



# University Heights

PROFESSIONAL  
& MEDICAL CENTRE

WELL-CONNECTED



The Finch & Keele intersection is set to become Toronto's busiest transit hub, greeting thousands of commuters every hour. TTC and Metrolinx's multi-billion dollar transit projects, the new Finch West Subway and Light Rail Transit (LRT), will completely transform the Downsview Corridor.

Meeting this new influx of commuter traffic and leading the neighbourhood regeneration is Real Wealth Group's most recent development—*University Heights Professional & Medical Centre*.



University Heights is strategically located in the heart of the new commuter hub approximately 300m from Finch West Station and within close proximity to Yorkdale Shopping Centre, the new Humber River Regional Hospital, Downsview Park, and York University. With a direct line to Union Station–University Heights is connected to everything.

WELL-CONNECTED

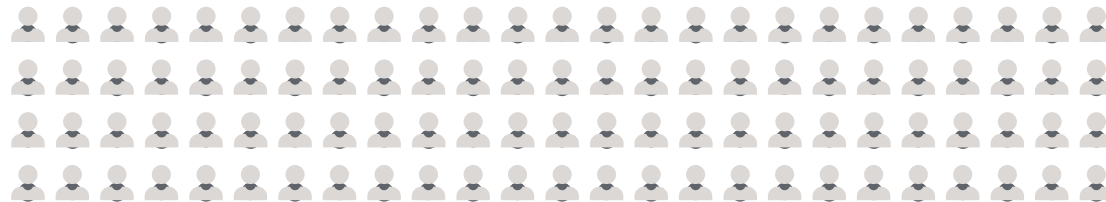
Keele St. & Tangiers Rd.,  
Exterior Elevation



## POPULATION

50,000

Each figure represents 500 people



33 Years  
Median Age

Statistics Canada, Census 2011

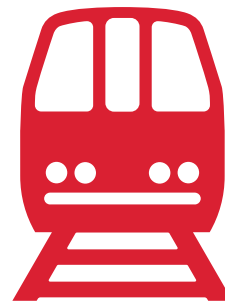
## FUTURE AREA TRANSIT EXPANSION

NEW Finch West Extension

**\$2.6 BILLION**

NEW Finch West LRT

**\$1 BILLION**



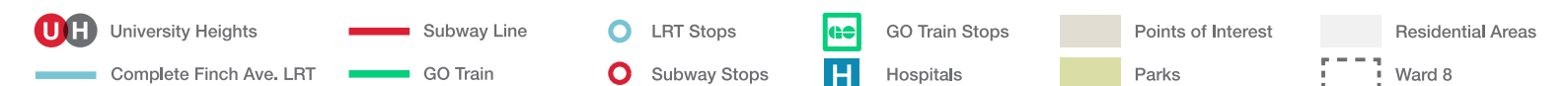
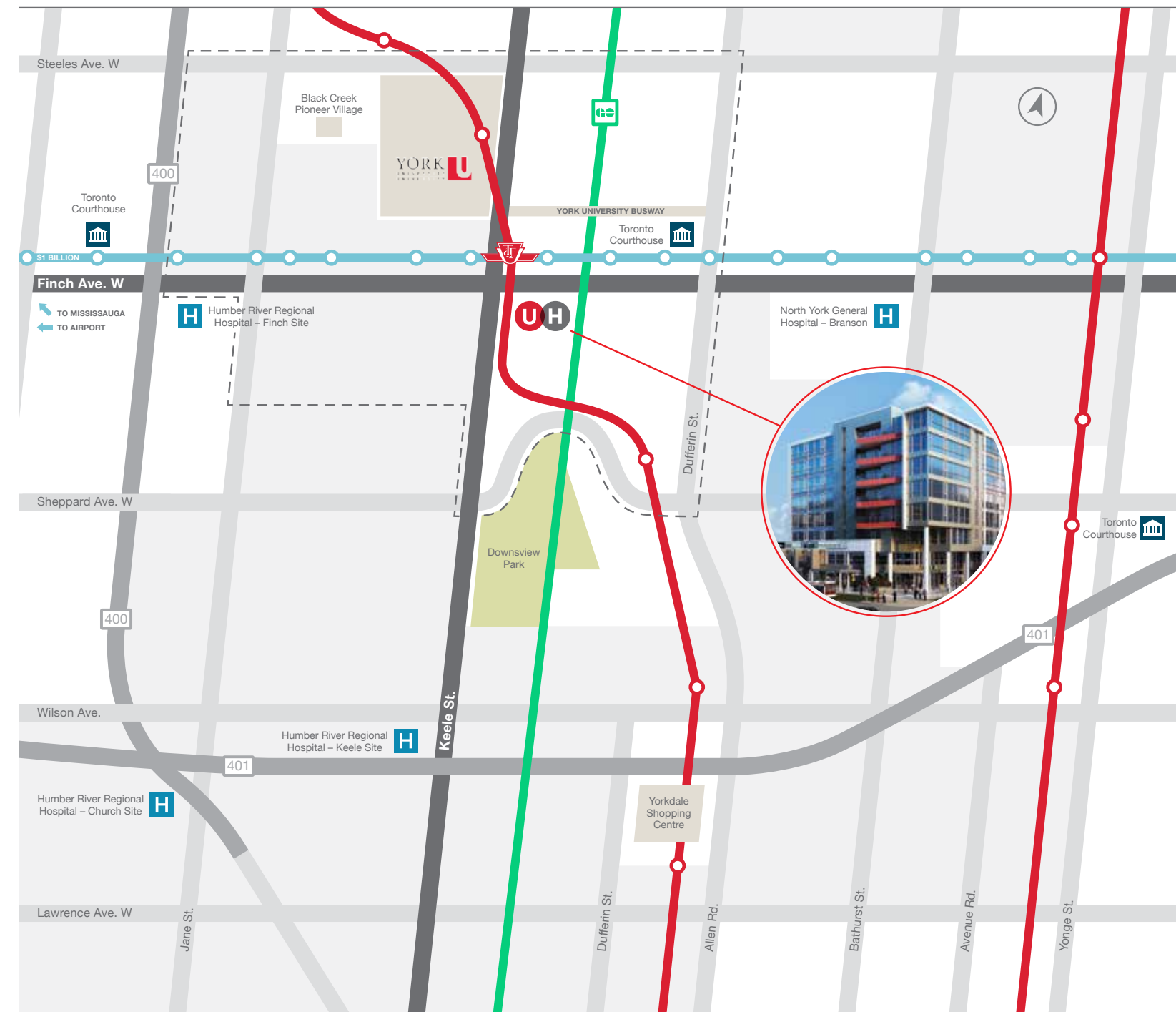
LRT	TTC
<p><b>2,800 PPHPD</b> Forecasted Finch West LRT Ridership <i>(PPHPD: passengers per hour per direction)</i></p>	<p><b>HUNDREDS OF THOUSANDS OF DAILY COMMUTES</b></p>

