

# 95 CORPORATE CENTRE

OFFICE CONDOS • NORTH YORK

105 GORDON BAKER RD

INFORMATION BROCHURE



Illustrations are artist's concept only. E & O.E.

**Baker**  
Real Estate Incorporated

**NF 95 Developments**

**CBRE**



# 95 CORPORATE CENTRE

OFFICE CONDOS · NORTH YORK

105 GORDON BAKER RD



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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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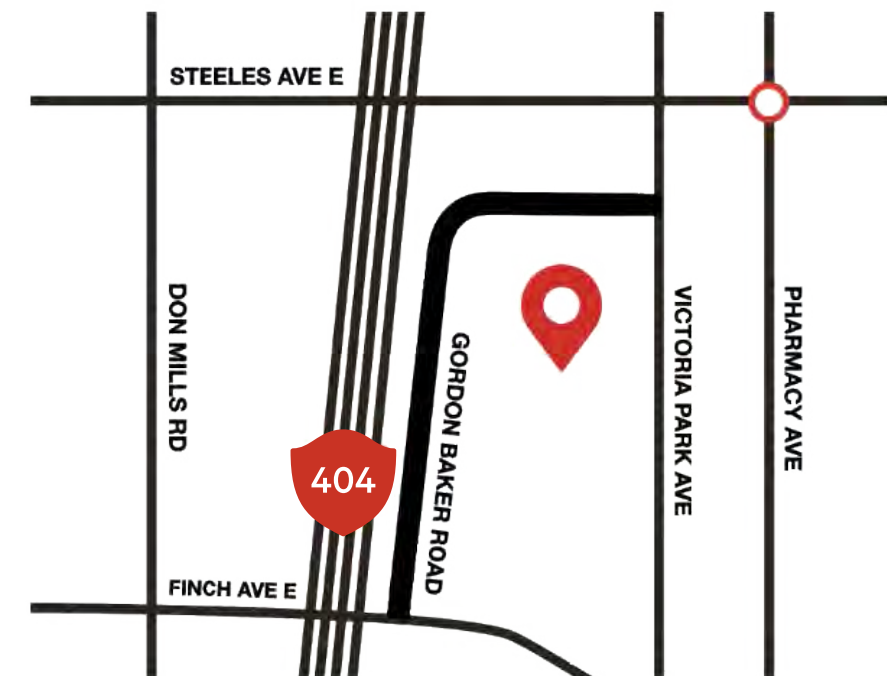




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**BUILDING HIGHLIGHTS**

ADDRESS	105 Gordon Baker Road, North York
INTERSECTION	Hwy 404 & Steeles Ave E
TYPE	Office Condos
STOREYS	8
UNIT COUNT	157 <sup>1</sup>
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. <sup>2</sup>
ANTICIPATED OCCUPANCY	Fall 2024
AMENITIES	Outdoor Terraces, EV Parking, Visitor Parking, Concierge, Shuttle Bus



<sup>1</sup>The 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.

