

Film @ 11

Late Breaking News at The Aldgate Group

I

Winter/Spring
2017



Hello again.

It's been a while since we've published our little newsletter. A lot has happened since then. We have so many new great tenants and are enjoying record breaking occupancy levels at the Aldgate Centre and the rest of our office, industrial and retail properties.

While we've certainly experienced many challenges, including several recessions and other factors since our inception in 1988, we've also been very lucky to have great locations and we've enjoyed the loyalty of our many long term tenants. We're very thankful for that!

So here is our latest edition of Film @ 11 which I hope you will find informative. I will do my best not to wait so long to write another one.

Steve Goldberger
President, The Aldgate Group

IN THIS ISSUE

- ▶ What Else is News
- ▶ Free Parking Revisited
- ▶ Featured Suite for Lease
- ▶ Hydro Costs on the Rise
- ▶ Signs
- ▶ Community Corner

What Else is News

We are proud to say that despite challenging times and the fact that we've added about 75,000 square feet of new buildings, we continue to enjoy very low vacancies. Rental rates are creeping back to where they (almost) should be and we are seeing many existing tenants expanding.

We are also pleased to welcome new staff members to our team including (former security guard) Abdullah Arif as property manager, Blerta Hoxha in accounting and Mike Potsos, our full-time painter.



Our new retail/industrial/office development is currently 100% leased and we are very pleased with that. Please support the excellent businesses on site which now include: **Coffee Culture, Pizza Depot, Popeye's, Organic Planet, Hakka Legend, La Sani Grill, Happy Hair, Beauty Collection, Sifted Vintage Clothing and Antiques, Love & Unity clothing and gifts, Freedom Mobile, Cash Max, Burrito Zone, So Fresh So Clean Laundromat, Ellesmere Medical Centre, and G&S Moving and Storage** who will move you in the most professional manner and carries packaging supplies and other accessories for your moving needs.

We continue with our building improvement programs. Some of the major work that we completed over the last few years at the Aldgate Corporate Center included: public restrooms fully rebuilt and modernized, new LGBTQ/family washrooms at 1200, energy saving lighting including new LED lighting in the parking garage, complete new elevators at 2100, new boilers, new larger directory boards on each floor lobby at 1200 & 2100, new corridor carpet and on-going repainting everywhere by Mike our in-house painter. Bell and Rogers have been busy installing upgraded fibre optic data, phone and TV lines into all of the properties. Some ongoing and planned projects include public restroom modernizations on remaining floors at 2100 & 1200 and we are working with the City to redesign the corner bus shelter area.

Free Parking?

One More Aldgate Advantage

Sometimes we as building owners, as well as our tenants, forget what a benefit free parking can be. It really becomes quite clear however when you do the math.

We are proud to say that at Aldgate we do not charge for parking. Don't forget that parking charges have a severe implication on a tenant's bottom line rent.

Our free parking policy and parking ratio affords our tenants an annual savings of about \$2 per square foot. That certainly adds up over the average lease term!



Clients, visitors and staff are not faced with parking charges and can enjoy quick, convenient and easy access to our ample parking facilities. And don't forget... **it's free!**



At our industrial buildings we've continued our modernization program including upgrading the building facades with new stucco,

paint or aluminum siding, double glazed windows, asphalt repairs, insulated shipping doors, roof replacements, etc. This is a slow, budget dependant process, but eventually all of our buildings will have been improved. In addition, we recently started doing exterior window cleaning and fire extinguisher servicing at all locations.

COMMUNITY CORNER

GUEST COLUMN - IN OUR TENANT'S OWN WORDS

Hi Neighbour!

Too often, one barely takes the time to look around and find out who one's neighbors are. We blame it on our busy work schedule, the freezing weather, shyness or our personal lifestyle. More often than not, it sometimes is simply because of our belief that our neighbor may not welcome our friendship. Maybe we should take the time to know



each other. "Our" newsletter can be a phenomenal place for each of us to take turns to introduce oneself and allow others to become familiar with who we are and what we do. So let us get acquainted!

My name is Yasmin Nakhuda. I am a real estate and commercial lawyer for NLCI on the ground floor of the 2100 building. We have been a tenant in the building for over 15 years. We do real estate residential and commercial closings, mortgage financing or refinancing. We also offer notarization services, draft invitation or sponsorship letters, certify documents for the Ministry of Official Documents and commission affidavits to name some other services.

We speak several languages including French and Hindi. Our office is a little oasis, filled with green luxurious plants. Our staff are incredibly friendly people ready to assist you anytime. So drop by, maybe not to draft that last Will and Testament you thought it was time to put in writing with your lawyer, but simply to give us your business card or to share a cup of tea or coffee. It is time for us to join hands and help support each other's businesses to make our building a united business community. Feel free to check our website at www.nlcilawyer.com and cheers to you all!



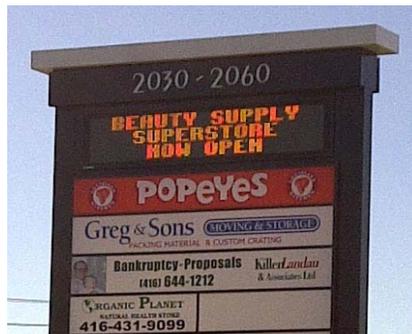
Yasmin Nakhuda
2100 Ellesmere Rd
Suite 110
Tel: 416 292 4667
mylawyer@bellnet.ca

PYLON SIGNS

As you may know, sandwich board signs or ground signs of any kind are not allowed on any of our properties.

However, at Markham & Ellesmere we have four pylon signs on site. We currently have a few open spaces, so if you are looking for more exposure, please contact Steve for details.

In addition, the pylon at the main west Ellesmere entrance (at the lights) has an LED Message Centre. All tenants are welcome to display up to five messages for a low fee of \$35 per month. These five messages will be in rotation 24 hours a day, 7 days a week and will reach over 31,000 vehicles daily.



HYDRO COSTS KEEP GOING UP & UP

In 1997 office building hydro averaged just over \$1 per square foot. Despite all of the retrofits and our energy saving efforts, in 2016 the average cost was well above \$3 per square foot! And it's only going to get worse.

We remind you that in order to keep your operating costs under control please do your best to conserve. Just remembering to turn your lights off whenever possible will have a great effect on the bottom line. **Also please make sure your taps and toilets do not run on. Do not hesitate to call us if they do. Even the smallest drip can cost fortunes!** We've been using energy efficient replacements of bulbs and tubes wherever possible and are working on installing timed lighting controls in common areas to cut back on lighting costs at night.



FEATURED SUITE NOW FOR LEASE

1200 Markham Rd, Suite 309

- 1,185 square feet
- 4 private window offices
 - corner suite
 - french doors
 - laminate floors
- custom reception desk
 - kitchenette



DUE TO POPULAR DEMAND WE'VE ADDED NEW STORAGE UNITS FOR LEASE

- Ideal for dead file storage or other stuff taking up valuable office space.
- Starting at \$200/mo.
- Limited availability so call now if you're interested.

TENANT PROFILE

SIFTED

Be sure to check out SIFTED at 2058 Ellesmere Unit 6. This great shop carries a wonderful selection of vintage clothing and interesting antique items. They also do custom clothing alterations.

www.sifted.ca

MINI SUITES
STARTING AT
\$350 PER
MONTH