## COMMUTE BY CAR

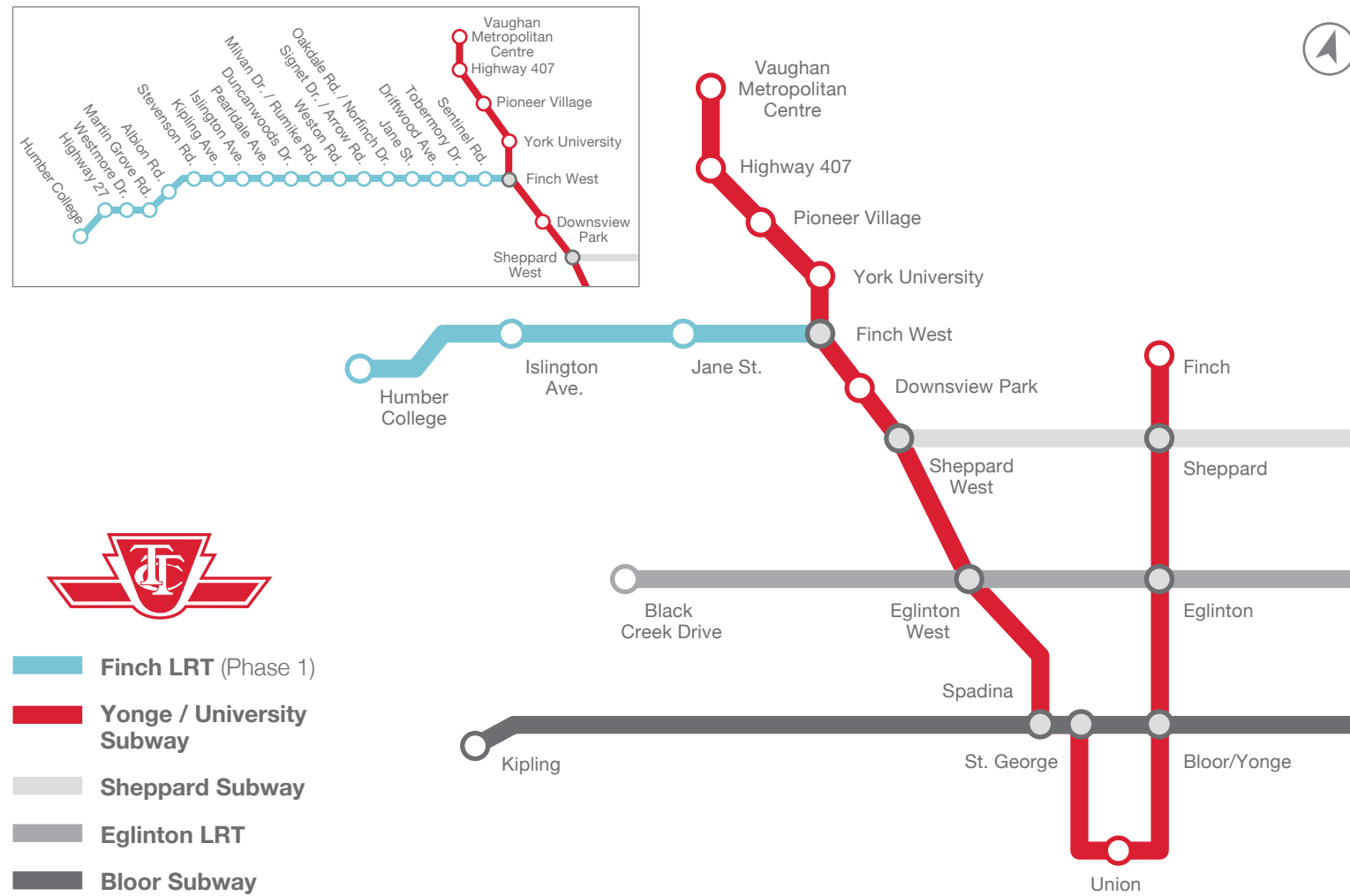


## UNIVERSITY HEIGHTS: WELL CONNECTED

### WARD 8 YORK WEST



## A NEW HUB: FINCH & KEELE TRANSIT



### TTC: TORONTO-YORK SPADINA SUBWAY EXTENSION

On a typical weekday, the TTC transports 1.6 million passengers across the city—that's about 460 million commuters every year. Of those, the Bloor-Yonge Station, housing both the Yonge-University-Spadina line and the Bloor-Danforth subway line, make up nearly a third of that traffic. Given these numbers, it's not surprising that the area is always extremely busy and the intersection and surrounding streets support many thriving businesses—from luxury retail to commercial services—situated in some of the costliest square footage in town.

