

59 Adelaide Street East

\$29,000,000





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 as well the 504 and 501 streetcar lines. Also, within walking distance of the Metrolinx Ontario Line subway station.
- Short drive to the Gardiner Expressway and Don Valley Parkway.



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

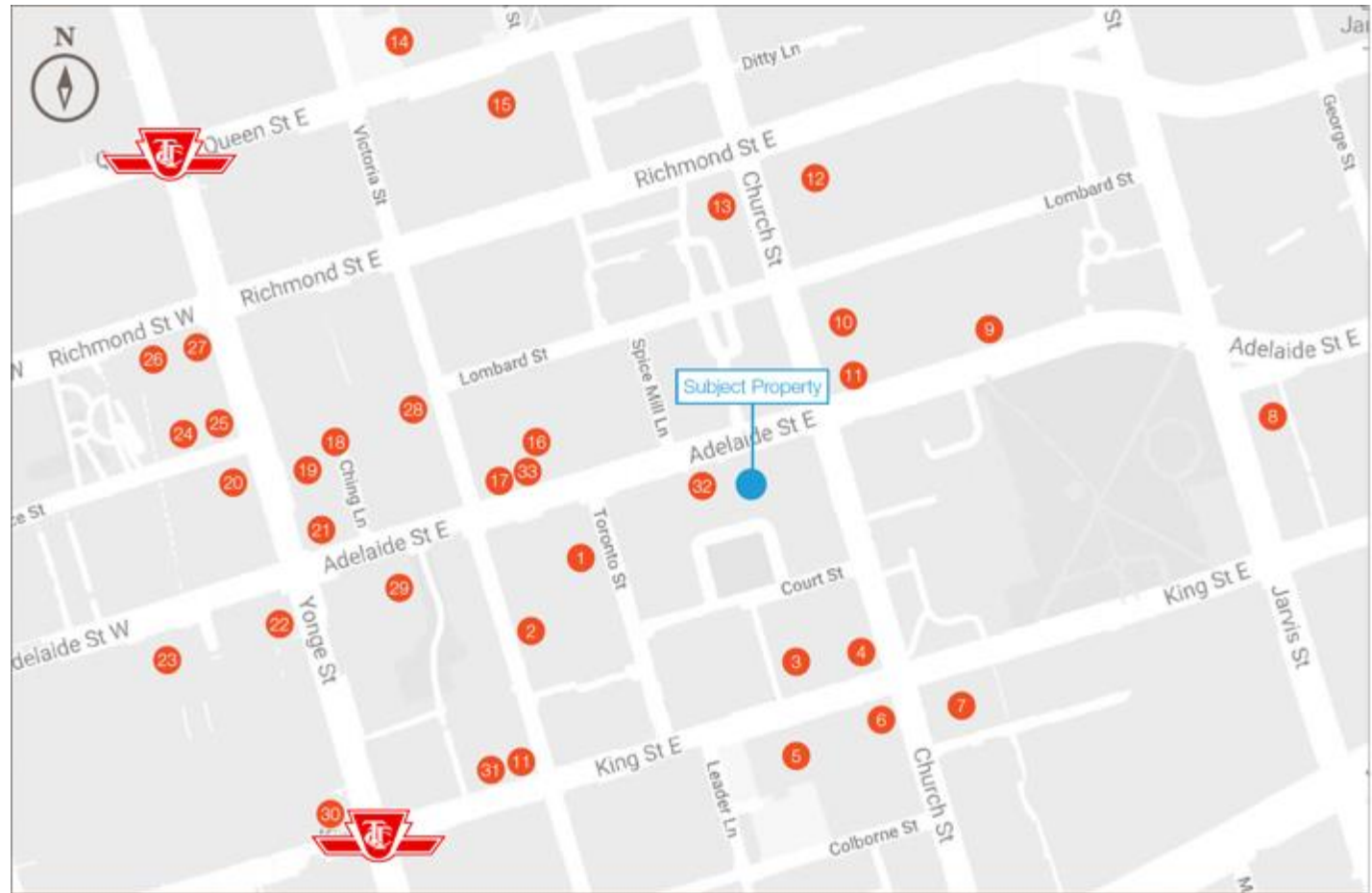
The Property is located in the Church-Yonge neighbourhood in Downtown Toronto surrounded by Parks, TTC transit, an array of shops, restaurants and movie theatres, the performing arts theatres on Yonge St., and residential condominiums. The subject property backs onto Courthouse Square Park, and is just a short walk to St. James Park. Amenities close by are St. Lawrence Market, CF Toronto Eaton's Centre, Union Station, Scotiabank Arena, Yonge-Dundas Square, Toronto Metropolitan University, the financial district, The Distillery Historic District, Sugar Beach Park, Harbourfront Centre



