



**111**  
GORDON  
BAKER

# Office Space For Lease



**Patrick Cowie\***  
Senior Vice President  
D: 416 791 7223  
Patrick.Cowie@colliers.com



**Yanis Tzatzoglou\***  
Senior Vice President  
D: 416 791 7208  
Yanis.Tzatzoglous@colliers.com





# 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

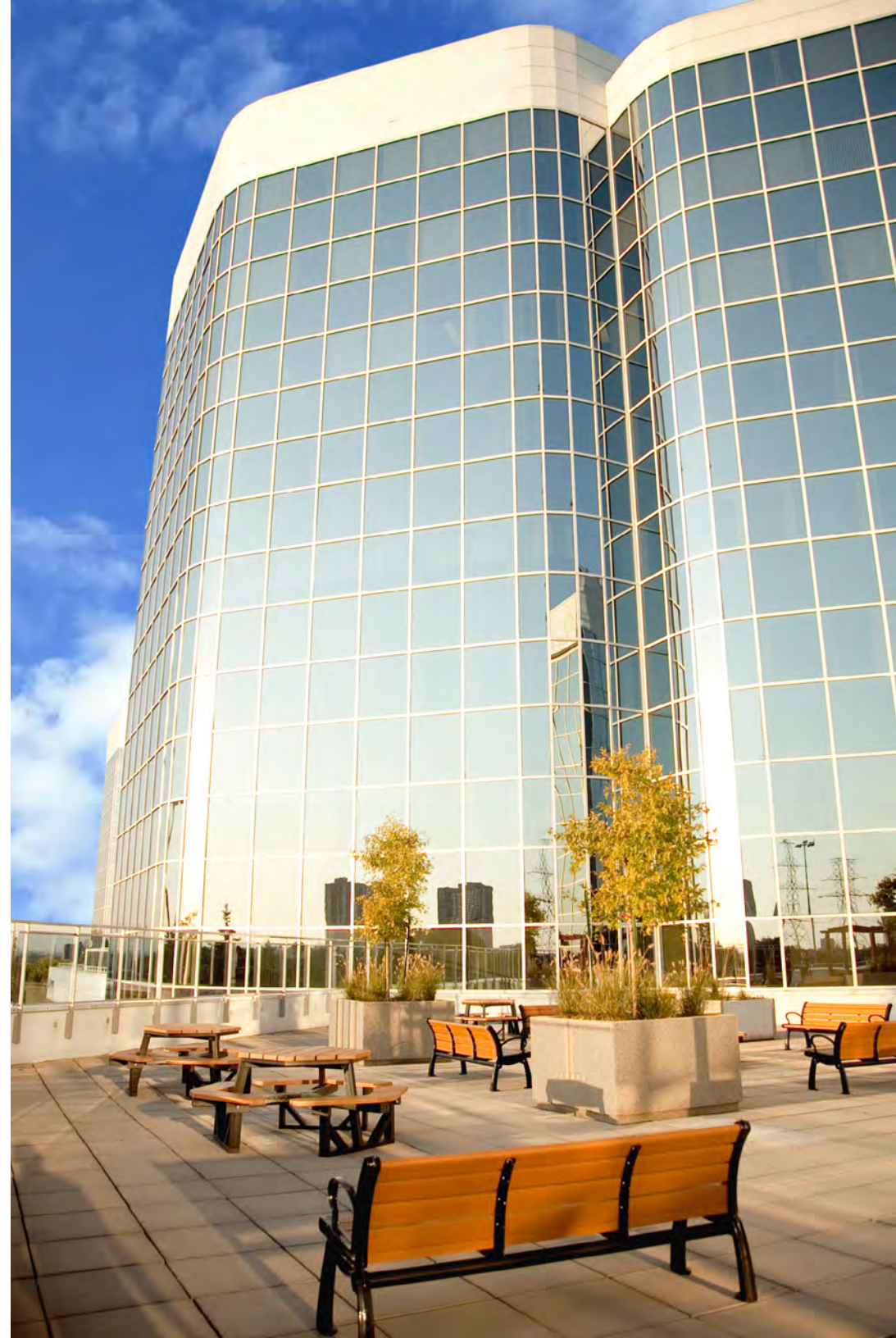
\$17.88 PSF / Year (2023 estimate)

