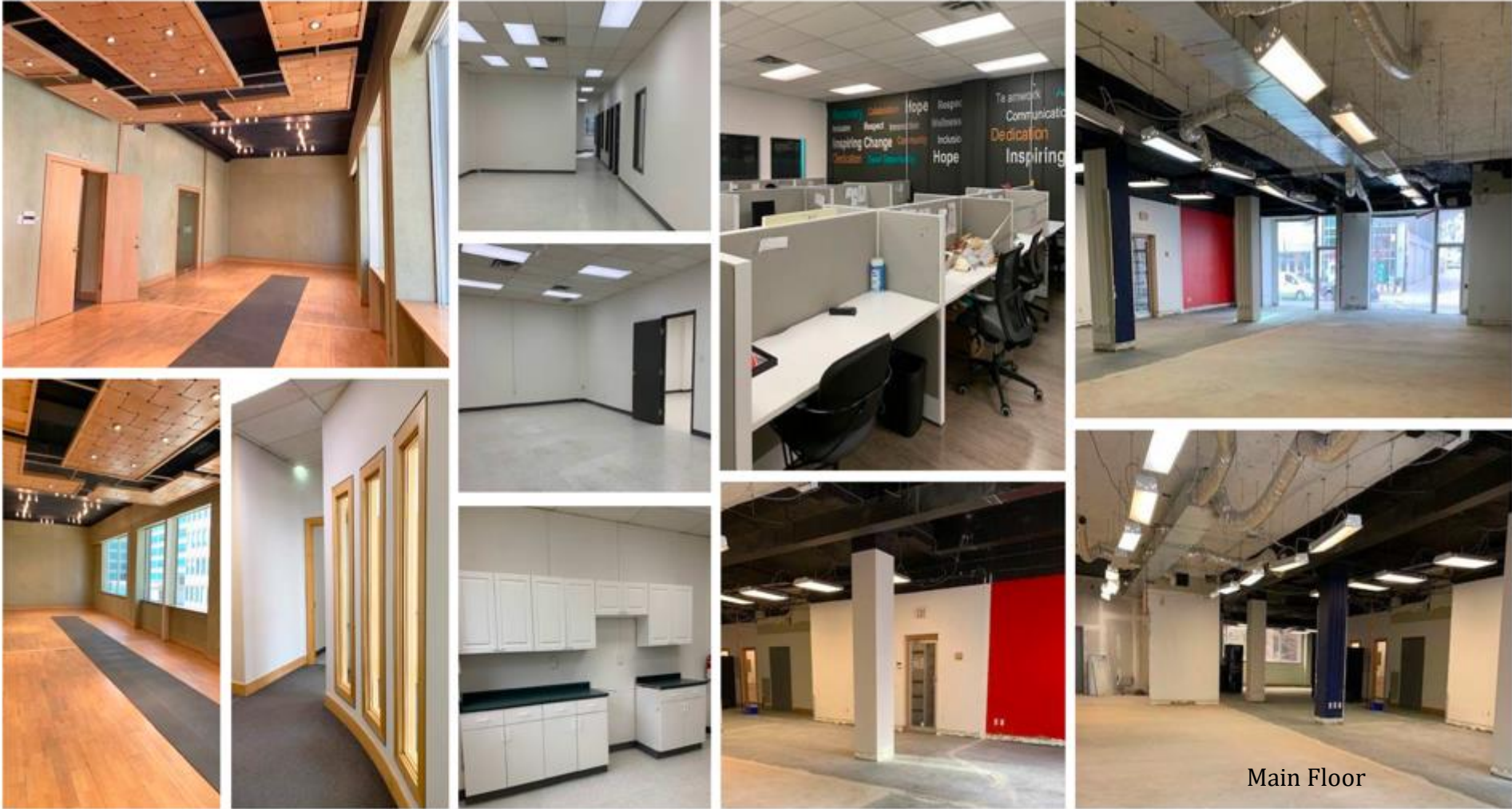
# SURVEY



# PROPERTY IMAGES



# PROPERTY IMAGES



Main Floor

# Floor Plans

Floor B1 - 5,104 SF



Floor plans created by Extreme Measures

Floor 1 - 4,334 SF



HL Casting Jewelry Inc. (2000 SF) – Basement \*

Vacant (Main Floor)

2 Store fronts

Shipping / Receiving from Court Street Lane

\* Available on 180 day notice

# Floor Plans

Floor 2 - 5,096 SF



Floor 3 - 5,082 SF



# Floor Plans

Floor 4 - 5,100 SF



Floor 5 - 5,082 SF

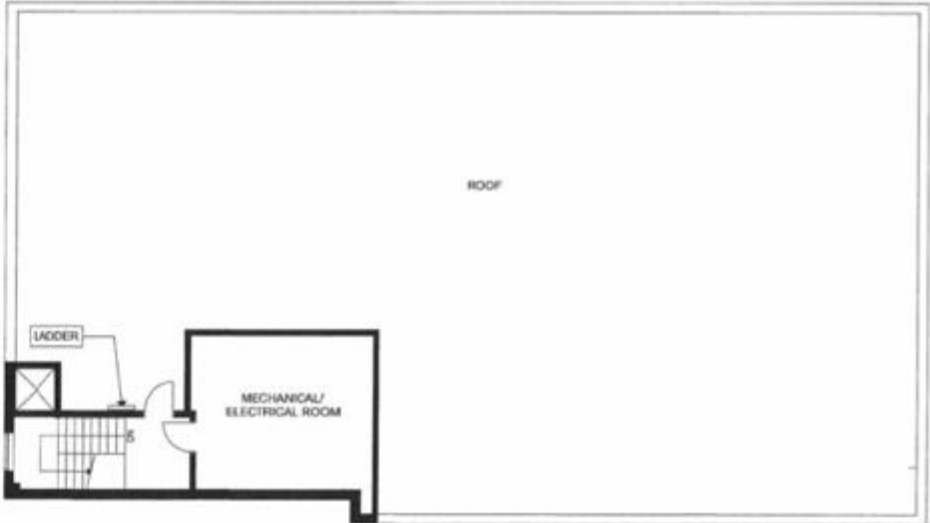


# Floor Plans

Floor 6 - 5,083 SF



Floor 7 - 562 SF



## Premium Group

73 Rainside Road

Unit #8

North York, ON

M3A 1B2

Milton Winberg

416.483.3400 ext 133

[mw@premiumgroup.com](mailto:mw@premiumgroup.com)

Andy Pollack

416.483.3400 ext 124

[andy@premiumgroup.com](mailto:andy@premiumgroup.com)

