

**5000 YONGE**  
**TORONTO**



**CROWN**





NEW BUILDING LOBBY COMING SOON

# 100% OR NOTHING

Welcome to 5000 Yonge Street, a Class A LEED Platinum office building, centrally located in the heart of North York. Enjoy the convenience of on-site and area amenities at your doorstep and direct underground access to the TTC subway system. Bright, open floorplates give tenants to opportunity to design and build their workspace with ease – experience the difference of a true high performance work environment at 5000 Yonge Street.





# TENANT FOCUSED

This stunning 21-storey office building offers large windows with plenty of access to natural light, flexible floorplates and a beautiful lobby. With easy access to transit and highways as well as an abundance of on-site and nearby amenities within walking distance, 5000 Yonge is the perfect place to attract and retain top talent, foster innovation, and accelerate your business.



**CLASS A ENVIRONMENT**



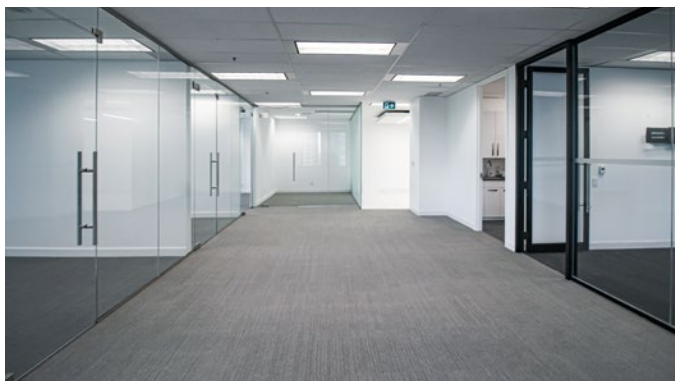
**DIRECT SUBWAY CONNECTION & MINUTES TO HIGHWAYS**



