

FIRST GULF

25 ONTARIO

FOR LEASE



PREMIUM DOWNTOWN LOCATION



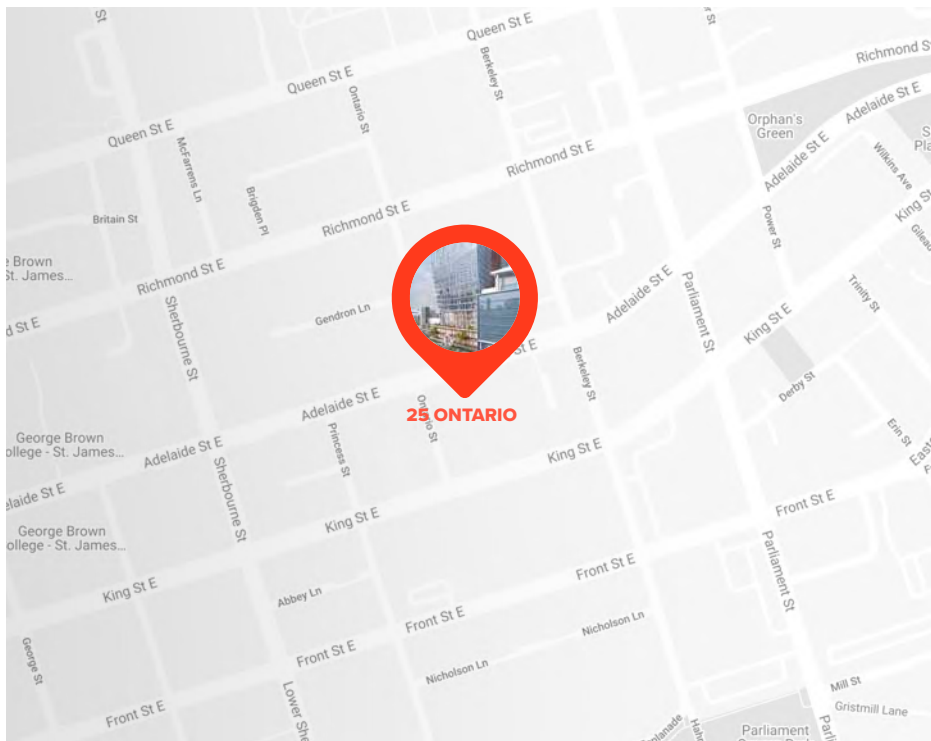
AREA

The King East neighbourhood is growing and 25 Ontario is at the centre of it all. With a number of businesses and residents joining those that have already set up shop in this thriving area, it is fast becoming one of Toronto's most popular neighbourhoods.

As of 2020 there are an estimated 7,000 condo units in pre-construction in the surrounding neighbourhood. These new developments will add to the thousands of existing units and help grow the talented labour pool within the area.

Getting to 25 Ontario Street is easy and efficient. Commuters and visitors enjoy fast and frequent access via the most serviced public transit route in the city along King Street. For drivers, the Don Valley Parkway and Gardiner Expressway are minutes away.

Cover image: Artist's impression of the 25 Ontario lobby
Opposite: Artist's impression of 25 Ontario Street



