

70
Bond Street



DOWNTOWN TORONTO AREA



YORK HERITAGE PROPERTIES
67 MOWAT AVE, SUITE 340,
TORONTO, ON M6K 3E3
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Near historic St. Michael's Cathedral, the Eaton Centre and Dundas Square — Two buildings, seamlessly integrated, with operable windows and high ceilings, 70 Bond Street is also near the city's new gathering place, Dundas Square. One is a classic brownstone-style building with oak-panelled elevator and lobby, art-deco chandeliers and sconces, providing a charming alternative to conventional office accommodation. The other is an attached lowrise modern building with large open spaces.

To find out more about 70 Bond Street, please contact Sander Cruickshank at sander@yorkheritage.com or (416) 484-1250.





Building Features

Built — Built in 1910 and added to in 1959. Restored in 1981 and continuously upgraded.

Ceiling Height — 8' 6" to 13' 6".

Bay Size — 11' x 15' and 12' x 14'.

Elevators — 1 passenger and 2 freight elevators.

Window Details — 90% Thermopane; 10% leaded historical; 50% operable; south and west facing are tinted.

Heat — Perimeter hot water/gas from 5 or 6 zones per floor.

Air Conditioning — VAV; from 3 to 9 zones per floor.

Electrical — Separately metered to tenant.

Parking — On-site – 8 spaces – below market rates. Within one- to three-minute walk additional proprietary parking is available in municipal and private lots.

Public Transit — Three-minute walk to subway or one-minute walk to bus/streetcar.

Lobby Details — Floor is hardwood with an area rug. Walls are oak-panelled, with period chandeliers and wall sconces.

Exterior — Toronto red and buff brick, and leaded windows.

Common Area Gross-Up — Compare our gross-ups.

Well-Located — The Dundas subway stop is a three-minute walk away, and the Queen Street and Dundas Street streetcar stops are one minute away. 70 Bond Street is directly east of Toronto's new theatre district and Toronto's largest shopping mall, the Eaton Centre.

Landmark buildings such as the MacKenzie House Museum, St. Michael's Hospital, St. Michael's Choir School, St. Michael's Cathedral, Ryerson University, and the Winter Garden, Canon and Elgin Theatres all add greatly to the liveliness and safety of the area from early morning until late at night seven days a week.

Environmentally Correct — 50% operable windows. Constant attention to air quality. All York Heritage buildings have air quality routinely assessed and compared to Canadian and international air quality regulations.

Identity — Two Bond Street entrances. Signage, easy access, and individuation are available.

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 — Security takes priority at 70 Bond Street. With only five floors to serve we are able to expedite the job with maximum efficiency. At 70 Bond Street a representative from our company is on call 24 hours a day, and an after-hours manager lives in the building to watch over it nights and weekends. 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 a card access system. After-hours monitoring of ingress is enhanced by centrally monitored security and telephone-access control systems. Nightly guard patrol adds to overall security.

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 70 Bond Street, you have made the right decision.



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