



**Elm
Place**

Unlock the Possibilities!



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OUR COMMUNITY

Be Part of Our Vision

Greater Sudbury is the largest city in Northern Ontario and a regional centre for government, education, health care, business, mining research, tourism, transportation and technology. It serves a Northeastern Ontario marketplace of half-a-million people — 300,000 reside within a 160 kilometre (100 mile) radius.

The City has one of the largest Francophone populations outside of Quebec and one of the most diverse multilingual and multicultural populations in Canada. With its 330 lakes, an award-winning greening program, and hundreds of outdoor experiences – minutes from anywhere, Sudbury offers an attractive alternative to the urban sprawl, traffic congestion and higher cost of living often associated with many other Canadian metropolitan centres.

Sudbury's downtown is a creative, distinctive, professional, retail, residential and commercial neighbourhood – one with warmth, character, ambience and charm.

Downtown has Experienced a Renaissance

Over the past decade projects such as the YMCA Centre for Life, the McEwen School of Architecture, and the redevelopment of Elm Place have made important contributions to the revitalization of downtown.



INTRODUCTION

Premium Downtown Space

With unprecedented growth, The City of Greater Sudbury has become a destination for shopping, health care and office use for all of Northern Ontario. Elm Place has been actively participating in the urban renewal with both expansion and renovations.

The Elm Place complex boasts and offers several amenities that help complement multiple industries providing a full range of services to the public.

The property includes the distinctly renovated AAA office complex which is known as one of Sudbury's most prestigious office addresses, the Radisson Hotel and Convention Centre, and a three-story parking garage that provides ample ground covered and upper-level parking — the most in the downtown core.

The Mall offers a broad range of retail, food and entertainment needs including *the Hart Department Store, Dollarama, The Marketplace Grocery Store, World Gym, Imagine Cinemas, the Food Court* and more!



OFFICE TOWER

The Elm Place Sudbury Office Complex is the largest and most luxurious office facility in the City of Greater Sudbury. The six-story building encompasses a four-floor office tower and two levels of the complex. A wide selection of spaces are offered in various sizes and configurations. Many units have independent access to the side streets or ground-level parking. Available locations are as small as 150 square feet to a large contiguous space of 50,000 square feet. All offices are wired with fibre optic high-speed cables and telephone lines. This is Sudbury's only first-class office complex.



Luxurious details in the common areas include cornices on the ceilings, marble floors and accessible corridors. All common areas in the retail and office spaces are monitored by professional security guards and sophisticated camera monitoring system that is active 24/7.

The office complex is unique for a downtown property as it offers parking right at the door. The central bus depot for Sudbury Transit is located immediately across the street and provides easy access for transit users.



FOOD OUTLETS

The Elm Place complex has a thriving food court with undoubtedly the best design and decor in the city. Over 2,000 people work in the mall and approximately 9,000 people work downtown. Current traffic counts show that 4,000,000 people visit the mall per year. There is a large demand for food in the downtown core, and Elm Place, in particular, has created a demand for more convenient downtown dining options. A large number of office tenants, and customers rediscovering the downtown, guarantee food court success.

Come join the exciting collection of food vendors including Mr. Sub, Eyyan Persian Cuisine, Good Lucky 168, Smoke's Poutinerie, A-One Dumpling Shop and Harvey's.



RETAIL SPACE

Along with office space and food outlets, Elm Place has a large, well maintained, and diverse retail space. Urban renewal, mall renovations, increased parking, and expansion have increased traffic and shoppers. The diverse utilization of the space gathers numerous demographics from the greater city allowing a wide range of businesses to succeed.

Elm Place boasts nearly 300,000 square feet of retail space. Some of our retail clients include *Dollarama*, *Hart*, *Nepal Handicrafts*, *World of Flags* and more.



ACCESSIBILITY AND SECURITY

Elm Place takes great aims to ensure that it is continuously accessible, well maintained, and secure for tenants and their patrons.

