

## 46 Spadina Avenue

### The Systems Building - Toronto, Ontario

The Systems Building is one of the last remaining loft construction buildings to be renovated in Toronto's historic King – Spadina Planning District. This five story brick and beam gem is undergoing a total retrofit. All interior brick and wood surfaces are being sandblasted. The exterior brick is being cleaned. Existing hardwood floors are being restored. HVAC will be provided by an energy efficient heat - pump system tha at the same time. New windows will feature casements that open. Modern new washrooms and a new passenger elevator are being installed. Life safety systems are being upgraded. The building enjoys exceptional exposure on the west side of Spadina Avenue just south of King Street West. It is close to many business, educational and recreational amenities. Paid parking is available in the lot behind the building.

- ◆ Completion Date: June 2008
- ◆ Floors: 5
- ◆ Office: up to 48,000 sq ft
- ◆ Retail: up to 24,000 sq ft
- ◆ Floor Plate 12,000 sq ft (not divisible)
- ◆ Elevators: 2 passenger, 1 freight
- ◆ Security: Intercom and Key Fob
- ◆ Parking: up to 60 paid spaces
- ◆ Asking Rate: \$32.00 psf (semi gross)

#### Main Leasing Contact

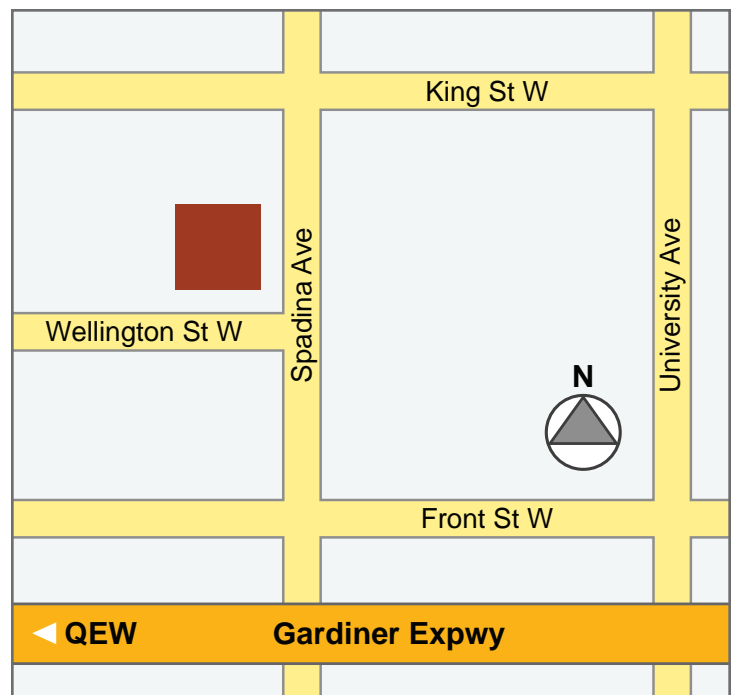
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