

# York Liberty Buildings



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

**Fronting on Dufferin and Mowat**—Youthful, exhilarating space, attractive to a new corporate culture that requires its office accommodation to be a resource rather than merely four walls to house employees and office furniture. With a multi-storey atrium lobby, high ceilings, towering operable windows, exposed brick and beams and extremely fast, secure, economical Internet connectivity, the York Liberty Buildings provide a sophisticated alternative to conventional office accommodation. Companies in the York Liberty Buildings maintain that the nature and quality of their office accommodation have enhanced their ability to recruit and retain employees.

To find out more about the York Liberty Buildings, please contact Sander Cruickshank at [Sander@yorkheritage.com](mailto:Sander@yorkheritage.com) or (416) 484-1250.





## Building Features

**Built**—Built in about 1910, and fully restored in 2002.

**Ceiling Height**—13' 6" to 20'.

**Bay Size**—From 10' x 20'.

**Elevators**—1 passenger and 2 freight elevators.

**Window Details**—Operable industrial sash and operable casement windows.

**Heat**—Perimeter hot water/gas (5 to 6 zones per floor).

**Air Conditioning**—VAV (3 to 9 zones per floor) and split systems.

**Electrical**—100 amps per 2,500 square feet.

**Ample Parking**—Time-consuming and sometimes unnerving multi-level parking problems are not a concern of our tenants and visitors. At York Liberty Buildings, parking is provided mere steps from the door at current market rates.

**Public Transit**—The buildings are a ten-minute ride from the financial core on the King streetcar, which stops right outside the front door. The Dufferin bus line is one block away and it is a five-minute walk to the Exhibition GO station.

**Lobby Details**—3-storey atria.

**Exterior**—Toronto red brick and stucco facade with large metal industrial sash windows.

**Interior**—Hardwood floors, sandblasted brick feature walls, heavy timber construction with many suites featuring timber trusses.

**Common Area Gross-Up**—Most of the building has no gross-up. Some of the smaller suites have a gross-up between 5% and 7%.

**Well-Located**—York Liberty Buildings are located in the heart of Liberty Village near the Dufferin Gates to the Exhibition Grounds; steps from the King streetcar and the Exhibition GO train stop. Plus, the Gardiner Expressway and Lakeshore Boulevard to the south provide immediate vehicular access. Located on the southeast quadrant of King and Dufferin, the Liberty Village area is a remarkable campus style community where business offices, IT companies, designers, architects, animation houses, boutique law firms and software developers are the core of a highly creative community.

**Technology**—Toronto's most wired community with extremely fast, secure and economical connectivity.

**Environmentally Correct**—Operable windows. Constant attention to air quality through a program of filter replacement and balancing and policing of contaminants.

**Natural Light**—Natural light illuminates the offices on all four sides of the building atria.

**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**—With only three floors to serve and no underground parking garage, we are able to expedite the job with maximum efficiency. Our Building Manager actually lives within one block of the building and is on call 24 hours a day. A fully-integrated sprinkler, smoke detection and building access system connects to a 24-hour/7-day control centre. The building's front door and elevator lock automatically at the close of each business day. Entry is restricted to authorized personnel with access cards. The elevator system is backed by a fully monitored telephone system. Visitor access, after hours, is enabled by a tele-entry system.

**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 the York Liberty Buildings, you have made the right decision.



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