

**Unlock the  
Possibilities!**



**Elm  
Place**

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Elm Place, 40 Elm Street, Sudbury, Ontario P3C 1S8

•Telephone: 705 675-2287 • Fax: 705 675-2640 •

[www.elmplace.ca](http://www.elmplace.ca)

For Leasing Information contact: [leasing@elmplace.ca](mailto:leasing@elmplace.ca)

## OUR COMMUNITY

# Be Part of Our Vision

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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

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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 downtown revitalization.



## COVID-19 COMPLIANCE

Elm Place takes public health seriously. There are many distinct advantages that exist within the facility that serve to help prevent the spread of COVID-19 and keep you and your guests safe.

- 1 High frequency cleaning occurs on property with extra attention to sanitizing all hand touch surfaces.
- 2 Hand sanitizing stations are installed throughout the property.
- 3 Many of the common areas are double wide corridors—unique from the standard office environment—which provide ability for two way traffic and highly effective physical distancing.
- 4 Place markers and social distancing signage is installed so as to provide additional guidance to keep persons safe. Security patrols provide additional oversight in this regard as well.
- 5 Elevators are frequently cleaned and maintained. Escalators provide easy access between ground and upper levels for fast and effective distanced travel.
- 6 Because of the multiple entries and elevators and escalators servicing the property, the flow of traffic is greatly expanded so as to allow for a fair disbursement of persons circulating on site.

- 7 Washrooms are frequently cleaned and modified so as to provide appropriate distance between fixtures. Universal washroom facilities are available with controlled access.
- 8 The ground floor entrances are controlled access points; staffed by our security team to screen entry for the safety of the public.

Elm Place is a leader in these standards of safety. No other property has the inherent advantages that the property has in terms of scale and size and the attention to detail in operations.





## INTRODUCTION

# Premium Downtown Space

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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, Designer Depot, Dollarama, The Marketplace Grocery Store, World Gym, Imagine Cinemas, the Food Court and more!*



## OFFICE TOWER

The Elm Place Sudbury Office Complex; the largest and most luxurious office facilities 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 are offered. 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 are working in the mall and approximately 9,000 people working downtown. Current traffic counts show that 4,000,000 people visit the mall in any given 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 restaurants. 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, Afamia, King Wong, Smoke's Poutinerie, Swiss Chalet/Harvey's, and Gino's Pizza.*









## 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 *Designer Depot*, *Dollarama*, *Hart*, *Nepal Handicrafts* 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 and 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 second floor and office tower 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 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.