## Available Space

<del>Suite 103</del>	<del>3,584 RSF</del>	<b>LEASED</b>
Suite 110	1,381 RSF	
Suite 505	2,988 RSF OR 3,929 RSF	
Suite 1000	5,757 RSF	<a href="#">Virtual Tour</a> 

## 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"><li>Suite 1000 is available with 60 Days notice</li><li>All other suites available immediately</li></ul>



# 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

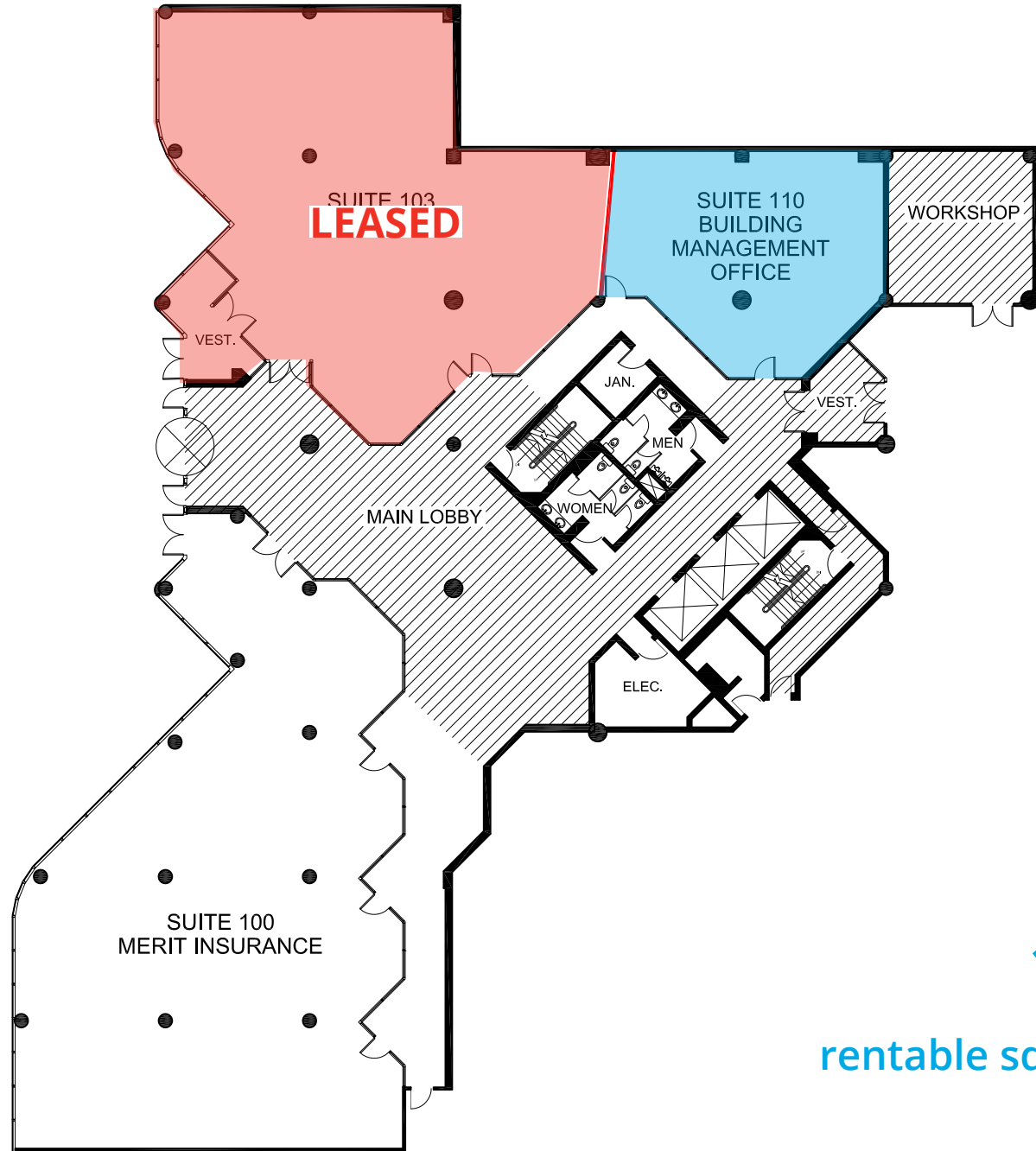


# Floor Plan

## Ground Floor Availability

~~Suite LEASED 84 RSF~~

