

190 Simcoe Street



BUILDING OVERVIEW

Built in 1970, this nine storey office tower is located near the St. Patrick subway station and offers immediate access to local restaurants and shopping. The ground floor contains a cafeteria, corporate training facilities and conference rooms are located on the second floor. There is also fitness and shower facilities within. FitWel Certified and BOMA BEST Gold Certification.

Year Built: 1971
Total Gross Area of Property: 217,125 sq. ft.

Anchor Tenant 1: Canada Life



PROPERTY DESCRIPTION

Posted Net Rate:	Negotiable	PSF Realty Tax:	\$ 4.13
Typ. High-Rise Floor Plate:	24,980 sq. ft.	PSF Utilities:	\$ 1.40
Typ. Low-Rise Floor Plate:	24,980 sq. ft.	PSF Operating Costs:	\$18.30
		PSF Additional Rent Total:	\$23.83



PARKING

Surface # stalls:	0
Surface ratio:	N/A
Below ground # stalls:	0
Above ground # stalls:	427
Above ground ratio:	N/A
Monthly parking cost:	\$300/mth + HST tenant unreserved
Parking description:	Exterior parking deck (at 206 Simcoe Street)



AMENITIES

Concierge:	YES
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ACCESS

Public transit:	YES
Direct subway access:	YES
Barrier free access to building:	YES
To washroom:	YES



TECHNICAL SPECIFICATIONS

Typical power watts/sq. ft.:	
Tenant:	2.4 watts/sq. ft.
Lighting:	2 watts/sq. ft.
Other:	2 watts/sq. ft.
Ceiling Height:	9'0"
Wall Type:	Window glazing
Washrooms per floor:	2
Satellite dish capability:	YES
Fibre optic capability:	YES (Bell and Rogers)
Shipping receiving:	YES
Emergency generator:	YES
HVAC dist system:	Variable air volume
HVAC hours:	7:00am-6:00pm Monday to Friday
After hours HVAC \$/hr:	\$47.22/hr (Summer) \$32.70/hr (Winter) plus 15% Admin Fee & HST



ELEVATORS

High rise:	4
Mid rise:	0
Low rise:	0
Freight:	1
Parking:	0



SAFETY

Fire detection system:	1
Sprinkler system:	1
Manned security:	1
Security systems:	1



AWARDS & DESIGNATIONS

BOMA BEST Gold
BOMA Certificate of Excellence (COE)
FitWel 1 Star
International TOBY Award (The Outstanding Building of the Year) in the corporate facility category (2022)
Rick Hansen Foundation Accessibility Certification