With city traffic at an all time high alongside an ever-expanding population, the Federal and Provincial governments have pledged funding to enhance our current transit system. Among these projects, \$2.6 billion has been allotted to the construction of an extension of the Yonge-University-Spadina line that will result in six new stops curving northward from Downsview Park.

Of particular note is **Finch West Station**, which will be built underground and parallel to Keele Street with its main entrance located on Keele, north of Finch Avenue West. The official ground breaking ceremony was held in late 2009 and major tunneling operations were completed in November of 2013—on track for the subway's launch in the fall of 2016.

### TTC FACTS

8.6 kilometre extension

Trains every 4 minutes

Fall 2016 subway service

Station design by Scottish painter Bruce McLean



### METROLINX: ETOBICOKE-FINCH WEST LIGHT RAIL TRANSIT (LRT)

An agency of the Ontario government since 2006, Metrolinx manages and integrates road transport and public transportation in the Greater Toronto and Hamilton Area. As part of Metrolinx's investment in rapid transit in the City of Toronto, and with the Province of Ontario's commitment to fund the projected cost of \$1 billion, the **Finch West LRT** is on track to begin construction in 2015 for launch in 2020.

The 'Transit City' proposal called for a new LRT line that would operate in a dedicated lane running along the centre of Finch Avenue West, starting from Finch West Subway Station, its station of origin, to Humber College. One of four new light rail transit lines planned for Toronto, the Finch West LRT line will establish eleven kilometres of transit. As numerous projections confirm that the Finch West Station and LRT will create the busiest transit hub in Toronto, it follows that **the Finch and Keele area is about to undergo a neighbourhood transformation.**

### METROLINX FACTS

11 kilometres of new transit

Construction begins in 2015, completion for 2020

Utilizes a dedicated centre lane

\$8.4 billion LRT transit plan  
(1/8 of total dedicated to Finch West)

**TORONTO-YORK-SPADINA  
SUBWAY EXTENSION**

Will include a bus terminal under Keele  
Street, north of Finch Avenue West  
Scheduled completion: fall 2016

**NEW FINCH WEST LRT**

From Finch West subway station  
to Humber College

Scheduled completion: fall 2020

**HIGH VEHICLE TRAFFIC AREA**

43,094 AADT @ Finch east of Keele  
36,502 AADT @ Finch west of Keele  
37,299 AADT @ Keele north of Finch  
38,388 AADT @ Keele south of Finch

*\*AADT (annual average daily traffic)*



Main Lobby

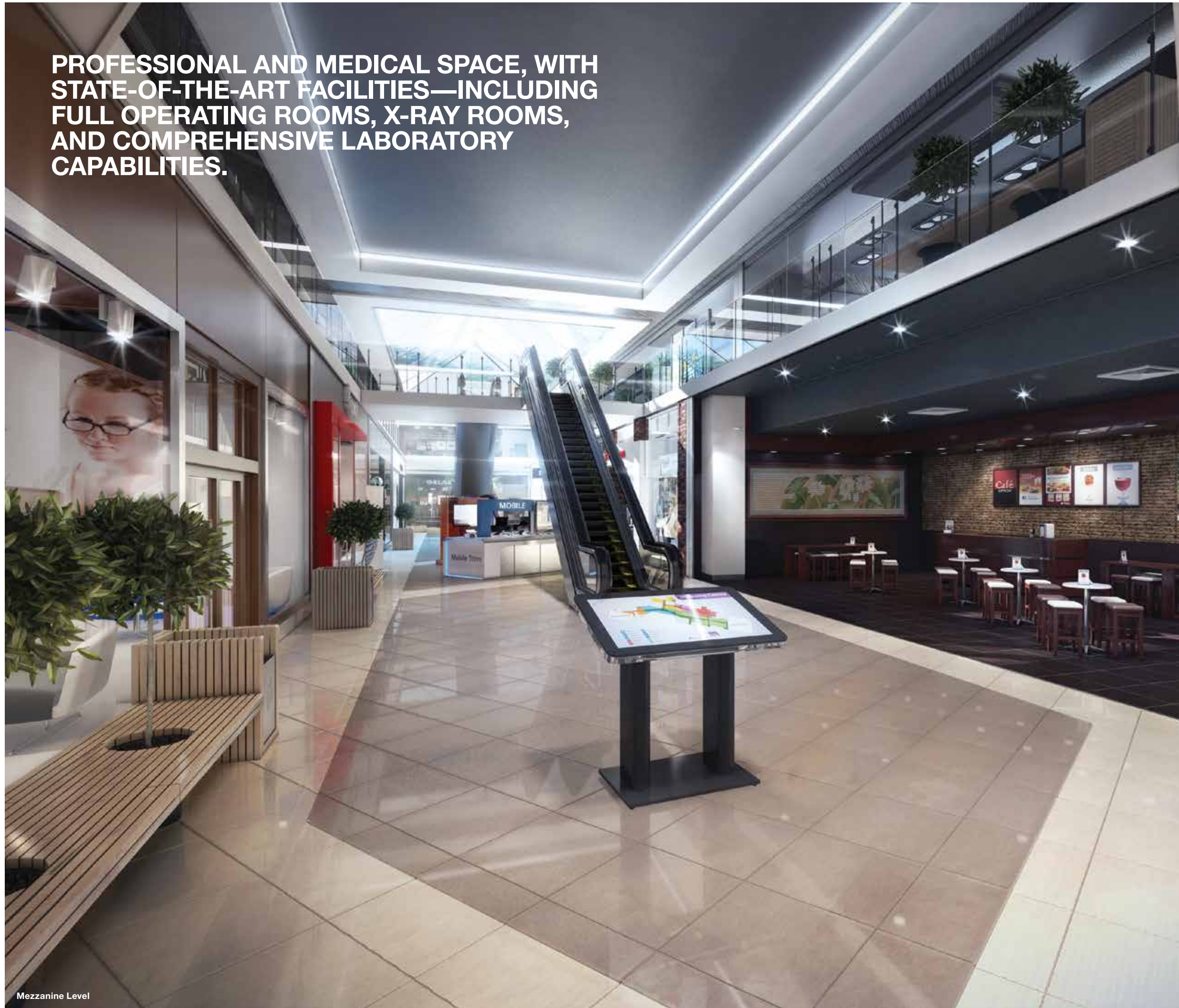
## ONE-STOP-SHOP APPEAL WITH RETAILERS AT GROUND AND MEZZANINE LEVELS, DRAWING QUALIFIED CONSUMER TRAFFIC.