<sup>2</sup>Subject 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

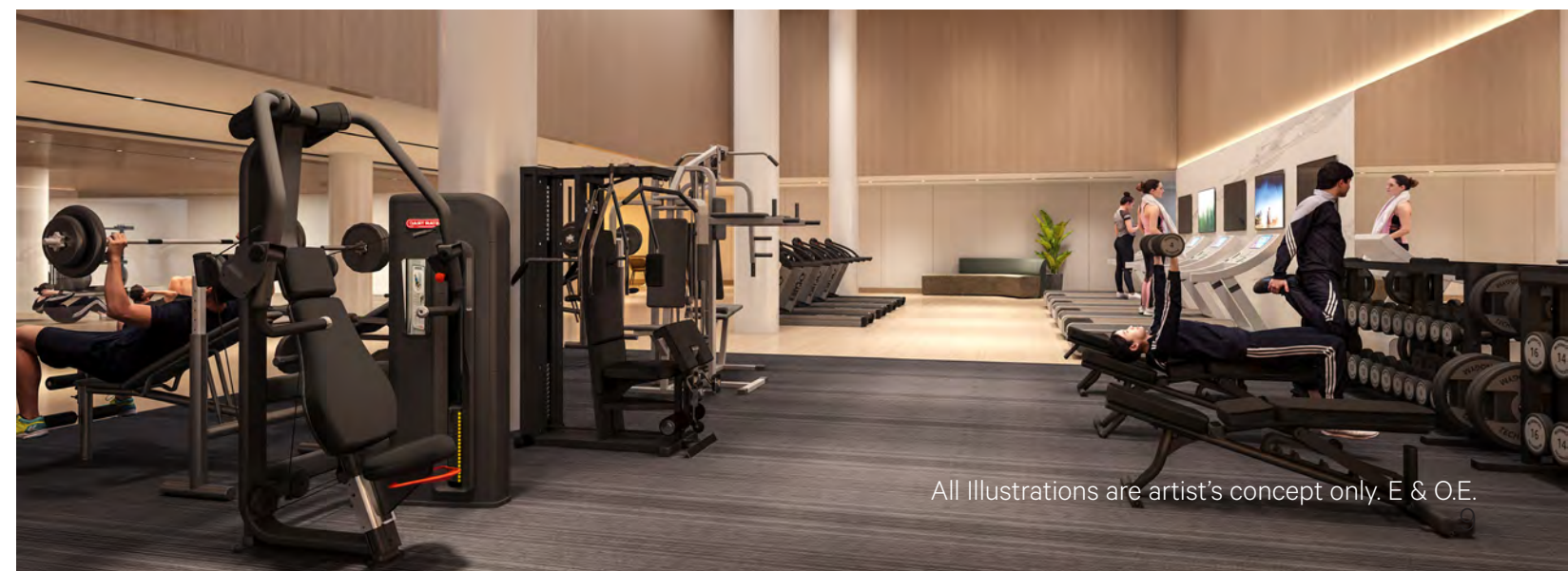
## METERS

- 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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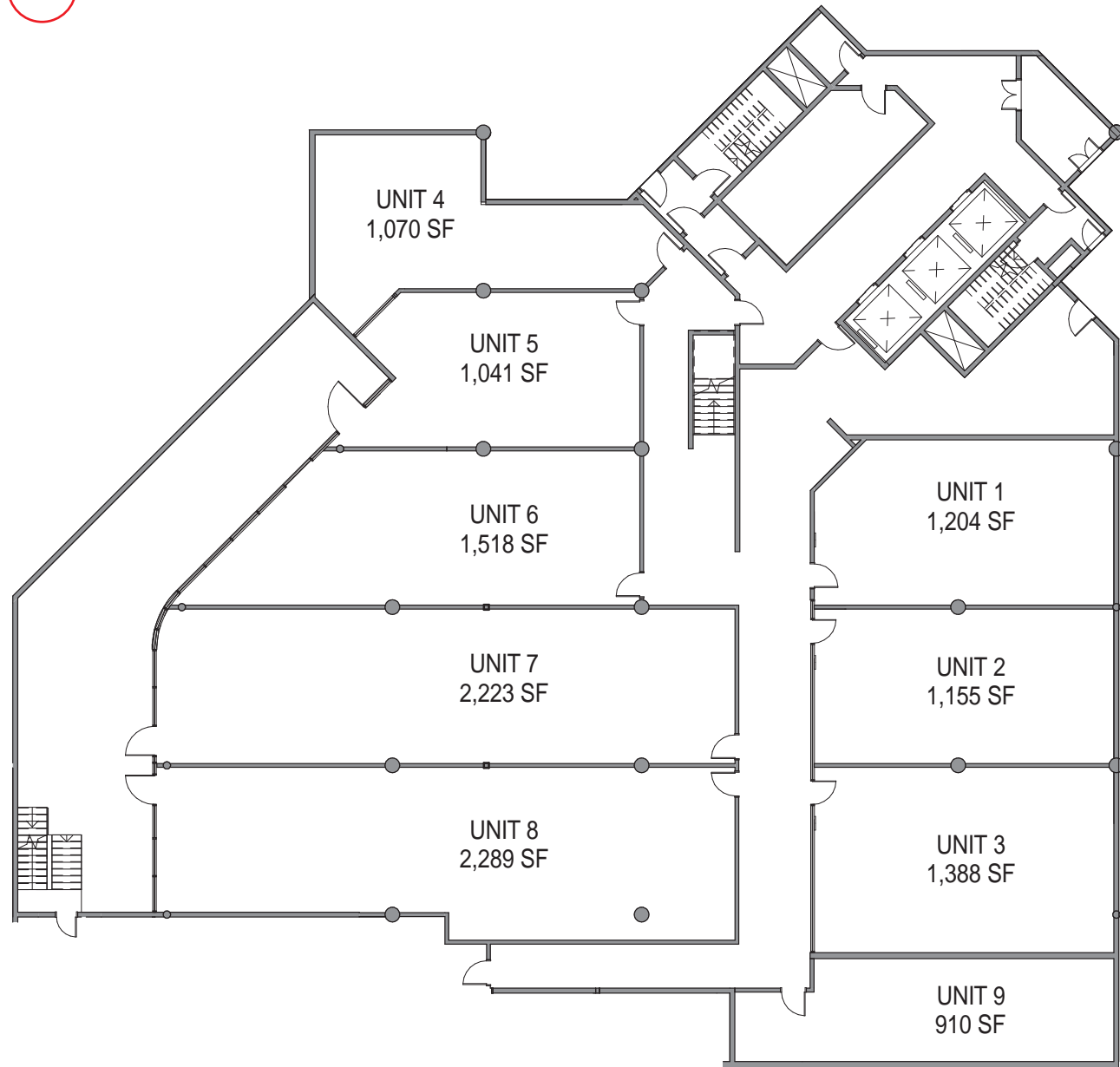


