

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

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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. \$0.65 per sq. ft.
PARKING RATIO	1:600 sq. ft. ²
ANTICIPATED OCCUPANCY	Fall 2024
AMENITIES	Fitness Centre, Outdoor Terrace, 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.

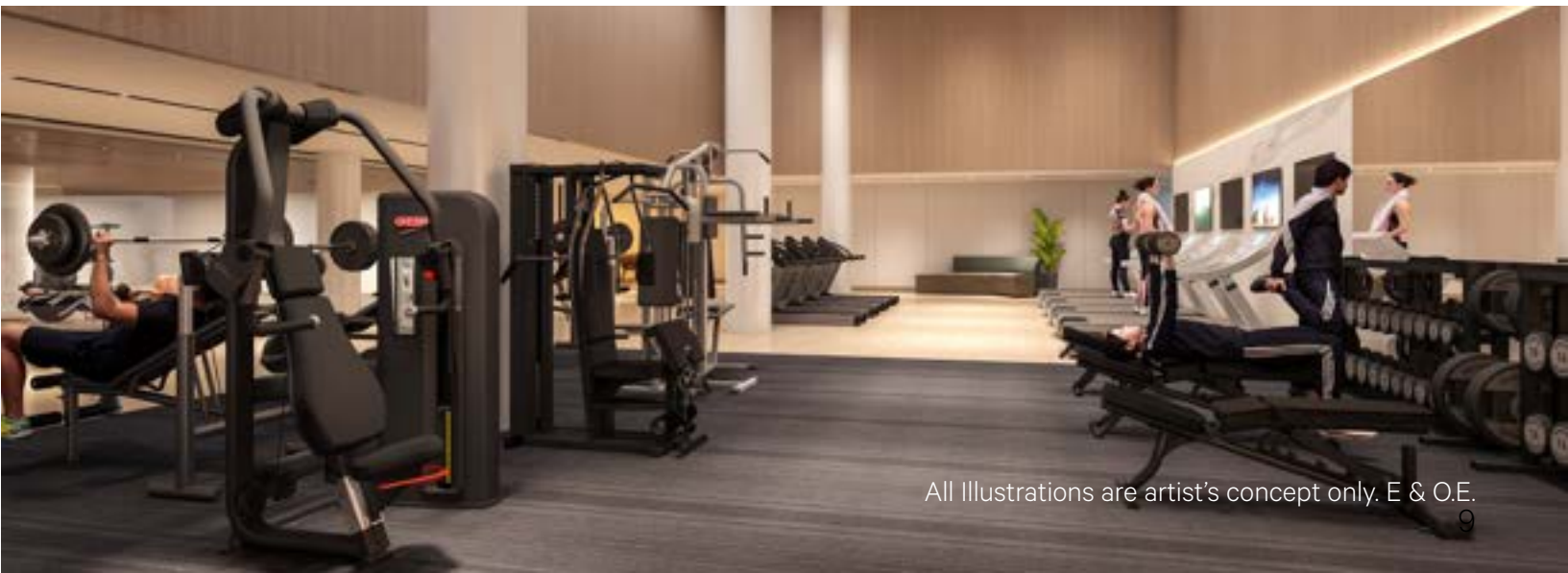
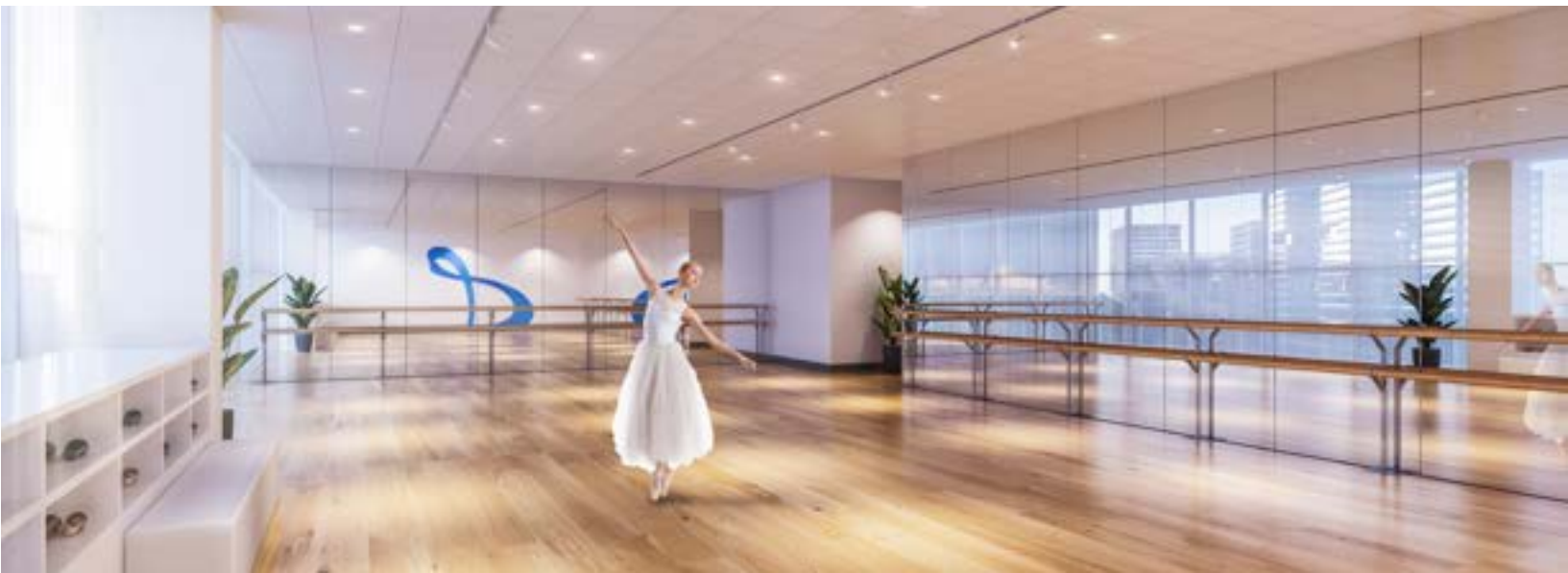
²Subject to availability. Please contact our Sales Representative.

