

OWN YOUR  
MEDICAL OFFICE AT  
**591 YONGE**



THE  
GL **+** UC ESTER  
ON YONGE  
MEDICAL CENTRE

CONCØRD

# TOP 10 REASONS

to invest in  
The Gloucester  
Medical Centre



Prestigious Yonge Street address

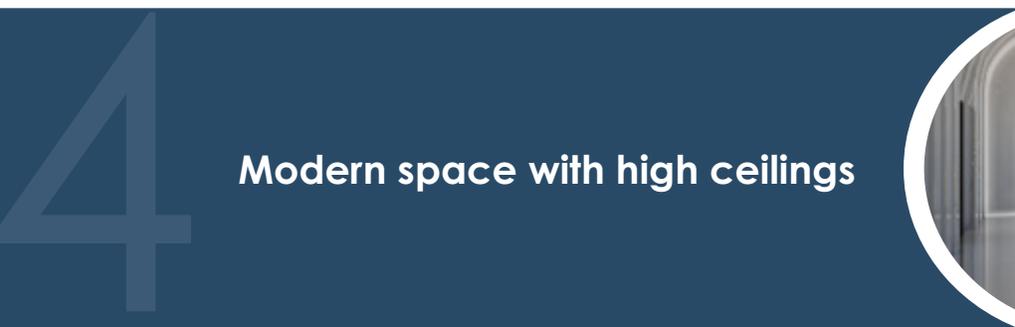
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Draw from Downtown's  
dense customer base



Successful medical co-tenants



Modern space with high ceilings

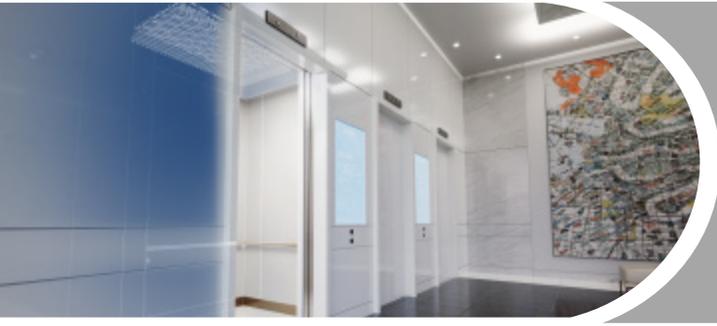


Functional, flexible floorplans



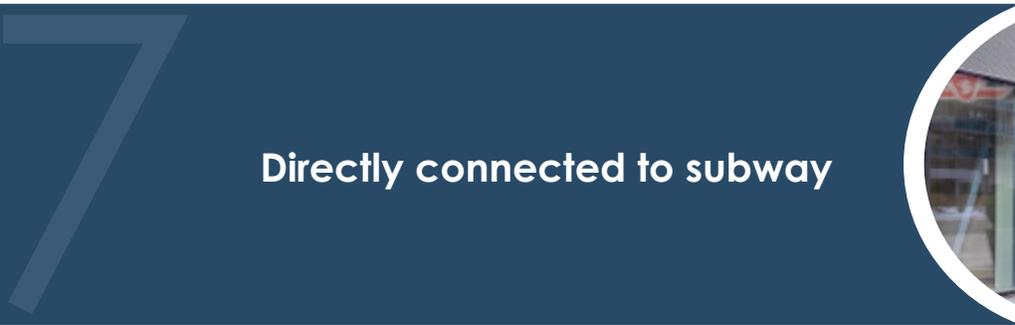
# TOP 10 REASONS

to invest in  
The Gloucester  
Medical Centre



Innovative Concord BioSpace  
air filtration system

6



Directly connected to subway



Premium common area  
finishes

8



Prime real estate investment



Rare opportunity to own  
rather than rent

10

# INVESTING IN THE LOCATION

The Gloucester Medical Centre is strategically situated on Toronto's Yonge Street, one of Canada's most iconic and prestigious thoroughfares. The Downtown Yonge corridor has growing urban density, with a daily customer base of nearly 155,000 people within 1km of the site.

With proximity to bustling Yorkville and Bloor streets, as well as the hub of Toronto's Financial District, The Gloucester Medical Centre will service high-income professionals, residents and neighbourhoods. The area's average household spends significant amounts on personal care services annually.