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**DRAFT KEYPLATE**

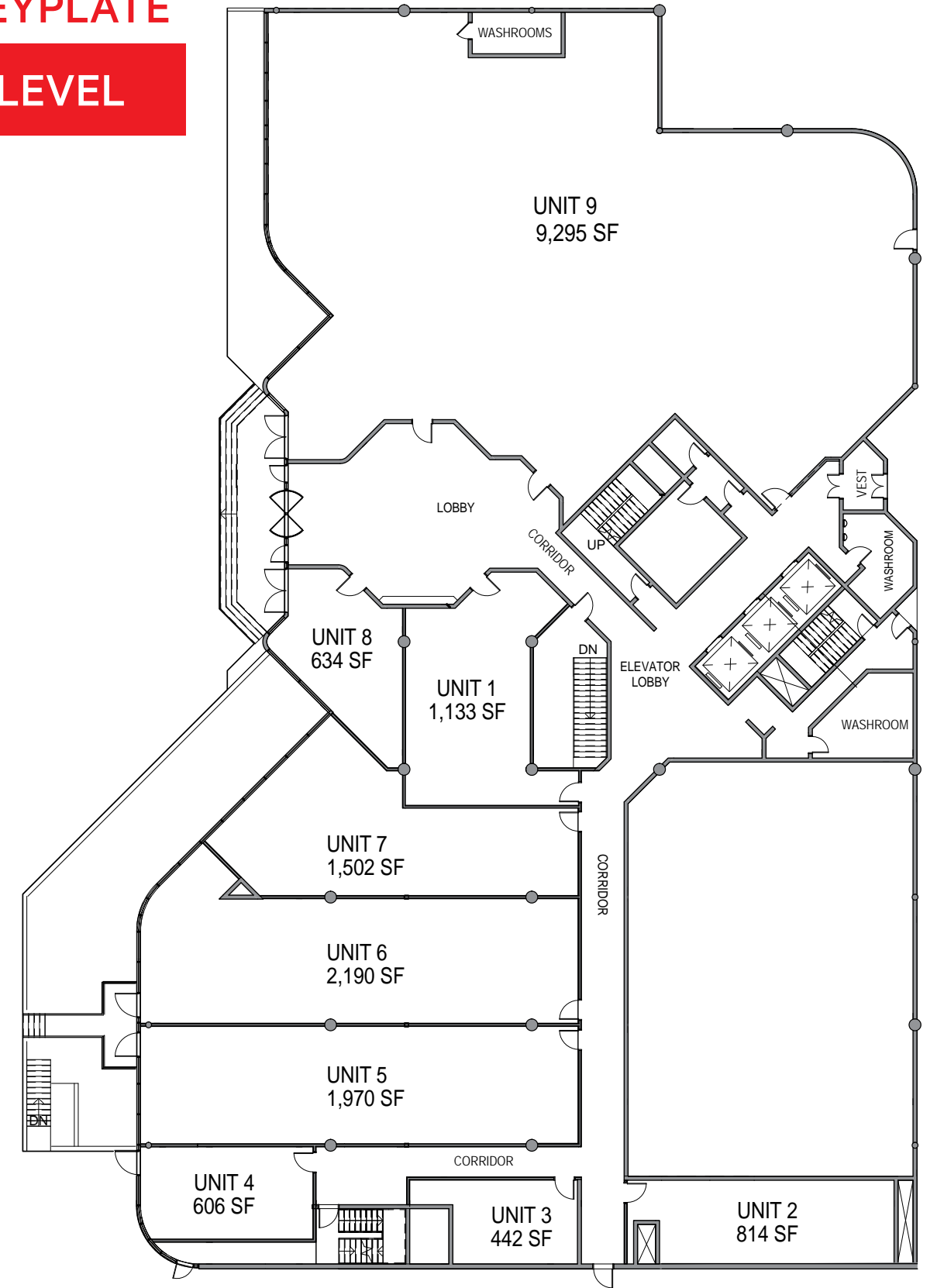