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BUILDING SPECIFICATIONS

FLOORING	Durable carpet throughout.
WALLS	Fire-rated drywall with sound insulation. Finished and painted interior walls in white with designer-selected baseboards.
CEILING	Professionally constructed T-bar ceiling. Approximately 9 ft.
POWER	Each unit will be equipped with one 120/208V, 3Phase 4 Wire, electrical panel board. Each unit will be roughed in empty conduit from unit to the telecom room on each respective level. 2' x 4' LED lighting fixture
HVAC CONNECTIONS	Each unit will be equipped with horizontal water to water heat pump unit with dedicated programmable thermostat for climate control. Dedicated fresh air ducts will be distributed from centralized makeup air unit to each individual unit.
PLUMBING	Rough-in incoming water main and sanitary main will be available for units 500sf and larger. Each unit may connect ½" water supply c/w submeter and 2" drainage. Purchaser shall be responsible for in-suite electric domestic hot water heater, as required.
LIFE/ SAFETY SYSTEM	Each unit will be equipped with a fire alarm as per Ontario Building Code requirement.

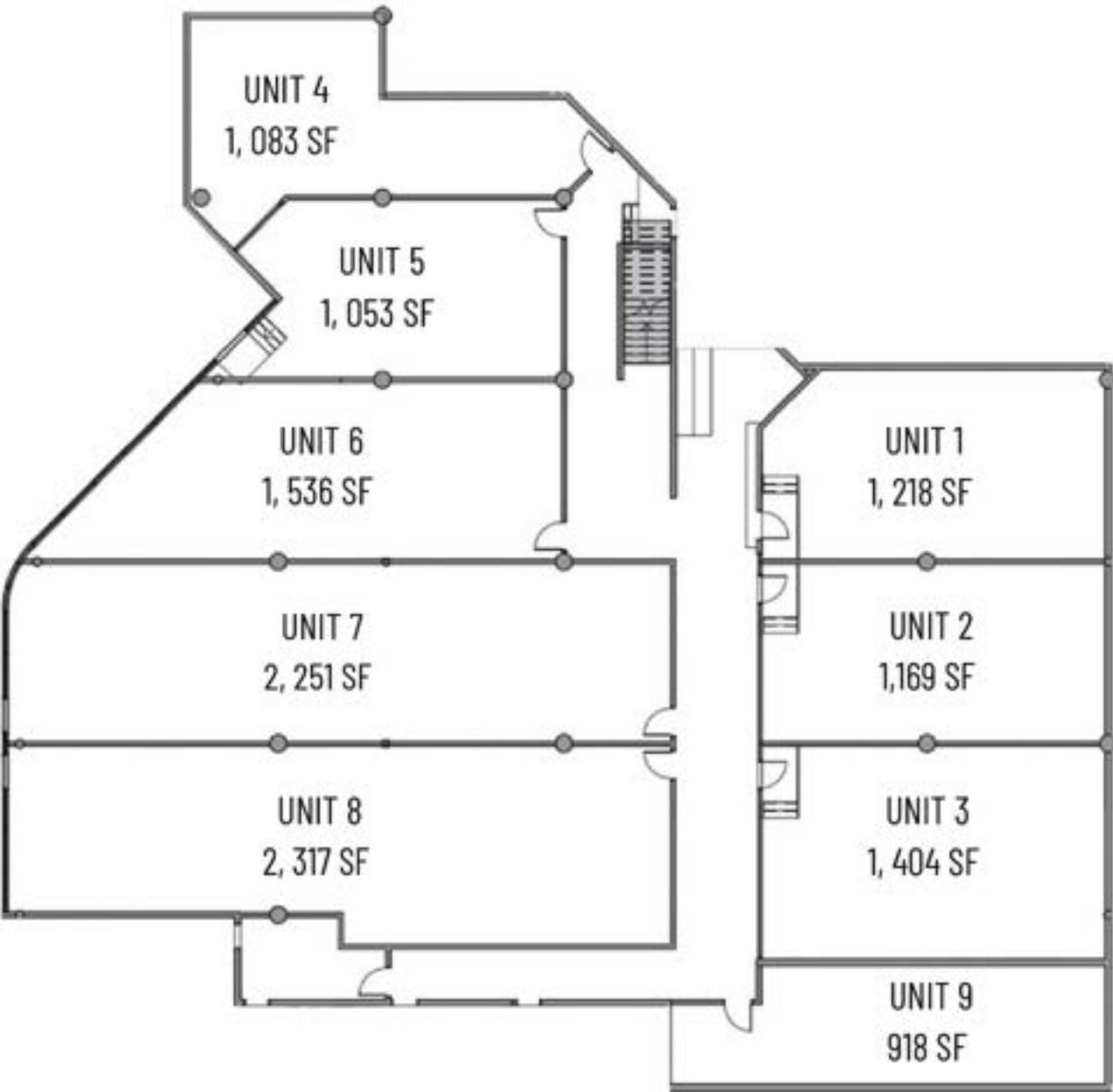
Please note:
All units will have a building standard base finish. Please refer to Building Specifications or speak to a Sales Representative for more information.
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DRAFT KEYPLATE

