

2 INTERNATIONAL BLVD. TORONTO, ONTARIO

OFFICE BUILDING
FOR SALE
39,522 SF



Introducing 2 International Boulevard Toronto — a rare opportunity to acquire an office building near the Toronto Pearson International Airport with Highway 427 exposure. Available with vacant possession. Ample Parking. Divisible. Convenient Access by Car and Transit.



For more information, please contact:

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Sept 5, 2014

2 INTERNATIONAL BOULEVARD TORONTO, ONTARIO



BUILDING FEATURES

- 39,522 sf office space above grade
- Two storeys with elevator, plus 8,212 sf lower level
- 3.9 acre site with potential for parking or building expansion
- Highway 427 exposure
- Access to multiple 400 series highways
- Walking distance to both TTC and Mississauga transit stops
- Ideal for single occupier or multi-tenancy
- Interior courtyard
- Leasehold Improvements in place
- Partial basement level for parking, storage, etc.
- E-I zoning allowing for many uses

OWNER:	• RT Twenty-Four Pension Properties Ltd.
SIZE:	• 39,522 sf above grade and 8,212 sf lower level rentable on 3.9 acres
YEAR BUILT:	• 1967 with an addition in 1972 on the north side of the building
ACCESS:	• Access off Carlingview Drive and International Boulevard
BUILDING ENVELOPE:	• Brick masonry exterior cladding, cast in place concrete walls • Double glazed insulated glass
ROOF:	• 4-Ply Built-up roofing (BUR) with pea gravel ballast, metal cap flashing and counter flashing installed in 1999
HVAC:	• Indoor air handling units with DX electrical cooling • Auxiliary heating by hot water based perimeter baseboard heaters, cabinet heaters at entrances and baseboard heaters • Heating water distribution and perimeter radiation system upgraded circa 1997 • Two compressors, one in each condenser unit, replaced 2011 • Domestic water provided by two gas fired water tanks • Additional details available
LIGHTING:	• Concealed fixtures with 2-lamp, T-8, 4 ft, fluorescent fixtures with energy efficient electronic ballasts; upgraded 2008
ELECTRICAL:	• Power provided by Toronto Hydro's high voltage (27.6kV) substation in a locked transformer vault on site • CEB 1,600Z, 120/208V 3 phase, 4 wires CEB main electrical switch board
LIFE SAFETY:	• Wet sprinkler system throughout • Battery operated emergency lighting • Simplex 4020 Fire alarm system circa 2008
ASKING PRICE:	• \$ 6,700,000 (\$169.52 PSF)
TAX ASSESSMENT (2014):	• \$147,615 (\$3.84 PSF)
PARKING:	• 147 surface parking stalls (estimated) with surplus land for potential expansion • 30' high pole light fixtures for exterior lighting controlled with timers and photocells • Underground parking available (estimate 12 stalls); space currently used as storage
TENANTS:	• 100% leased to Giffels Corporation until Nov. 30, 2014 • Thereafter, 12,000 sf leased to Nov. 30, 2015 with Landlord option to terminate for 100% vacant building possession

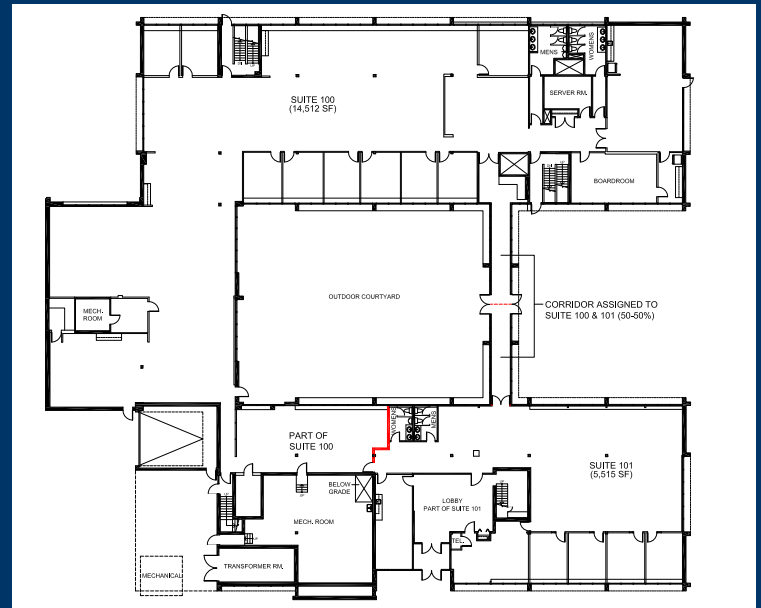


PERMITTED USES — E-I ZONE

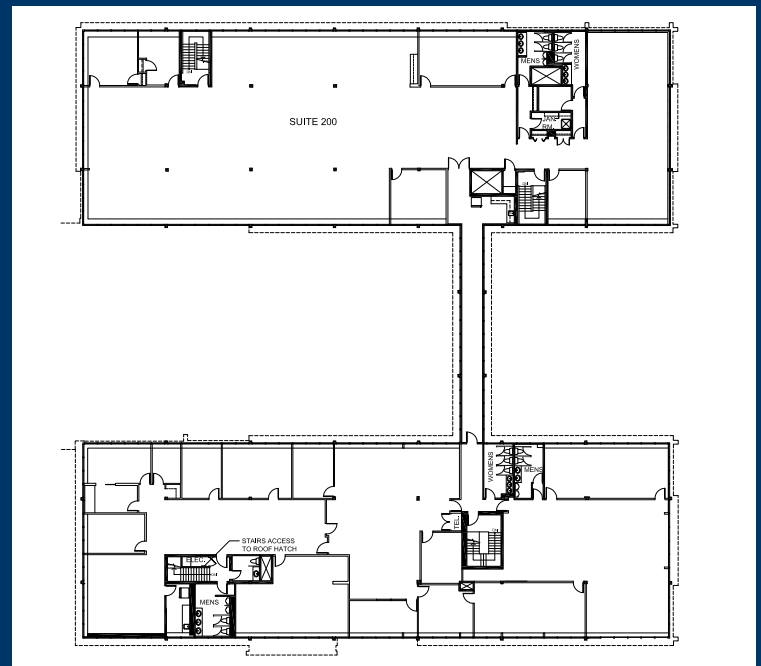
- Office
- Laboratory
- Software Development and Processing
- Financial Institution
- Industrial Sales and Service
- Wholesaling
- Production Studio
- Printing Establishment
- Studio
- And More. Contact Listing Team for Details

FLOOR PLANS

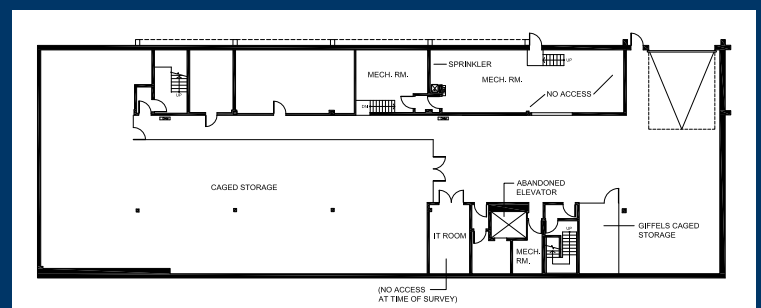
GROUND FLOOR



SECOND FLOOR



LOWER LEVEL



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Cushman & Wakefield Ltd., Brokerage

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