



### 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
- 8 storeys of office space
- spacious 2 storey lobby atrium with all glass interior facades to the east and west
- reinforced concrete construction
- floor loading design
  - Ground Floor 100 lb./sq. ft.
  - Typical Floor 80 lb./sq. ft.
  - Total Rentable Area 195,994 sq.ft. (above grade)
- rentable floor area (subject to final measurement)
  - Ground Floor 17,732 sq. ft.
  - Second Floor 22,179 sq. ft.
  - Third Floor 26,586 sq. ft.
  - Fourth Floor 26,586 sq. ft.
  - Fifth Floor 26,586 sq. ft.
  - Sixth Floor 26,586 sq. ft.
  - Seventh Floor 26,586 sq. ft.
  - Eighth Floor 23,155 sq. ft.
- Balcony occupancy total 34 people

### Elevators

- 4 high-speed geared traction elevators serving all office floors with one serving 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

- air conditioning provided by a proven DX compartmentalized plant with a VAV distribution system
- floors have 27 perimeter and interior individually controlled temperature zones (1,000 sq. ft. maximum for interior zones, 900 sq. ft. maximum for exterior zones average)
- 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 are 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 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
- 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 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 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 3 inches deep

### Parking

- parking for 800 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