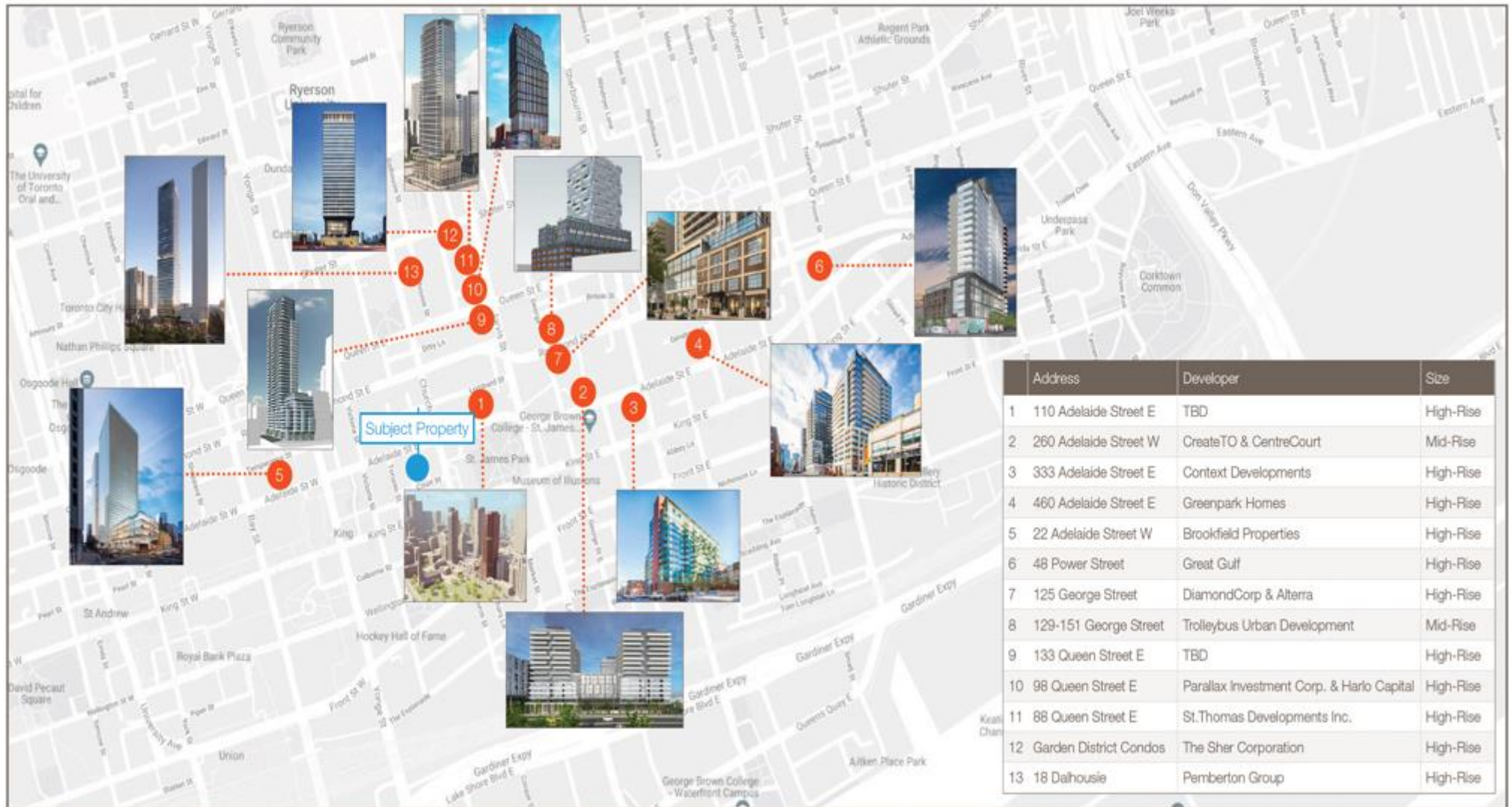
Amenities

Legend

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