### COMMERCIAL OFFICE CONDO UNITS

The new University Heights Professional & Medical Centre is an 8-storey, AAA, modern professional office and medical building. Designed to serve the long-term needs of its tenants, patrons, and the community at large, the Centre aims to uphold high sustainability and efficiency standards and provide ample green space for a balanced work-life approach. An open, sun-lit commercial concourse dedicated to restaurant and retail tenants offers extensive space for both seating and strolling, while street-side entrances into ground level units provide commercial frontage on much-travelled Finch Avenue West.

With reputable tenants including a major pharmaceutical retailer among those leasing retail units on ground and mezzanine levels, University Heights is assured to be a major draw for commuters in need of one-stop-shopping for products and medical and professional services.

**PROFESSIONAL AND MEDICAL SPACE, WITH STATE-OF-THE-ART FACILITIES—INCLUDING FULL OPERATING ROOMS, X-RAY ROOMS, AND COMPREHENSIVE LABORATORY CAPABILITIES.**



Mezzanine Level

- 89 customizable, divisible and expandable office units of 550 to over 2,500 square feet for sale
- 6 select units with large exclusive balconies
- Located within steps of the Finch West Station transit hub
- Professional designer finishes throughout lobby and common areas by Ambience Design Group (also available for hire for individual professional condo design consultation)
- Constructed to Toronto Green Standard Tier 2 qualifications, utilizing high reflecting materials, energy efficient controls, and low impact mechanical fixtures





## THE OPPORTUNITY BUILDING BUSINESS ASSETS

For healthcare and other professionals, leasing office space is part and parcel of running a successful business. In a city where real estate investment has proven highly lucrative, office condominiums are in short supply, and office space is commanding above average rents, professionals are investigating their options and investing in their own offices by purchasing them as a core asset.

With indications of a powerful rental market coming to the forefront, commercial property in the Greater Toronto Area (GTA) continues to be a sought-after investment. The combination of low vacancy, stable-to-rising rental rates, readily available capital, and multi-billion dollar transit projects guaranteeing an influx of commuter traffic, create an ideal mix of market fundamentals for solid investment conditions.

Office condominiums are the new standard in commercial workspaces for healthcare professionals, legal, financial services, and other specialist designations. Owning instead of renting lets professionals build equity in their business with an asset that will appreciate in value, lock in occupancy costs, or generate rental income.

### BENEFITS OF DOORSTEP TRANSIT

For decades there were only a finite number of subway stations in Toronto, particularly along the north/south central corridors, and predictably, the residential and commercial space nearby commanded a premium. Vacancy rates of office buildings standing within 500m of rapid transit not only see half the vacancy rates of buildings outside the area, but also ask 38% higher net rental rates.\* With the advent of the new LRT and TTC expansion, a unique opportunity is created for businesses to occupy space in and around these new transit hubs—particularly, the new transit hub at Finch and Keele.



\* *The Globe and Mail, Property Report, 08/02/2013.*

# CONNECTING WITH DRIVERS

2-STOREY UNDERGROUND PARKING WITH OVER 240 SPACES. COMMERCIAL CLIENT PARKING, AS WELL AS OPTIONS FOR CONDO OWNERS TO PURCHASE.



Parking Lobby



Office Condo Corridor

## FEATURES & FINISHES

**FLOOR:** Structural concrete slab and exposed concrete surface.

**DEMISING WALLS:** Demising walls separating the unit from the remaining units shall be constructed of either taped and sanded drywall on metal studs (complete with acoustic insulation) and/or exposed re-enforced concrete columns/walls and/or block wall. The outside perimeter wall adjacent to the common corridor(s) will be constructed of taped and sanded drywall on metal studs complete with thermal insulation.

**CEILING:** Exposed concrete ceiling; ceiling heights on levels 3-8 will be approximately 10'5". (Note: Where structural drops/beams or mechanical/plumbing systems exist, the ceiling height will be less than indicated).

**OFFICE ENTRY:** Veneer wood door with metal hardware.

**ELECTRICAL:** 100 amps, 120/208 volts, 3 phase, 4 wire service, complete with 100A, 3 phase, 42 circuit panel board. The panel board will be equipped with one single pole breaker connected to an in-suite fan coil unit and 41 circuit breaker spaces. The panel board will be installed in accordance with the vendor's architectural and electrical plans.

**TELEPHONE/CABLE:** Two (2) empty conduits for telephone and/or cable television will be provided to a point within the unit from the condominium's telephone/cable room, in accordance with the service provider's requirements and equipment.

