

95 CORPORATE CENTRE

OFFICE CONDOS • NORTH YORK

105 GORDON BAKER RD

INFORMATION BROCHURE



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Baker
Real Estate Incorporated

NF 95 Developments
Real Estate

CBRE

95 CORPORATE CENTRE

OFFICE CONDOS · NORTH YORK

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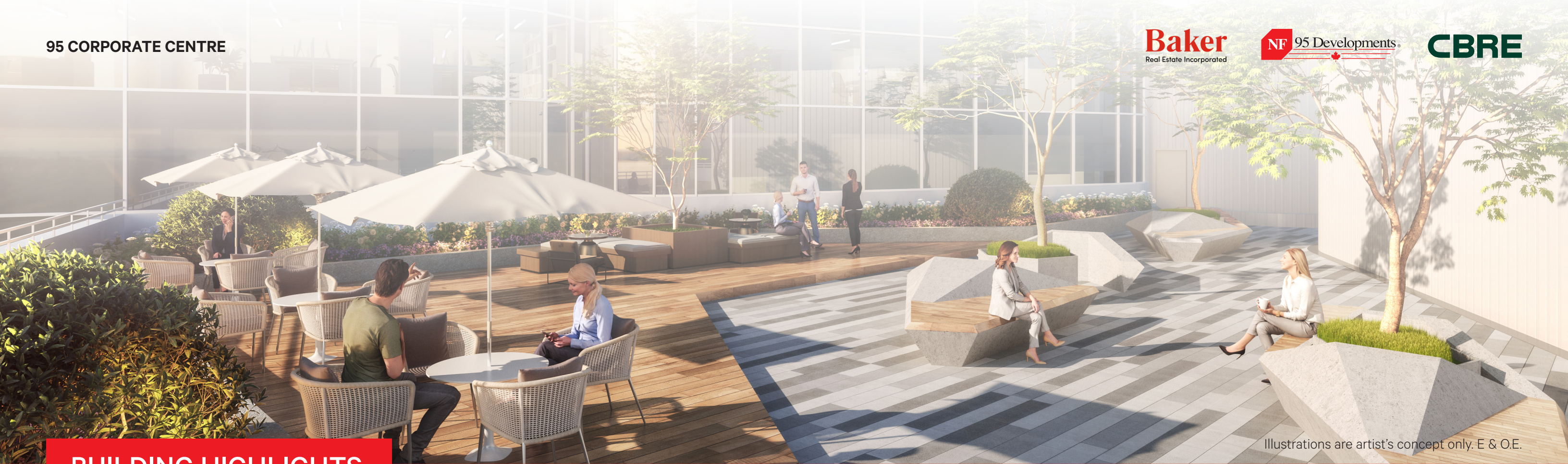
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Discover the opportunity to own and elevate your workspace at 95 Corporate Centre, conveniently located at 105 Gordon Baker Rd alongside Hwy 404 & Steeles Ave. This unique 8 storey office condo building will offer various size ranges including full floor opportunities. Whether you are an entrepreneur, a startup, or a well-established business, this exceptional opportunity will revolutionize the concept of office space and take your enterprise to new heights.



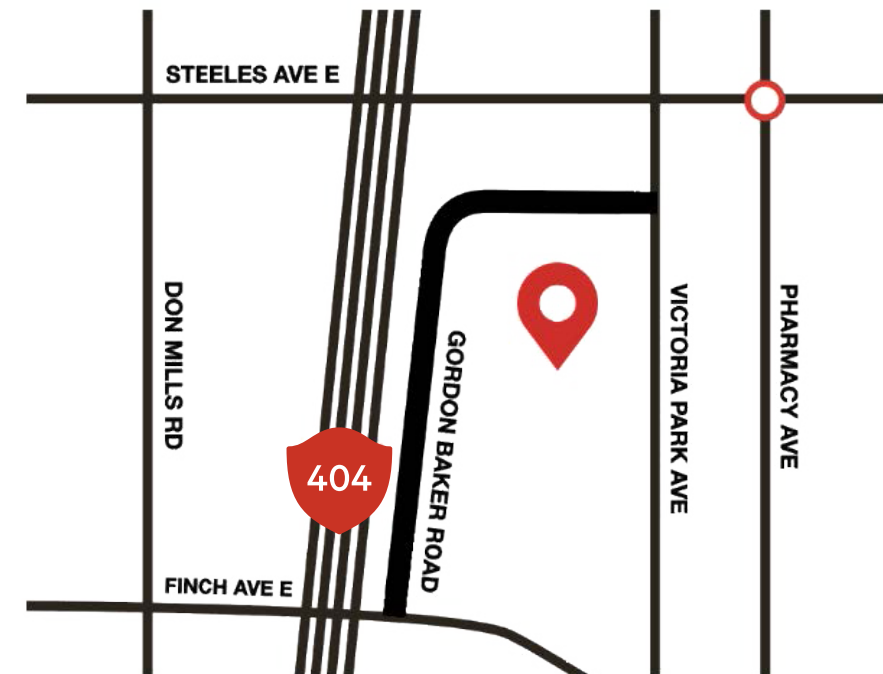
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BUILDING HIGHLIGHTS

ADDRESS	105 Gordon Baker Road, North York
INTERSECTION	Hwy 404 & Steeles Ave E
TYPE	Office Condos
STOREYS	8
UNIT COUNT	157 ¹
UNIT RANGE	Approx. 80 sq. ft. to 22,000+ sq. ft.
MAINTENANCE FEES	Est. \$0.51 per sq. ft.
PROPERTY TAXES	Est. 1.28% of the Purchase Price
PARKING RATIO	2:1000 sq. ft. ²
ANTICIPATED OCCUPANCY	Fall 2024
AMENITIES	Outdoor Terraces, EV Parking, Visitor Parking, Concierge, Shuttle Bus



¹The option to combine adjacent units is subject to availability and may result in a reduction in the total unit count. We encourage you to contact our Sales Representative for more information and to discuss the feasibility of combining units to meet your specific requirements.

