

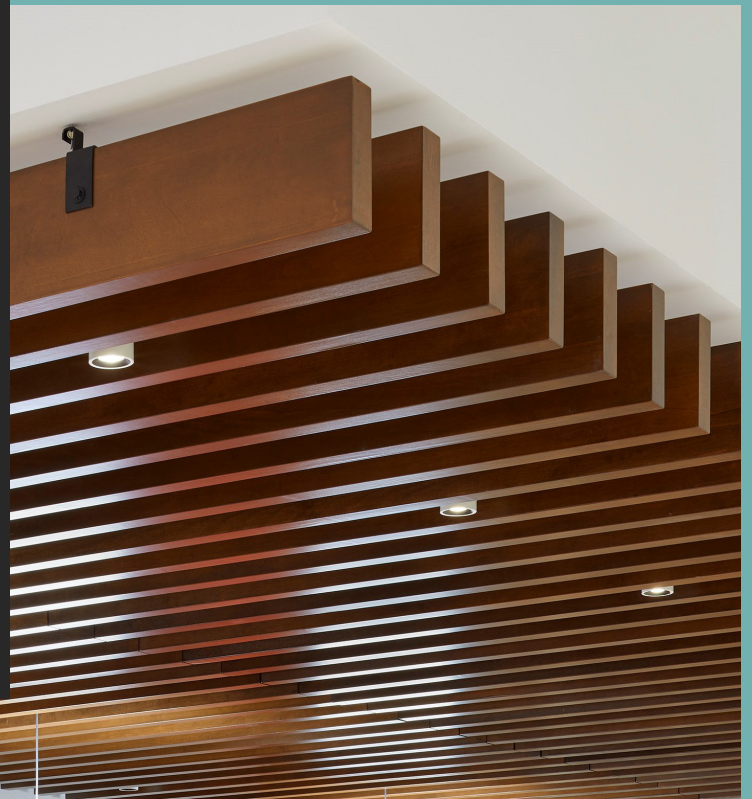


5255 Yonge Street

BE A PART OF THE **MOST VIBRANT WORKPLACE**
COMMUNITY IN THE NORTH YONGE BUSINESS NODE!

Make A Great First Impression

Ever committed to the tenant experience 5255 Yonge Street is a well located, easily accessible office destination. Recent building upgrades such as a new main entrance, lobby, elevator corridors, conference centre and a tenant lounge provide on-site conveniences while a wide variety of area amenities are right at your doorstep.





Awards & Accolades

American Society of Interior Designers' Professional Design Awards earlier this year and we've just received word that the screen took **1st Place** in the Outside the Box category! (2021)