Direct Access to  
**WELLESLEY**  
TTC Subway Station



**14 MINUTE**  
Drive to Billy Bishop Toronto City Airport and  
28 minute drive to Pearson International Airport



**8 MINUTE**  
Drive to the Don Valley Parkway



**500M**  
Steps from Yonge and Bloor



**WALKABILITY**  
to many restaurants and services

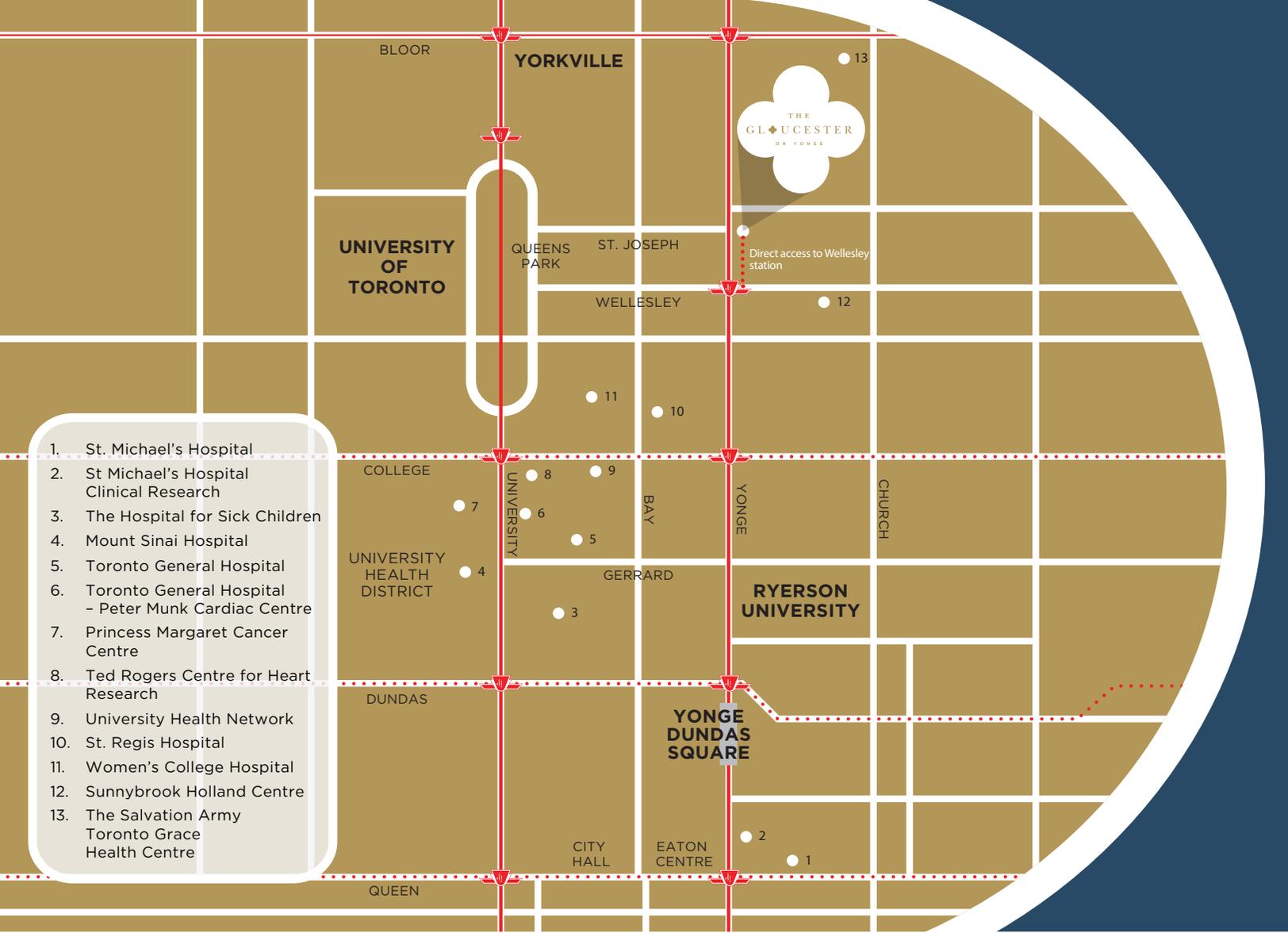


**120**  
Secured underground  
commercial parking stalls

## Demographics

Source: Local Logic 2024

		1KM	3KM	5KM
	<b>Population</b>	71,237	331,052	662,649
	<b>Age 20 to 34</b>	45%	38%	33%
	<b>Average HH Income</b>	\$145,755	\$182,252	\$176,342