**HEATING, VENTILATION, AND AIR CONDITIONING (HVAC)** – Heating/cooling by HVAC unit(s) mounted on the underside of the ceiling of the unit, individually controlled and providing year-round heating and cooling.

**PLUMBING:** A capped, approximately 3/4" (3/4 inch) cold water line supplied by individual check meter to a location near the rear corridor wall of the unit; 50 mm plumbing vent, together with sanitary drainage to be roughed in "above floor level" by the vendor; and any domestic hot water required shall be provided by way of an electric domestic hot water heater acquired or rented by the purchaser at its sole cost and expense (there is no gas service to the unit).

**LIFE SAFETY SYSTEMS** – The unit shall include a sprinkler system with the applicable provisions of the Ontario Building Code. Each unit will be equipped with a fire alarm speaker.

**BLINDS:** Complete with colour co-ordinated sunscreen roller shades.

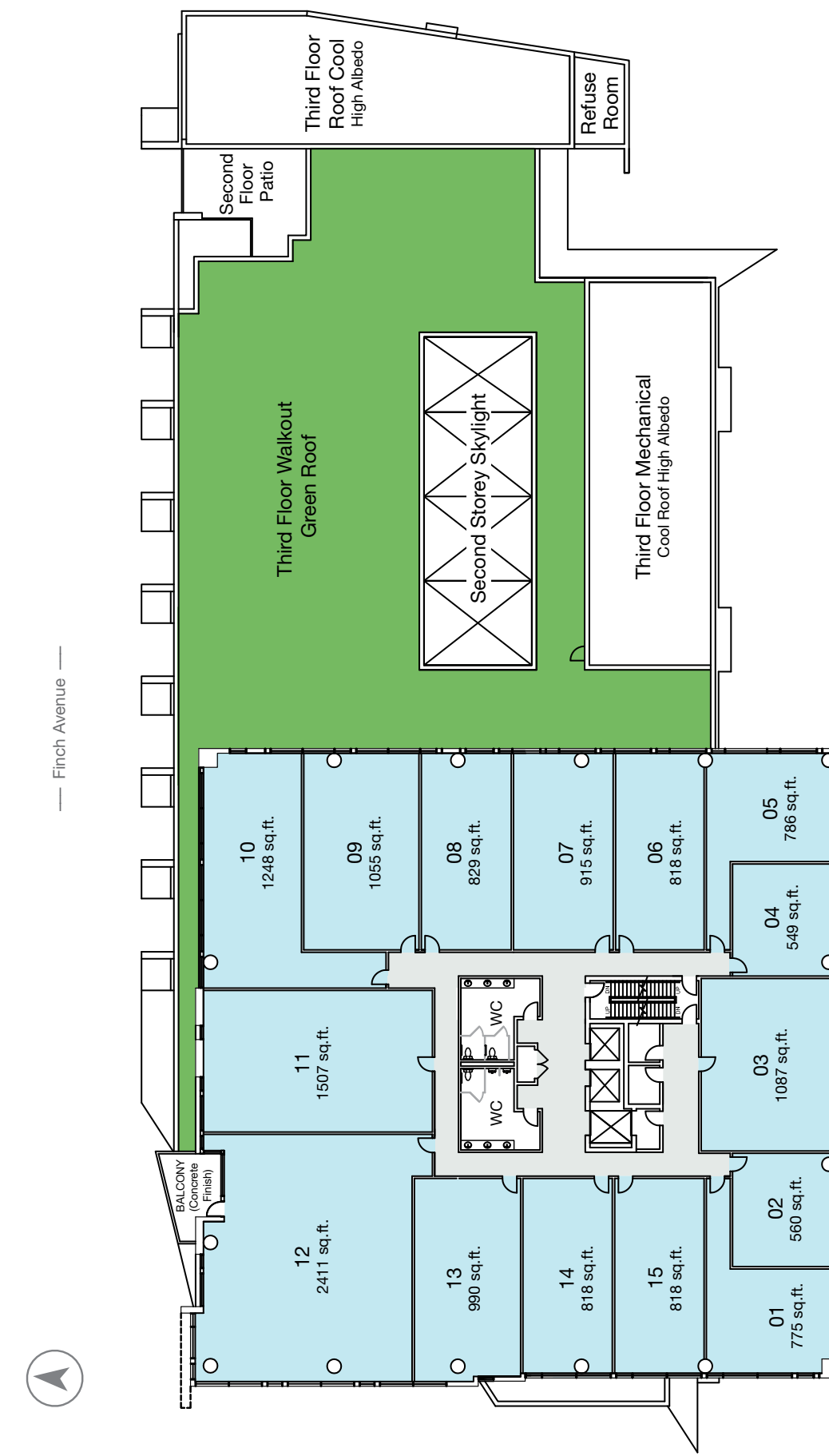
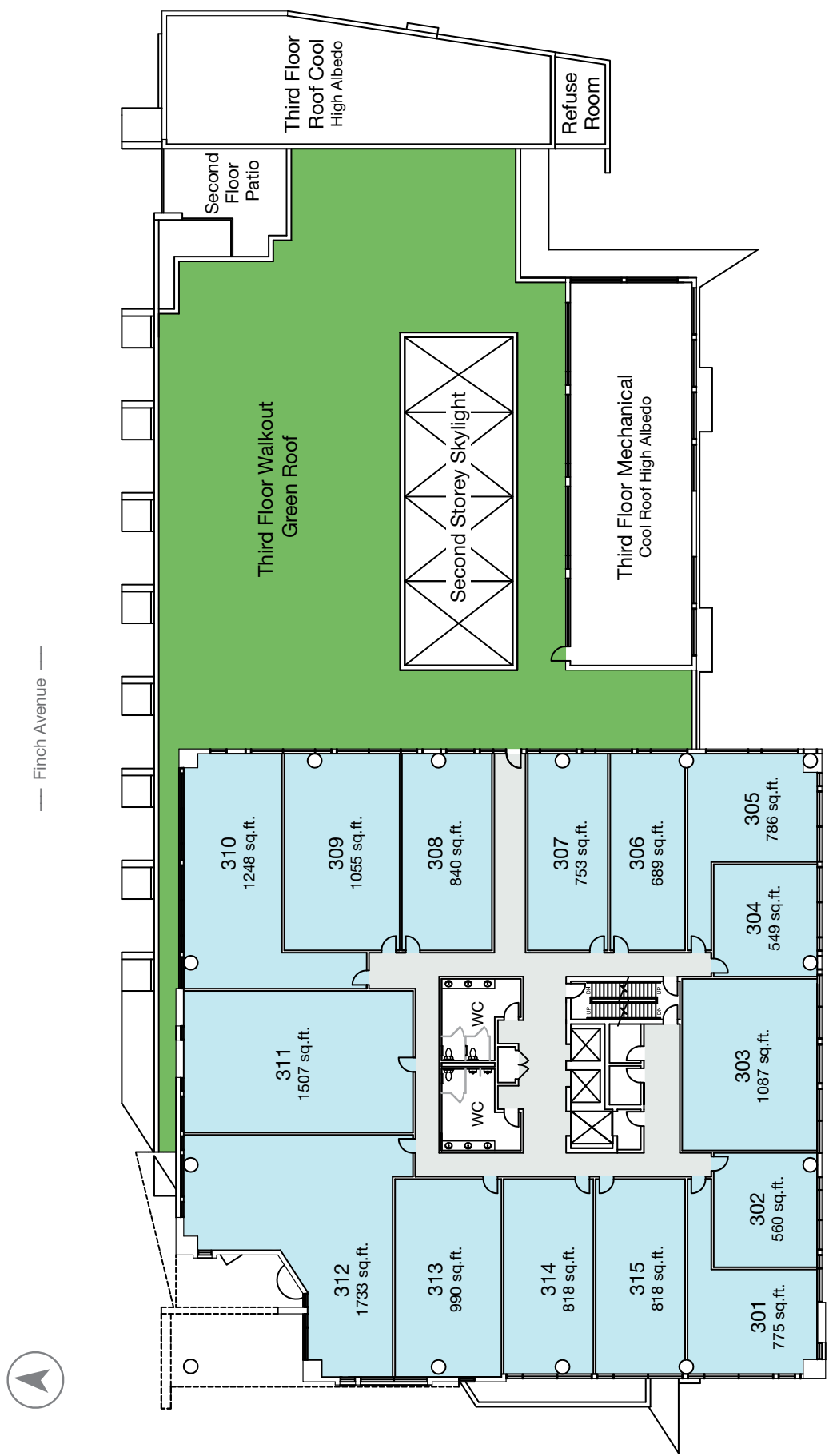
**METERS:** The unit will be sub-metered for electrical, heating, cooling, and cold water consumption.

