

# Property Overview

## PROPERTY DESCRIPTION

Posted Net Rate:	Negotiable
Typ. High-rise Floor Plate:	22,500 SF
Typ. Low-rise Floor Plate:	24,750 SF

PSF Realty Tax:	\$ 10.03
PSF Operating Costs:	\$ 15.72
PSF Hydro:	\$ 1.43
PSF Additional Rent Total:	\$ 27.18

## TECHNICAL SPECIFICATIONS

Typical power watts/SF

Tenant:	2 watts/SF
Lighting:	2 watts/SF
Other:	2 watts/SF

Ceiling Height:	8'8
Wall Type:	Window Glazing
Washrooms per floor:	2
Satellite Dish Capability:	YES
Fibre Optic Capability:	YES (Bell, Beanfield, Cogent, Rogers and Zayo)
Shipping Receiving:	YES
Emergency Generator:	YES
HVAC Dist System:	Variable Air Volume
HVAC Hours:	7:30 am - 6:00 pm Monday to Friday
After Hours HVAC \$/hr:	70 (+15% Admin Fee & HST)

## AMENITIES

Concierge:	Staffed 24/7 concierge desk
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Year Built:	1991
Total Gross Area of Property:	590,000 SF
Designed by:	Page + Steele Architects

Anchor Tenants :	OPSEU Pension Trust MNP
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## PARKING\*

Below Ground Stalls:	256
Below Ground Ratio:	1 space/2,500 SF
Monthly Parking Cost:	\$ 400.38/month (tenant unreserved) \$ 580.82/month (tenant reserved)

\*Three (3) levels of conditioned parking

## ACCESS

Public Transit Surface Route:	YES
Direct Subway Access:	YES
Barrier Free Access To Building:	YES
Barrier Free Access To Washroom:	YES

## ELEVATORS

High Rise:	6
Mid Rise:	0
Low Rise:	6
Freight:	1
Parking:	1

## SAFETY

Fire Detection System:	1
Sprinkler System:	6
Manned Security:	6
Security Systems:	1

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