²Subject to change and availability. Please contact our Sales Representative.

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BUILDING SPECIFICATIONS

FLOORING

- Neutral durable carpet throughout

WALLS

- Fire-rated drywall with sound insulation
- Designer-selected baseboards
- Entry door provided as per applicable plan
- Finished and painted interior walls

CEILING

- Professionally constructed T-Bar ceiling
- Approximately 9' ceiling height to the t-bar.

POWER

- 2'x4' LED lighting fixtures to provide general lighting
- Each unit will be equipped with one 120/208V, 3-Phase 4-Wire electrical panel board
- Each unit will be equipped with a roughed-in empty conduit from the unit to the telecom room on each respective floor

HVAC CONNECTIONS

- Each unit will be equipped with a horizontal heat pump unit complete with dedicated programmable thermostat for climate control
- Dedicated fresh air duct will be distributed from centralized makeup air unit to each individual unit

PLUMBING

- Rough-in incoming water main and sanitary main will be available as per applicable plan
- Each unit allowed to connect 1/2" water supply complete with submeter and 2" drainage at floor below
- Purchaser to provide in-suite electric domestic hot water heater as needed

LIFE/ SAFETY SYSTEM

- Each unit will be provided with a fire alarm system as per Ontario Building Code

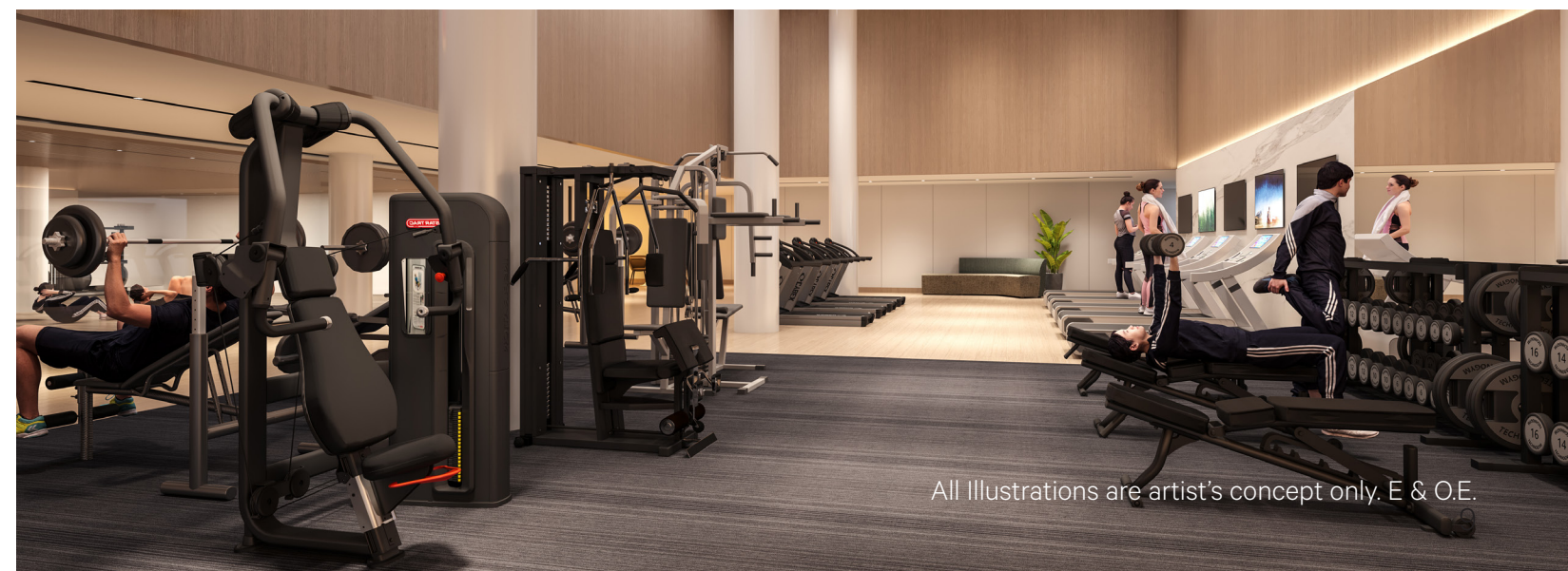
METERS

- Each unit will be equipped with submetering for electricity and domestic water where applicable

Please note:

All units will have a building standard base finish. Please refer to Building Specifications or speak to a Sales Representative for more information.

