



Building Hours

- Monday thru Friday: 7:00 a.m. to 7:00 p.m.

Structure

- Office building and landscaped office complex designed by award-winning architects
- 5 storey's of office space
- Reinforced concrete construction
- Floor loading design
 - Ground Floor 100 lb./sq. ft.
 - Typical Floor 65 lb./sq. ft.
 - Total Rentable Area 128,961 sq. ft. (above grade)
- Approximate rentable floor area's (subject to final measurement)
 - Ground 19,910 sq. ft.
 - Second Floor 24,725 sq. ft.
 - Third Floor 28,714 sq. ft.
 - Fourth Floor 28,773 sq. ft.
 - Fifth Floor 26,839 sq. ft.

Elevators

- 3 high-speed hydraulic elevators serving all floors.
- Elevators controlled by a logic system to ensure prompt response to traffic demands
- Elevators equipped with card access security card readers for after-hours use.

Heating, Ventilating and Air Conditioning

- HVAC Hours: Monday thru Friday: 7:00 a.m. to 6:00 p.m.
- Air conditioning provided by rooftop DX units using a VAV distribution system with perimeter radiant heating
- Floors have approx. 22 perimeter and interior individually controlled temperature zones (approx. 1,000 sq. ft. for interior zones and 900 sq. ft. for exterior zones)
- Ventilation rates are designed for 16 cfm fresh air per occupant with filtration and humidification provided
- Ceiling supply air light troffers and perimeter slot diffusers ensure even air distribution and flexibility for tenant improvement work

Power and Communications

- Main building voltage supplied at 600 V
- A system of risers is provided throughout the building to facilitate installation of voice and data cabling
- Both copper and fibre optic cables are available by local service providers
- The main electrical service is sized to provide 13 watts per square foot power throughout the office building
- Total power available at each floor's electrical room for tenant equipment load is 7 watts per square foot. The total power is comprised of the following:
 - Lighting:** 2.0W/sq. ft., with standard building lighting system to provide 50 to 55 F.C.
 - Distributed Power:** 3.0W/sq. ft. available at each on floor 120/208V panel
 - Spare Capacity:** 2.0W/sq. ft. of spare capacity is available at the power distribution panel within the building to service future tenant special loads.

Electrical Life Safety

- Entire building is fully sprinklered
- Single stage fire alarm system is provided throughout the building with fully addressable devices
- Fire alarm bells in office areas
- Emergency lighting in exit stairwells provided by battery pack illumination

Lighting

- Office lighting consists of one 20" x 60" energy efficient lay-in fluorescent fixture per 66 square feet average maintained lighting intensity based on an open office area is approximately 50 to 55 F.C.
- Each fixture is equipped with two 32 watt T8 3000K lamps and one electronic ultra low two lamp ballast
- Each fixture is supplied with a K12 acrylic lens, however they are capable of accepting a deep cell parabolic louvre up to 2 inches deep

Parking

- Parking ratio at 4 cars per 1,000 sq. ft.
- One level of underground parking with 37 spaces
- Exterior surface visitor parking

Amenities

- On-site fitness centre
- Tim Horton's located on site