1. St. Michael's Hospital
2. St Michael's Hospital Clinical Research
3. The Hospital for Sick Children
4. Mount Sinai Hospital
5. Toronto General Hospital
6. Toronto General Hospital - Peter Munk Cardiac Centre
7. Princess Margaret Cancer Centre
8. Ted Rogers Centre for Heart Research
9. University Health Network
10. St. Regis Hospital
11. Women's College Hospital
12. Sunnybrook Holland Centre
13. The Salvation Army Toronto Grace Health Centre

Located in central Toronto, The Gloucester Medical Centre is extremely well-connected. The TTC subway is on-site, transit routes and bike lanes thread the area and a public parkade is in the connected garage. Given Toronto's stature as a leading health care destination in Canada, and the adjacency of several hospitals - St. Michael's, Sick Kids, Women's College Hospital and Toronto General Hospital - The Gloucester Medical Centre will draw a wide cross-section of clientele.



99  
Walk score



1 minute  
To Yonge Street subway line



4 renowned hospitals  
Within 2 km



116  
Public paid parking stalls

# FEATURES

## Medical Prestige

Select tenant professions and services.



## Fibre Internet

Fast speed and reliability for business – up to 1GB per second.

## Dedicated Elevators

Direct access from Yonge Street to offices and parkade. Separate freight elevator.



## HVAC

On-demand, in-unit temperature control.

## Parking

116 commercial spots for clients.



## High Ceilings

Up to 17 feet for optimal lighting and spaciousness.

## Concord BioSpace

State-of-the-art airflow and filtration within elevators for safer environments.





# INVESTING IN THE TECHNOLOGY

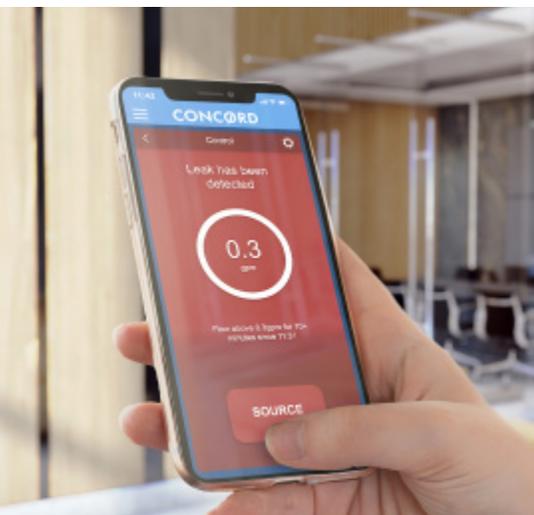
CONCORD  
BIOSPACE

As global desire for healthier and hassle-free living environment increases, comes a response where technology and innovative design intersect.

Concord BioSpace is a multi-layered system to deliver cleaner and safer indoor space through improved airflow and filtration in elevators. Access to major entry points and high-traffic common areas including elevators can be controlled through your mobile phone.

Furthermore, a building-wide water flow detection and remote shut-off system and a comprehensive parcel collection system will facilitate better property management.

Concord has always tried to be industry leaders whether through planning firsts or technology firsts. Their customers are planning for the future and their office is an important investment for most.