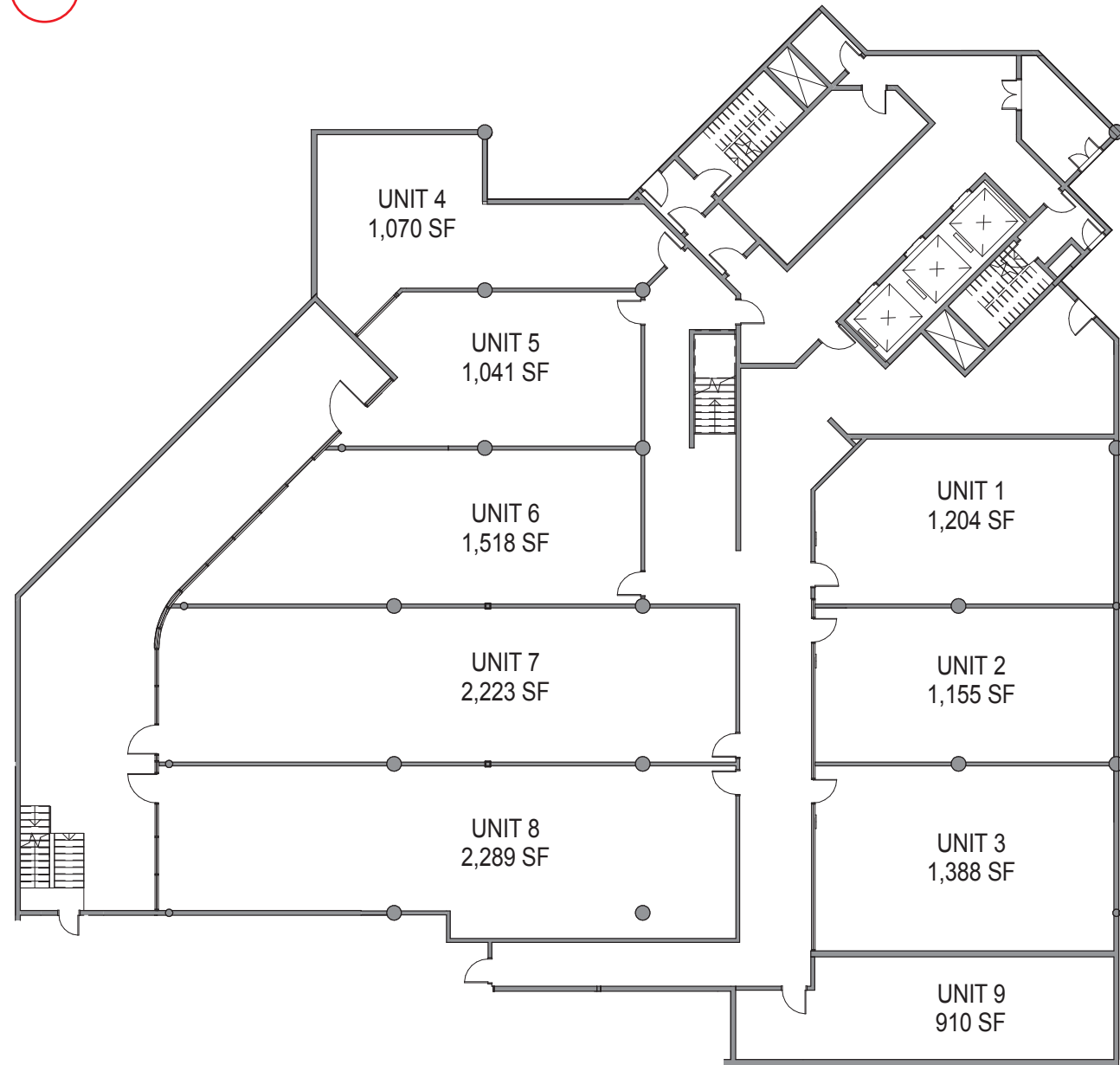
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DRAFT KEYPLATE