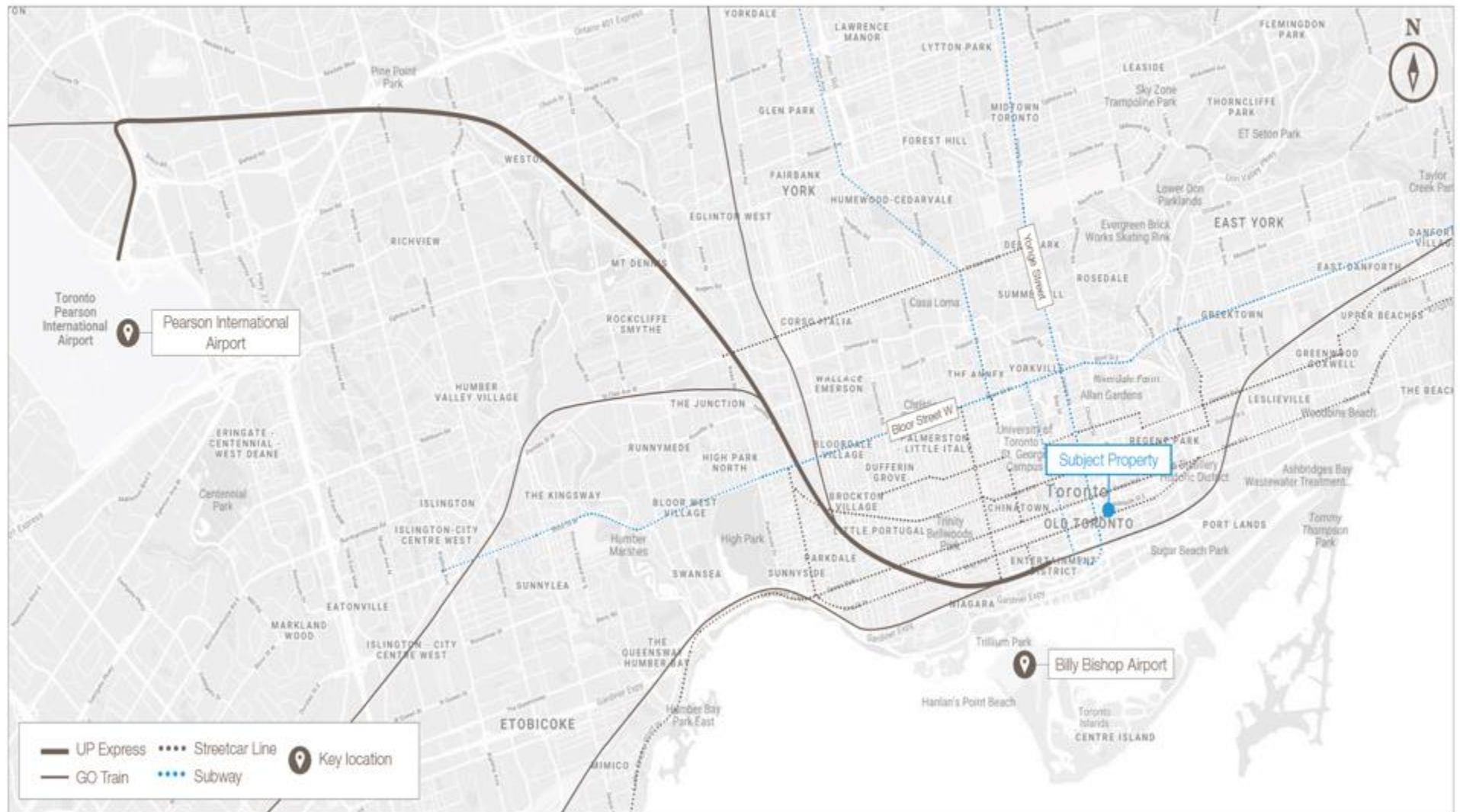


SURROUNDING DEVELOPMENTS



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)