LOWER LEVEL



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DRAFT KEYPLATE

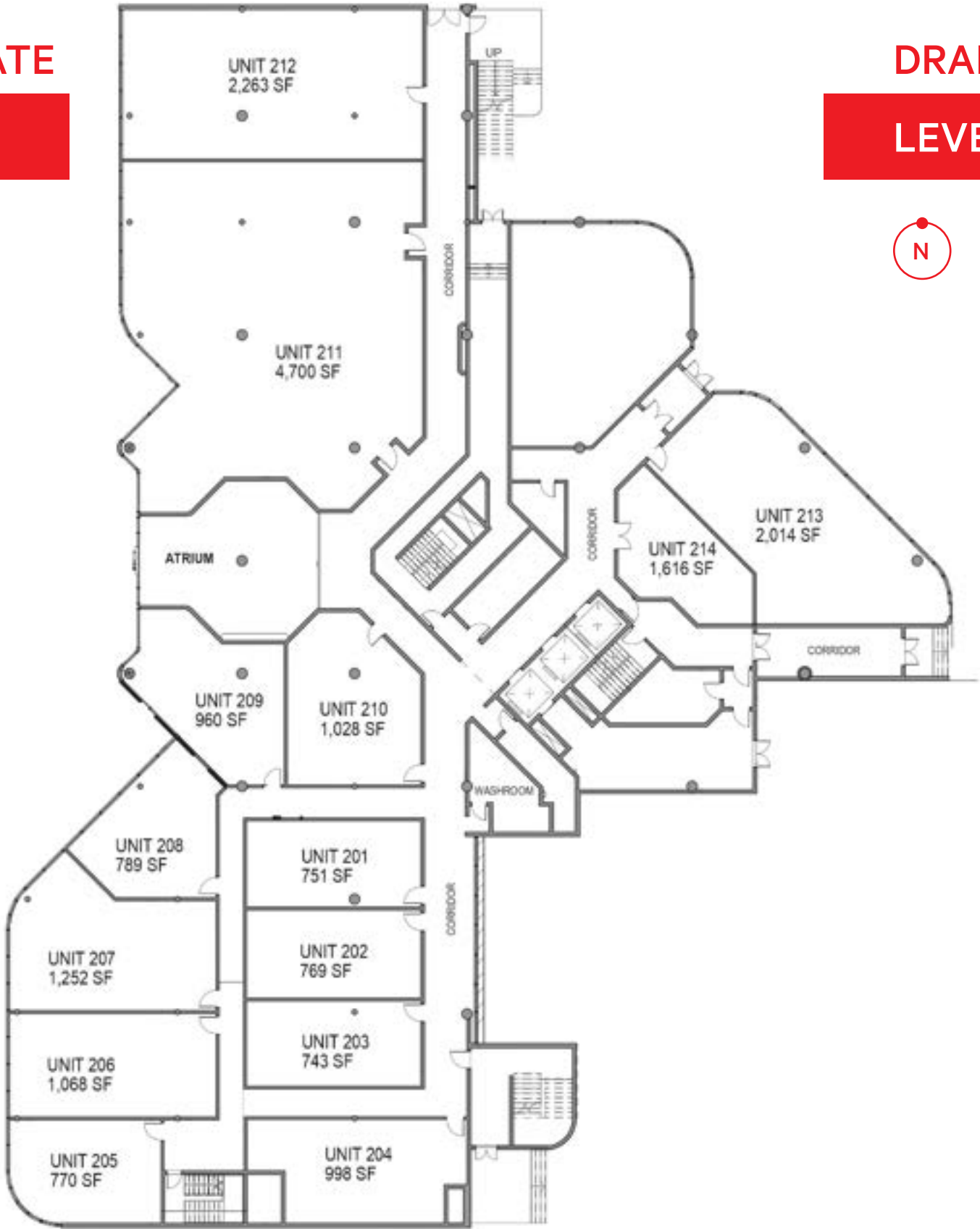
GROUND LEVEL



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DRAFT KEYPLATE

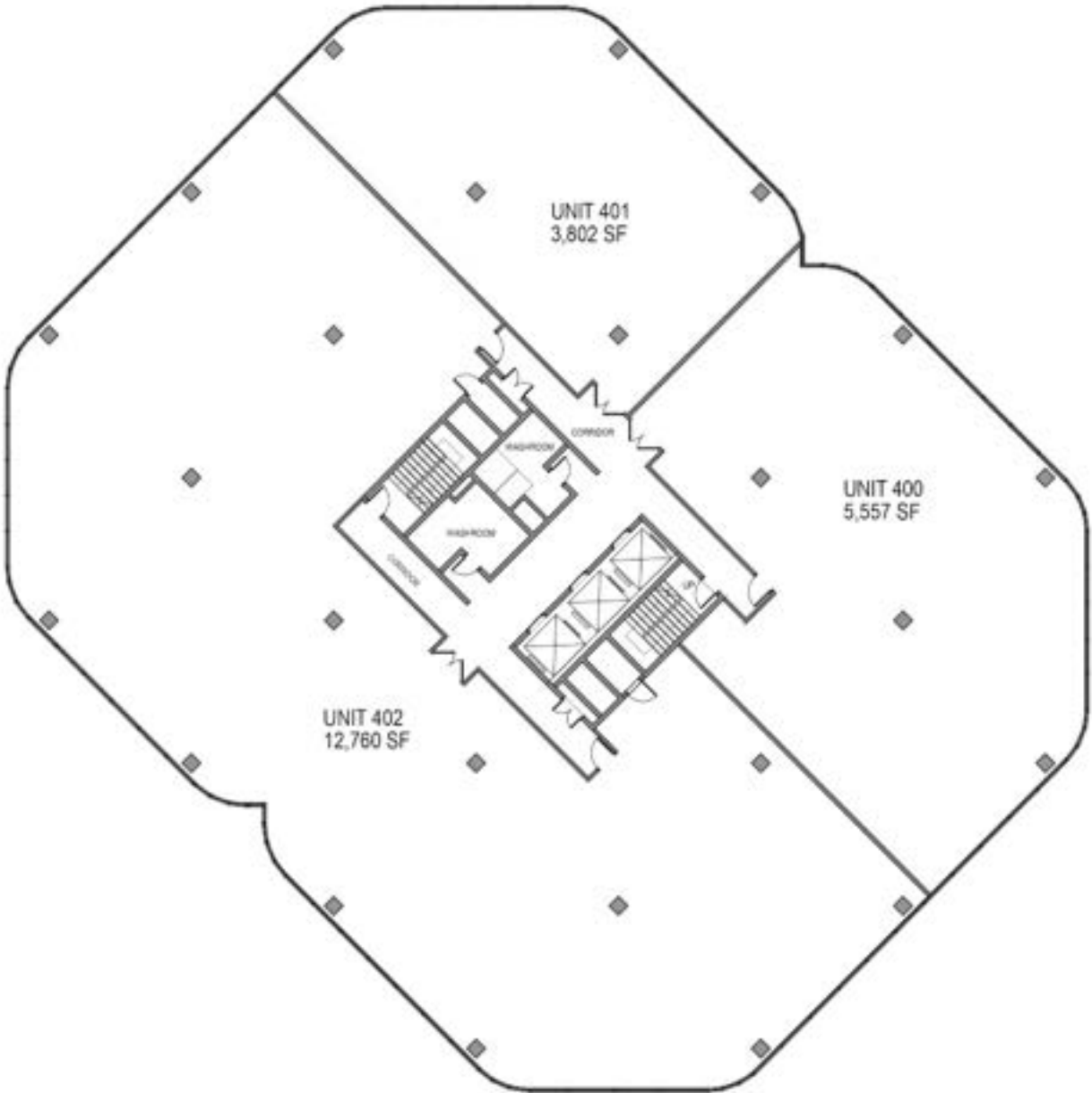