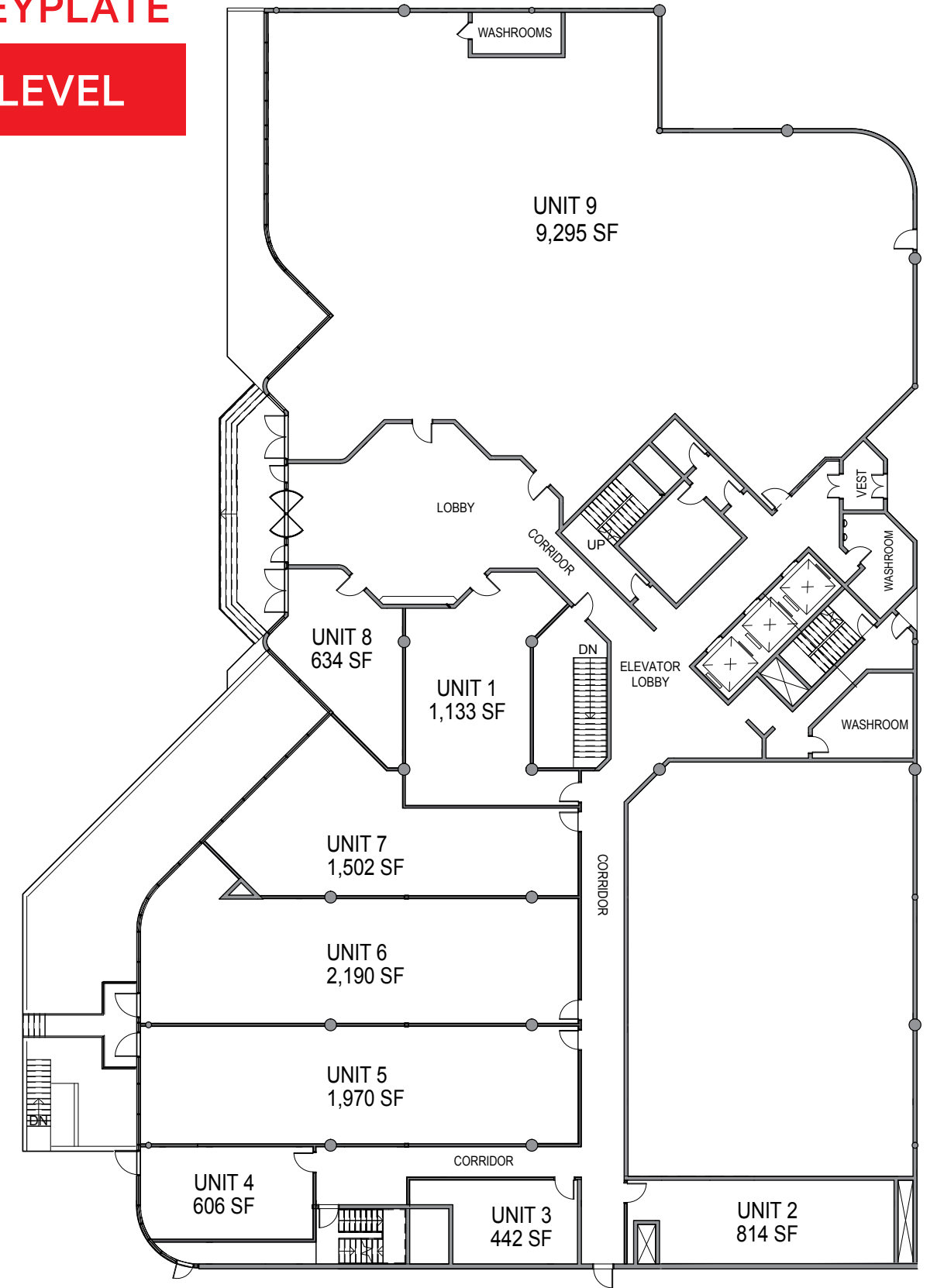
LOWER LEVEL



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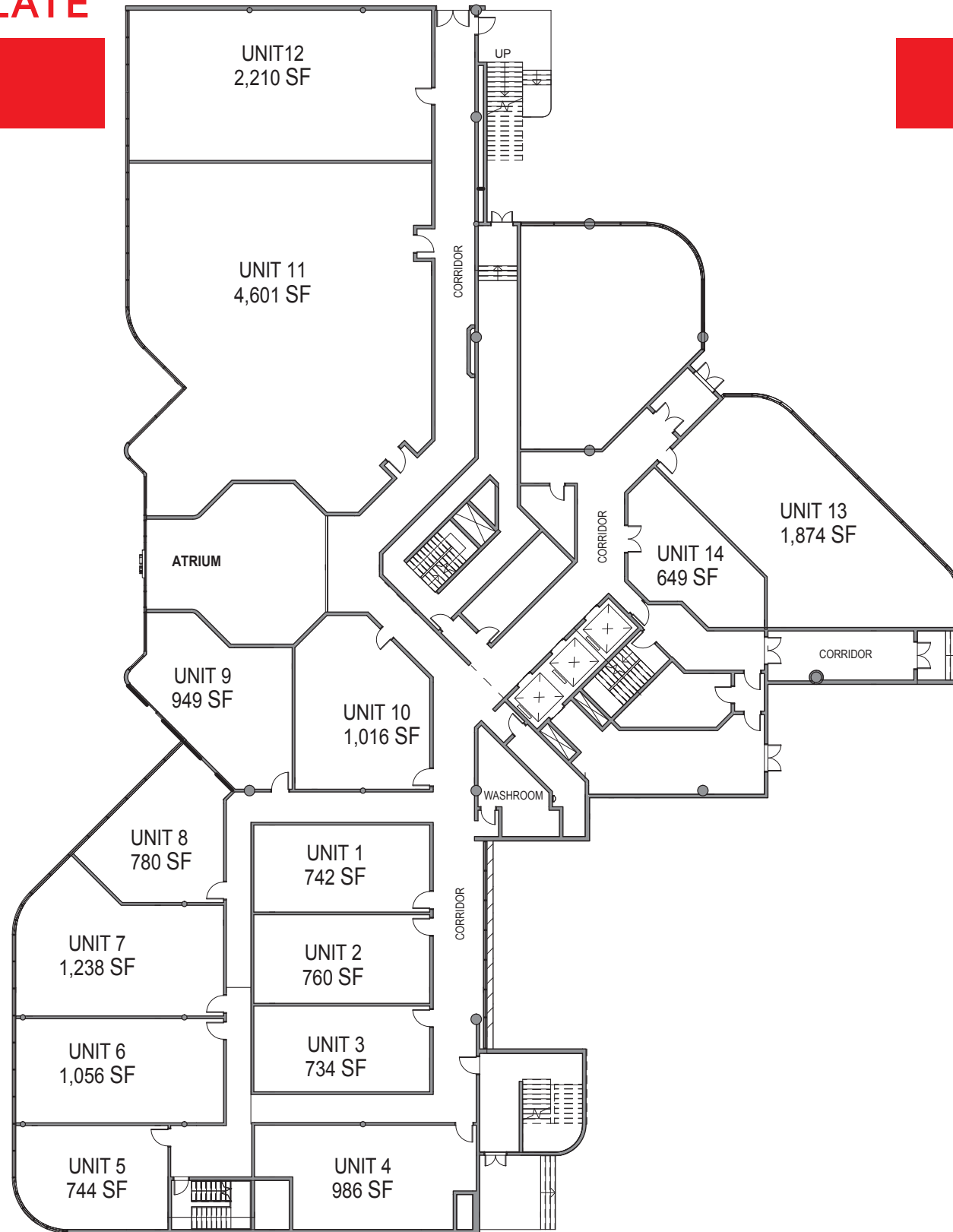
GROUND LEVEL