Accessible Floor Access

Many entrances have ramps where necessary; the building has multiple elevators and escalators situated throughout the property.

Accessible Parking

Elm Place exceeds the quota of accessible parking areas available to the public, alongside accessible entrances.

Accessible Washroom Access

Elm Place offers accessible washrooms to accommodate the needs of all visitors and tenants—including a secured universal washroom installation on the second floor.





LED Lighting

The property has been entirely retrofit with LED lighting. This update includes the entirety of both the interior and exterior of the property.

24/7 Security and Surveillance

Our professional security team is onsite 24 hours a day, 7 days a week. They excel in providing: Exterior Mobile Patrol, Customer Vehicle Assistance, Crime Prevention and Intervention, and Emergency Medical Assistance. There are over 120 cameras throughout the property that are monitored constantly.

Ground Floor

The retail and food services are all located on the ground floor.

AODA compliant

An upgrade has been performed in the Medical and Office Complex so as to be compliant with the most recent AODA guidelines as provided from the Province.



RADISSON HOTEL AND CONFERENCE CENTRE

Welcome to the Radisson Hotel Sudbury where you will be welcomed by knowledgeable and friendly staff. The Radisson specializes in full-service hospitality.

The Radisson Hotel is the largest convention centre in Sudbury, with over 15,000 square feet of convention space, audiovisual equipment, on-site catering, and complimentary Wi-Fi.

Located in the heart of the city and central to the downtown business core adding to the convenience of organizing events for various types of groups.

The hotel features 11 meeting room venues equaling 15,870 square feet of flexible meeting facilities, as well as a ballroom that can accommodate up to 800 guests' theatre style.

Conveniently attached to Elm Place; The Radisson Hotel is within walking distance to all major Federal, Provincial, and Municipal offices in Sudbury, including the Court House. Additionally, guests will be able to travel on foot to the vast majority of professional services in the city and several medical offices.



Our 147 well-appointed guest rooms offer convenient amenities, flat screen TVs, in-room coffee and tea service, mini-refrigerators, iron, ironing board, and a spacious work station.

Pesto's Italian Eatery is located within the hotel and provides a variety of mouth-watering dishes available for breakfast, lunch, and dinner.

Our guests enjoy complimentary hotel services such as indoor and outdoor parking, Wi-Fi, Business Centre, On-Site Fitness Centre, and the largest heated pool in Northern Ontario!