LEVEL 2



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DRAFT KEYPLATE

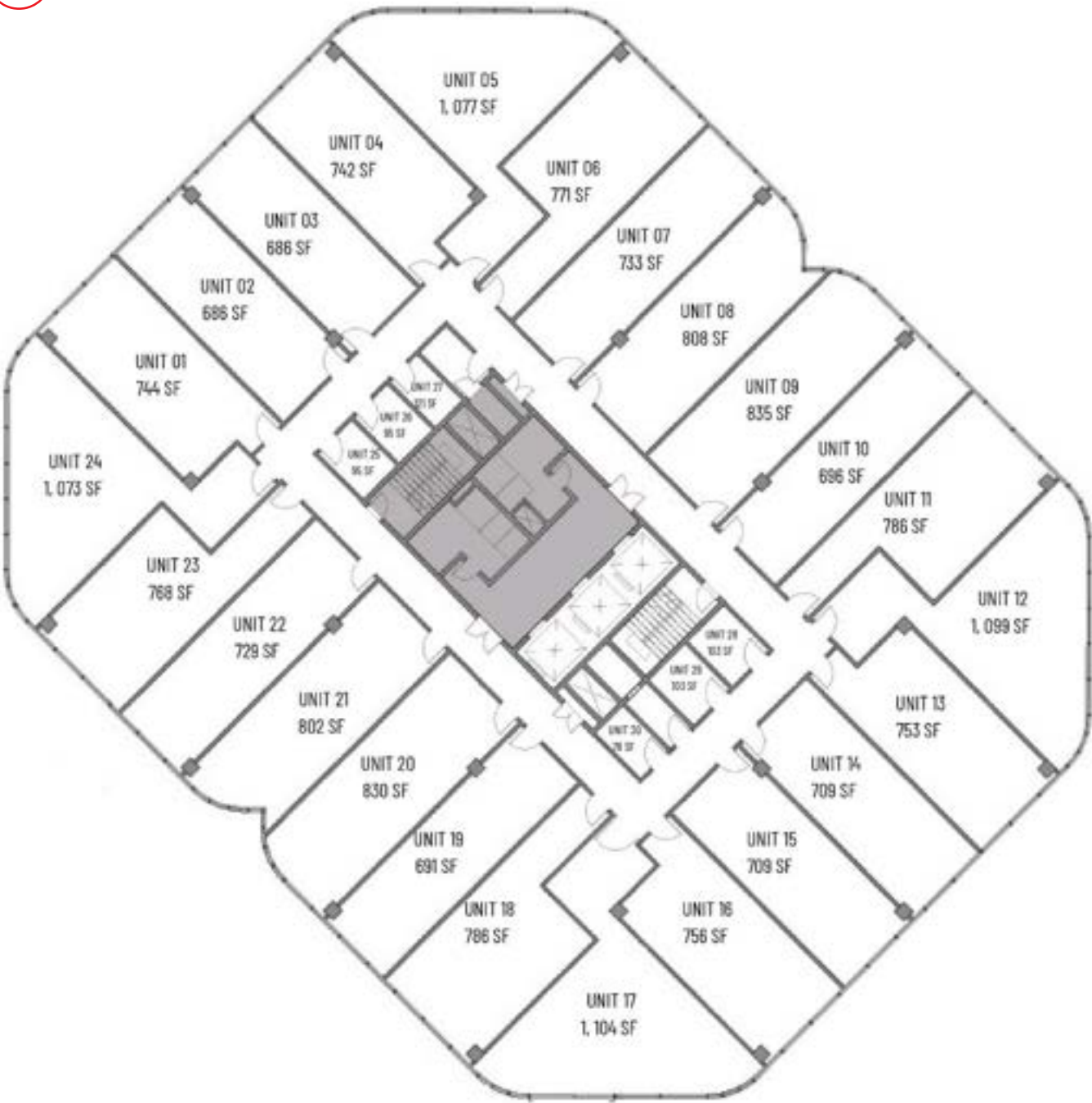
LEVEL 4



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DRAFT KEYPLATE

TYPICAL LEVEL



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NEIGHBOURHOOD MAP

- Restaurants
1.

Yoko Japaneses 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

- Retails
& Grocery Stores
1.

LCBO
2.

Value Village
3.

Tone Tai Supermarket
4.