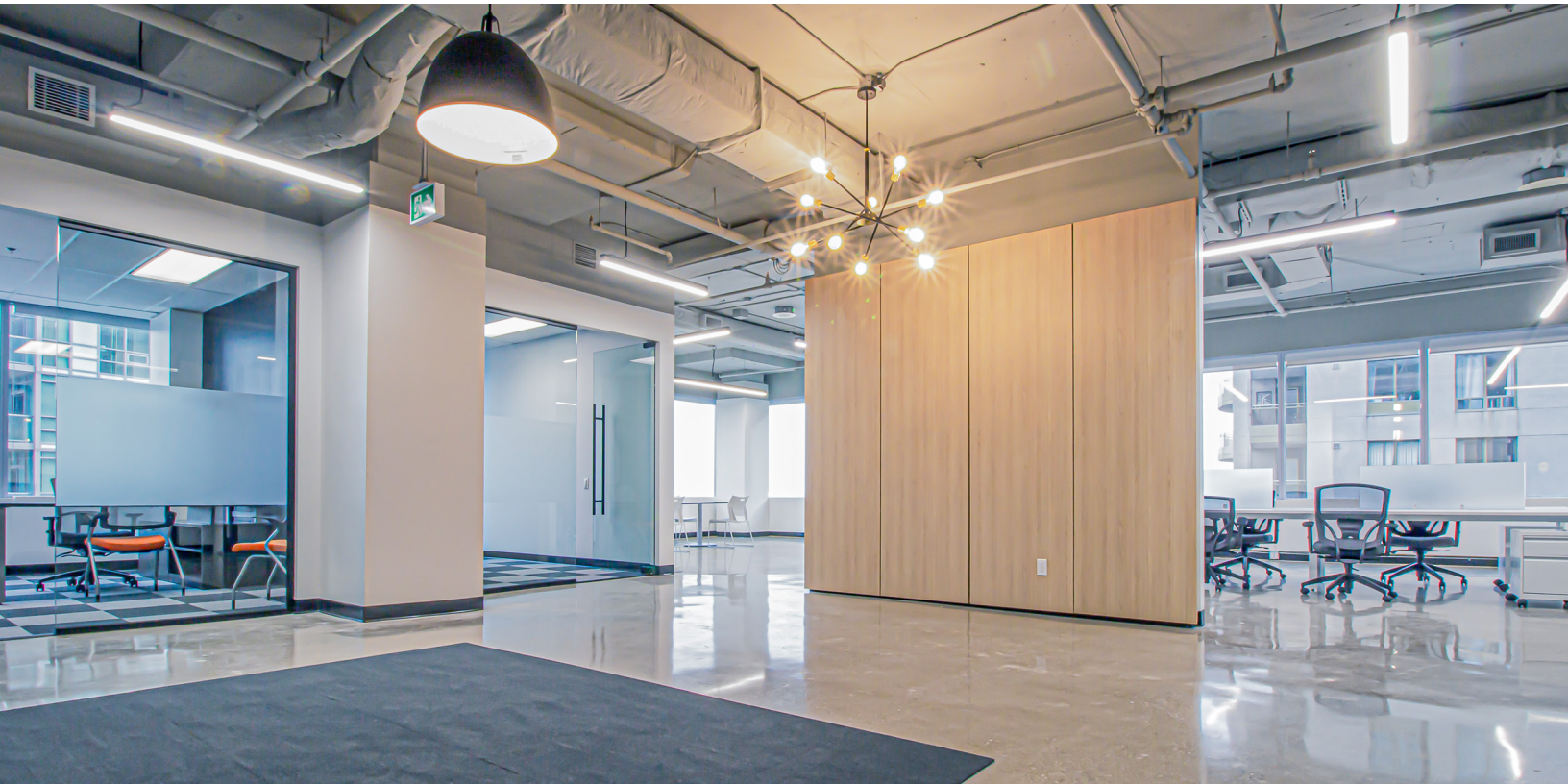
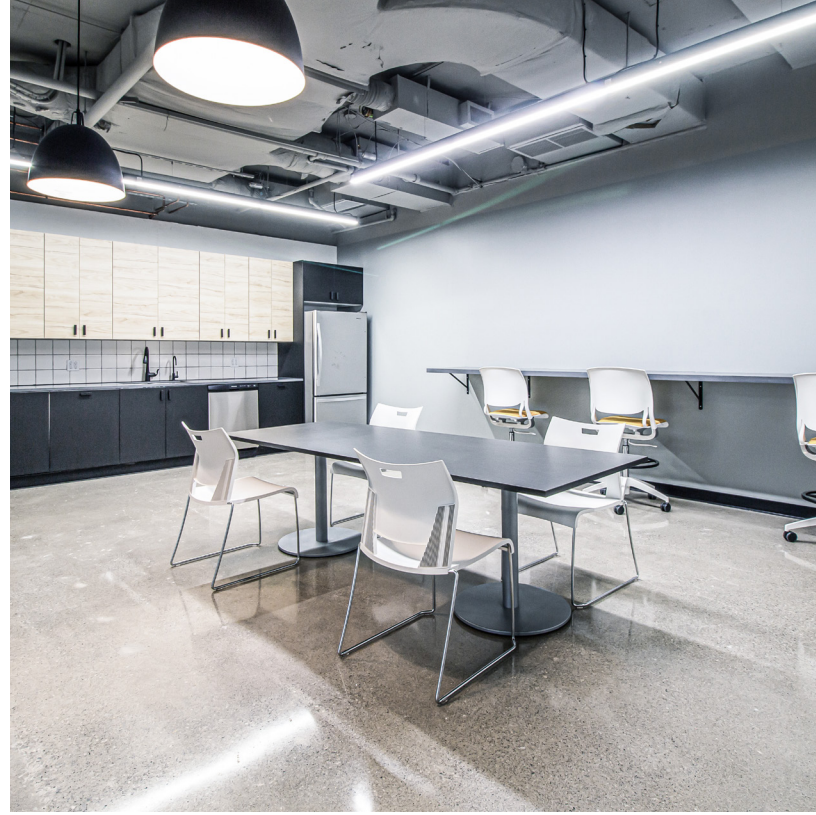
Safe+Suites by Crown, namely Suite 901 at 5255 Yonge, was featured in the **Design Industry Advisory Committee (DIAC)**'s "Design Response to COVID-19". (2021)

Featured in **2022 Design Magazine's** Workplace Trends: Reinventing The Office Lobby. (2022)

Suite Specialists

5255 Yonge Street offers a wide range of functional, move-in ready model suites. With a variety of sizes and styles to choose from, your business can find the perfect workspace at 5255 Yonge!