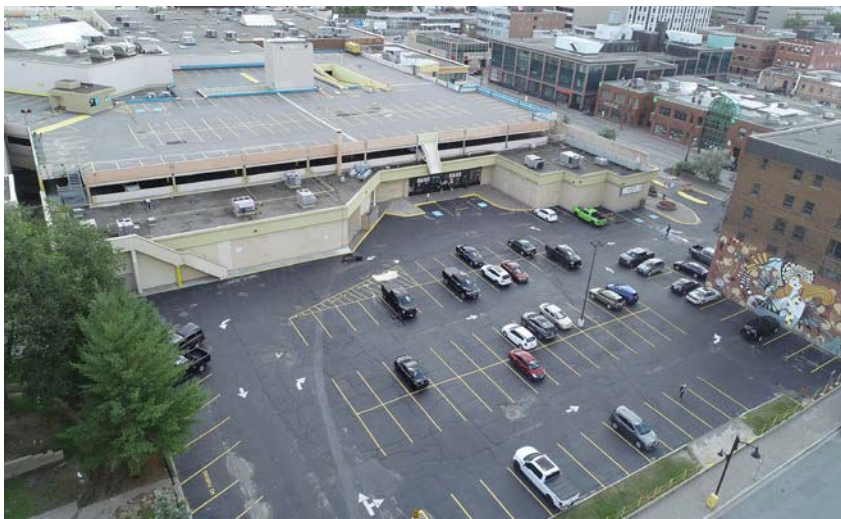


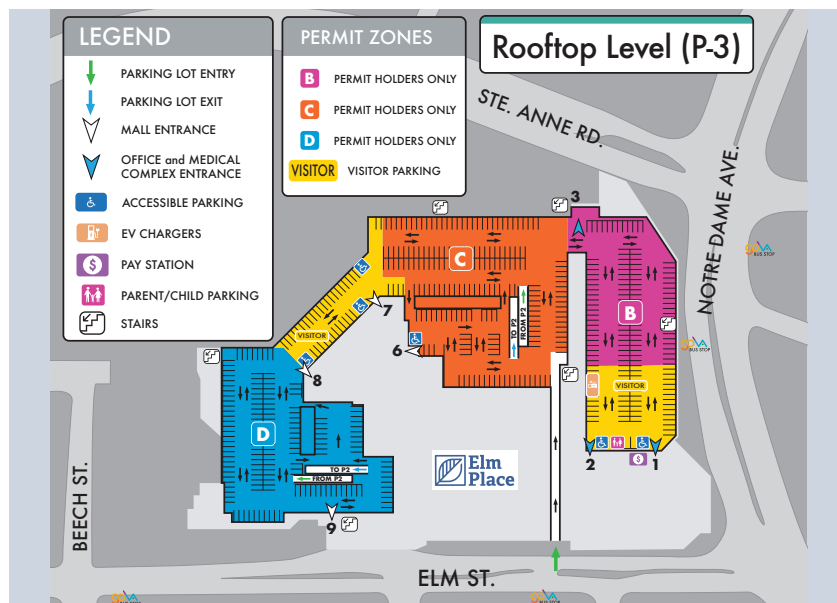
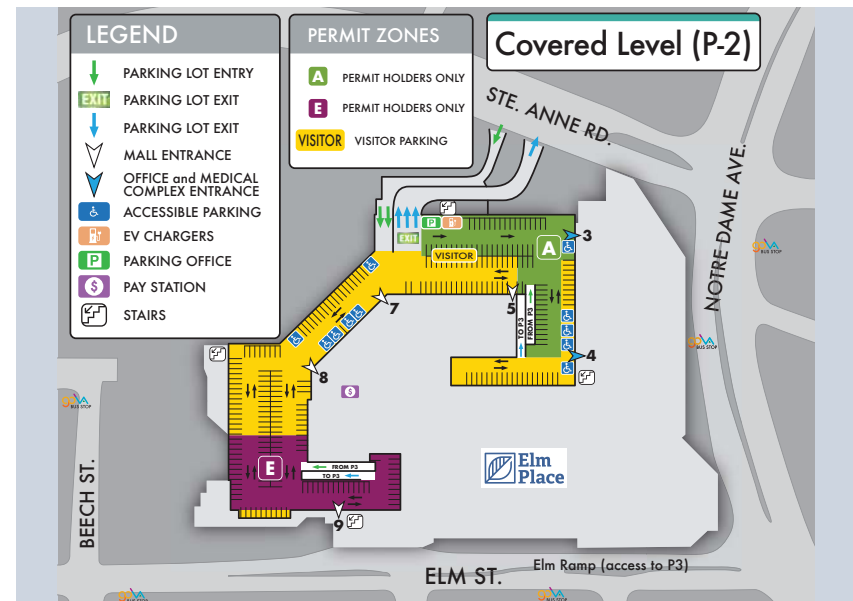
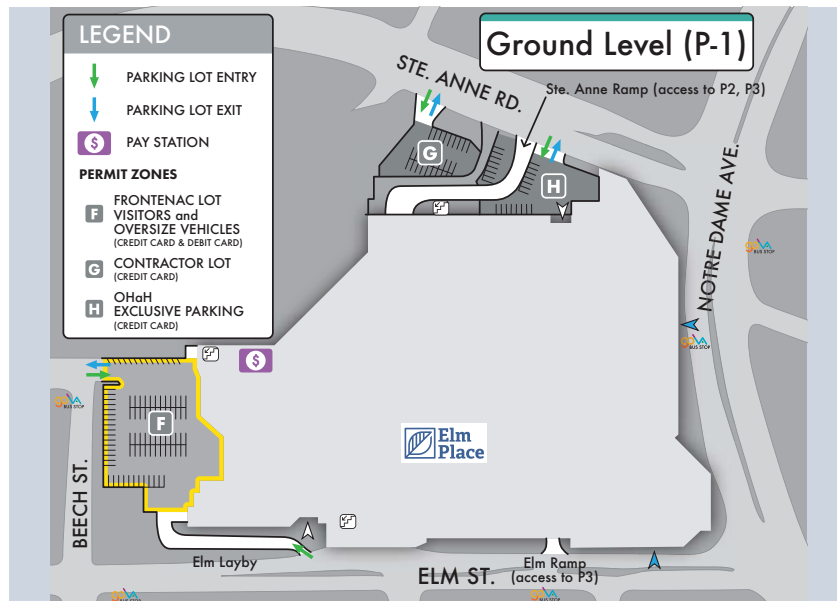
PARKING