**LOWER LEVEL**



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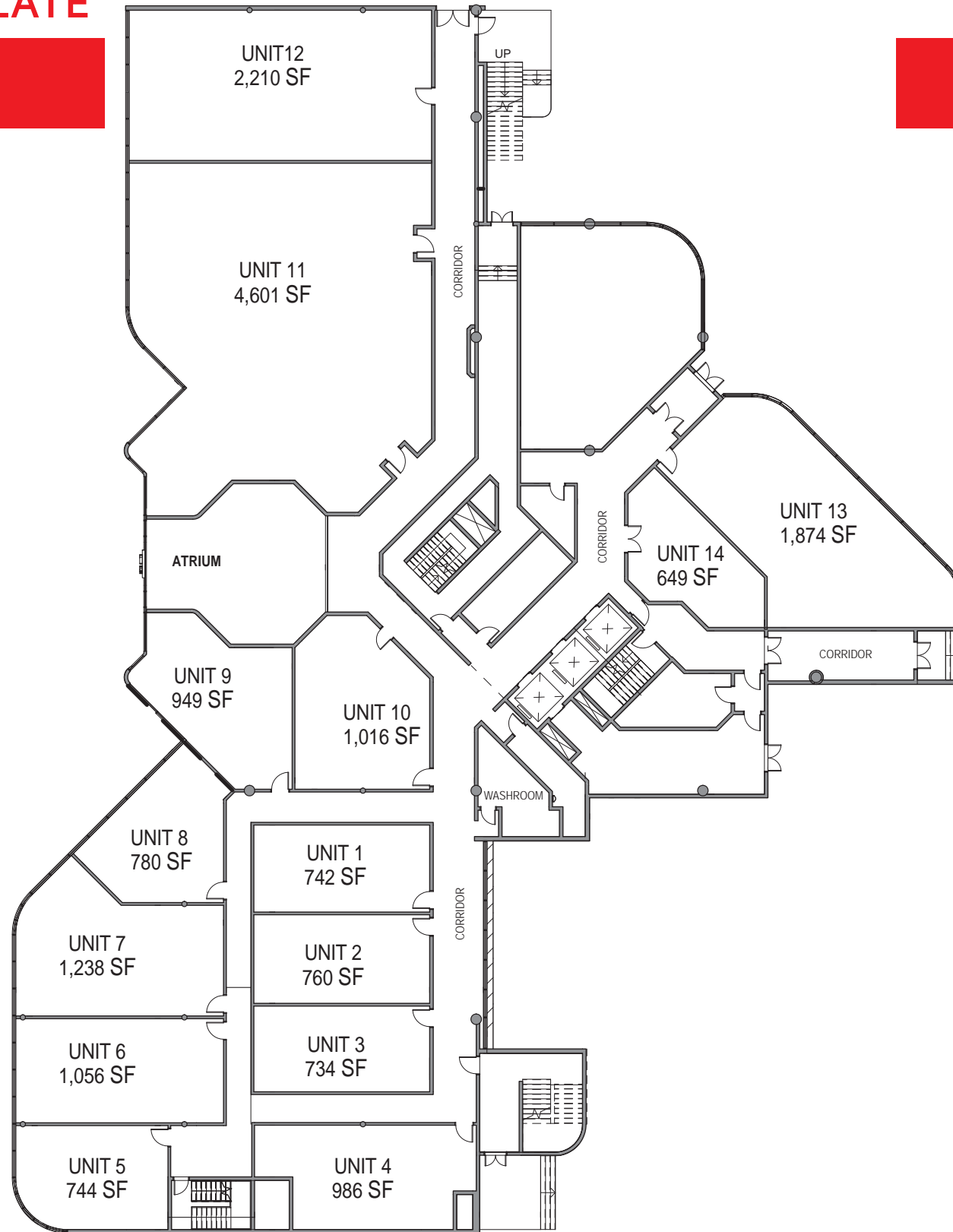
**GROUND LEVEL**