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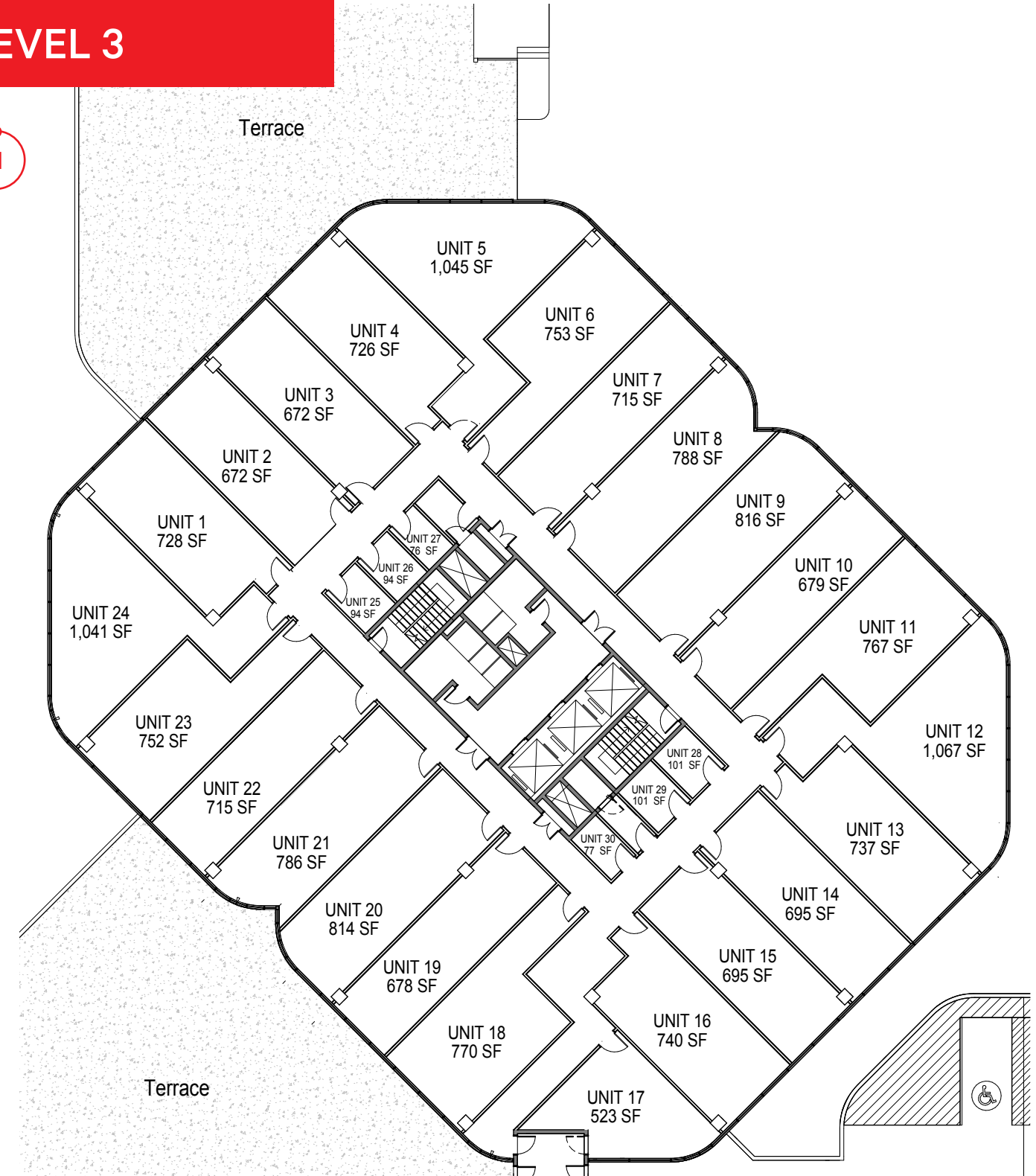
DRAFT KEYPLATE