NEIGHBOURHOOD DEMOGRAPHICS



**20,250
vehicles per day***

Average Daily Traffic Count
along King Street at
Ontario Street



**trade area
population****

within 1 km - 39,241
within 2 km - 132,732



**10 year projected
pop. growth****

within 1 km - 32%
within 2 km - 24%



**average
household income****

within 1 km - \$103,663
within 2 km - \$106,811



**trade area
households****

within 1 km - 22,487
within 2 km - 74,395

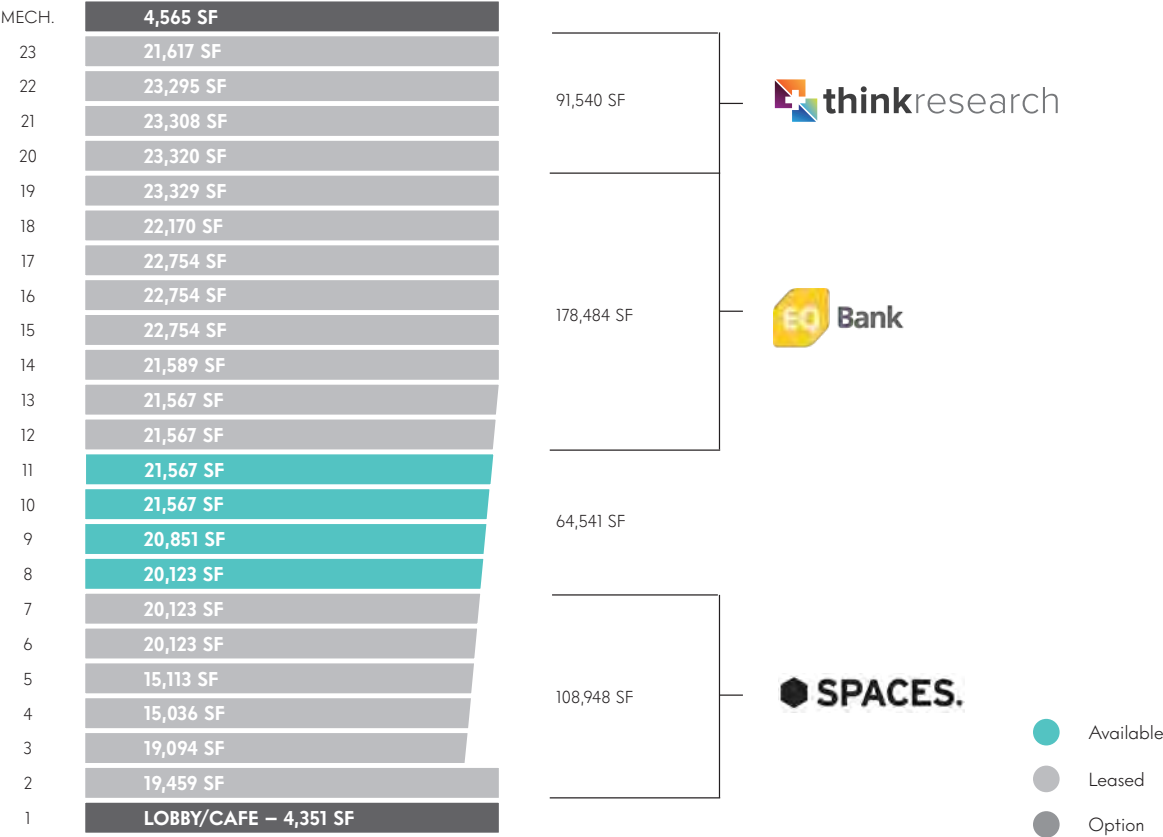
* CITY OF TORONTO TRAFFIC
SAFETY UNIT 2016

** ENVIRONICS ANALYTICS 2018

TENANTS

A major lease agreement for almost 180,000 square feet with EQ Bank brings the leasing of the building up to 82%. As part of the deal, the building will be known as EQ Bank Tower. EQ Bank will occupy floors 12 to 19, joining Think Research (91,540 sf) and Spaces (108,948 sf) as tenants.