**EXTERIOR WALL:** The exterior wall comprises a glazed curtain wall with energy efficient windows.

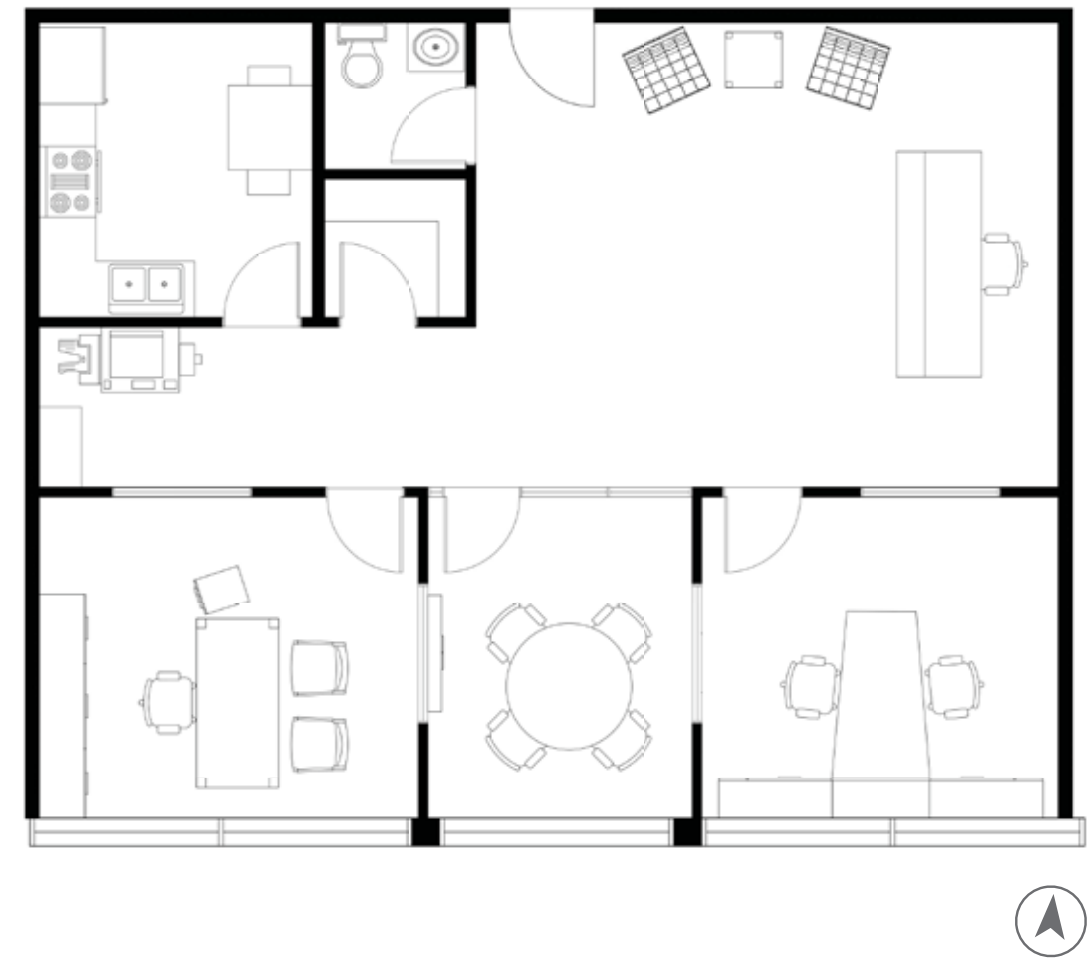
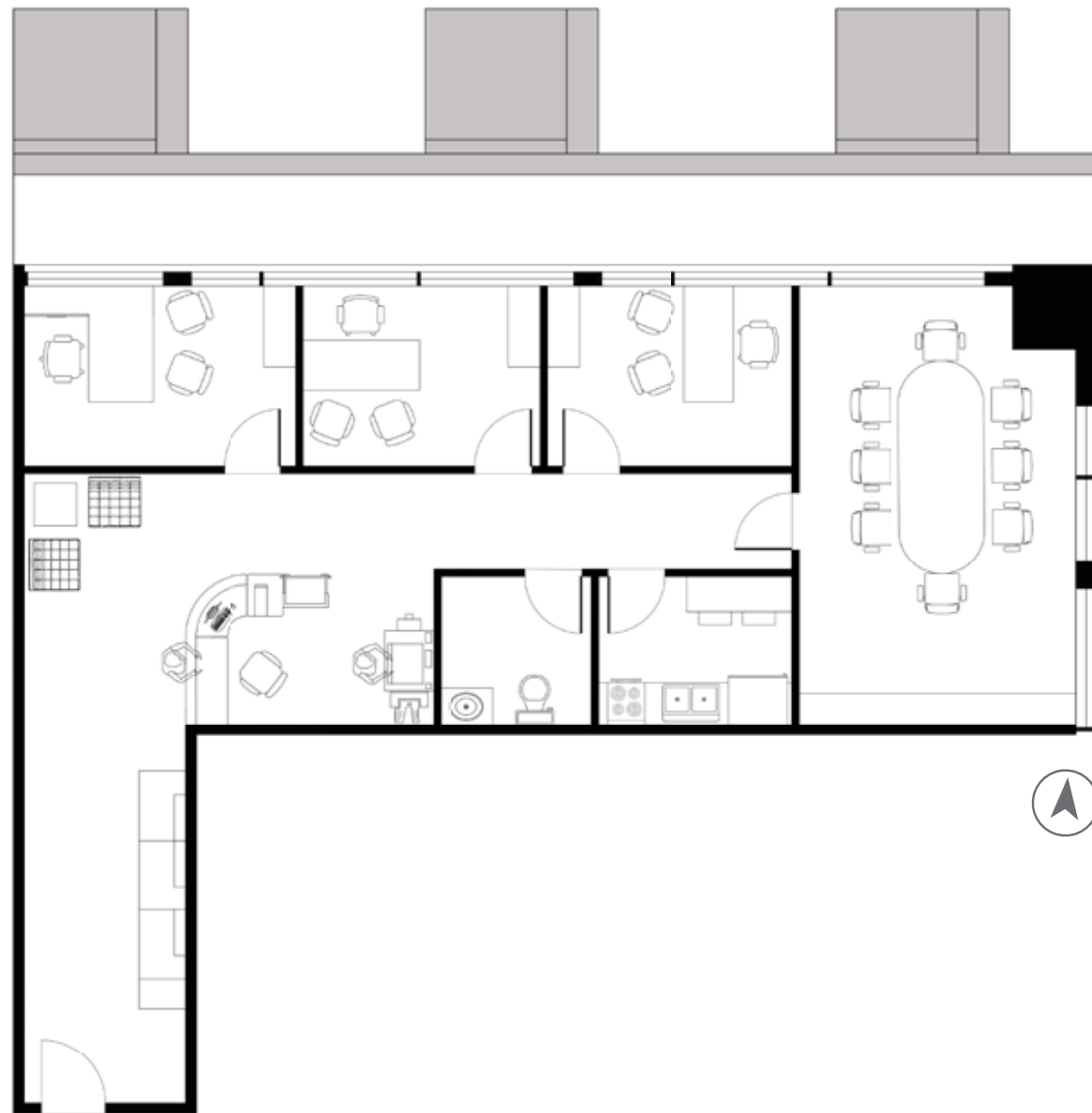
*\*Subject to certain terms and conditions as defined in the Agreement of Purchase and Sale. Features, finishes, sizes and specifications are subject to change without notice. All rights reserved. E.&O.E.*



**OVER 7,100 SQUARE FEET OF ECO-FRIENDLY,  
PROFESSIONALLY LANDSCAPED SHARED  
GREEN SPACE.**









# YOUR TURNKEY INVESTMENT

## WHY A COMMERCIAL OFFICE CONDO? ↓

Commercial office condos are office units purchased by business owners or investors who either plan to run their company from the space or lease it out for future gain. These condominiums provide shared building amenities, systems, and management services. Today many professionals are choosing this route, though often these opportunities are reserved for pension funds and other institutional investors, and the option for an individual to invest is growing harder to come by.