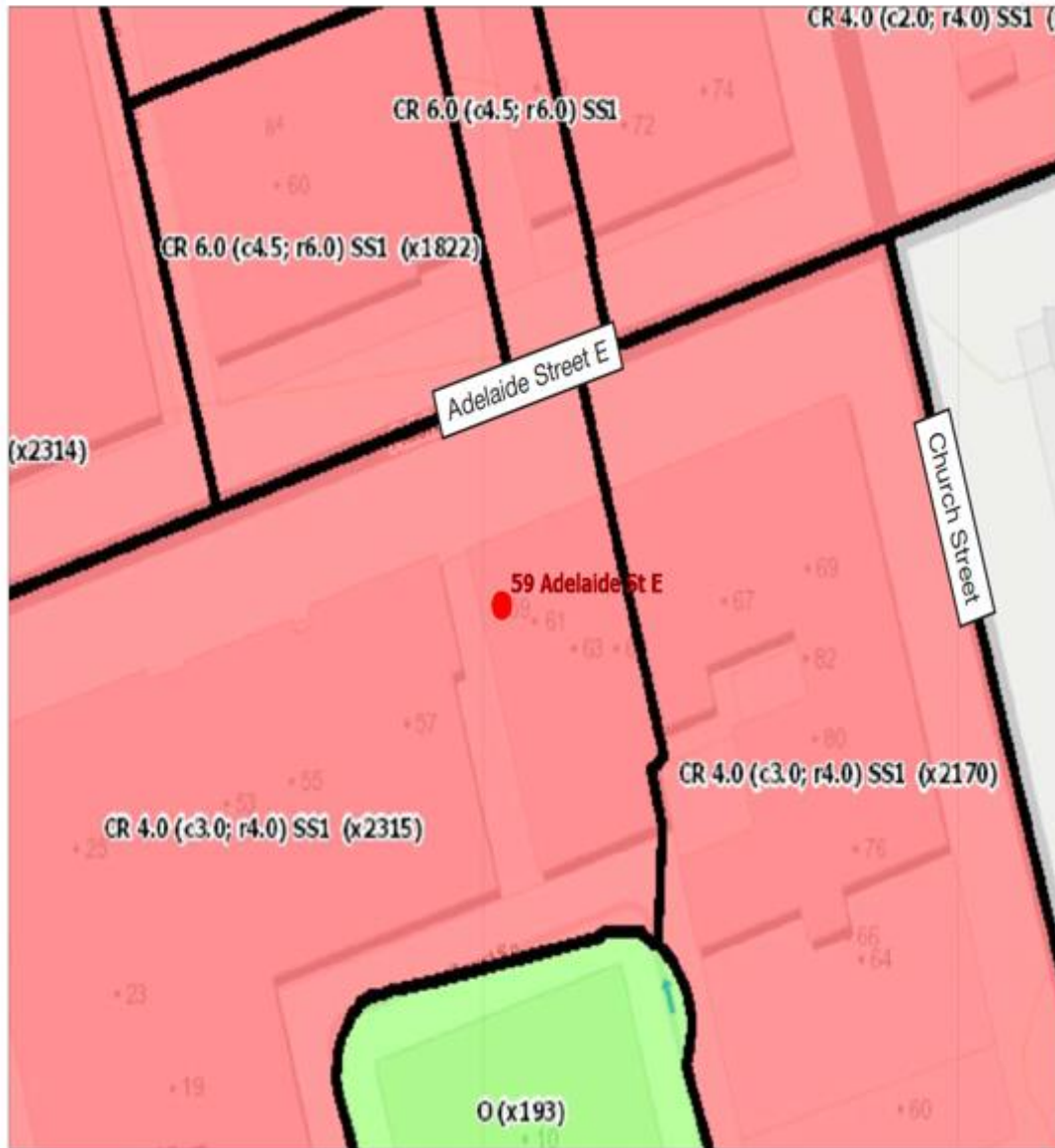
AIRPORT

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

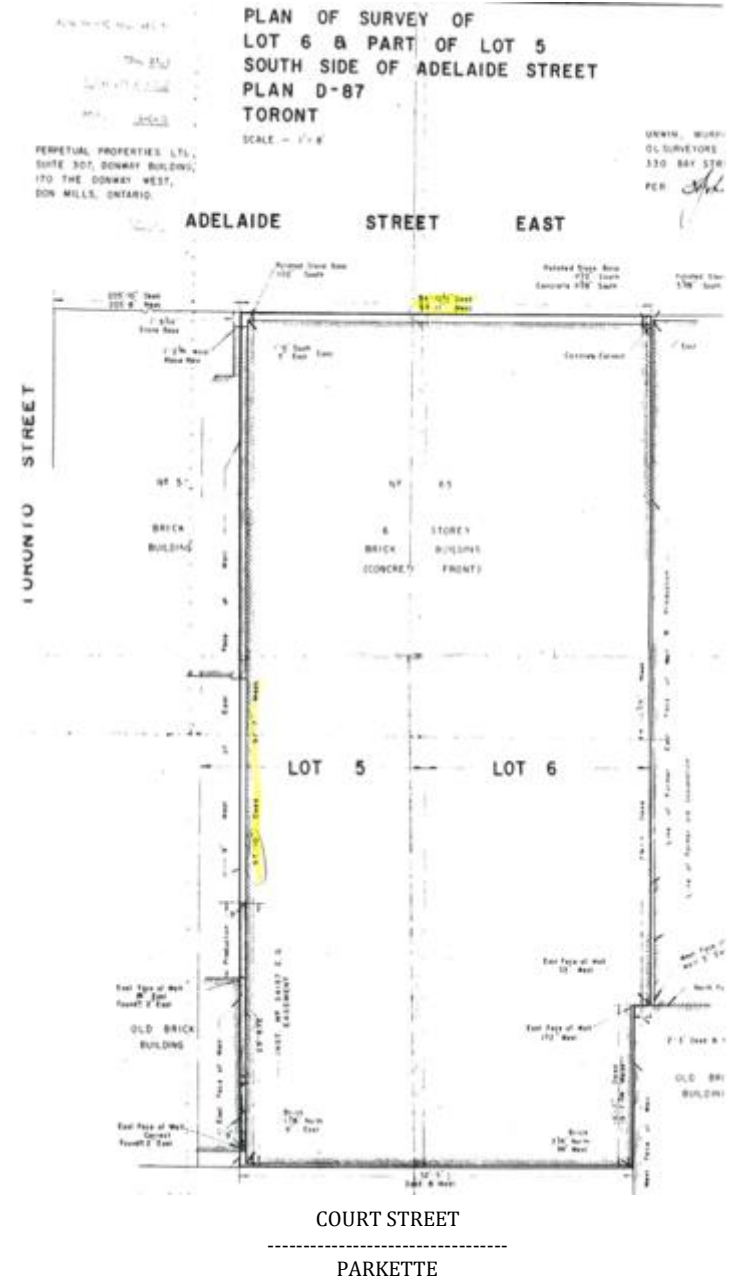
ZONING