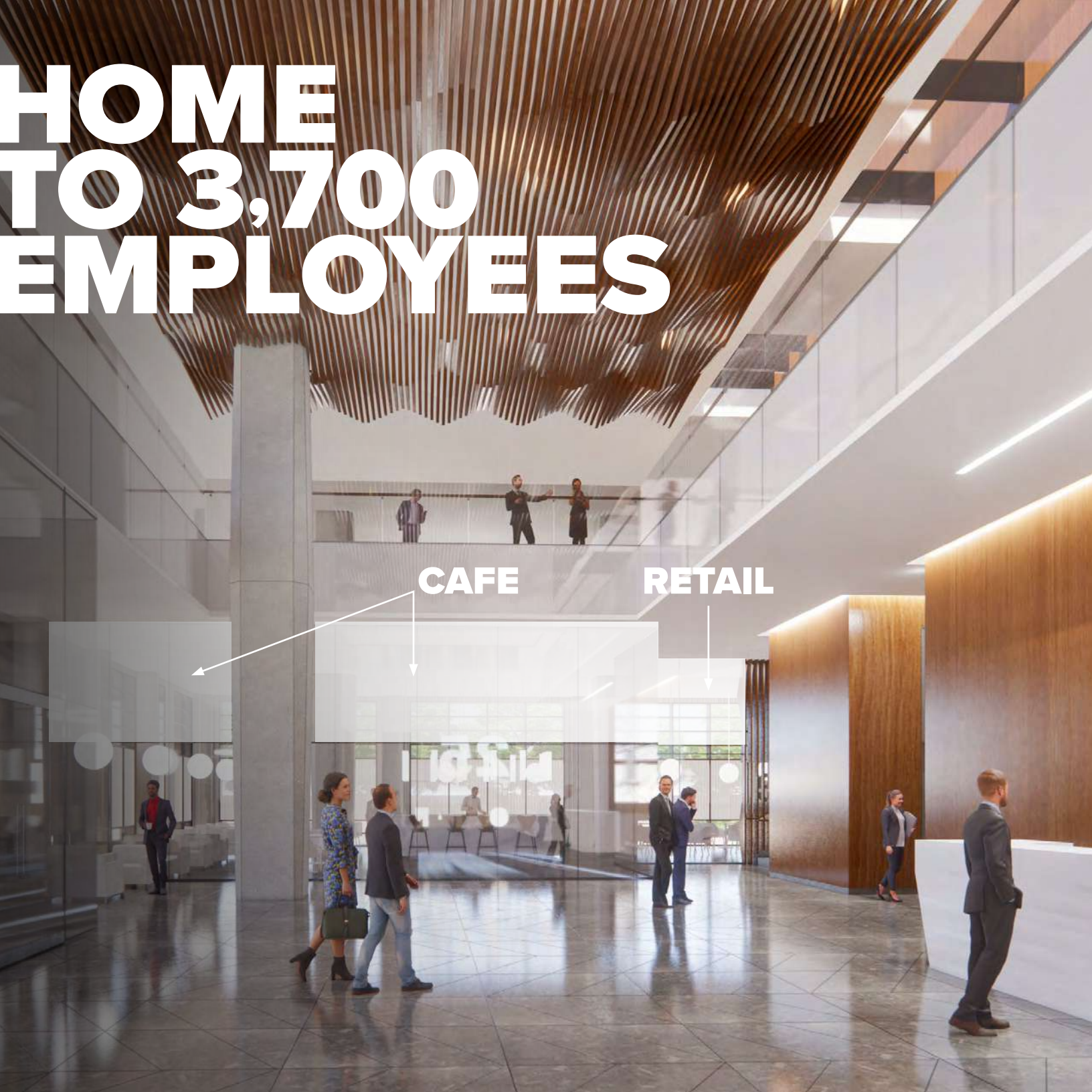
“Just as important as leasing space in a building, is securing the right tenant,” said First Gulf Executive Vice President Brian Harrison. “That is why we are so delighted to add EQ Bank to the list of tenants at 25 Ontario Street alongside Think Research and Spaces. We are now over 80% leased with modern, technologically-savvy clients who are thriving and growing in the same way that the Downtown East district is.”