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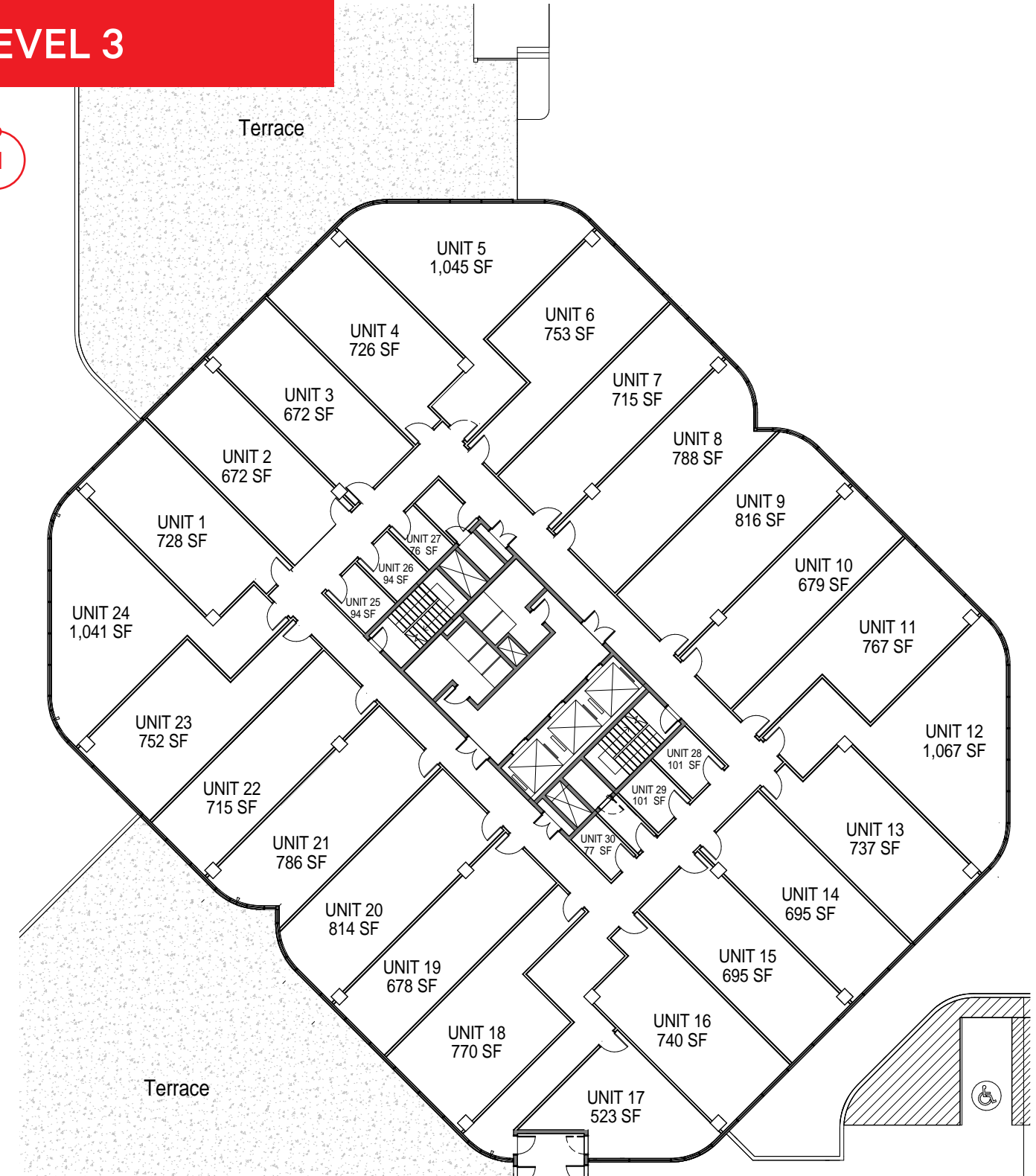
**DRAFT KEYPLATE**