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

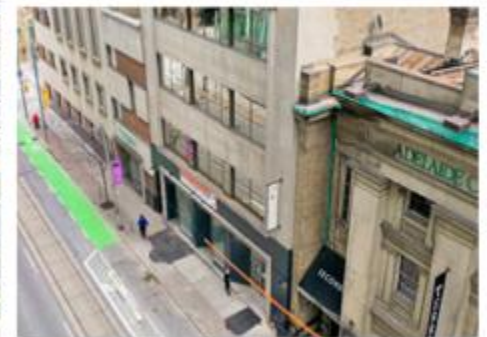
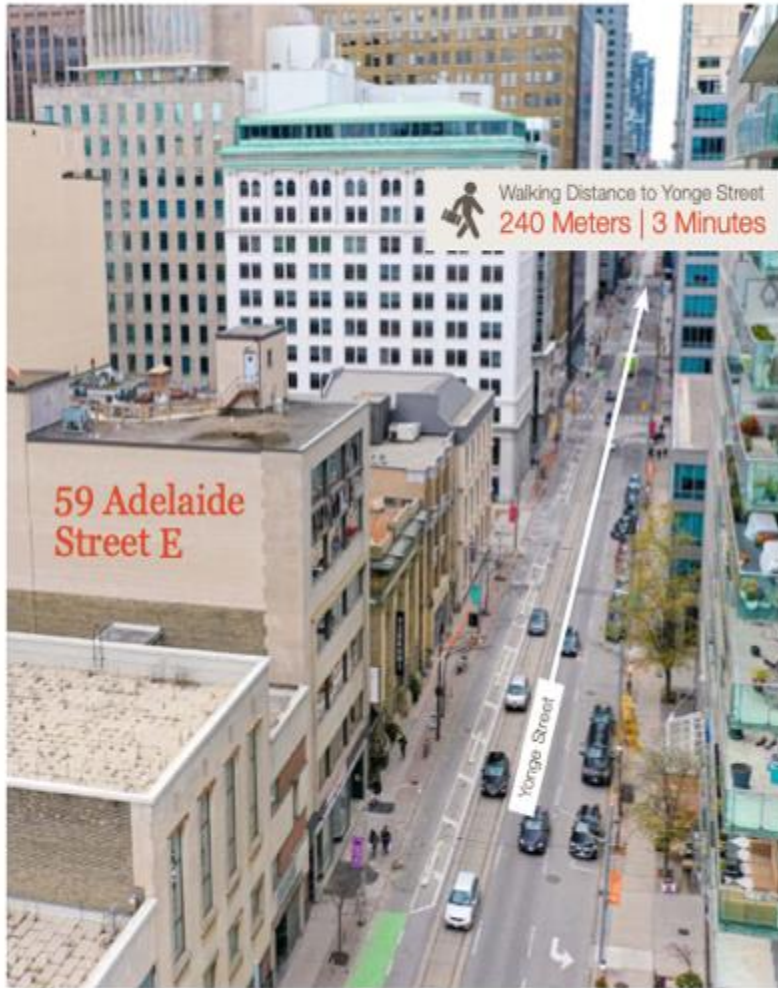
The property is zoned Commercial Residential (CR)



