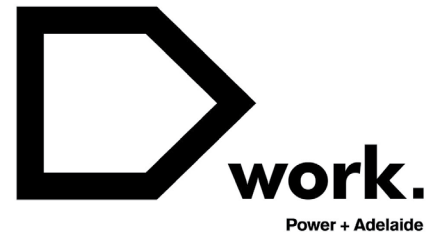


All roads lead to Work.



48 POWER ST.

An invaluable opportunity,
coming soon to Power + Adelaide.



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our experience.



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Connectivity to Power.

Roads

- 1 DVP
- 2 Gardiner Expressway

Transit

- 3 Yonge/University Subway Line
- 4 Bloor Subway Line
- 5 501 Queen Streetcar Route
- 6 504 King Streetcar Route
- 7 65 Parliament Bus Route
- 8 Future Ontario Line

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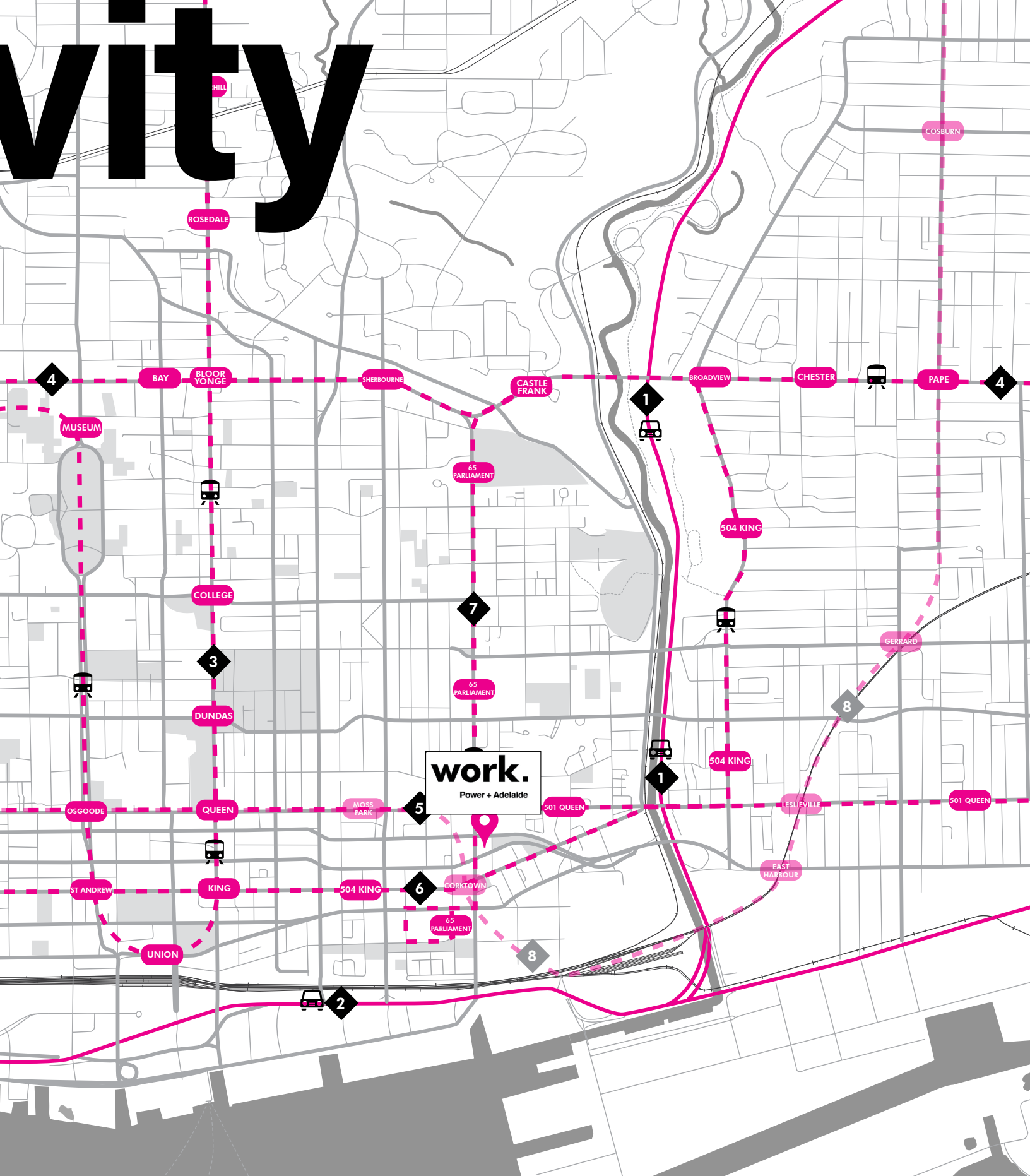
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A place to Play.