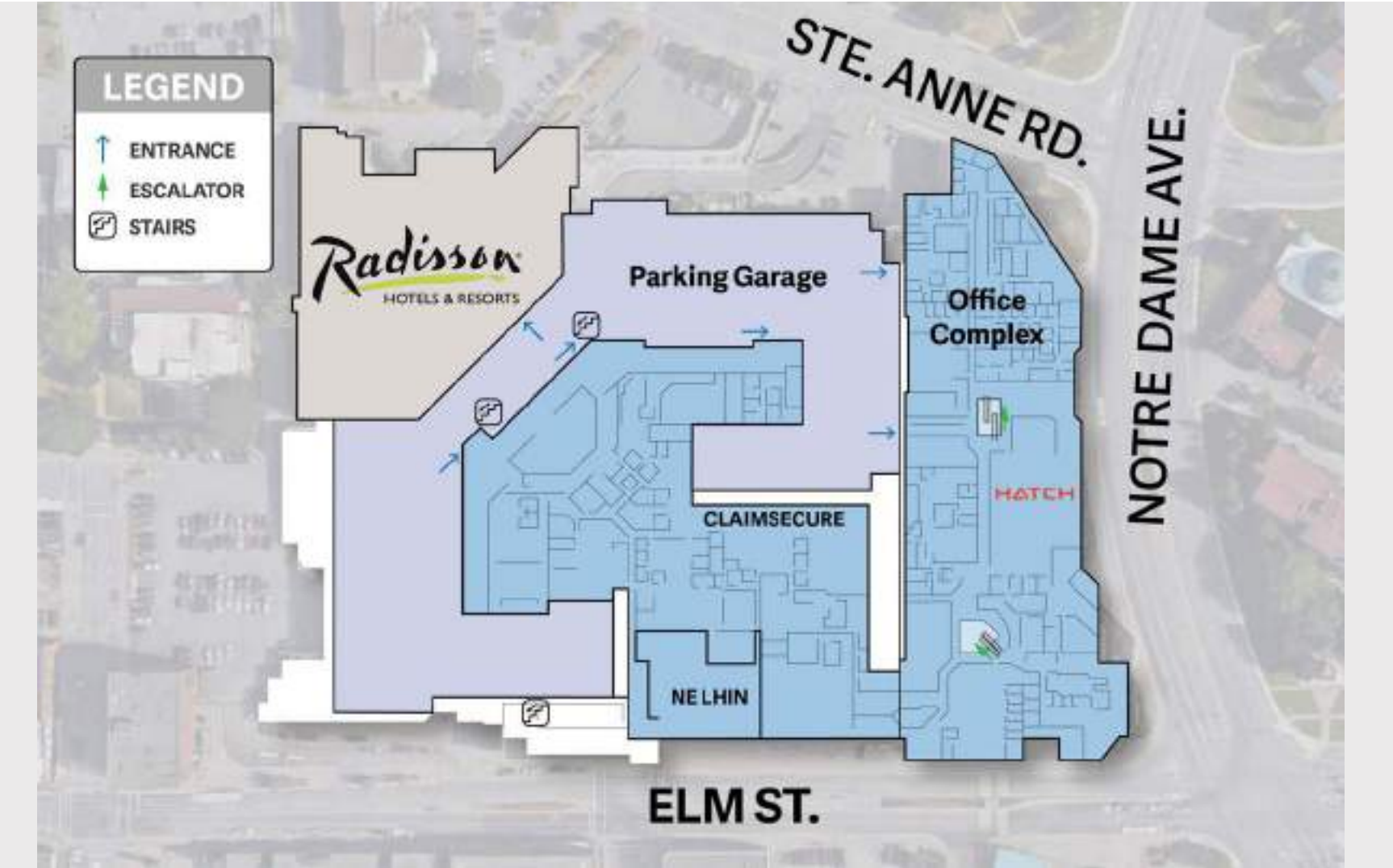


# MAP

## LOWER LEVEL



**UPPER LEVEL**



# TENANT DIRECTORY

## SERVICES AND OFFICE TENANTS

Arthritis Society  
BGC Engineering  
Canadian Heritage  
Care Partners  
CC Partners  
Chamber of Commerce  
CIBC Wood Gundy  
ClaimSecure  
Conseil De La Cooperation De L'Ontario  
Greater Sudbury Housing Corporation  
Hatch  
Health Canada First Nations  
Legal Aid Ontario  
Legal Clinic  
March of Dimes Canada  
National Bank Financial  
NE LHIN  
North East Community Case Access Centre  
Northern Law LLP  
Official Languages  
Primerica  
Service Ontario  
Sudbury & District Health Unit  
Trillium College

Word Play

YMCA Employment & Immigrant Services





## CURRENT RETAIL AND FOOD SERVICE TENANTS

### ANCHORS

Dollarama	Dollar Items
Hart	Department Store
Doyle's Marketplace	Grocery Store
Imagine Cinemas	Theatre
World Gym	Fitness Centre

### FASHION

Designer Depot	Apparel
SR Fashion	Apparel

### FOOD SERVICES

Afamia	Fast Food
Canton	Chinese Food
Country Style	Coffee
Gino's Pizza	Fast Food
King Wong	Fast Food
Market Place	Grocery / Deli
Pasta Express	Pasta
Pestos	Fine Dining
Mr. Sub	Fast Food
Smoke's Poutinerie	Fast Food
Swiss Chalet / Harvey's	Fast Food