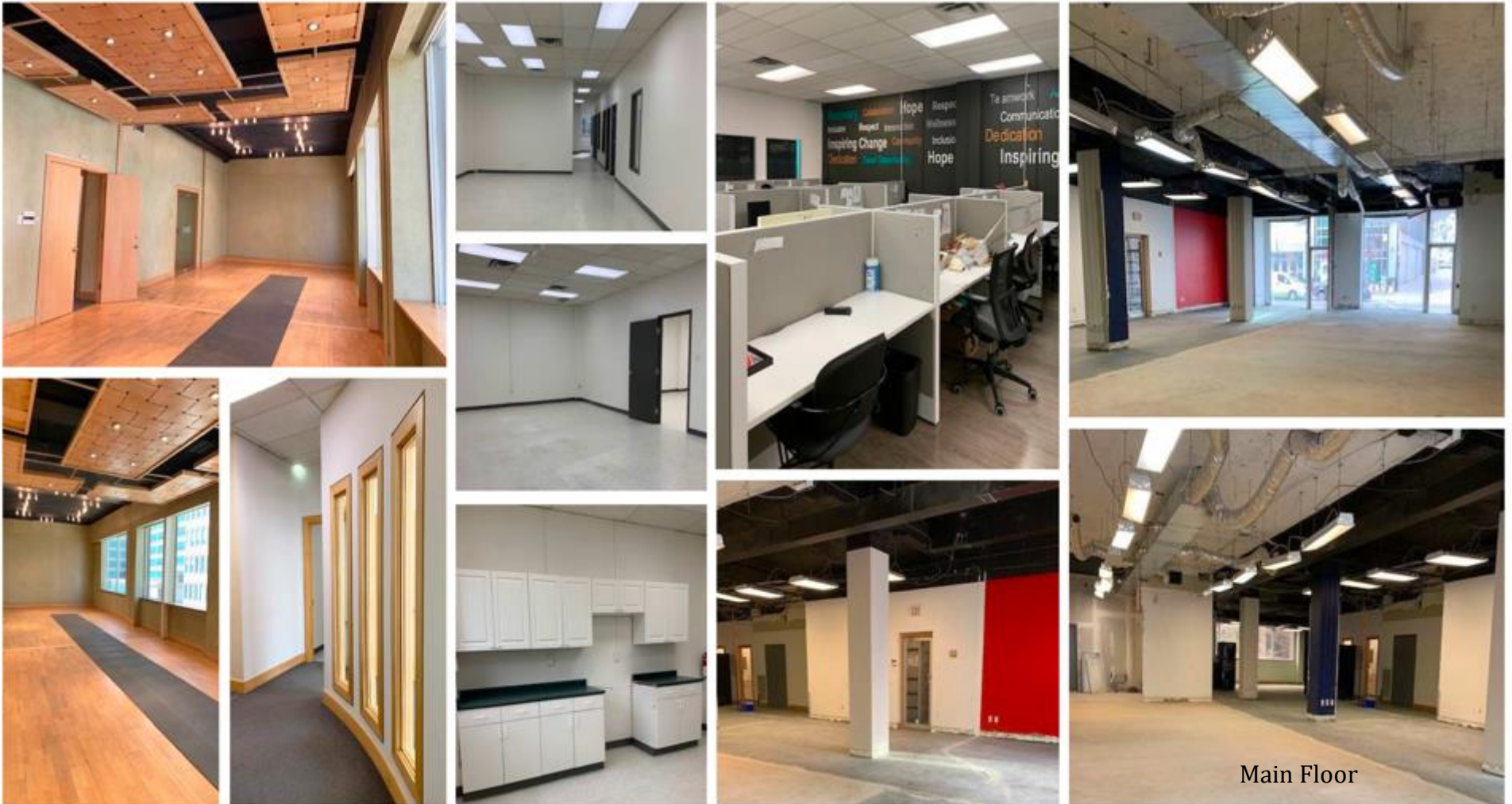
SURVEY



PROPERTY IMAGES



PROPERTY IMAGES



Floor Plans

Floor B1 - 5,104 SF



Floor plans created by Extreme Measures

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

* Available on 180 day notice

Floor 1 - 4,334 SF



Vacant (Main Floor)

2 Store fronts