Suite 110 - 1,381 RSF



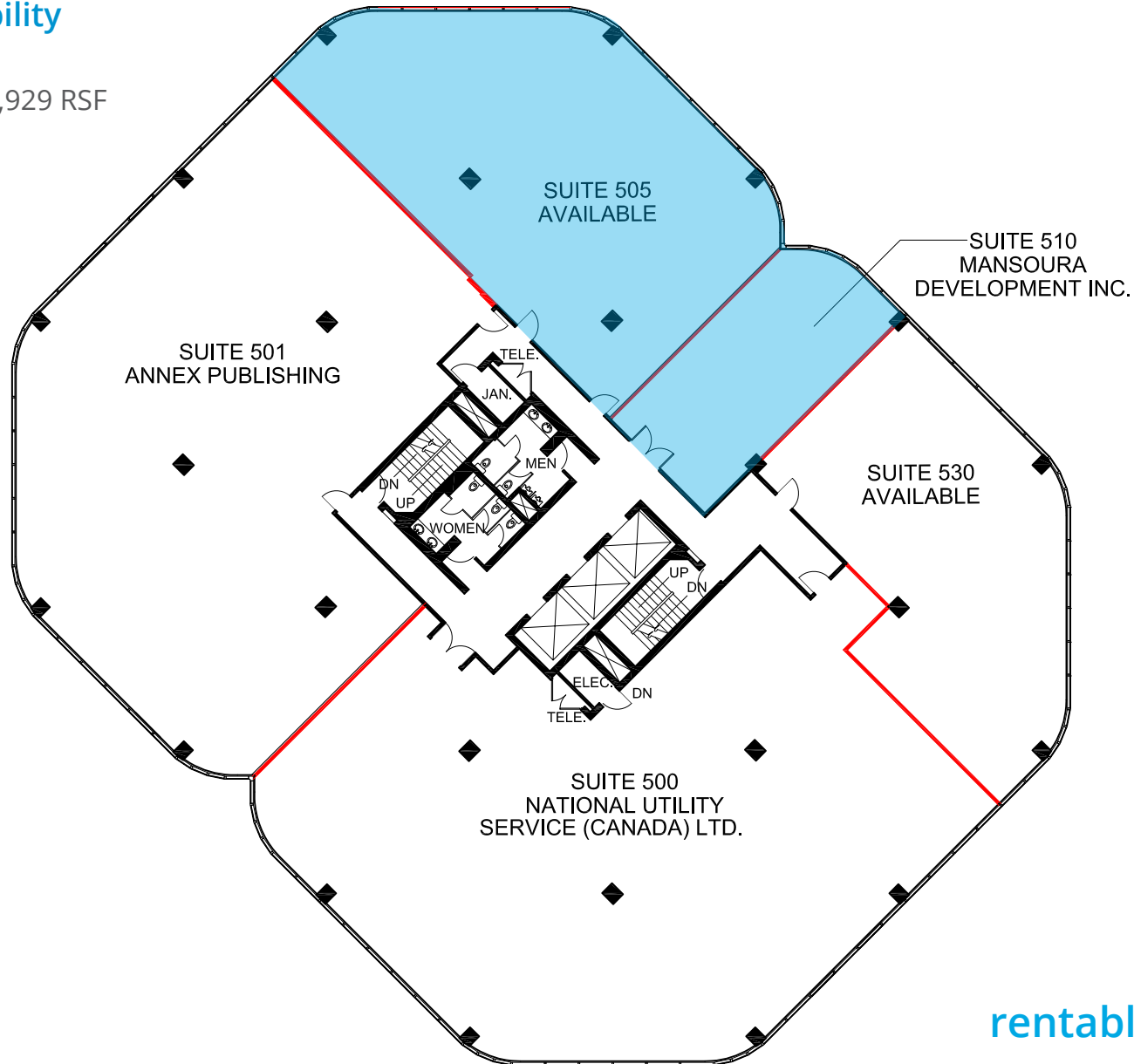
1,381

rentable square feet  
available

# Floor Plan

## Fifth Floor Availability

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



**3,929**

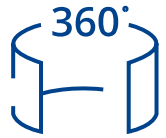
rentable square feet  
available

# Floor Plan

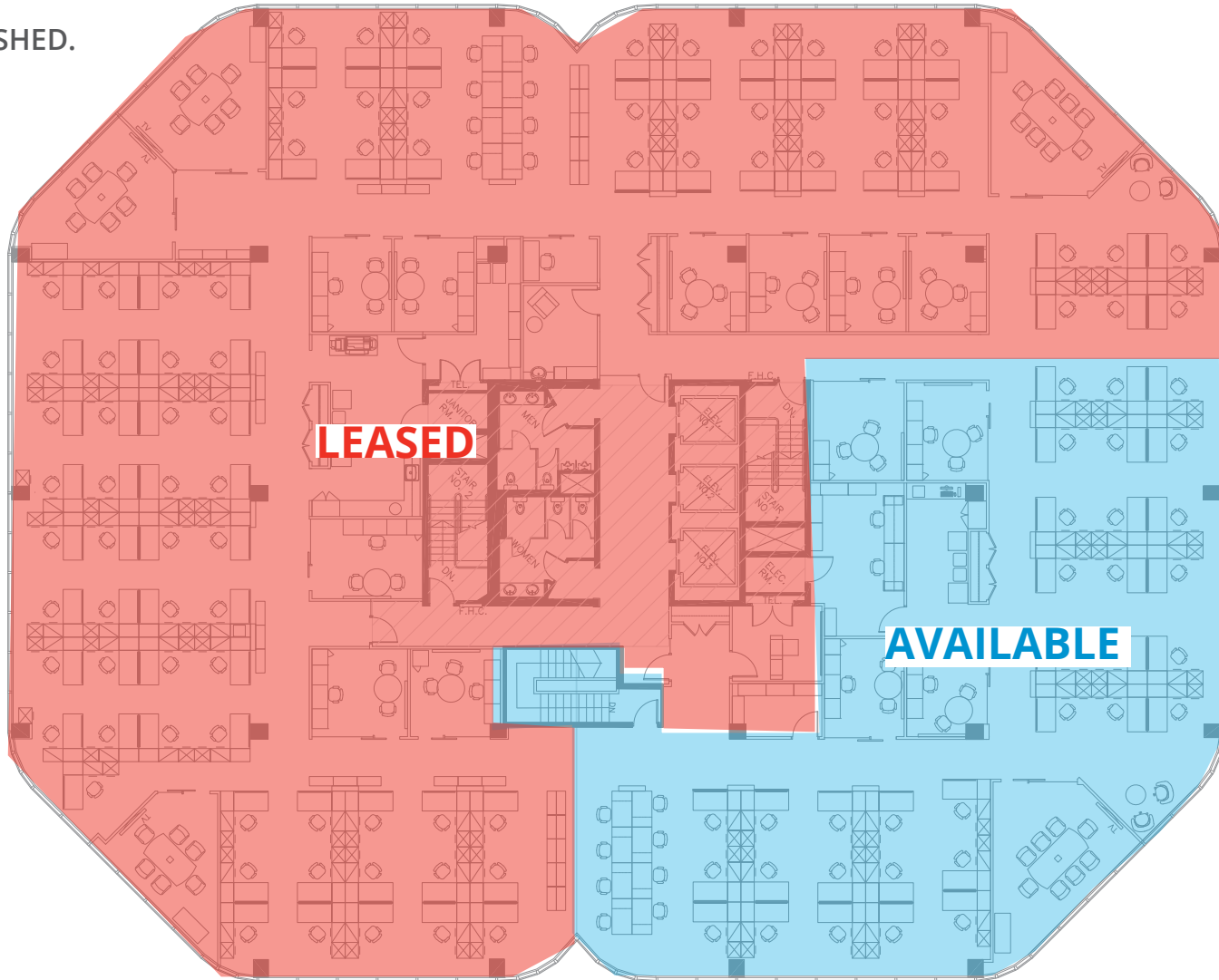
## Tenth Floor Availability

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

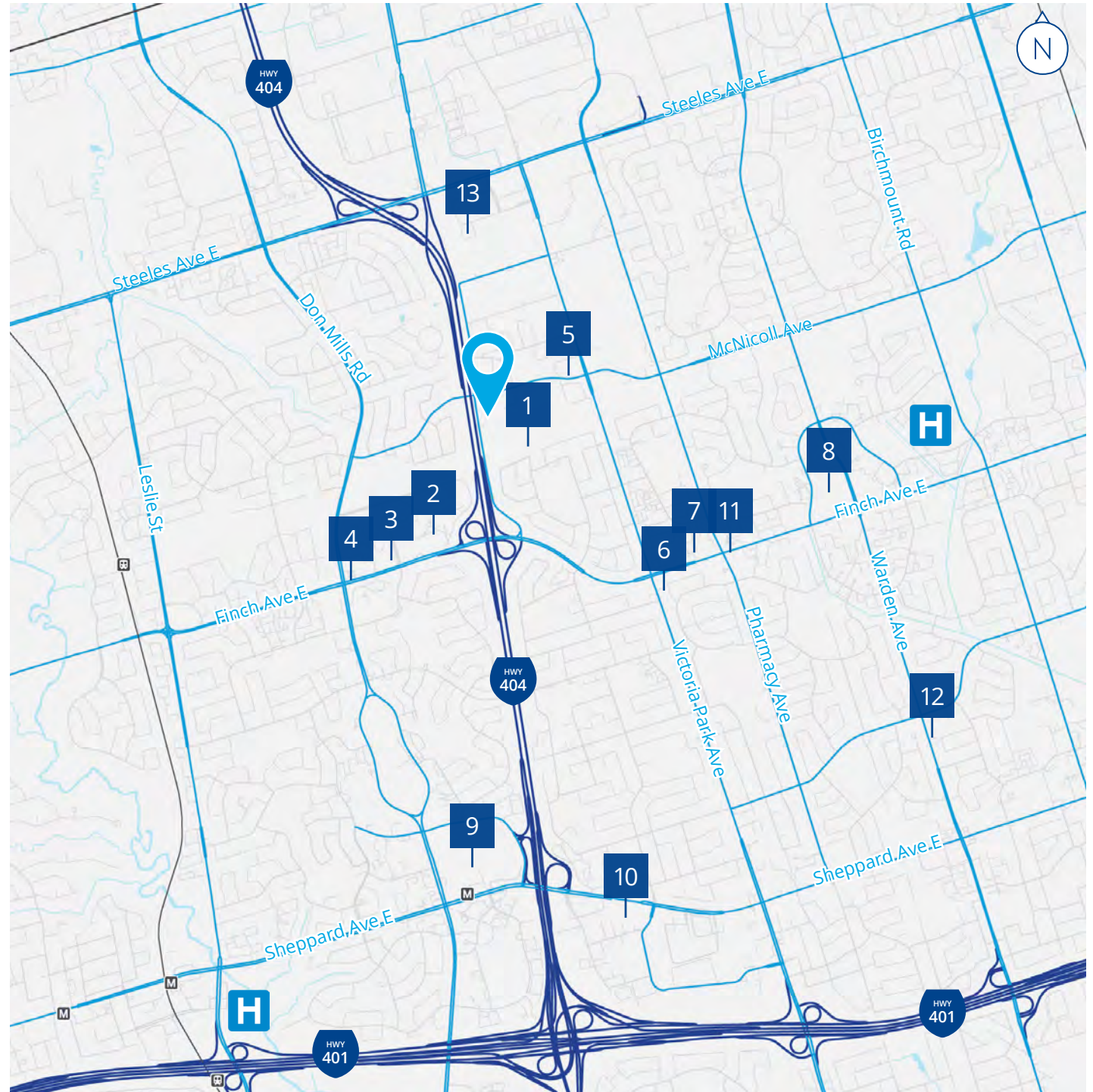
 111 Gordon Baker Road

- 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

**H** Hospital

**M** 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."



Stockton & Bush and its affiliate companies have continuously demonstrated strong leadership and creative and prudent management of real estate assets in Canada and the United States. Over the last 20 years, management has been involved in the acquisition, disposition, asset management and property management of more than \$600 million of office, industrial, retail and residential income producing properties totaling approximately 12 million sq. ft. of gross leasable area (GLA).



111 Gordon Baker Road,  
Toronto, ON



245 Yorkland Boulevard  
Suite 200  
Toronto, ON  
M2J 4W9 Canada  
Main: +1 416 777 2200  
colliers.com

**For more information, please contact:**

**Patrick Cowie\***

Senior Vice President

D: 416 791 7223

Patrick.Cowie@colliers.com

**Yanis Tzatzoglou\***

Senior Vice President

D: 416 791 7208

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\* Sales Representative

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