



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

### 3 Church Street

#### At the Esplanade

Three Church Street is a carefully restored building, constructed in heavy timber at the turn-of-the-century featuring the warmth of wood columns and beams, with brick feature walls, operable windows and high ceilings in a lively, safe environment. Close to great restaurants and shops.

To find out more information about 3 Church Street, please call Sander Cruickshank at (416) 484-1250 x290.





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## 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

8' 6" to 12' 6"

### Elevators

1 passenger and 1 freight elevator. Average peak waiting time (passenger) is under 15 seconds.

### Window Details

Thermopane; operable; south and west facing are tinted.

### 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 2500 square feet.

### Parking

On site – 30 spaces; and within a two minute walk, an additional 3,000 spaces available in private and municipal lots.

### Public Transit

Five-minute walk to subway or one-minute walk to bus.

### Lobby Details

Slate floor, walls detailed in oak, plants, flowers, arm chairs, 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 being enriched by limestone caps and mullioned windows with limestone sills and lintels. Restoration of historical cornice undertaken in 2004/2005.

### Common Area Gross Up

10%

### 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 Hummingbird 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 the safety of the area from early morning until late at night, seven days a week.

### Environmentally Correct

Operable windows throughout the building. Asbestos free. Constant attention to air quality through a program of monitoring, filter replacement, and balancing and policing of contaminants.

### High Ceilings Provide Flexibility

With high ceilings, your prospect's designer can create dignified and welcoming common areas or intimate private offices.

### 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 Block. 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.



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## **Building Features**

### **Security a Priority (continued)**

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 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 or to the TTC.

### **Ample Parking**

Time-consuming and sometimes unnerving multi-level parking problems are not a concern of our tenants and visitors. At 3 Church Street, parking is provided mere steps from the door in a convenient, on grade, attended lot. In addition to the lot belonging to the Market Street Block buildings, ample parking (3,000 cars) is immediately available to the south, provided by the Municipality.

### **Property Management**

We, not a management company, are responsible for the quality of maintenance of repair of our lobbies, corridors, windows, and other public areas and we care very much. If anything is not working properly, we respond to the call. Chances are, we'll not just send a repairperson, we'll accompany them.

### **Landlord Reputation**

Finally, and perhaps most importantly, our tenants 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 our tenants is your best assurance that in choosing 3 Church Street, you have made the right decision.



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## About York Heritage

### **Providing a dignified, sophisticated alternative to conventional office space.**

York Heritage Properties acquires, renovates, retrofits and manages architecturally interesting older buildings in Toronto to provide a dignified, sophisticated alternative to costly, conventional office space.

The Toronto Carpet Factory and the York Liberty buildings in Liberty Village have acquired an international reputation for the adaptive reuse of historical complexes. The York Heritage designers have attempted to create space that is youthful, exhilarating and attractive to a new corporate culture that requires its office accommodation to be a resource rather than merely four walls to house employees and equipment.

The company is the winner of many heritage and community awards, including an Award of Merit from Heritage Toronto for its ongoing commitment to preservation and adaptive re-use of historical properties, a Certificate of Building Excellence in the Historical Building category from the Building Owners and Managers Association (BOMA) for its Toronto Carpet Factory project, and a Business Recognition Award from the City of Toronto. In addition, two restoration projects completed by York Heritage have received specific Awards of Merit from Heritage Toronto.

Led by Michael Cruickshank and Robert Eisenberg, York Heritage Properties is very much a reflection of its principals' long-time enthusiasm for, and commitment to, the preservation of Toronto's rich architectural heritage. Michael and Robert have co-founded two Business Improvement Areas: the St. Lawrence BIA and the Liberty Village BIA. Michael Cruickshank is President of Citizens for Old Town, the non-profit community organization dedicated to the heritage-based revitalization of the oldest area of the City. Both Michael and Robert remain very involved in the communities they've helped to establish.

## The York Heritage Commitment

### **York Heritage Properties is dedicated to Toronto's Architectural Heritage**

For more than 20 years, York Heritage Properties and its dedicated principals and team have worked actively and enthusiastically as restorers and renovators of designated heritage structures and architecturally significant older buildings in the City of Toronto.

In the St. Lawrence Market district, the firm's restoration of such properties as 67-69 Front St. E. and the Daniel Brooke and Murchison Buildings at King and Jarvis Streets has served as a model for the refurbishment of other heritage structures in the historically rich and currently thriving neighbourhood. York Heritage's five-year restoration and retrofitting of the century old Toronto Carpet Factory at King and Mowat has spawned a similar phenomenon in Liberty Village, where others have been following in York Heritage's footsteps by restoring other older industrial properties in the burgeoning district.

In addition to these trend-setting projects, York Heritage Properties has also spearheaded such successful preservation initiatives as the renovation of 11 Church St. and 70 Bond St., and the initial renovation of 156 Front St. W., many of which are listed or designated by the City of Toronto as heritage buildings. Moreover, they have renovated other older buildings at 50 Wellington St. E., 3 Church St., 10 Alcorn Ave., 173 Dufferin St. and 22 Mowat Ave. York Heritage has also played an advisory or investment role in the renovation of several hundred thousand square feet of commercial buildings of similar historic and architectural value.



## Can you Compare?

### The York Heritage Properties Checklist

**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.

**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.

**3. Are common area gross-ups reasonable?**

At 10 Alcorn the gross-up is only 5 - 7.5%. Some space at Toronto Carpet Factory and the York Liberty Buildings, 3 Church and 11 Church, and most of 70 Bond has no gross-up at all.

**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.

**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.

**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?



## Can you Compare?

### The York Heritage Properties Checklist

**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?

**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?

**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.

**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.

**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.

**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?**