Restaurants & Cafés

1. Roselle Desserts
2. Mengrai Thai
3. Figs Breakfast Lunch
4. Tandem Coffee
5. Morning Glory Cafe
6. Henrietta Lane
7. Gusto 501

Bars

8. Betty's
9. Banknote on King
10. Reyna on King
11. Oldtown Bodega

Parks

12. Orphans Green Park & Dog Park
13. Sackville Playground
14. St. James Park

Shopping & Grocery

15. Shoppers Drug Mart
16. C Stores
17. Front St Pharmacy
18. Cinema-ras Variety Store & Cafe
19. Freshco

Fitness Centres

20. 9Round Fitness
21. Cooper Koo Family YMCA
22. Hardknocks Boxing Club
23. Lift Corktown CrossFit
24. OBF Gyms

Minutes from the Distillery
District & from Don River

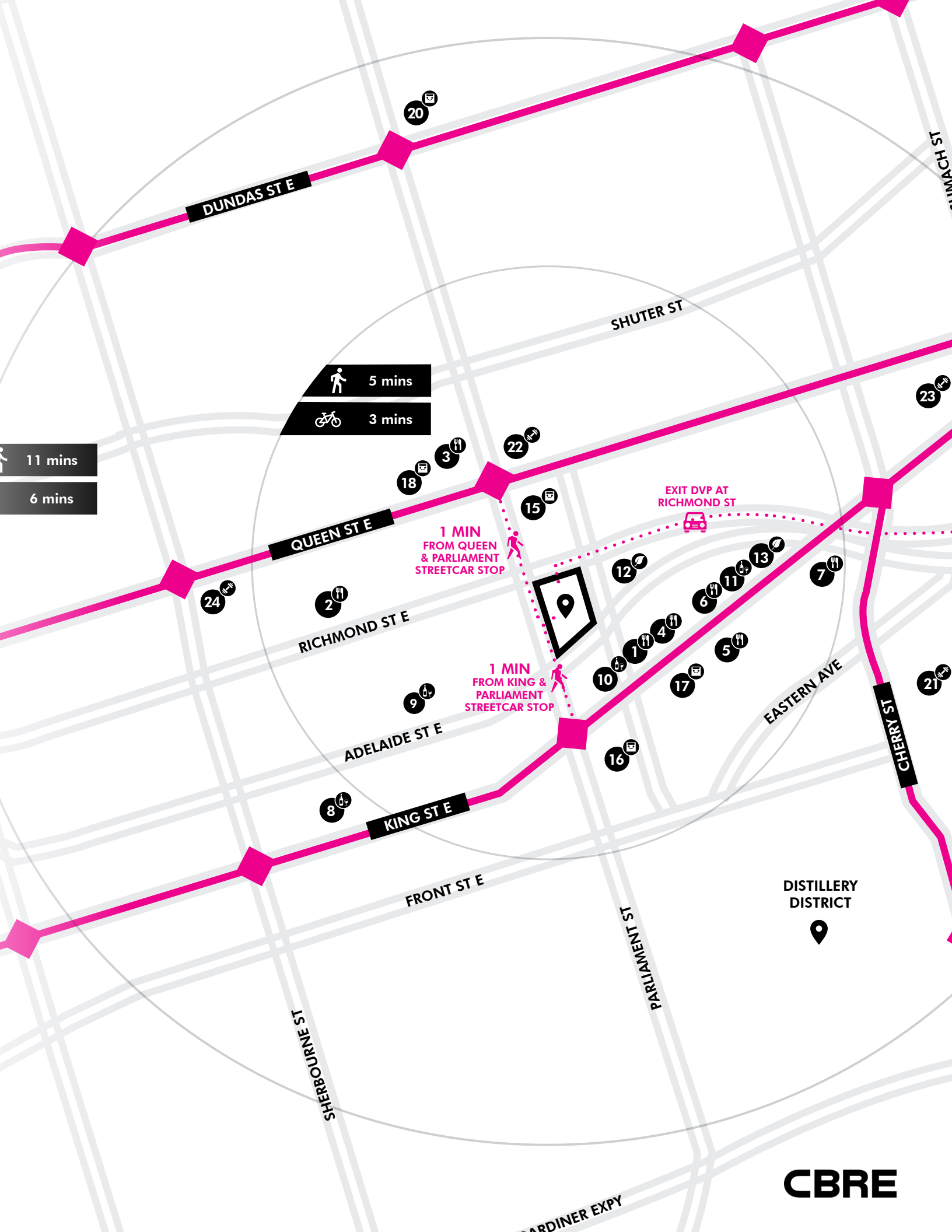
STREETCAR

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11 mins

6 mins

5 mins

3 mins

20

23

24

2

18

3

22

15

12

6

11

13

7

9

10

17

5

21

8

16

DISTILLERY DISTRICT

CBRE

Level 1

- ① RETAIL SPACE = 1,320 SQ. FT.
- ② RETAIL SPACE = 3,530 SQ. FT.
- ③ RETAIL SPACE = 1,391 SQ. FT.
- ④ RETAIL SPACE = 7,280 SQ. FT.



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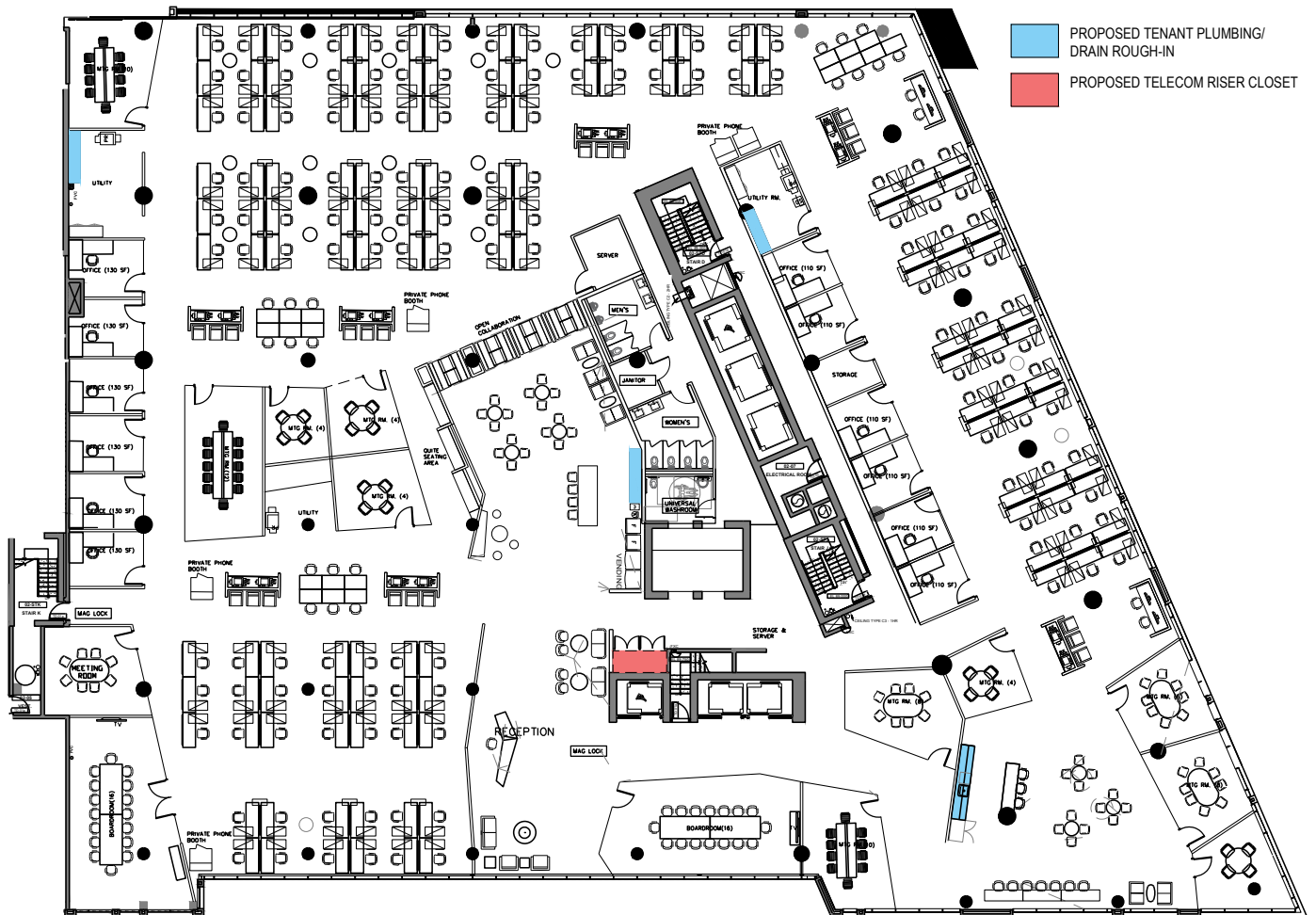
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Level 2

