

Church Street



YORK HERITAGE PROPERTIES  
67 MOWAT AVE, SUITE 340,  
TORONTO, ON M6K 3E3  
T: (416) 484-1250  
F: (416) 484-1257

[www.yorkheritage.com](http://www.yorkheritage.com)

**At The Esplanade** — Three Church Street is a carefully restored building, constructed in heavy timber over a hundred years ago when masonry detailing and fine millwork were a building's mark of distinction. The warmth of wood columns and beams, operable windows, brick feature walls and high ceilings provide a charming alternative to conventional office accommodation. Great restaurants, shops, a vibrant residential community, landmark buildings and amenities make the St. Lawrence area a lively, safe and welcoming community 24 hours a day, seven days a week.

To find out more about 3 Church Street, please contact Sander Cruickshank at [sander@yorkheritage.com](mailto:sander@yorkheritage.com) or (416) 484-1250.





## Building Features

**Built**— Built in 1914 when masonry detailing and fine mill-work were a building's mark of distinction. Completely restored in 1985, upgraded continuously.

**Ceiling Height**— 10' 6" to 13' 6".

**Bay Size**— 12' x 18'.

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

**Window Details**— Thermopane; operable.

**Heat**— Perimeter hot water/gas; 6 zones per floor.

**Air Conditioning**— VAV; Roof top/split; 4 zones per floor.

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

**Ample Parking**— At 3 Church Street, parking is provided mere steps from the door in a convenient, on grade, attended lot. Ample parking (3,000 cars) is immediately available to the south, provided by the municipality, as well.

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

**Lobby Details**— Slate floor, walls detailed in oak, historical photographs, oak columns and beams.

**Exterior**— Alternating Toronto red brick and limestone horizontal banding with undulating façade created by a series of pilasters alternating with deep-set window reveals – the whole structure enriched by limestone caps and mullioned windows with limestone sills and lintels. Restoration of historical cornice completed recently.

**Common Area Gross-Up**— <13%.

**Well-Located**— The Union Station Go Train and subway stop is a five-minute walk away, as is the King Street subway stop. The Gardiner Expressway to the south provides immediate vehicular access.

The St. Lawrence area is unique. The great variety of places to eat and shop, the landmark buildings such as the Sony Centre, the St. Lawrence Centre, the St. Lawrence Market, and the over 40,000 people living within a ten-minute walk, add greatly to the liveliness and safety of the area from early morning until late at night, seven days a week.

**Environmentally Correct**— Operable windows throughout the building. Constant attention to air quality. 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**— With only six floors to serve and no underground parking garage, we are able to expedite the job with maximum efficiency. Our after-hours building manager actually lives within the Market Street Block buildings. 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.

The elevator system is backed by a fully-monitored telephone. After-hour monitoring of ingress is enhanced by a centrally-monitored system. Visitor access, after hours, is enabled by a tele-entry system. Additional 24-hour security is provided by Nexus Security in an arrangement between the building owners and the St. Lawrence Business Improvement Area. Nexus patrols the area, checking that exterior doors are locked and keeping watch for anything unusual. In the evening they will also provide an escort to your car, the TTC or the bank.

**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 3 Church Street, you have made the right decision.



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