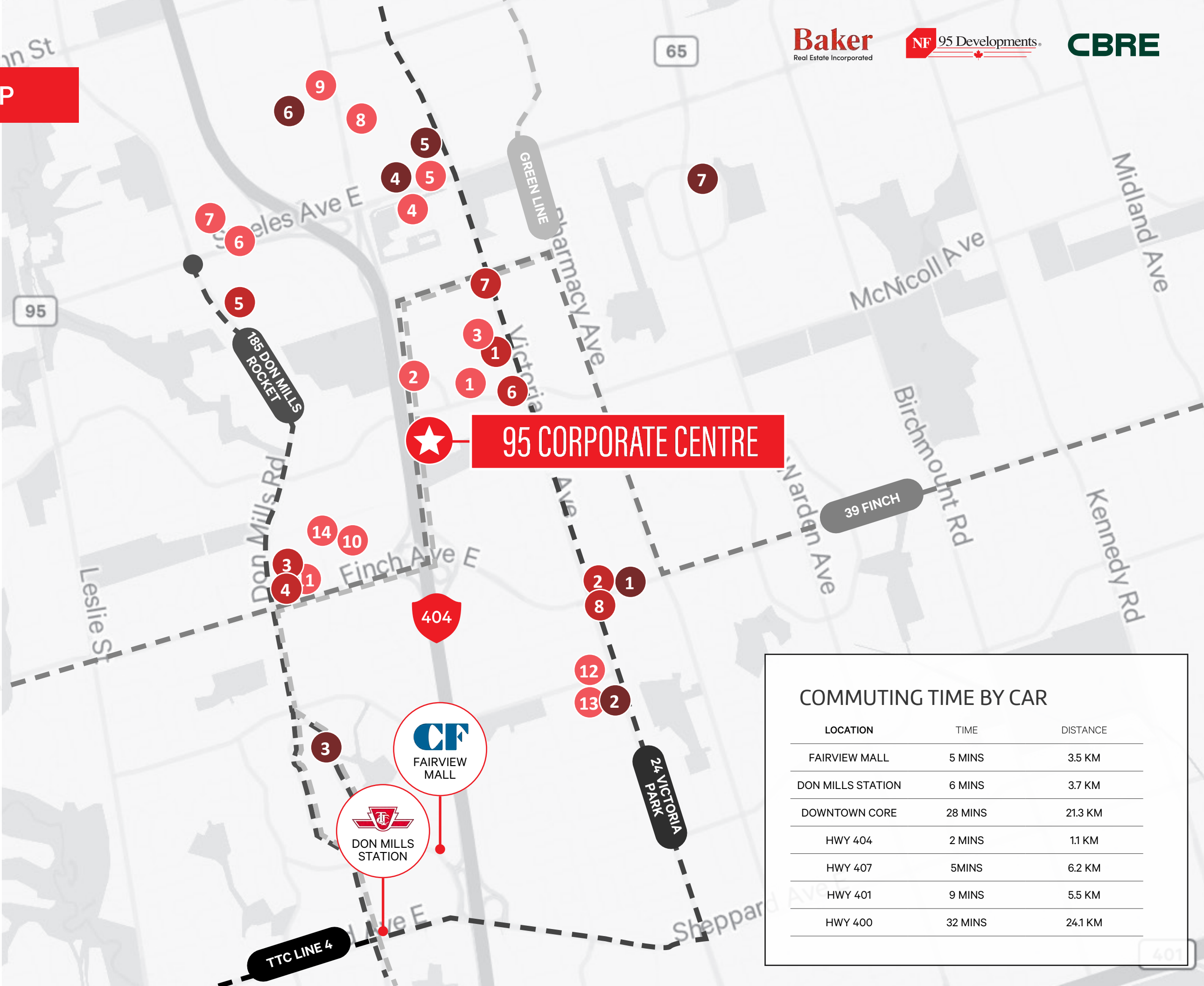
J-Town
5.

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)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
- 2BALANCE TO 5% IN 30 DAYS
- 310% IN 90 DAYS
- 45% IN 180 DAYS
- 510% 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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