



Building Hours

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

Structure

- New office building and landscaped office complex designed by award-winning architects
- 5 storeys of office space
- spacious 2-storey lobby atrium with all glass interior facades to the north and south
- reinforced concrete construction
- floor loading design
 - Ground Floor 100 lb./sq. ft.
 - Typical Floor 80 lb./sq. ft.
 - Gross building area 137,573 sq. ft.
- rentable floor area (subject to final measurement)
 - Ground Floor 17,293 sq. ft.
 - Second Floor 21,394 sq. ft.
 - Third Floor 23,951 sq. ft.
 - Fourth Floor 24,031 sq. ft.
 - Fifth Floor 23,218 sq. ft.

Elevators

- 3 elevators serve all office floors with 1 elevator extending to underground parking garage
- 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

- climate control provided by a proven rooftop variable air volume system
- floors have 26 perimeter and interior individually controlled temperature zones (1,000 sq. ft. maximum for interior zones, 900 sq. ft. maximum for exterior zones)
- advanced DDC Energy Management System provided for maximum energy savings
- ventilation rates are designed to 20 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

- a system of risers is provided throughout the building to facilitate installation of voice and data cabling

- both copper and fibre optic cables may be made available by local service providers
- the main electrical service is sized to provide 10 watts per square foot power throughout the office building
- total power available at each floor's electrical room for tenant equipment load is 6 watts per square foot. The total power (6 watts per square foot) is comprised of the following:
 - Lighting:** 1.0W/sq. ft., with standard building lighting system to provide 50 to 55 F.C.
 - 1.0W/sq. ft. of spare capacity available at each on floor panel for tenant task lighting
 - Distributed Power:** 2.0W/sq. ft. available at each on floor 120/208V panel
 - the panels are protected with transient voltage surge suppressors and are fed with neutral current eliminator type transformers
 - Spare Capacity:** 2.0W/sq. ft. of spare capacity is available at the power distribution panel on the third floor to service future tenant special loads

Life Safety

- entire complex is fully sprinklered
- single stage fire alarm system is provided throughout the complex with fully addressable devices
- an emergency diesel generator and automatic transfer switch are located in the penthouse to provide power for the following loads:
 - fire pump
 - Diesel fuel pump
 - emergency and exit lighting
- all fire alarm bells in office areas are mounted in flush wall boxes

Lighting

- office lighting consists of one 20" x 60" energy efficient 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 two lamp ballast
- each fixture is supplied with a deep cell parabolic lens

Parking

- parking for 440 cars – approximately 4 cars per 1,000 sq. ft.
- one level of underground parking
- surface visitor parking

Amenities

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