Gloucester Medical Offices Lobby



Gloucester Medical Offices Corridor

# FLOORPLATE

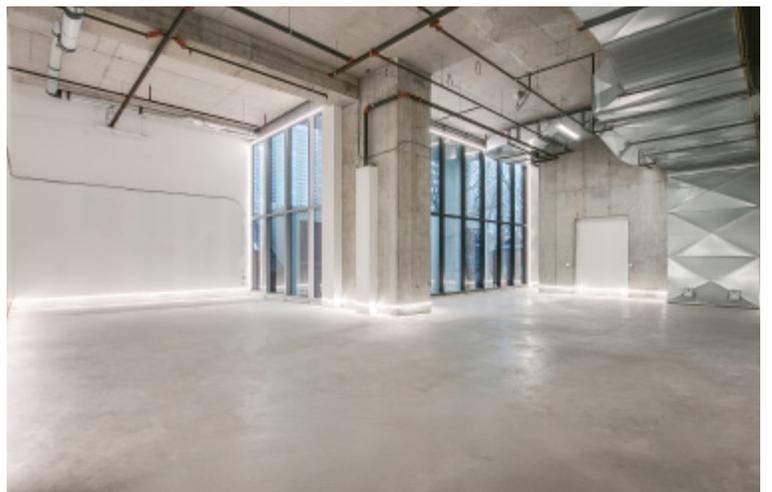
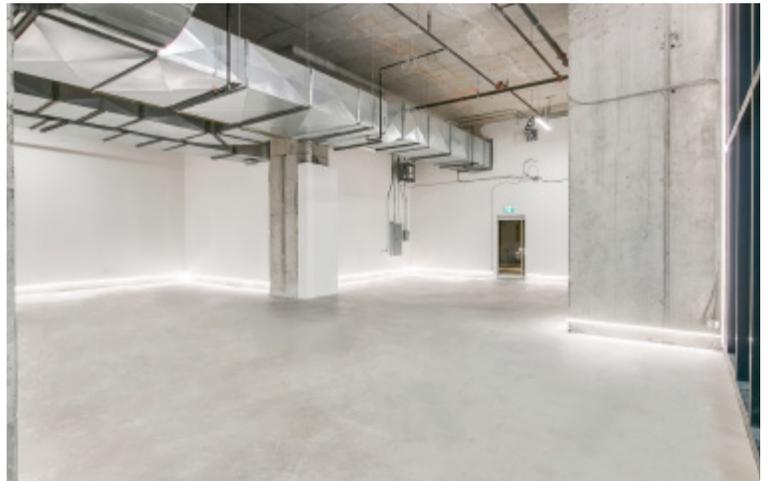


Office #	Approximate Grossed Up Area (B.O.M.A.) (s.f.)	Rentable Area (B.O.M.A.) (s.f.)	Approx. Ceiling Height (Slab to Slab)
LEASED	1,961.18	1,615.34	16'
SOLD	1,467.06	1,208.36	16'
SOLD	1,406.55	1,158.52	16'
SOLD	1,752.87	1,443.76	16'
SOLD	2,222.68	1,830.73	16'
SOLD	1,487.97	1,225.58	16'
SOLD	1,543.38	1,271.22	16'
SOLD	1,995.94	1,643.97	17'
<b>Unit 9</b>	3,491.23	2,875.58	14-17'
<b>Unit 10</b>	3,453.46	2,844.47	17'

All Units include	
Electrical	100 amps
Water	1"
Telecom	Fibre
HVAC	5 Ton

All diagrams, renderings, figures, locations, and specifications are subject to change without notice and are for discussion purposes only.

# UNIT 209

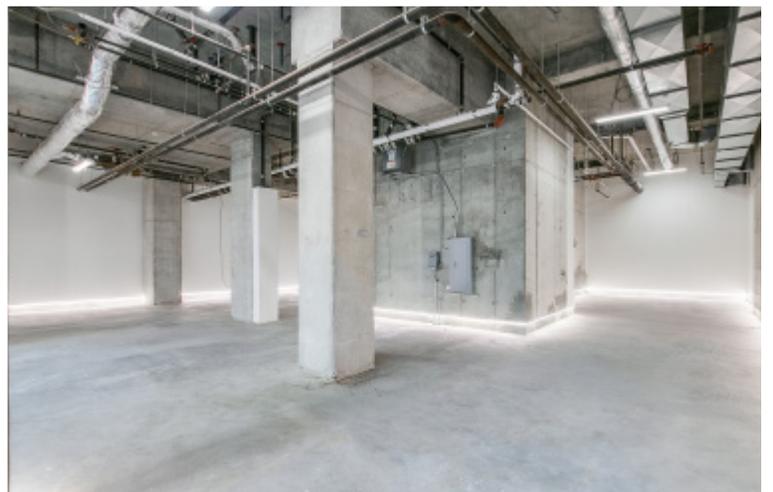
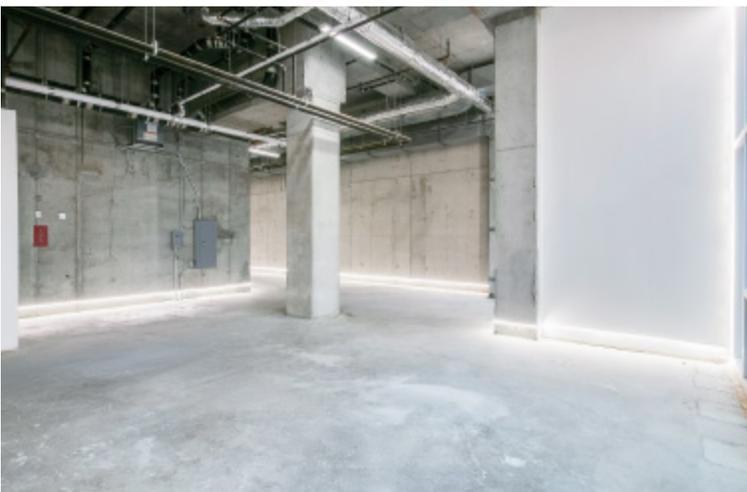