Suite 901 : 6,891 SF



Work Better.



Enhanced Building

Upgraded entrance, lobby and common areas



On-Site Convenience

Cafe, tenant lounge, conference centre
and underground parking



Easy Access

Close to TTC Subway,
GO Bus and Highways



Perfect Location

North Yonge Business Node



Amazing Amenities

Endless amenities within the area



Exceptionally Managed

Crown is here for you 24/7

Commute Better

Get to and from work hassle free.



Car

With underground parking available, your staff can commute in comfort. Car wash and tune up stations available on site.



Public Transit

Located minutes from North York Centre Station, Finch Station and GO Station with access to both Sheppard and Yonge/University TTC Subway lines.



Walk

5255 Yonge Street is only a 5 minute walk to North York Centre Station.



Lunch Better

Unparalleled convenience and amenity options right at your doorstep.

ATTRACTIONS

Yonge Sheppard Centre | 4 mins

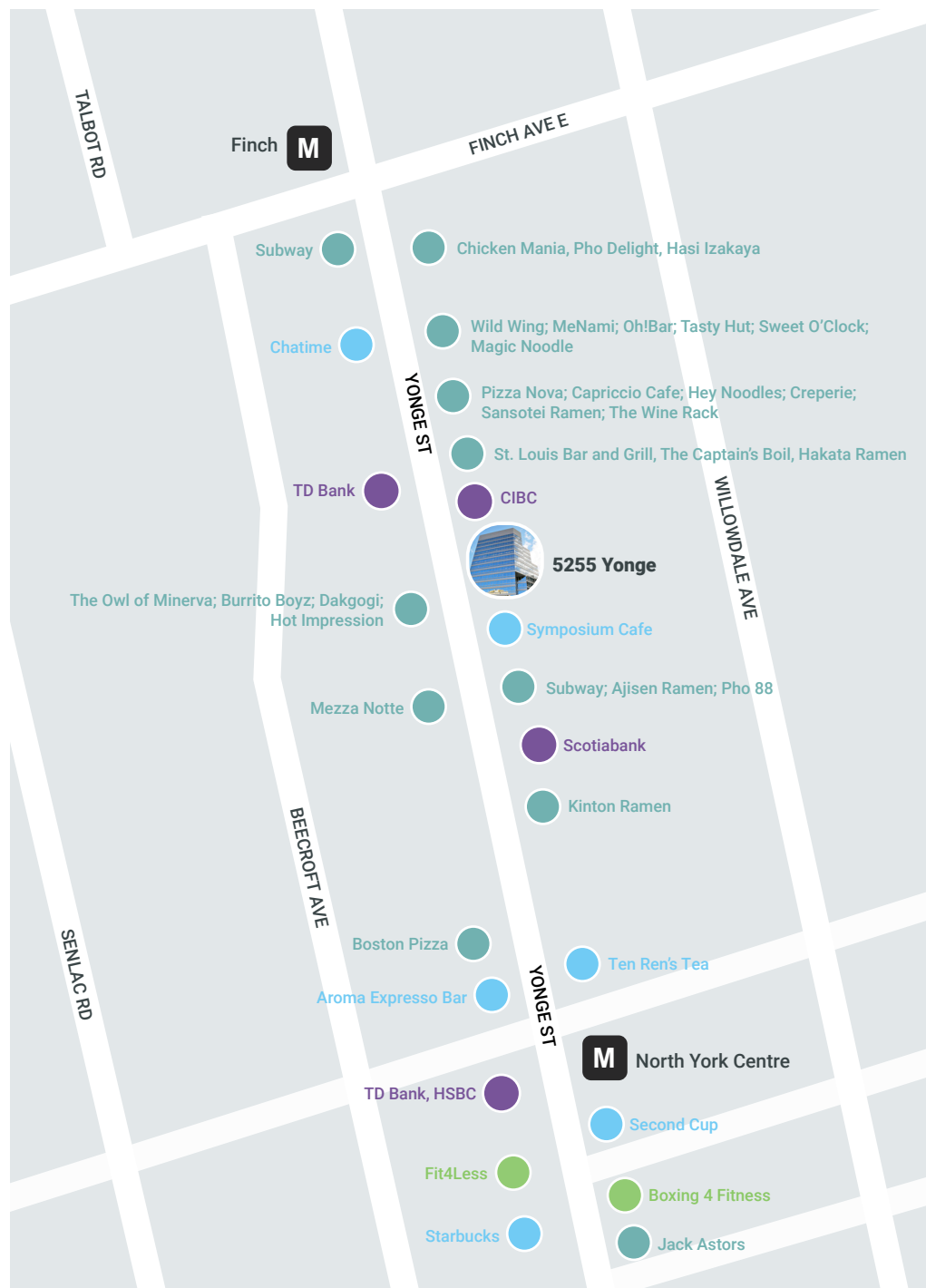
Bayview Village Shopping Centre | 8 mins

