

# Alcorn Avenue



MIDTOWN TORONTO AREA



YORK HERITAGE PROPERTIES  
67 MOWAT AVE., SUITE 340  
TORONTO, ON M6K 3E3  
T: (416) 484-1250  
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**Near Summerhill Station**—Ten Alcorn is midtown Toronto's most welcoming address. With a lobby finished in mahogany, terrazzo and glass, high ceilings and operable windows, 10 Alcorn provides a charming alternative to conventional office accommodation. The lobby and many suites overlook a sunny interior courtyard with a mature catalpa tree and benches.

To find out more about 10 Alcorn Avenue, please contact Sander Cruickshank at [sander@yorkheritage.com](mailto:sander@yorkheritage.com) or (416) 484-1250.





## Building Features

**Built**—Built in the 1930s, completely restored in 1991, and continuously upgraded.

**Ceiling Height**—8' 6" to 12' 6".

**Bay Size**—From 14' x 20'.

**Elevators**—1 passenger and 1 freight elevator.

**Window Details**—Thermopane; operable.

**Heat**—Heat pump/gas, plus perimeter electric baseboard supplemental. Unlimited number of zones.

**Air Conditioning**—Heat pump. Unlimited number of zones. Minimum 10% constant fresh air circulation. In most cases, air is not circulated among tenants.

**Electrical**—Separately metered to tenants. 100 amps per 2,500 square feet.

**Ample Parking**—Proprietary – 50 spots. Below market rates. Time-consuming and sometimes unnerving multi-level parking problems are not a concern of our tenants and visitors. At 10 Alcorn, parking is provided mere steps from the door.

**Public Transit**—Two-minute walk to subway or one-minute walk to bus.

**Lobby Details**—Terrazzo floors, grand stairway, walls detailed in mahogany. Large landscaped and furnished courtyard.

**Exterior**—Brick and stucco.

**Common Area Gross-Up**—0% to 11.5%.

**Well-Located**—10 Alcorn is located immediately west of Yonge Street, steps from the Summerhill subway station in midtown Toronto – a convenient address and a safe neighbourhood 24 hours per day. The many fine restaurants, shops and parks nearby make this location uniquely enjoyable.

**Environmentally Correct**—Operable windows throughout the building. The Water Source Heat Pump system (W.S.H.P.) has unlimited zones – tenants are in control of their personal comfort.

In most cases, there is no air recirculation between suites; therefore no odour migration.

A constant amount of outside fresh air, treated and filtered, is continuously injected into each tenant space.

Each unit is individually temperature-controlled and can be adjusted independently of the central supply system.

All York Heritage buildings have air quality routinely assessed and compared to Canadian and international air quality regulations.

**High Ceilings Provide Flexibility**—High ceilings, exposed masonry and heavy timber columns and beams give designers the flexibility to create an environment that reflects a company's unique corporate culture.

**Security a Priority**—Tenant security takes priority at 10 Alcorn Avenue. With only three floors to serve and no underground parking garage, we are able to expedite the job with maximum efficiency. A fully-integrated sprinkler, smoke detection and building access system connects to a 24-hour/7-day control centre. The building's front door locks automatically at the close of each business day. Entry is restricted to authorized personnel with access cards. Each elevator stop is controlled by the card access system to further prevent unauthorized access. The passenger and freight elevators are equipped with a system which, in the event of a power failure or breakdown, returns the elevator to the lobby and opens the doors. The passenger elevator system is backed by a fully-monitored telephone and alarm. After-hours visitor access is controlled by a tele-entry system. There are security cameras located throughout the building, recording motion 24/7.

**Natural Light**—Natural light illuminates the offices on all four sides of the building and penetrates the core area as well.

**Outdoor Relaxation**—The landscaped, open-air courtyard is designed for outdoor relaxation, especially during the warmer months of the year. Smoking is prohibited in the courtyard.

**Property Management**—We, not a management company, are responsible for the quality of maintenance and repair of our lobbies, corridors, windows, and other public areas and we care very much. If anything is not working properly, we respond. Chances are, we'll not just send a repairperson, we'll accompany them.

**Landlord Reputation**—Finally, and perhaps most importantly, companies in York Heritage buildings recommend us. If you have not had the opportunity to compare their responses with the responses from tenants in competing buildings, we urge you to do so now. The approval of companies in York Heritage buildings is your best assurance that in choosing 10 Alcorn Avenue, you have made the right decision.



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