**LEVEL 2**



**DRAFT KEYPLATE**

**LEVEL 3**



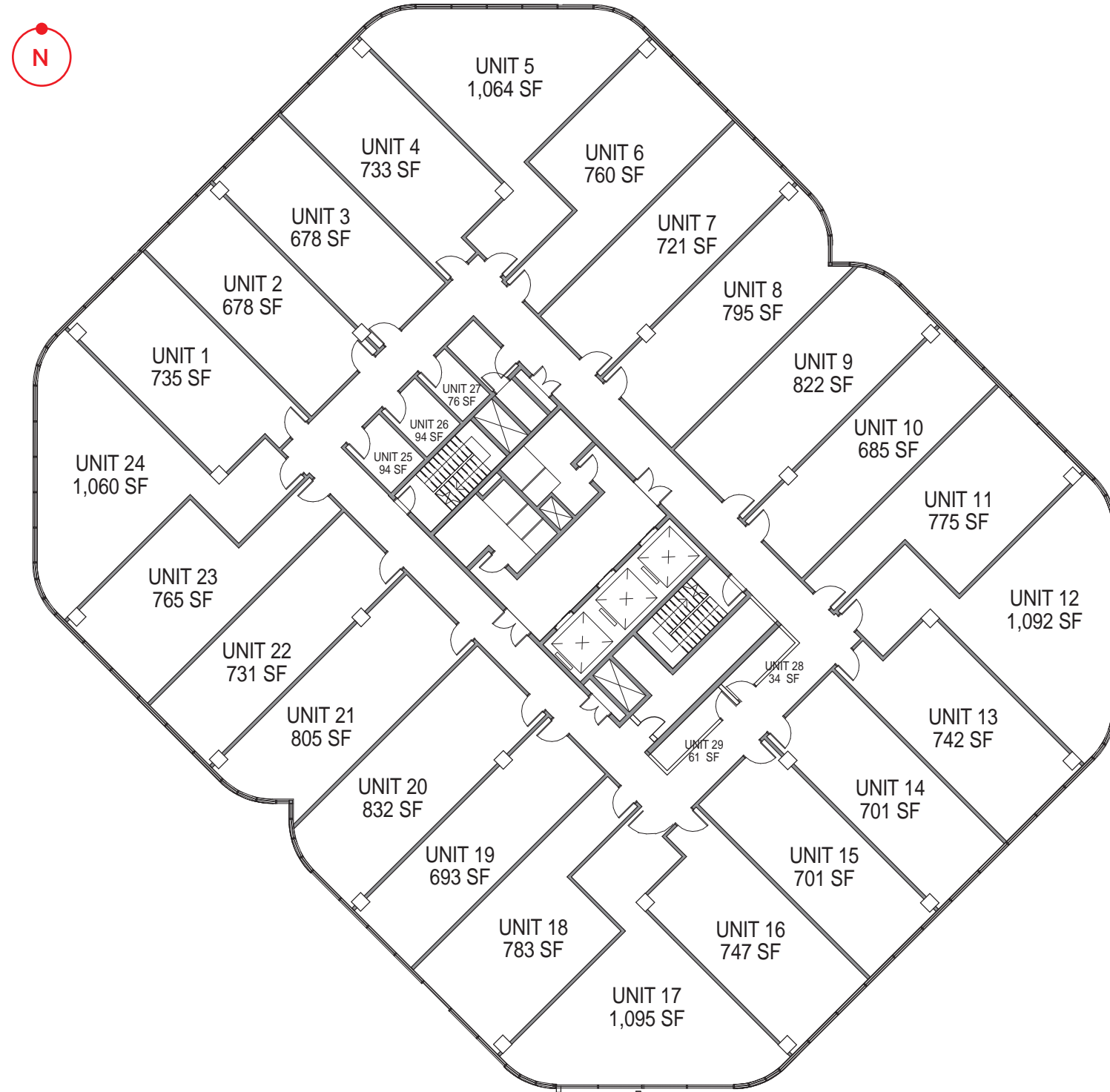
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