Elm Place has had a complete parking lot overhaul. The parking garage was updated and RJC Engineering completed a parking optimization plan that created efficiencies in the parking layout that increased parking volume. Elm Place has nearly \$14M invested in total work, and Precise ParkLink has been commissioned to implement a completely new and enhanced parking system.

This new system includes state of the art automated gates, a completely re-worked parking distribution system and a new wayfinding and control system, which will be continuously updated.

Precise ParkLink is the industry leader for large scale parking complexes whose clients include Pearson International Airport and, here in Sudbury, Health Sciences North.





TENANT DIRECTORY

SERVICES AND OFFICE TENANTS

Arthritis Society

BGC Engineering

Care Partners

CC Partners

Chamber of Commerce

CIBC Wood Gundy

CIFS

Dale Brown Professionals

Dr. Shukla

Full Circle Art

Greater Sudbury Housing

Group Value Media

Home & Community Care Support Innovation Centre

Home & Community Care Support Services North East

March of Dimes Canada

National Bank Financial

NEOMO Medical

Nogdawindamin Family and Community Services

Northern Law LLP

NTT

Oracle Research Ltd

Primerica

Public Health Sudbury & Districts

RIINO

Service Ontario

Sudbury.com

Trillium College

Waaseshkang Counselling

WELL Health Diagnostic Centres

Wolfpack Protective Services Inc.

YMCA Employment & Immigration Services



CURRENT RETAIL AND FOOD SERVICE TENANTS

ANCHORS

All N Binz	Liquidation Centre
Dollarama	Dollar Items
Hart	Department Store
Imagine Cinemas	Theatre
Marketplace	Grocery Store
VR Arcade	Gaming Arcade
World Gym	Fitness Centre

FOOD SERVICES

A-One Dumpling Shop	Chinese Food
Country Style	Coffee Shop
Eyvan Persian Cuisine	Middle Eastern Food
Good Lucky 168	Chinese Food
Harvey's	Fast Food
Mr. Sub	Fast Food
Smoke's Poutinerie	Fast Food

SERVICES

Art of Nails	Nail Salon
Bergeron Optical	Glasses/Contact Lenses
Desjardins	Bank
Dr. Fewster	Optometrist
Radisson Hotel	Hotel
ATMs	