LEVEL 2



DRAFT KEYPLATE

LEVEL 3

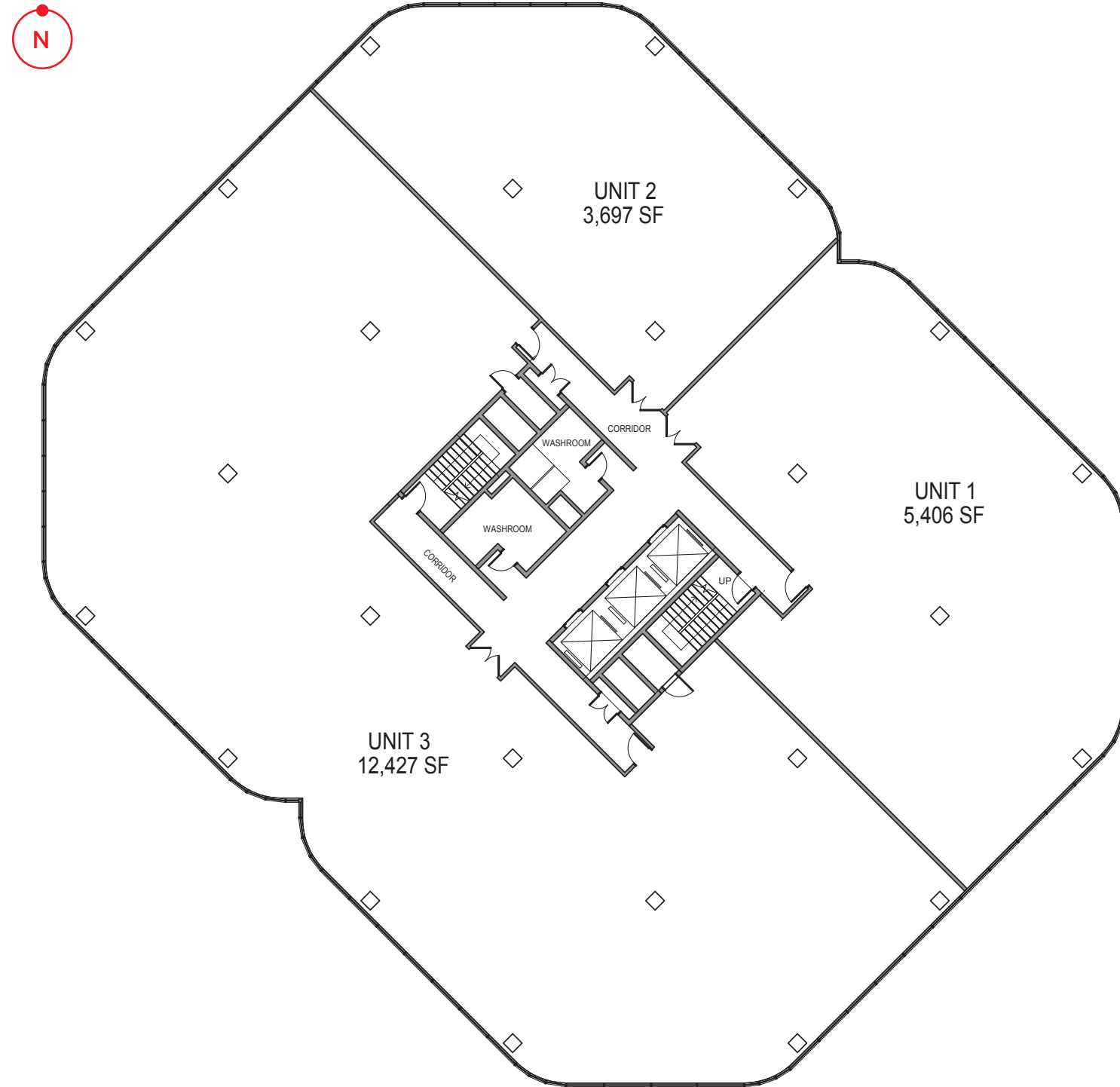


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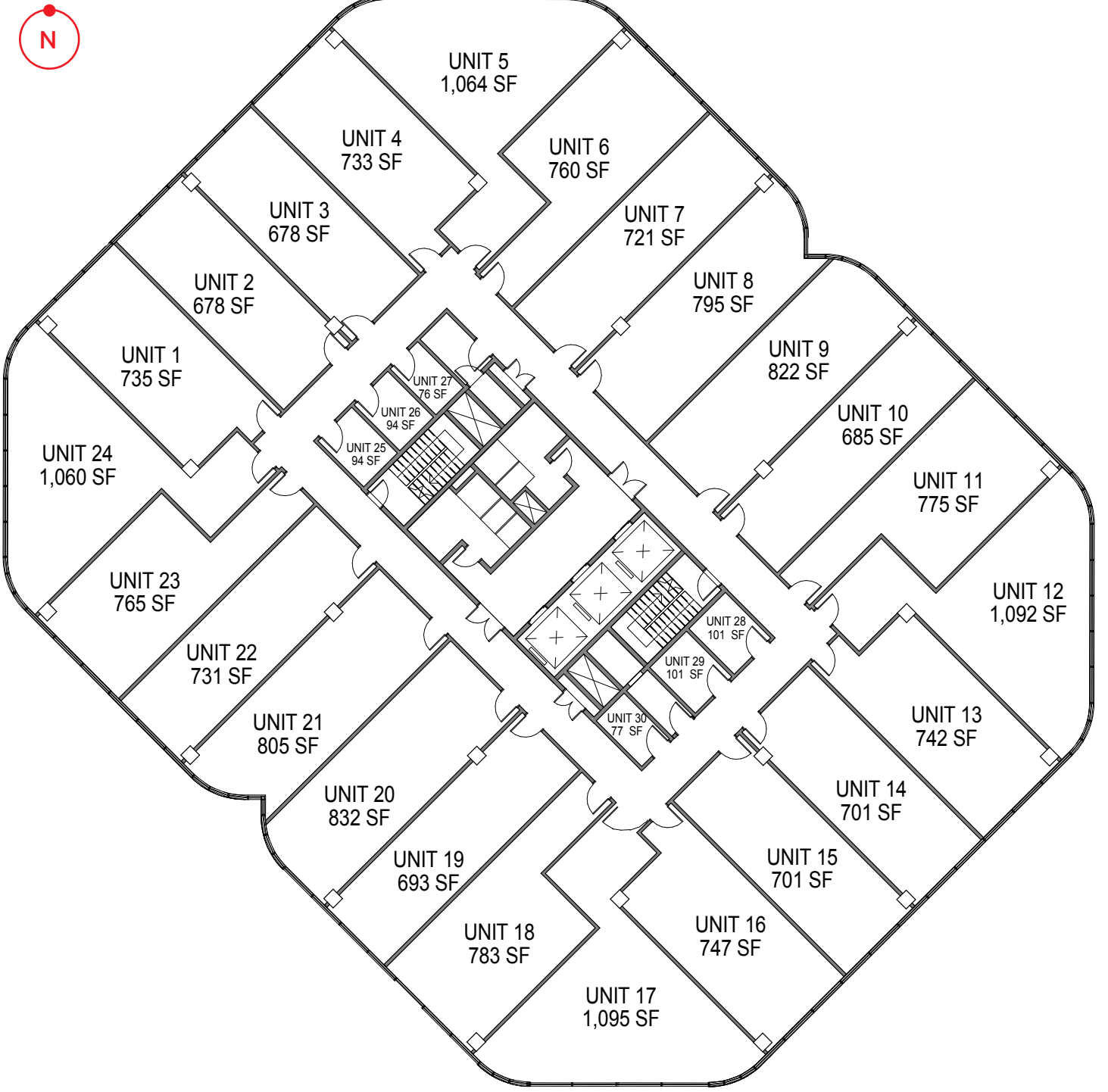
LEVEL 4



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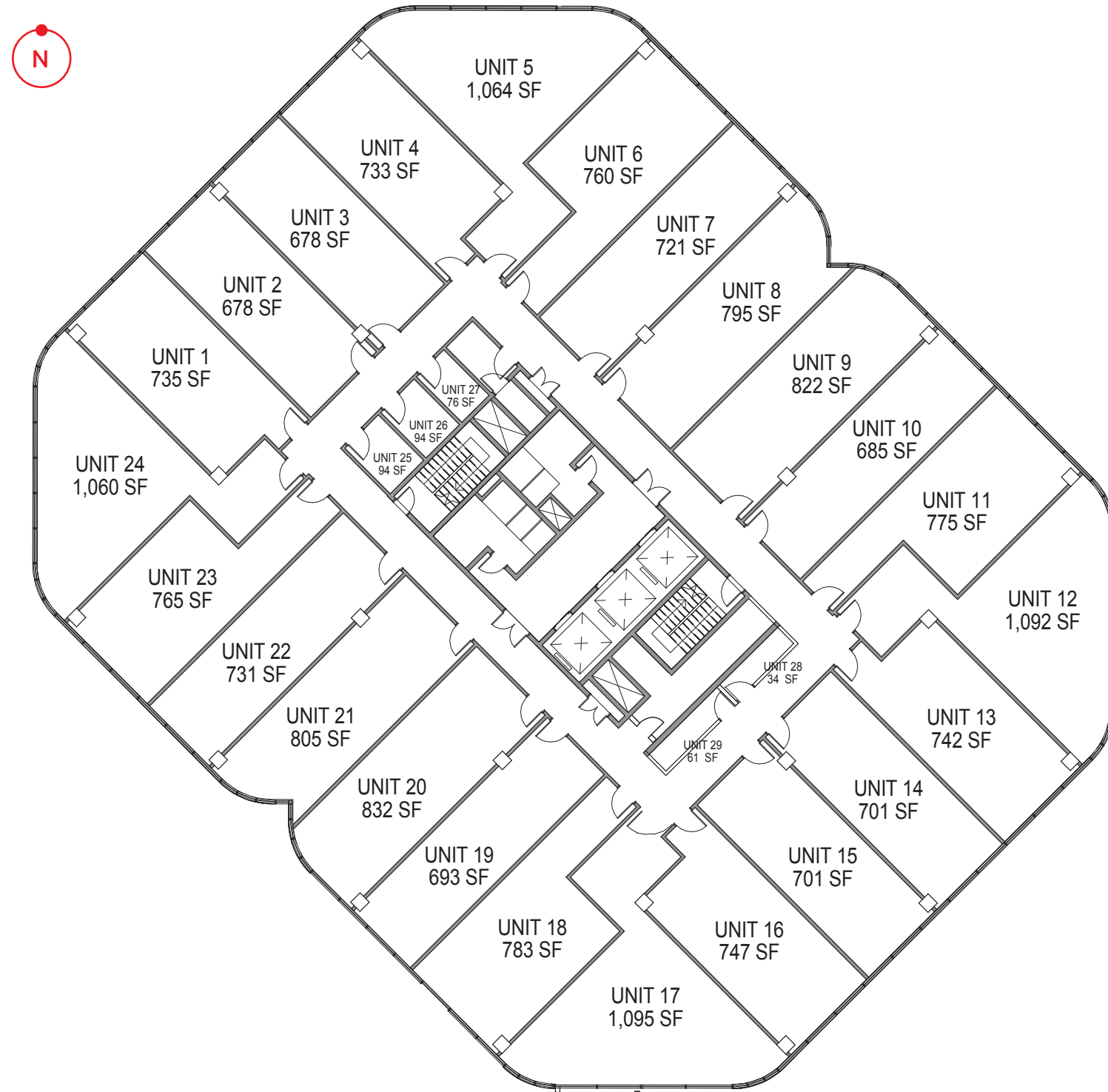
LEVEL 5, 7