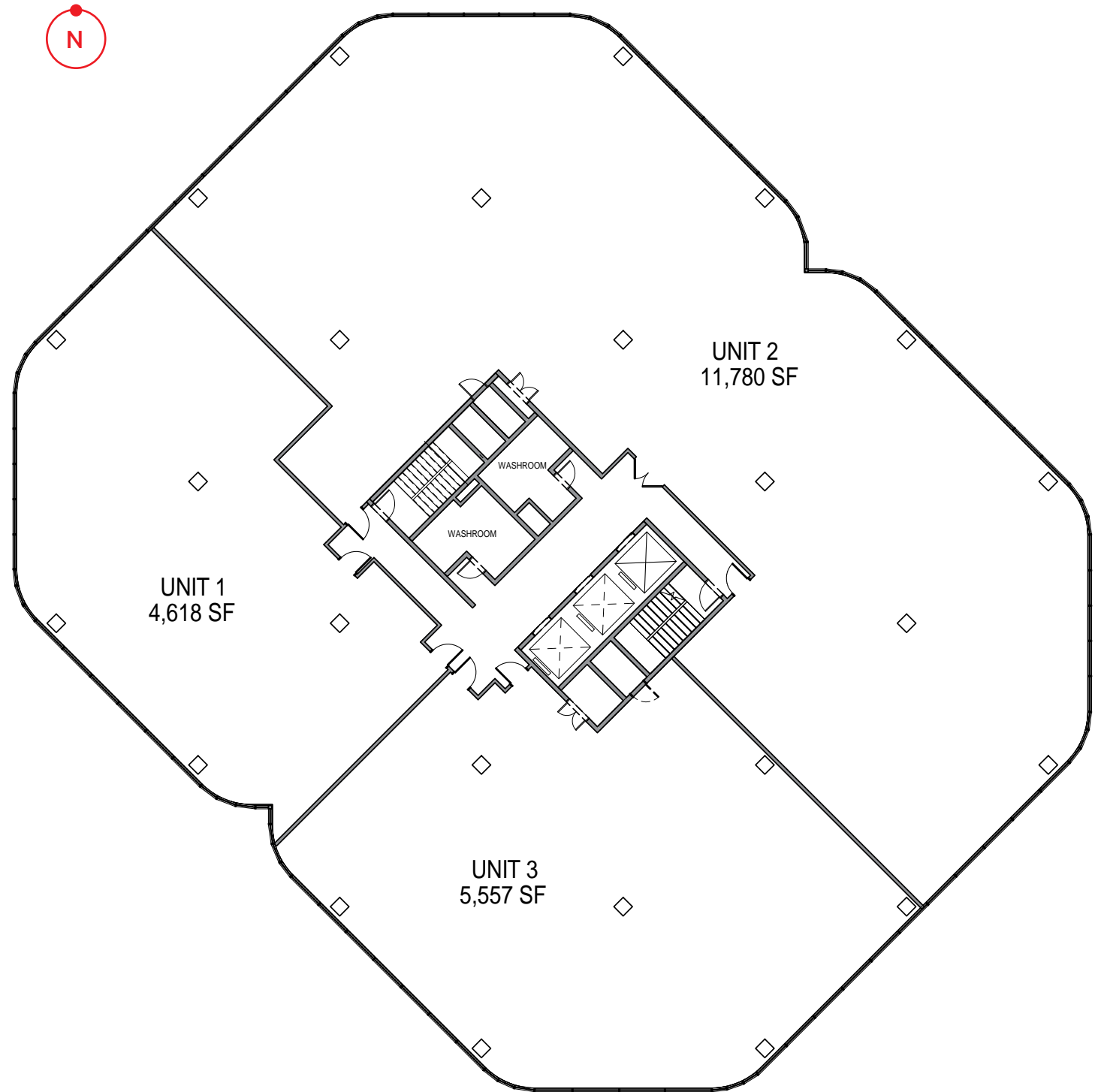
**LEVEL 6**



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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