### SERVICES

Art of Nails	Nail Salon
ATM	
Bergeron Optical	Optometrist
CC Unisex	Hair Salon
Desjardins	Bank
Dr. Fewster	Optometrist
Heal inc.	Spa
Maritime Travel	Travel Agency
Radisson Hotel	Hotel

### SPECIALTY STORES

Gateway Newstand	Magazines, Tobacco , ect.
Cell Pro Services	Cell Phones and Accessories
Lotto Centre	Gaming/Lottery Tickets
Nepal Handicrafts	Arts & Crafts
World of Flags	Flags/Sportswear



## MAP OF DOWNTOWN



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

## SUDBURY AT A GLANCE

Greater Sudbury is nestled in the heart of northeastern Ontario at the hub of Canada's two most important highways. The city is a one-hour flight or less than a four-hour scenic "cottage country" drive from Toronto.

Sudbury is the first stoplight north of Toronto on highway 400 and 69. Centrally located 390 km (242 mi) north of Toronto, 290 km (180 mi) east of Sault Ste. Marie and 483 km (300 mi) west of Ottawa, Greater Sudbury forms the hub of northern business activity. The Greater Sudbury Airport is Northern Ontario's busiest, with direct flights to and from Toronto, Ottawa and various northern Ontario centres.

The city is situated within traditional Ojibwe lands and is a bilingual city with the third-largest Francophone population in Canada outside of Quebec.

Sudbury is not only the hub of Northern Ontario but a diverse mosaic made up of different ethnic backgrounds, including Italian, Finnish, Polish, Chinese, Greek, and Ukrainian communities and ancestry. Greater Sudbury's multilingual and multicultural fabric is one of the most diverse in Canada.

## GREATER SUDBURY HIGHLIGHTS

With a population of 166,000, the City of Greater Sudbury is the largest in Northern Ontario. It covers an area of 3,627 sq. km (1,400 sq. mi.) – which is about two thirds the size of the province of Prince Edward Island (or about the same size as the State of Rhode Island).

There are a total of 330 freshwater lakes within the city - more lakes than any other municipality in Canada.

The Sudbury structure is a famous geological feature that hosts one of the largest concentrations of nickel-copper sulphides in the world.

Greater Sudbury is home to the largest integrated mining complex in the world.

Greater Sudbury has received numerous awards for its aggressive land reclamation program, including a United Nations Local Government Award and the United States Chevron Award.

The McEwen (Laurentian University) School of Architecture is the first architecture school in Canada in 40 years and only the second to be built outside of a traditional metropolitan city. (Courtesy Laurentian University).



## 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.



## 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.

*Source: Financial Post-FP Markets Canadian Demographics 2012*

Economic Indicators	2013	2014	2015	2016	2017	2018	2019	2020
Total Employment (000s)	83	83	82	83	84	83	83	83
Unemployment Rate (%)	7.3	6.5	7.4	8.5	7.5	7.2	6.8	6.8
Ontario comparison	7.6	7.3	6.8	7.0	6.6	5.9	5.6	5.6
Canadian comparison	7.1	6.9	6.9	7.3	7.0	6.5	6.2	6.0
Personal Income per capita (\$)	44,445	44,526	45,427	46,464	47,631	48,530	50,040	51,428
Ontario comparison	42,236	43,275	44,711	46,156	47,251	48,522	49,987	51,564
Canadian comparison	42,765	43,850	45,136	46,054	47,082	48,342	49,759	51,228
Retail Sales (\$ millions)	1,896m	1,924m	1,968m	1,988m	2,046m	2,099m	2,158m	2,207m
Percentage change	-0.6	1.5	2.3	1.0	2.9	2.6	2.8	2.3
Real GDP at basic prices (2007 \$ millions)	8,251	8,214	8,147	8,196	8,296	8,399	8,507	8,611

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 more information please contact:

**[leasing@elmplace.ca](mailto:leasing@elmplace.ca)**

Telephone Number:

**705 675 2287**

Or visit

**[www.elmplace.ca](http://www.elmplace.ca)**









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