CF Fairview Mall | 15 mins

CF Shops at Don Mills | 20 mins

LEGEND

- Restaurants
- Banks
- Coffee Shops
- Fitness



Work Healthier

Ventilation System Innovations



Humidification Control

Automated adjustments of humidity based on seasonal climates.



Increased Fresh Air

Boosted air-exchange to have more fresh air circulated continuously.



Extended System Hours

Increased duty cycle of all air systems to ensure consistent air quality.



Ionizer Plasma Systems

High-voltage negative ions to charge air molecules for air purification.



UV Light Bars

Healthcare-grade UV lighting installed to kill viruses and bacteria.



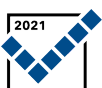
Improved Air Filters

Installation of new air filters with higher MERV ratings.

Crown Property Management Inc. has achieved Fitwel Viral Response Certification for its entire portfolio of owned and managed office properties. The Fitwel Viral Response certification highlights Crown's commitment to creating healthy and resilient office communities that have implemented policies and practices to mitigate the spread of contagious diseases.

Crown's commitment to providing outstanding work environments includes following Fitwel's framework that accounts for:

- Strategies to limit airborne transmission within buildings including increased ventilation, humidity, and filtration.
- Enhancing policies, processes and communication with our tenants to ensure peace of mind and confidence in our practices.
- Acknowledging that mental health has been an enormous issue during the pandemic, Crown has optimized workplaces to promote feelings of well-being through greenery, access to outdoor spaces, increased indoor air quality and wellness-centric programming.
- Managing the flow and density of occupants in common spaces is critical to keeping everyone safe.
- Increased wellness programming, flexibility in building hours and access and increased communication and innovations like a new tenant-focused mobile app, contactless building access and registration.



Fitwel®
Viral Response
Certified

Wellness First

5255 Yonge Street provides a safe and healthy working environment. 5255 Yonge provides tenants with the sustainable and efficient office environment possible by utilizing industry leading best practices to increase the building's performance while reducing its environmental footprint.

ESG IN ACTION



5255 Yonge is enrolled in the Energy Management Action Plan "E-MAP". The program has 7 pillars and the Crown team participates in monthly meetings focused on analyzing utility use. The objectives include the identification, review and implementation of sustainability measures, allowing 5255 Yonge's consumption performance to improve as well as increasing comfort for building occupants. 5255 Yonge's E-MAP participation has put the building into the top quartile when compared with over 30 commercial offices across 12 property management companies.

CONNECT BY CROWN

Keeping connected is more important than ever before. To make this even easier, we are launching CONNECT by Crown, a mobile app for our building occupants. Our goal is to make our buildings as smart and user-friendly as possible.



WIREDSCORE GOLD

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.



FITWEL CERTIFICATION

Fitwel is the world's leading certification system committed to building health for all®. Generated by expert analysis of 5,600+ academic research studies, Fitwel is implementing a vision for a healthier future where all buildings and communities are enhanced to strengthen health and well-being.





ON-SITE CAFE



ON-SITE CONFERENCE CENTRE

CROWN

Get In Touch!

If you would like more information about 5255 Yonge St
or if you'd like to arrange a tour, please contact:

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