Shipping / Receiving from Court Street Lane

Floor Plans

Floor 2 - 5,096 SF



Floor 3 - 5,082 SF



Floor Plans

Floor 4 - 5,100 SF



Floor 5 - 5,082 SF

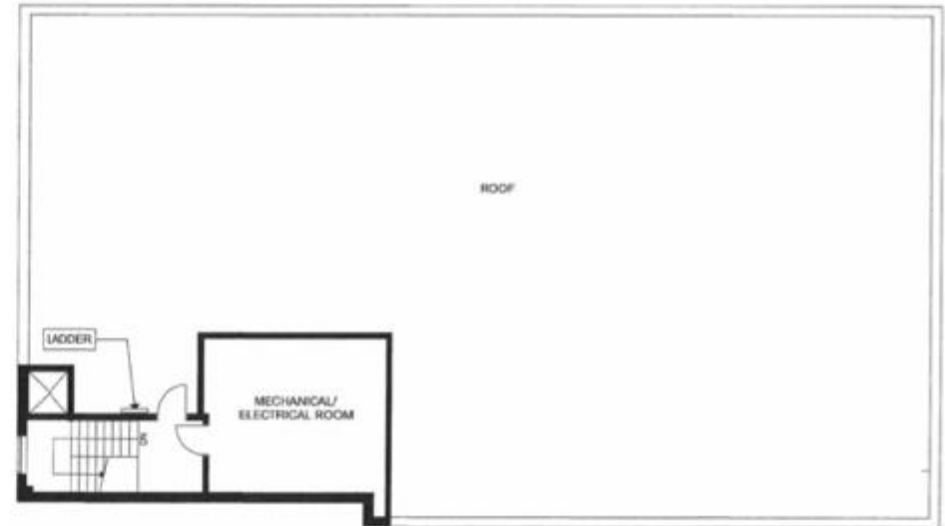


Floor Plans

Floor 6 - 5,083 SF



Floor 7 - 562 SF



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