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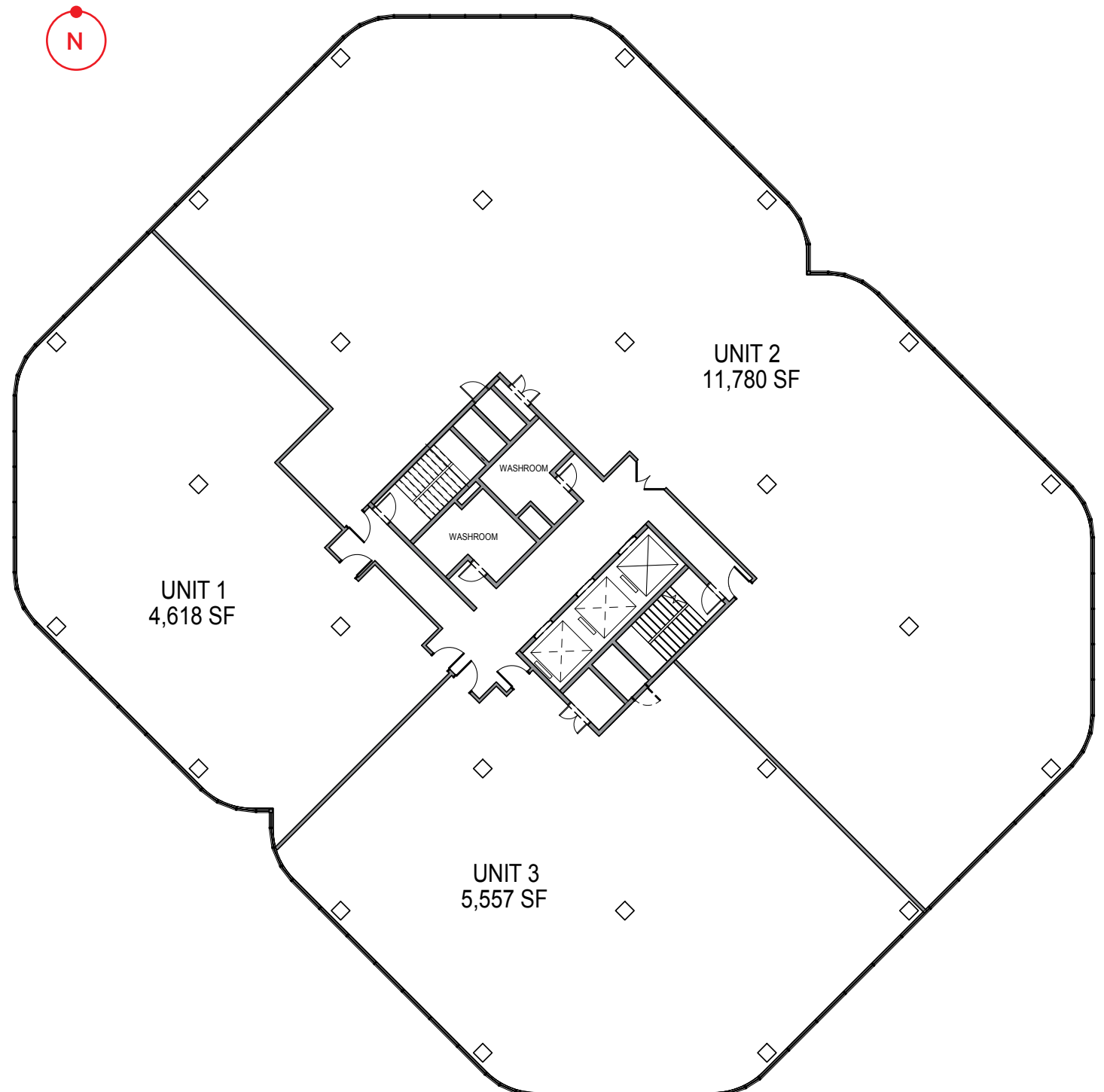
LEVEL 6



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DRAFT KEYPLATE

LEVEL 8



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NEIGHBOURHOOD MAP



Restaurants

1. Yoko Japanese Restaurant
2. Urban Kitchen
3. Double Happiness Restaurant
4. Canadian Thai
5. Tanuki Restaurant
6. Congee Queen
7. Wimpy's Diner
8. Milano's Grill
9. Cravins Caribbean Grill
10. Metro Grill
11. Pho Vietnamese Delight
12. Mama's Greek Cuisine
13. Rosemary & Thyme
14. Starbucks