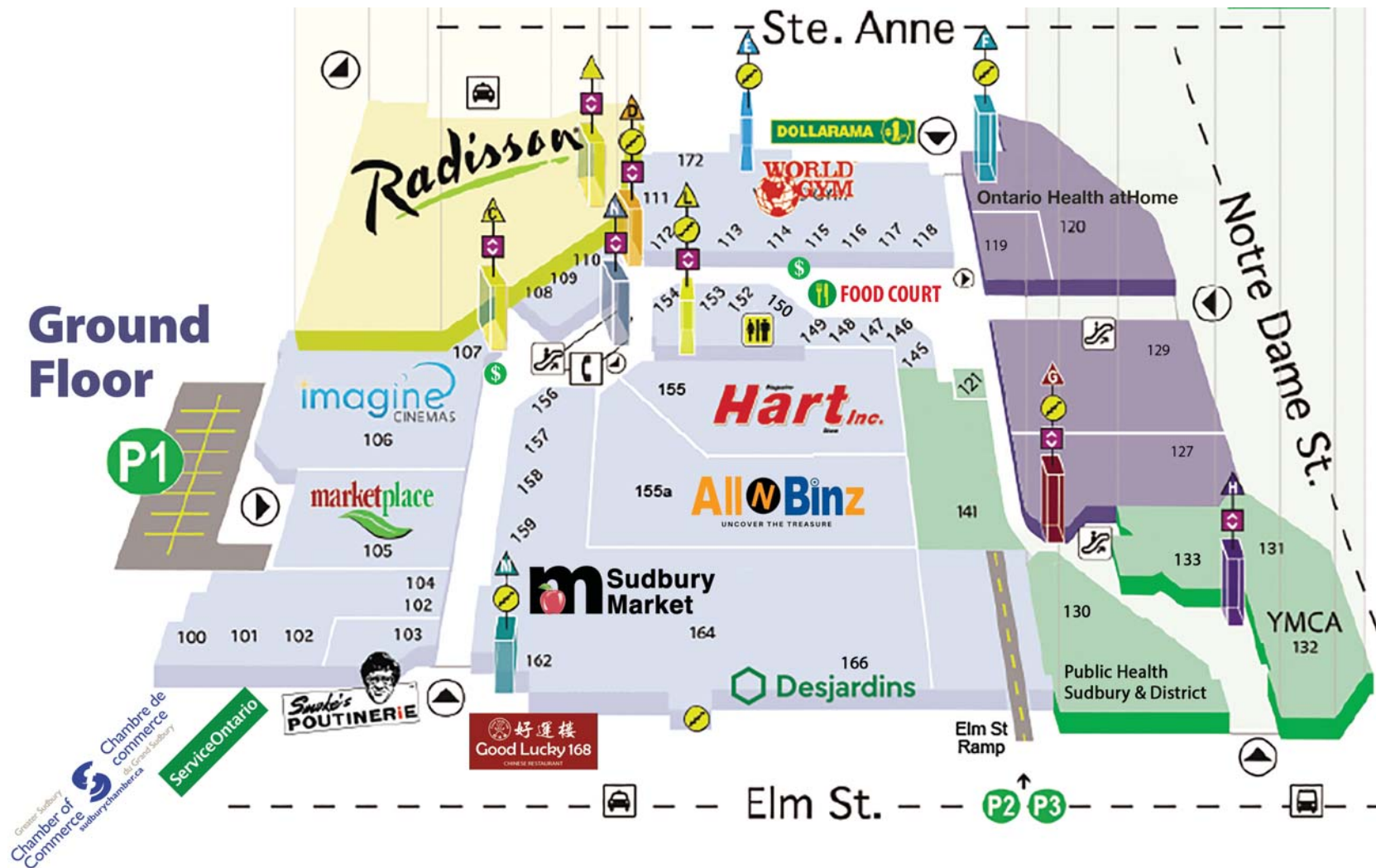
SPECIALTY STORES

Buchihaafrikana	Clothing/Shoes/Fashion Accessories
Cell Pro Services	Cell Phones and Accessories
Dragon's Den	Fashion Accessories
Full Circle Art	Art Gallery
Nepal Handicrafts	Clothing/Handcrafts
Nicholby's	Magazines, Tobacco, etc.
Sudbury Market	Farmers Market
World of Flags	Flags/Sportswear

