

# Building Features

Information is subject to change.

## TOTAL RENTABLE AREA

Rentable Office Area:	253,865 SF
Rental Retail Area:	13,035 SF

## NUMBER OF FLOORS

Retail Floors:	1
Office Floors:	12
Amenity Floors:	1
Residential Floors:	13
Mechanical Levels	1

## TYPICAL FLOOR PLATE SIZE

Low rise:	22,665 SF
Mid-Rise:	23,117 SF
High-Rise:	20,460 SF

## LOBBY

- Lobby ceiling height: 19'-8"
- Access from King Street West, Adelaide Street West and Portland Street

## ENVIRONMENTAL DESIGN

- LEED Platinum Core and Shell
- Green roof

## ELEVATORS

Passenger:	4
Passenger/Freight:	1
Parking Shuttle:	1

## ON SITE UNDERGROUND PARKING

- Electric car-charging stations designated carpool spots
- 70 spaces
- 1 space per 3,000 SF of rentable office area
- Bicycle storage

## MECHANICAL

- Raised Floor - underfloor air delivery
- High efficiency LEED Platinum compliant systems
- Two air zones per floor available

## TELECOMMUNICATIONS

- Diverse entry pathways
- Diverse vertical riser pathways for cabling to all floors

## ELECTRICAL

- Converged network backbone for comprehensive digital control and metering systems
- Electrical service split across two circuits
- Accommodations available for tenant's emergency power systems

## TRANSPORTATION

- Close proximity to multiple TTC rapid transit routes, the Gardiner and Lakeshore
- Ample parking in the immediate area