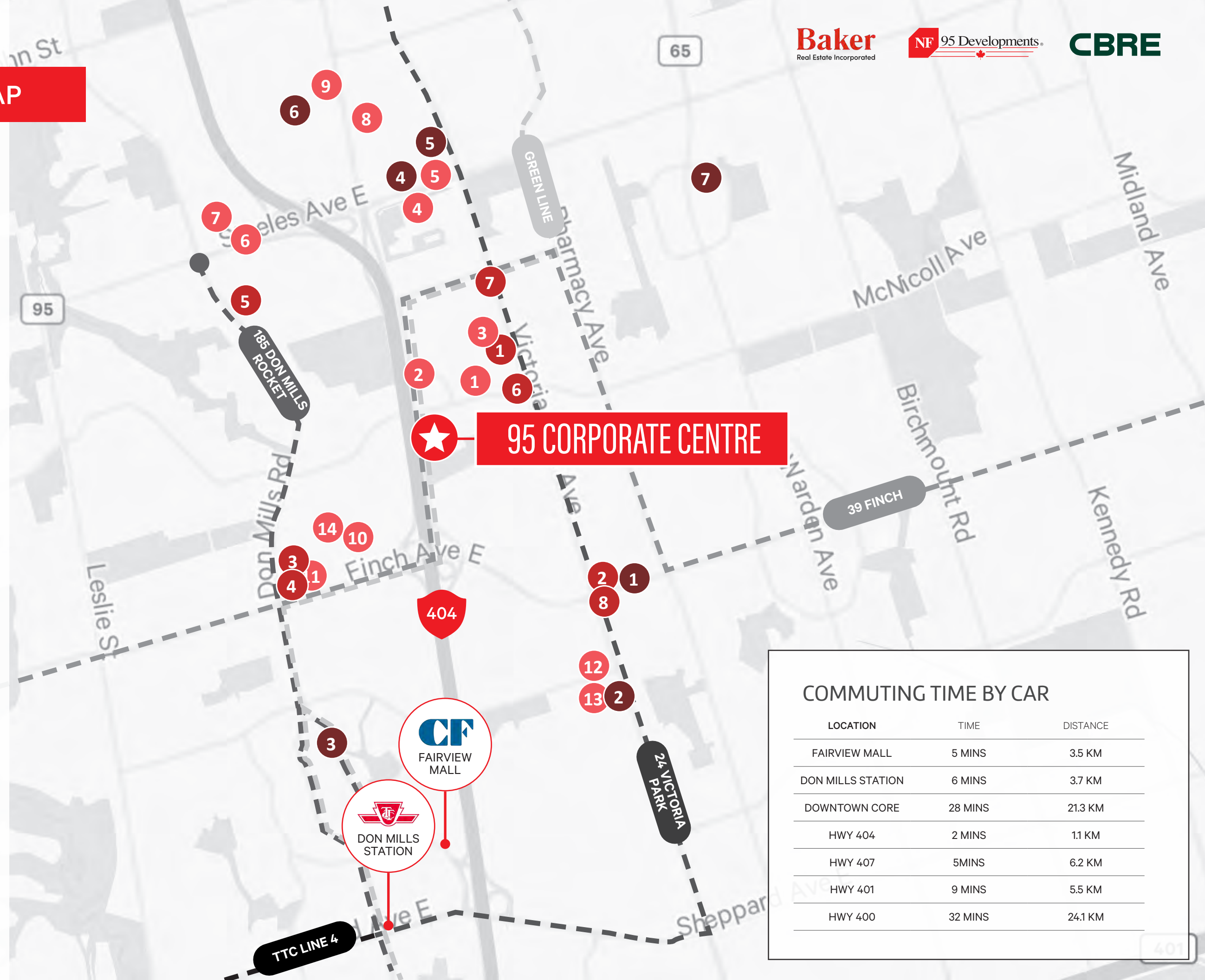
1. HSBC
2. BMO
3. TD
4. RBC
5. CIBC
6. Esso
7. Petro
8. Shell



## 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.



### COMMUTING TIME BY CAR

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)<sup>1</sup>

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

**UP TO**  
**20% CASHBACK**  
**ON FINAL CLOSING<sup>2</sup>**

**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.**

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

<sup>2</sup>Purchasers 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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