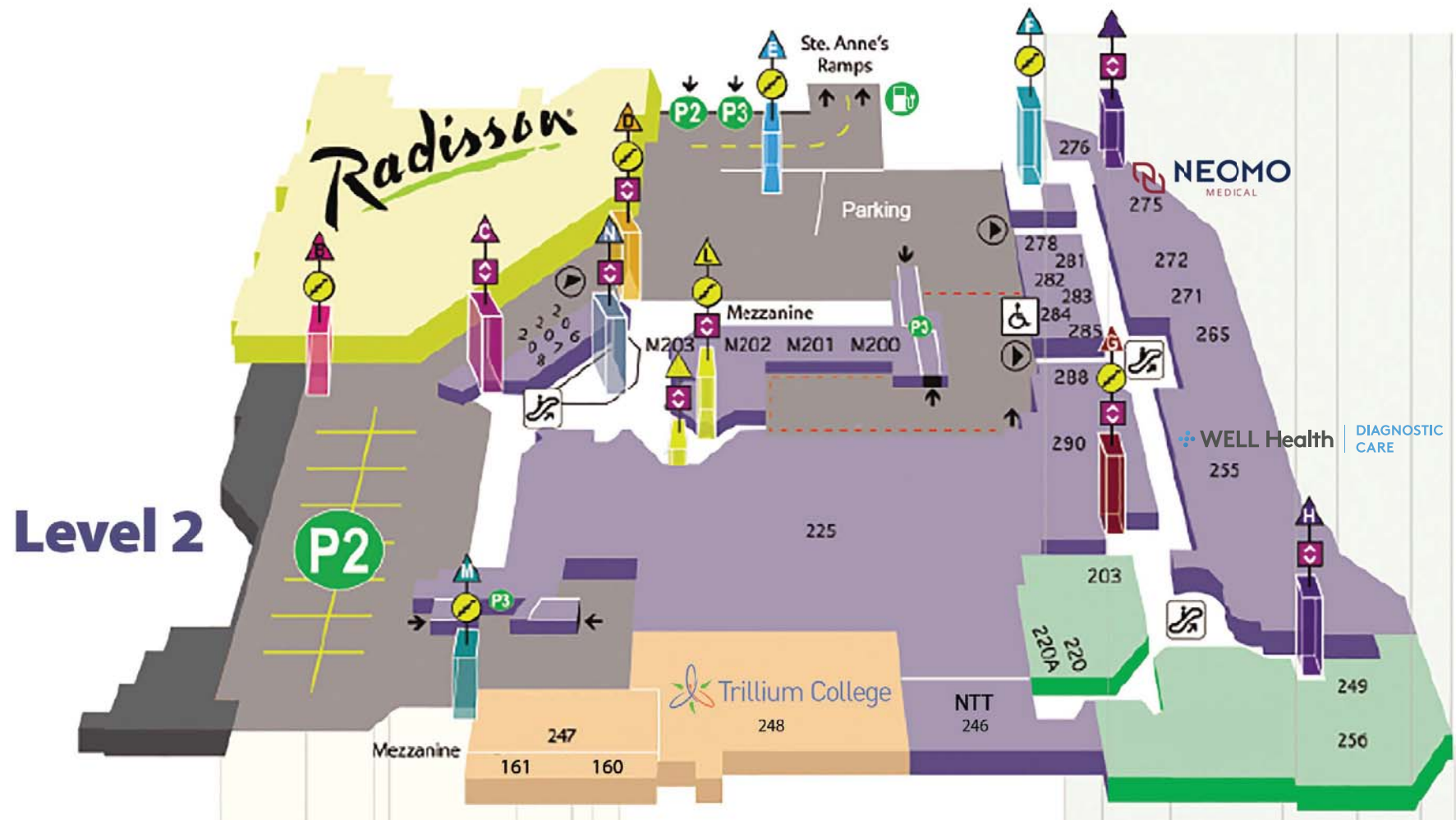


MAP

LOWER LEVEL



UPPER LEVEL



WHY MOVE TO SUDBURY?