# UNIT 209



<b>Approx. Grossed Up Area (B.O.M.A):</b>	3,491.23 SF
<b>Rentable Rate (B.O.M.A):</b>	2,875.58 SF
<b>Approx. Ceiling Height (Slab to Slab):</b>	14-17'
<b>Electrical:</b>	100 amps
<b>Water:</b>	1"
<b>Telecom:</b>	Fibre
<b>HVAC:</b>	5 Ton

# UNIT 210



# UNIT 210



<b>Approx. Grossed Up Area (B.O.M.A):</b>	3,453.46 SF
<b>Rentable Rate (B.O.M.A):</b>	2,844.47 SF
<b>Approx. Ceiling Height (Slab to Slab):</b>	17'
<b>Electrial:</b>	100 amps
<b>Water:</b>	1"
<b>Telecom:</b>	Fibre
<b>HVAC:</b>	5 Ton

# INVESTING IN THE POTENTIAL



## Direct subway connection adds exceptional value

With a TTC stop on-site, the daily count of passenger traffic coming and going creates high-profile reach and frequency of exposure to tenant businesses and services. Ease and speed of commuting for employees is also an advantage.



## Prime Yonge Street location enhances stature

A business site greatly influences success and credibility in the eyes of customers and potential employees. In addition to mass public appeal and reputational draw, this location is a hub for key demographic client bases.



## New development offers future-proof spaces

New development and construction with the latest technology provide you with office spaces that require less maintenance, giving you more peace of mind, so you can focus more on growing your business.

# BUYING IS BETTER THAN RENTING



## For your business

- Control your business future
- Predictable real estate cost as market appreciates
- Long term location reliability for staff and customers
- Flexible floor plates and more control of improvements and fixtures
- Medical use related loans are usually more attainable



## As an investment

- In demand real estate with paramedical zoning
- Proven Yonge Street Location
- Low supply
- Diversify your portfolio – simple entry into commercial market, established rules and regulations to protect your asset, professional management to allow for passive investment after leasing
- More flexibility in commercial lease contract terms
- Ability to set niche commercial rent use and prices

# INVESTING IN CANADA'S LARGEST COMMUNITY BUILDER

CONCORD

For three decades, Concord has set innovative standards for master-planned communities Canada wide. From Concord Pacific Place in Vancouver and Concord CityPlace in Toronto, to North York's Concord Park Place and Calgary's coveted new neighbourhood. Concord has further expanded with numerous large-scale master-planned communities across Canada and is now developing in the UK and the USA.

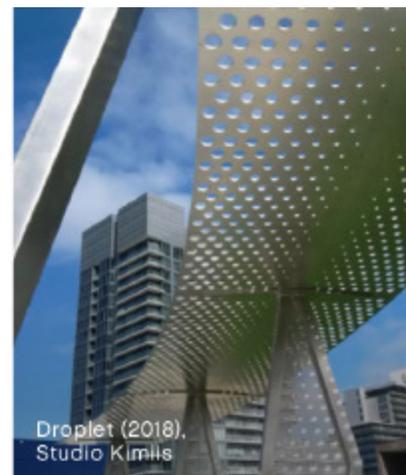




# INVESTING IN TRUE CREDENTIALS

CONCORD

- Concord has built over 40,000 homes globally.
- In the last 5 years, Concord has been building at a pace of over 3,000 units per year.
- Concord has developed almost 150 towers to date.
- Concord is the largest contributor of public parks in Canada. Concord has constructed 70 acres of park and public space and 30 more acres will be constructed in the near future.
- Concord has contributed \$20 million back to various events, housing, programs, and charities over the last decade.
- Concord has Canada's largest privately funded public art portfolio.



