

VACANCY

120 Bremner Blvd

SFC/SOUTHCORE
FINANCIAL CENTRE

www.southcore.ca

Downtown Toronto
September 2014



AVAILABLE AREA OFFICE

- 14th floor:** 12,307 sq. ft. (5 year term space)
- 15th floor:** 12,307 sq. ft. (10 year term space)
- 15th floor:** 12,307 sq. ft.
- 23rd floor:** 25,511 sq. ft.
- 24th floor:** 25,511 sq. ft.
- 25th floor:** 25,511 sq. ft.
- 26th floor:** 25,511 sq. ft.
- 27th floor:** 25,511 sq. ft.
- 28th floor:** 25,511 sq. ft.
- 29th floor:** 25,511 sq. ft.
- 30th floor:** 25,511 sq. ft.
- 31st floor:** 4,499 sq. ft. Panoramic views of the city (must be leased together with minimum of 2 floors)

AVAILABLE AREA RETAIL

2nd Floor PATH - Unit 1 - 570 sq. ft.

Food Court - FULLY LEASED.

NET RENTAL RATE: Please call to enquire

ADDITIONAL RENTS: (2014 Estimates)

Operating Costs	\$ 9.74
Realty Taxes	\$14.18
Hydro	\$ 1.01
Total	\$24.93 psf/annum

FEATURES

- ▶ Superb south core location with easy access to major arteries and Gardiner Express Way
- ▶ Direct PATH connection to Union Station.
- ▶ Direct access to Go Platform via West Teamway
- ▶ Raised floor with UFAD system provides tenants with a smart, flexible, comfortable environment
- ▶ Floor to ceiling glass
- ▶ State of the art destination dispatch elevators
- ▶ Automated solar blinds for maximum comfort and energy conservation
- ▶ LEED Gold Core and Shell
- ▶ Virtually column free floorplates
- ▶ IP Backbone

AMENITIES

- ▶ On site food court with 5 food vendors and outdoor patio seating
- ▶ Direct access to multiple outdoor green spaces & urban forest
- ▶ Ground floor, 5000 sq. ft. full service restaurant
- ▶ 11,000 Sq. Ft. Fitness Center for tenants use only
- ▶ Bicycle storage with change room and showers

PARKING

- Ratio: 1:2,950 sq. ft.
- Unreserved: \$325.00/space/month (excl. taxes)
- Reserved: \$500.00/space/month (excl. taxes)

LEASING CONTACT

OFFICE

Jennifer Balcerak
Director, Leasing
(416) 359-2943

Jennifer.balcerak@gwlra.com

RETAIL

Beauleigh Retail Advisors
(905) 891-1188

JF - jf@beauleigh.com

Marcelle - Marcelle@Beauleigh.com

GWL Realty Advisors Inc.
33 Yonge Street, Suite 300
Toronto, Ontario M5E 1G4
www.gwlra.com

All the information contained herein is subject
to change or withdrawal without prior notice.
GWL Realty Advisors Inc., Brokerage

GWL REALTY
ADVISORS

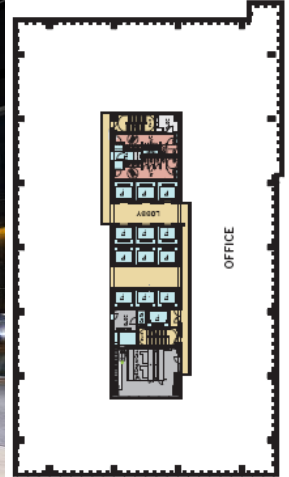
AVAILABILITY

18 York Street

SFC / SOUTHCORE
FINANCIAL CENTRE

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Downtown Toronto
September 2014



AVAILABLE AREA OFFICE

100% LEASED

AVAILABLE AREA RETAIL

Suite 200: 8,680 sq. ft. – Available January 1, 2015

Suite 220: 491 sq. ft – Available upon 60 days notice.

NET RENTAL RATE: Please call to enquire

ADDITIONAL RENTS: (2014 Estimates)

Operating Costs	\$11.24
Realty Taxes	\$14.07
Hydro	<u>\$ 0.99</u>
Total	\$26.30 psf/annum

AMENITIES

- ▶ On site bank branch, print shop, news stand, deli and dry cleaners
- ▶ LEED Gold Core and Shell
- ▶ Direct connection to Go Transit, TTC Subway and PATH through York Street Teamway.

PARKING

Ratio: 1:2,950 sq. ft.

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Reserved: \$500.00 /space/month (excl. taxes)

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