FULL FLOOR OR DIVISIBLE

LEVEL 2 TOTAL – 28,300 SQ. FT.



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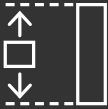




Design Features



EFFICIENT FLOOR-PLATES



OVER 21 FT HIGH CEILINGS



MULTIPLE EXTERIOR / TOP OF BUILDING
SIGNAGE OPPORTUNITIES



DIRECT ACCESS TO OUTDOOR SPACE



TENANT EXCLUSIVE DIRECT SPACE ENTRY POINTS



LOBBY WITH TOUCH-LESS ACCESS



EXCLUSIVE PARKING AVAILABLE

Elevating the Work. Experience



Base Building Specs



POWER CAPACITY / CAPABILITY

- Level 2 electrical service: two distribution panels each 200A 600/347V 3Phase 4 wires system



TELECOMMUNICATION

- Rogers and bell



BASE BUILDING DELIVERY

- Lighting – Base building LED lighting system stacked for tenant installation
- Washrooms – roughed in
- Ceiling – open ceiling with the ability to install a drop ceiling
- Floors – leveled and flat concrete, ready for installation and polish



PARKING

- 26 Bike Stalls
- 77 Parking Stalls (4 EV stations)
 - Able to offer a 1:200 sq. ft. parking ratio of 22 spots



HVAC

- 100% outside air with separated systems to ensure that there is no source cross contamination
- MERV8 (or higher) filters
- 6 individual HVAC systems through out the space
- Space has a total of 13 fan coil units with a total cooling capacity of 122 tons or an average of 1 ton per 230 sq. ft.
- Maneuverable temperature control throughout space



WINDOWS

- Curtain wall design with maximum light penetration
- 6MM Annealed glass curtain wall



SLAB (THICKNESS / WEIGHT LOAD)

- 200-pound structural load



ELEVATOR SYSTEM

- 3 passenger elevators
 - Direct from P2 to the second level
- 2 freight elevators
 - Direct from ground floor to the second level
- Knock out panel / internal escalator capability connecting levels 1 & 2

A new world space opens awaits.

LOCATED AT
48 POWER STREET + ADELAIDE

CORKTOWN
PARLIAMENT ST.
181

work.
Power + Adelaide

48/04 + 18/04 Power + Adelaide

ork portunity



work.
Power + Adelaide

Power + Adelaide
Adelaide
coffee lounge

Power + Adelaide

Adelaide E

PARLIAMENT ST

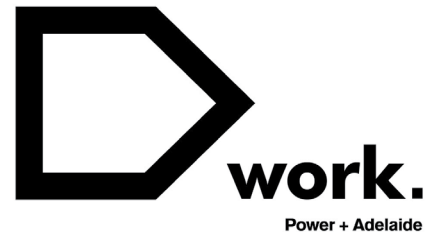


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