Banks & Gas Stations

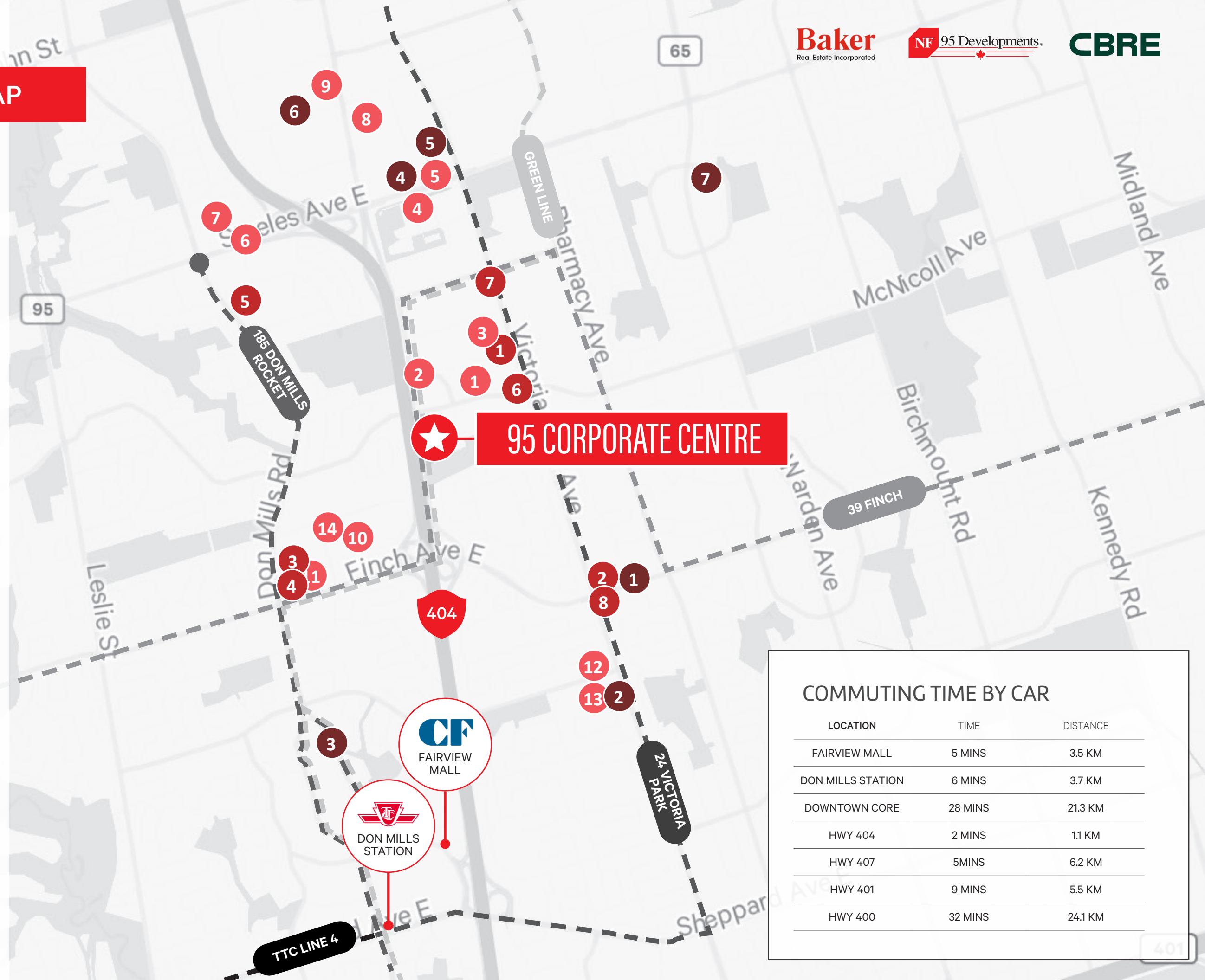
1. HSBC
2. BMO
3. TD
4. RBC
5. CIBC
6. Esso
7. Petro
8. Shell



Retail & Grocery Stores

1. LCBO
2. Value Village
3. Tone Tai Supermarket
4. J-Town
5. Toyota
6. Fedex
7. Foody Mart

Note: Information shown on the map is compiled from numerous sources and may not be complete or accurate.



95 CORPORATE CENTRE

LOCATION	TIME	DISTANCE
FAIRVIEW MALL	5 MINS	3.5 KM
DON MILLS STATION	6 MINS	3.7 KM
DOWNTOWN CORE	28 MINS	21.3 KM
HWY 404	2 MINS	1.1 KM
HWY 407	5MINS	6.2 KM
HWY 401	9 MINS	5.5 KM
HWY 400	32 MINS	24.1 KM

LIMITED TIME BUYER INCENTIVES

5 YEAR
VTB (VENDOR TAKE-BACK)¹

YEAR	INTEREST
1	0%
2	0%
3	0.99%
4	1.99%
5	2.99%

UP TO
20% CASHBACK
ON FINAL CLOSING²

RIGHT TO LEASE
DURING OCCUPANCY

RESIDENT & INTERNATIONAL
DEPOSIT STRUCTURE

- 1 \$5,000 BANK DRAFT ON SIGNING
- 2 BALANCE TO 5% IN 30 DAYS
- 3 10% IN 90 DAYS
- 4 5% IN 180 DAYS
- 5 10% ON OCCUPANCY

DEPOSITS PAYABLE TO:

FRIEDMAN LAW PROFESSIONAL CORPORATION, IN TRUST.

¹Vendor-take-back (VTB) mortgage based on a 5-year term on interest only. Please speak to our Sales Representative for more information.

²Purchasers can receive up to 20% cashback on closing if the unit is paid in full without a VTB. Please speak to our Sales Representative for more information.

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