HOME TO 3,700 EMPLOYEES

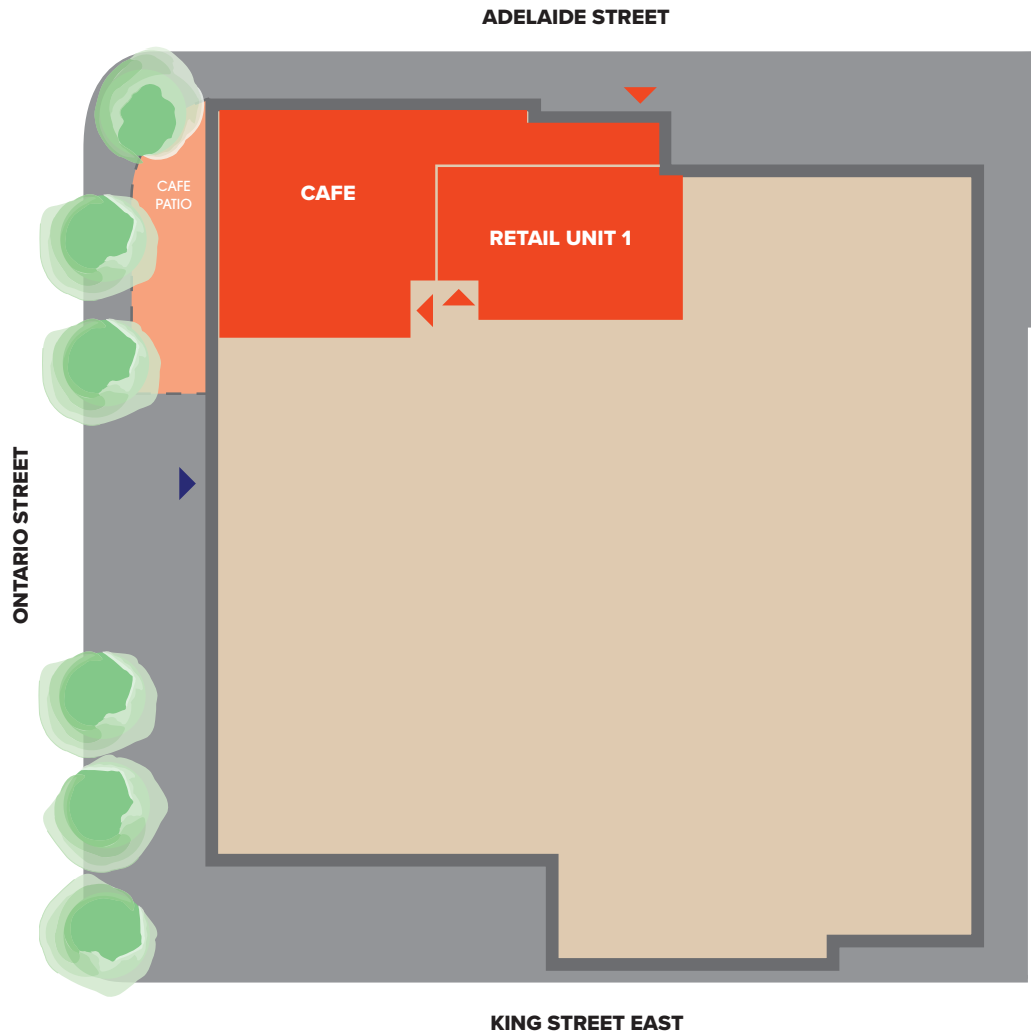
CAFE

RETAIL



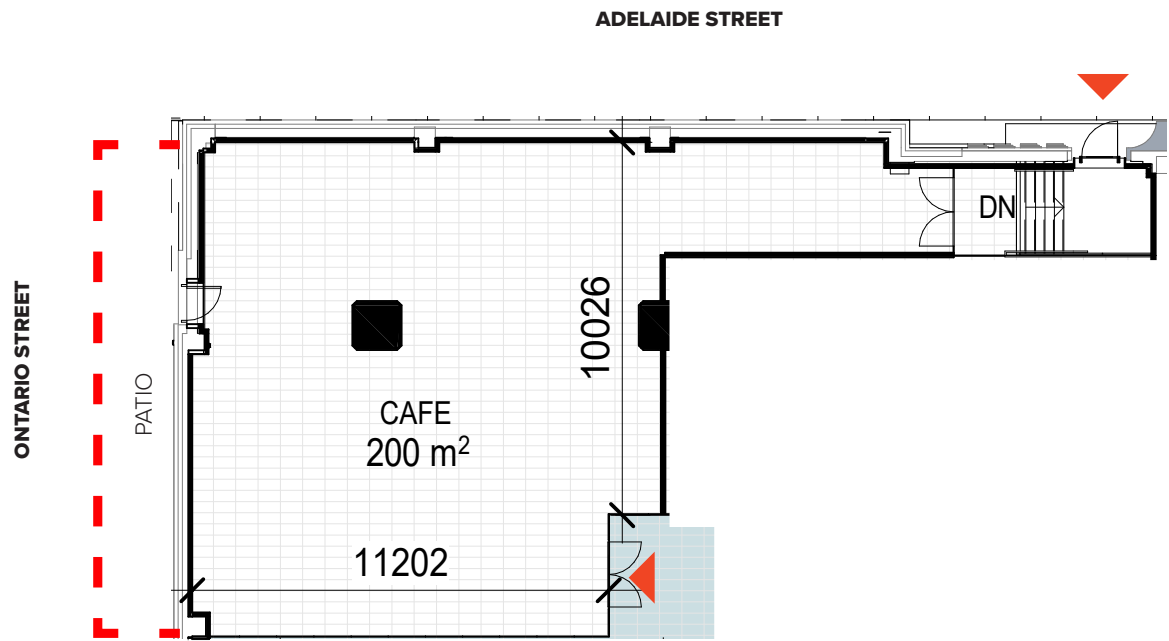
GROUND FLOOR

- UNIT ENTRANCE
- LOBBY ENTRANCE



CAFE PLAN

Size	Approx. 2,152 sf
Ceiling height	15' (clear headroom)
Cooling	1 ton of cooling per 350 sf
Heating	
Base Building Perimeter	1200(BTU/lin ft)
Base Building	AHU-02 – 160(BTU per sf)
Tenant	40Ø HWS/R – 200(MBTU)
Gas	5000(CFH) – 5000(MBTU)
Electrical	100A, 600V, 3PH



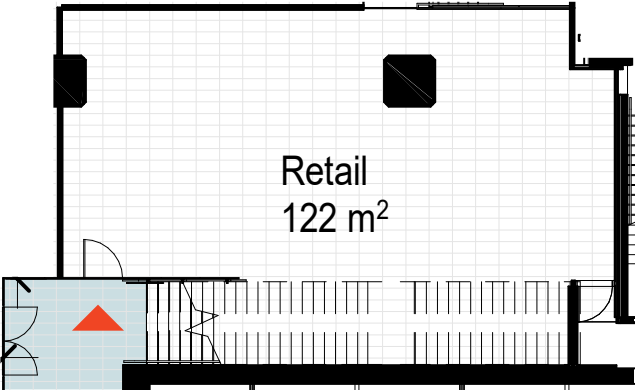
STREET LEVEL PATIO



RETAIL UNIT 1 PLAN

Size	Approx. 1,313 sf
Ceiling height	15' (clear headroom) except under the ecologizer room and the staircase around 8'6"
Cooling	1 ton of cooling per 350 sf
Heating	
Base Building Perimeter	1200(BTU/lin ft)
Base Building	AHU-02 – 160(BTU per sf)
Gas	NR
Electrical	100A, 600V, 3PH

ADELAIDE STREET



ADDITIONAL INFORMATION

CAM

\$9.39 PSF

ESTIMATE 2021

TAXES

\$12.50 PSF/YR

ESTIMATE 2021

OCCUPANCY

SEPTEMBER

2024

PART OF THE THRIVING KING EAST NEIGHBOURHOOD





416.491.7778 **FIRST GULF**

FIRST GULF

Jonathan Weinberg
Vice President, Retail
416.569.9166
jweinberg@firstgulf.com

Michael O'Connor
Retail Leasing Representative
647.274.4682
moconnor@firstgulf.com