**MODEL-SUITES**



**ABUNDANT ON-SITE AMENITIES**

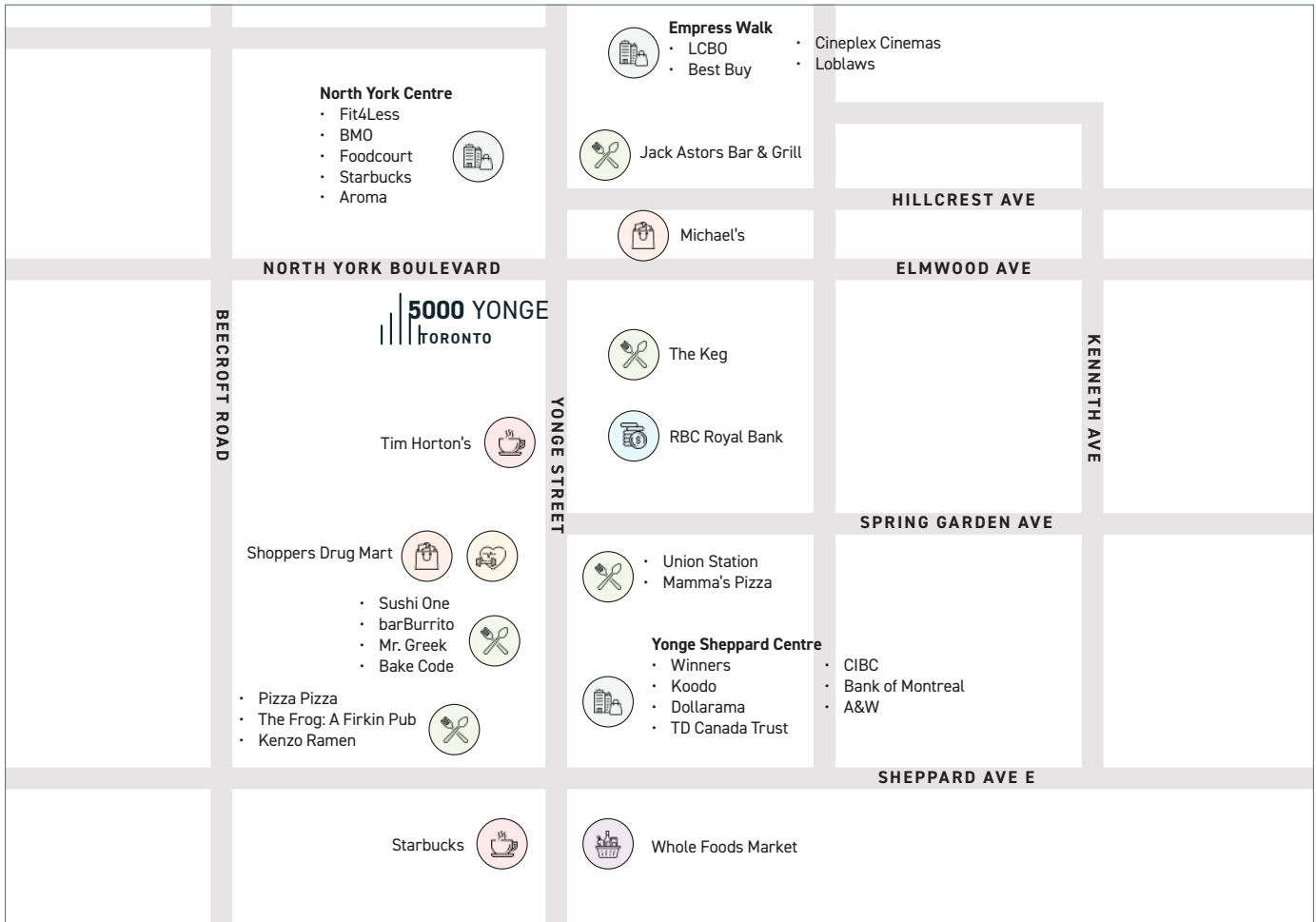


**FLEXIBLE WORKSPACES**  
(1,000 TO 64,000 SF OF CONTIGUOUS SPACE)



**ON-SITE MANAGEMENT TEAM**

# THE NEIGHBOURHOOD



## AMENITIES WITHIN A 10 MINUTE WALK



RESTAURANTS



SHOPS



CAFES



GROCERIES



BANKS



FITNESS



SHOPPING

## ON-SITE AMENITIES



CAFÉ LANDWER



PIZZERIA LIBRETTO



YONGE CAFE & BISTRO

# EASY ACCESS

5000 Yonge St. is central to the North Yonge Business Node, just minutes from the 401 and 404, and offers direct access to the North York Centre subway station.



NORTH YORK CENTRE SUBWAY STATION  
DIRECT INDOOR CONNECTION

1 MINUTE WALK

HIGHWAY 401

5 MINUTE DRIVE

HIGHWAY 404/DVP

15 MINUTE DRIVE



SECURE  
UNDERGROUND  
BIKE PARKING



574 SPACES  
1:1000 SF  
PARKING RATIO



17 EV (TESLA)  
CAR CHARGING  
STATIONS ON P1



WALK SCORE

96



TRANSIT SCORE

45



BIKE SCORE

50

# A GREENER WORKPLACE

5000 Yonge Street provides a safe and healthy working environment for its tenants with the most sustainable and efficient office environment possible by utilizing industry leading best practices to increase the building's performance while reducing its environmental footprint.

## PROGRAMS & HEALTH AND WELLNESS ACTIVITIES



ENERGY USE  
INTENSITY

## SUSTAINABILITY CERTIFICATIONS



### LEED PLATINUM CERTIFIED

LEED certification is a globally recognized symbol of sustainability achievement and leadership. LEED is for all building types and all building phases including new construction, interior fit outs, operations and maintenance and core and shell.



### BOMA BEST GOLD CERTIFIED

BOMA BEST® is a national green building certification program which evaluates standards for energy and environmental performance of existing buildings based on accurate, independently verified information.



### WIREScore GOLD CERTIFIED

WiredScore is the global digital connectivity certification system that helps Crown assess, improve and benchmark building connectedness. Our goal: making Internet and fibre connectivity easier for our tenants so they can work to their highest potential.



WATER USE  
INTENSITY



GHG  
EMISSIONS



CAPTURE RATE FOR  
NON-HAZARDOUS  
WASTE

## ESG IN ACTION

Crown has an ongoing commitment to sustainable corporate and building operations. With environmental, social and governance (ESG) management and integral part of our strategy, our aim is to reduce our environmental footprint while elevating the way we operate for our clients, stakeholders and the greater community.

We manage and track what we believe to be the most important environmental indicators for our business: energy consumption, water usage, waste generation, and carbon emissions.

LEARN MORE AT:

[crownrealtypartners.com/ESG](https://crownrealtypartners.com/ESG)



# BUILDING SPECS



## TOTAL RENTABLE AREA

542,929 SQ. FT.

## NUMBER OF STORIES

21

## YEAR BUILT

2004

## FLOORS

- Concrete slab
- Total superimposed load: 120 lbs/psf

## ELEVATORS

- 14 total elevators
- Office: 9 (4 serving G-9, 5 serving 9-23)
- Parking: 2
- Freight: 1
- Tunnel: 2

## PARKING

- 574 spaces
- Accessible parking available
- EV charging stations

## FIRE SAFETY AND SECURITY

- Each floor is provided with an automatic wet sprinkler system
- Each floor is provided with 3 standpipe systems, fire hose cabinets, fire extinguishers and 22m hoses
- Card access security system for off-hours security
- 24/7 security guard/CCTV coverage

## POWER

- Electrical panels with 347/600V service
- Power allocation:
- Tenant power: 4 watts psf
- Lighting: 2 watts psf

## LIGHTING

- Recessed 500 mm X 1500 mm
- Lighting Level: 600 lux (avg. maintained)

## HVAC

- Indoor Design Conditions:
- Summer: 75°F (24°C) at 50% RH
- Winter: 72°F (22.2°C) at 30% RH
- Occupancy level: 1 person/100 square feet
- Lighting and Miscellaneous Power - 4.0 W/square foot combined
- Ventilation Rate: 0.15 cfm/sq.ft.

## ABOUT CROWN

Founded in 2001, Crown Realty Partners acquires, leases, manages and redevelops commercial real estate assets across Canada. Crown has a well established track record, an experienced team and takes a hands-on approach to provide superior returns for our investors and better workplaces for businesses operating within our portfolio.

The Partners of Crown co-invest alongside the corporations, institutions, pension funds and high net worth individuals that entrust us with their capital, ensuring strong alignment of interests.



CROWN

For more information or to arrange a tour,  
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