## WHY OWN RATHER THAN LEASE? ↓

Demand for office space in Toronto has pushed vacancy rates to lows not seen in decades, while lease rates have enjoyed a steady rise. These factors have created a compelling argument for professionals to invest in the real estate of their business or for investors who wish to lease the space. For business owners, the long-term benefits of ownership include the ability to rent or lease out a portion of unused space and expand into it later as the business grows.

## WHY UNIVERSITY HEIGHTS? ↓

University Heights is a commercial property uniquely positioned to bring individual investors an exciting opportunity. It is a strategically situated professional centre focused on accommodating the specific requirements of medical and other professionals. Presenting 89 units that can be fully customized and scaled, each space is roughed in for a variety of commercial requirements. Setting the scene for a work-life balance, the building's shared space includes a 7,100 square foot green roof on the third floor with large balconies exclusive to select units.

## WHY FINCH & KEELE? ↗

With the new Finch West transit hub just metres from the Centre, and compelling ground and mezzanine level retailers, University Heights promises to draw both regular visitors and foot traffic, bringing the building's professional offices a constant flow of new clientele seeking connectivity and one-stop convenience.

## EASY FINANCING AND TRUSTED PROPERTY MANAGEMENT ↓

As with purchasing a home, ownership of a commercial condo typically requires a strategic financing package. Real Wealth Group is our trusted partner for providing innovative solutions to assist in the acquisition of your property. It has sourced over \$300 million in financing efficient, low cost mortgages, and provided indispensable advice to its valued clients since 2006.

Rounding out this support team, University Heights investors are offered full-circle landlord-tenant services by DEL Property Management. Providing condominium management services since 1968, today DEL is responsible for the flawless consideration of more than 54,000 units in Ontario.

## THE TURNKEY EQUATION



The time is right for you to take your business or real estate portfolio to the next level. University Heights Professional & Medical Centre provides an excellent investment opportunity, compounded by utility and convenience.

[UNIVERSITY-HEIGHTS.CA](http://UNIVERSITY-HEIGHTS.CA)

## THE TEAM



A fully integrated financial services brand representing independent insurance and mortgage brokers, **Real Wealth Group\*** provides high quality mortgage investment opportunities, mortgage lending solutions, and professional financial advisory services. The *University Heights Professional & Medical Centre* development is an example of secure and transparent mortgage investment opportunities. Our flagship product, Syndic8™, is a smarter way to invest, offering a solution for those who want to diversify their portfolio outside of traditional investments but do not have the time or expertise to do so. It's a secured, solid, simple, and stock-market-free way to invest. *Real Wealth Group* brings years of experience and expertise to each opportunity, taking great care in underwriting for success. Our hands on, team based approach to identifying, financing and developing quality real estate assets like *University Heights Professional & Medical Centre*, has been instrumental to our success.

**For more information on Real Wealth and future projects, visit [realwealthgroup.ca](http://realwealthgroup.ca)**



**M. Behar Planning & Design Inc.**

A consulting firm that offers services in community planning and urban design, **MBPD Inc.** services public and private sector projects and clients, providing a well-balanced approach to seeking out creative and workable planning and design solutions. President, Moiz Behar has over 30 years of experience in planning, urban design, and architecture in both the private and public sectors. Behar served in senior capacities in the municipal sector before establishing MBPD, his own planning and urban design consultancy in late 1998. MBPD provides consulting services to municipalities and other public sector clients as well as development companies.



**ACK Architects** is an award-winning LEED accredited architectural, planning, project management, and interior design firm. A mid-sized architectural practice, with offices in Toronto and St. Catharines, ACK is able to serve a wide range of clients and an equally diverse range of project types in a highly collaborative environment. In practice for 20 years since the firm's original launch as Michael D. Allen Architects Inc., two new partners have been welcomed and the new incorporation strives to further enhance the innovative approach and services provided by the original practice.



**DELCOM** has provided property management services to condominiums since 1968—when the condominium concept began to take hold in Ontario. With dedicated staff and unique and ambitious programmes that DEL pioneered and developed over the years, the company is a leader in the property management sector. Today, DEL provides comprehensive services to the entire spectrum of condominiums throughout the Greater Toronto Area. DEL employs friendly, capable and respectful staff members, with the belief that in order to achieve success, the 'marriage' between the Manager, Board of Directors, and Tenants, is of utmost importance.



PRIVATE SERVICE REALTY LTD.  
BROKERAGE

**Private Service Realty, Ltd.** has headquarters in the heart of King West and a brand new location in midtown to better serve clients across the GTA. Offering premium services across the real estate market, including unmatched industry knowledge and customer service, PSR has sold more than \$1 billion in real estate. Since its inception, the purpose and vision of PSR has been to set a new standard for today's brokerage by offering a full suite of real estate services. Whether the need is commercial or residential, buying or leasing, mortgages or portfolio management, PSR's proven team and broad network consistently delivers results that exceed client expectations and foster long term, loyal relationships.

## Portland Stewart.

**Portland Stewart** is a full-service creative communications boutique. Offering a range of expertise in design, marketing, digital media, advertising, and publishing, the agency develops big-picture strategies with a focus on integrated branding and smart communications. Portland Stewart builds dynamic brands through experiences and strategic storytelling, engaging audiences through multiple outlets. The diverse and highly skilled team envisions and executes ideas to deliver measurable results, communicating through competitive industries like real estate, fashion, and contemporary art and design.

**Sales office locations**  
*By appointment only*

**Private Service Realty Ltd.**  
672 Dupont St.  
Toronto, ON M6G 1Z6  
77 Portland St.  
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