BUSINESS OPPORTUNITIES

A great place to do business:

Sudbury's business-friendly environment is as dynamic as it is diverse. While we are a leader in mining and mining supply services, our economic base has evolved into a regional centre with an international focus. With Sudbury's highly educated and motivated workforce and our strong regional customer base, this is an ideal place to relocate or expand. Come see what we can do for your business!

THE NETWORK

Strong Network of business development services:

Greater Sudbury prides itself on a strong network of Industrial, Commercial, Financial & Government support services. With industry associations like the Greater Sudbury Chamber of Commerce, Sudbury Area Mining Supply and Service Association (SAMSSA) and the Sudbury Tourism Partnership, we are well equipped to help you grow.

THE WORK FORCE

Dynamic Labour Force:

Greater Sudbury has the highly-skilled, educated, innovative and enthusiastic workforce you require to make your company more productive. The Greater Sudbury labour force has a strong blend of skill and experience. The city is well known throughout Ontario as an excellent source of readily available bilingual labour.

EDUCATION

Excellence in Education:

As a regional centre for learning and applied research in Northeastern Ontario, Greater Sudbury is host to Canada's first new medical school in three decades, two world class colleges, and a nationally renowned university. The region offers quality education in both official languages. Post secondary schools around Sudbury include Laurentian University, Cambrian College, Collège Boréal, the Northern Ontario School of Medicine, and Trillium College.

LOCAL SPORTS

A Place for Professional Sports:

Sudbury is home to a number of professional sports teams such as the Sudbury Wolves Hockey Team and the Sudbury Five Basketball Team, who are hosted by the popular Sudbury Community Arena venue downtown. The Wolves boast one of the most productive teams in terms of producing NHL players, captains, and leaders at professional levels of hockey, and the city proudly displays its team spirit during game days. The city also hosts the Sudbury Spartans Football Club at the James Jerome Sports Complex in the south end.



MAP OF DOWNTOWN



● Elm Place Property
 ● Senior Living Complexes
 ● Points of Interest
 ● Residential areas

MARKET PROFILE

The City of Greater Sudbury functions as a regional shopping destination, servicing a catchment area extending across northeastern Ontario. Approximately 380,000 people are living within a 160 km (100 mile) radius of Greater Sudbury. Our market profile has been strengthened by the continuing diversification of the city's retail environment, including continued investment in the downtown core, the redevelopment of Elm Place as well as the ongoing expansion of the large format retail sector.

Greater Sudbury's buying power compares favourably to other cities when measured by retail sales per capita and personal income per capita. Based on retail sales per capita, the Greater Sudbury census metropolitan area is ranked 1st of 34 Canadian urban markets of 100,000 or more population.

Economic Indicators	2020	2021	2022	2023	2024
Total Employment (000s)	7,022	7,366	8,190	8,195	8,195
Unemployment Rate (%)					
<i>Ontario Comparison</i>	9.6	8.0	5.6	5.6	7.0
<i>Canadian Comparison</i>	9.6	7.4	5.3	5.3	6.9
Personal Income per capita (\$)					
<i>Ontario Comparison</i>	55,000	57,000	60,000	61,000	62,000
<i>Canadian Comparison</i>	48,000	52,000	55,000	57,000	58,000
Retail Sales (\$ millions)					
Percentage Change	10%	15%	5%	3%	2%
Real GDP at Basic prices (\$ millions)	5.1%	4.3%	3.9%	1.2%	0.3-0.7%

Vista is now embarking on the path to achieve a vision of what Elm Place can be. We are looking for tenants who wish to become a part of a growing community and become a core necessity for the city.

For leasing information please contact our team:

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