



YORK HERITAGE PROPERTIES
67 MOWAT AVENUE, SUITE 340, TORONTO, ON M6K 3E3
T: (416) 484-1250 F: (416) 484-1257
www.yorkheritage.com

York Heritage Properties

Can You Compare?

Before you choose a building, ask yourself these questions.

1. Are taxes and operating costs reasonable?

Your net rent may be fixed, but taxes and operating costs may go up every year. Somehow you pay the difference either in increased rent or in decreased services.

No	I'm Not Sure	Yes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Will you pay extra for:

- » After Hours Charges?
- » Plan Examination?
- » Freight Elevator Use?
- » Capital Taxes?

At York Heritage Buildings, you don't have to arrange for after hours use - for many of our tenants, there's no such thing as "after hours", and that's the way we think it should be.

No	I'm Not Sure	Yes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Are common area gross-ups reasonable?

The majority of suites have gross-ups of approximately 10%, while some space at the Toronto Carpet Factory, the York Liberty Buildings, 3 and 11 Church, 10 Alcorn and most of 70 Bond has no gross-up at all.

No	I'm Not Sure	Yes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Is air quality adequate?

- » Is the CO2 level less than 800 ppm?
- » Are windows operable?

What is the cost in real dollars of employee absenteeism, drowsiness and low morale? At CO2 levels above 800 ppm - add that cost to your rental rate, since that is the level at which people start to be affected. Fifty-six percent of buildings fail to make the standard. At York Heritage Buildings, CO2 levels average between 400 & 650 ppm. Outside air is approximately 350 ppm.

No	I'm Not Sure	Yes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Do you feel secure after hours?

- » In the building?
- » In the neighbourhood?

At York Heritage Buildings, security is a priority. If security is your priority too, read on. Many York Heritage Buildings are located in residential surroundings, in theatre districts, adjacent to restaurants and places of entertainment - in short, in areas that are lively until late at night, seven days a week. The buildings are often smaller, easy to secure, often with live-in staff and card access controls. Two live-in staff keep an eye on the Toronto Carpet Factory, and guard service plus the neighbourhood Safewalk Program, add to the security of locating in Liberty Village.

No	I'm Not Sure	Yes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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6. Can you park above grade in a well-lit, attended parking lot?

At York Liberty Buildings, Toronto Carpet Factory, 3 and 11 Church Street the answer is "Yes". How do female employees feel about parking underground? What is the cost of time you waste parking, waiting for an elevator to get to the lobby, or walking up extra flights of stairs?

No	I'm Not Sure	Yes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Is your landlord constantly upgrading?

Lobby renovations, upgraded security systems, new furnishings and carpets – we're always improving. If the building you're considering is owned by a reluctant owner/mortgagee or a financially strapped landlord, what's the building going to be like five years from now? What will that cost you?

No	I'm Not Sure	Yes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Does the building have character?

- » Will your suite have a personality that reflects your unique corporate culture?
- » Will your company's identity be prominently featured?

High ceilings give your designer flexibility. Restored masonry feature walls, exposed timber and brick, coffered drywall and upgraded acoustic tile ceilings make each space uniquely attractive. The anonymity and homogeneity of office tower accommodation is unacceptable to York Heritage tenants. What is your corporate image worth?

No	I'm Not Sure	Yes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Are there large vacancies in the building that you are looking at?

Usually there is a reason, which will cost you dearly if you should ever have to sublet your space. High vacancy rates make it increasingly difficult for management to provide the services and utilities which you depend upon.

No	I'm Not Sure	Yes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Does the owner attend to your concerns?

If anything's not working properly, we care, and we'll respond quickly. You won't have to call a third party property manager, who will call a repairperson or the owner to ask permission to call a repairman. You'll call us - chances are we'll not just send a repairperson, we'll accompany them.

No	I'm Not Sure	Yes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Have you obtained references for the building and its management from the tenants in the building?

We invite you to speak to our tenants - they recommend us, because they know how committed we are to ensuring that their space works for them. They want to focus on their jobs, not on solving problems with their premises.

That's our job.

No	I'm Not Sure	Yes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Five to ten years is a long time for landlord and tenant to depend on each other. When you wish to renovate space, expand, contract or sub-lease, what will an uncooperative landlord cost you?