# INVESTING IN A GREENER FUTURE



Livability and green living is threaded throughout every level of a Concord community. Concord recognizes that transportation and temperature control are the largest energy draws in its communities. Their focus is to design green communities of scale and infrastructure that reduces energy usage while at the same time supporting the green energy grid.

- High-density master-planned communities connected to cities and mass transit greatly reduce transit congestion and carbon.
- Elevators and walkability replace thousands of single vehicle trips a day in Concord communities.
- High-rise building with hundreds of homes share walls managing heating and cooling far more efficiently than single-family homes.

Concord takes this philosophy further in its current and future communities by:

- Supplying smart building systems to make its buildings more energy efficient.
- Pioneering in residential EV parking infrastructure, setting new benchmarks in North America.
- Building and developing Concord Green Energy Power projects that offset the energy usage of our buildings many times over.



Concord created Concord Green Energy to explore and support a variety of zero carbon energy producing projects. Concord Green Energy has projects of scale in wind, solar and hydro at various stages of planning, development, and operation across Canada.

- Concord Green Energy generates more than twice the energy to power all of Concord's 40,000 homes.
- Concord is the first in North America to provide 100% high speed EV infrastructure.
- Amisk is the largest planned hydroelectric project in Alberta's history.
- Red Lily is the largest independent wind power project in Saskatchewan and will contribute significantly toward Canadian carbon reductions.

THE  
GL  UCESTER  
ON YONGE

[TheGloucesterOnYonge.com](http://TheGloucesterOnYonge.com)

**CONCORD**

**Concord Toronto Presentation Centre**

88 Queens Wharf Road

Toronto, ON M5V 0P2

416.813.0999

## APPENDIX A

Sample medical uses for The Gloucester Medical Centre.

- Acupuncturist
- Allergist
- Athletic Therapy/Rehabilitation
- Audiologist
- Blood Lab
- Cardiologist
- CAT Scan
- Chiropractor
- Cosmetic Surgery Clinic
- Counselor
- CT Scan
- Dentist
- Dermatologist
- Endocrinologist
- Endodontist
- Family Physician
- Fertility Clinic
- Gastroenterologist
- Geriatricians
- Gynecologist
- Psychologist
- Healthcare Consulting Services
- Hearing Aid Services
- Hearing Clinic
- Holistic Doctors
- Medical Equipment Supplier
- Nephrologist
- Neurologist
- Obstetrician
- Ophthalmologist
- Optician
- Orthodontist
- Otolaryngologist
- Optometrist
- Pediatric Dentist
- Pediatrician
- Periodontist
- Physiotherapist
- Prosthodontist
- Psychoanalyst
- Psychologist
- Radiologist
- Therapist
- Ultrasound
- Registered Massage Therapist
- Pulmonologist
- Psychotherapist
- X-rays

## APPENDIX B

A snapshot to illustrate the value proposition of the Gloucester Medical Office.



Sample Gloucester Medical Office Commercial Space

Sample Gloucester Residential unit

LIST PRICE	\$1,799,000	\$1,623,200
AREA	1467 SF	1208 SF
PSF	\$1,226	\$1,994
MONTHLY RENT	\$4,646	\$3,459
MAINTENANCE	PAID BY TENANT	PAID BY OWNER
REALTY TAXES	PAID BY TENANT	PAID BY OWNER
INSURANCE	PAID BY TENANT	PAID BY OWNER
NET RENT	\$4,646	\$1,986
YIELD	3.1%	1.47%

**Disclaimer:**

Information used in illustration is approximate. Price is subject to change without prior notice.

Commercial calculation is based on assumption of \$38/sf on net effective rent per annum (based on market comparables).

Residential calculation is based on assumption of \$4.25/sf in monthly rent, \$0.76/sf for maintenance fees, property tax mill rate of 0.63%.