

building specifications (1)



MAPLE LEAF SQUARE



GENERAL BUILDING: OFFICE

- 207,684 SF tower of 9 storeys
- Connected to two Condo Towers, Le Germain Boutique Hotel and 100,000 square feet of Retail
- Glass Curtain Wall with Aluminum accents
- Distinctive presence as Toronto's newest mixed-use development
- Building designed to achieve a LEED® Certified designation

TYPICAL FLOOR

- Approximately: 30,000 SF
- Ceiling: Conventional suspended ceiling tile system
- Ceiling Heights: 9' 6" (2nd floor 12' 6")
- Planning Module: 5'
- Bay Size: 29'x 27' (typical)
- Window Size: 5' wide
- Floor Loading: Office space is designed for 80psf live load and 20psf partition allowance
- Core to Window Depth: 33' 6"

ELEVATORS

- Four high-speed passenger elevators
- Two shuttle elevators servicing the parking levels located in the Complex

FREIGHT HANDLING

- Loading dock into the concourse level of the Complex

ELECTRICAL

- 600V, 3-phase distribution panel is provided in each office floor electrical room
- Office lighting power is provided at 120V
- Electrical rooms are physically sized to accommodate tenant's step down transformer
- Available power for tenant use is 3.5 Watts per sq. ft., excluding base building lighting
- 2 electrical rooms per floor

building specifications (2)



MAPLE LEAF SQUARE



LIGHTING

- A computerized lighting control system capable to interface with tenant's local network
- Lay in 1'x4' fluorescent fixtures with acrylic lens spaced at 5 foot centers. Fixtures provide low brightness, even illuminations, and consume less than 1 watt per sq feet.
- Fixtures complete with tandem addressable dimming ballast ready for day light harvesting, motion sensors and individual control
- Illumination level in open office area – Adjustable from 10 to 40 foot candles

AIR QUALITY AND DISTRIBUTION

- Enwave Deep Lake Water Cooling provides cost efficient and environmentally friendly cooling
- Central HRV and compartment units with local VAV boxes; all equipped with variable air volume devices and DDC controls. One (1) VAV box and temperature control zone per bay. Return air openings in air handling lighting fixtures, air transferred to compartment unit room via ceiling plenum.
- 6 air exchanges per hour, with fresh air supplied at a peak rate of 20 cfm per 125 RSF
- HVAC hours at 7:00 am to 7:00 pm Monday- Friday, 9:00 a.m. to 12:00 p.m. Saturday
- Ability to purchase chilled water from Enwave for additional cooling requirements
- Provision of connections to 24/7 chilled water supply system for supplementary air conditioning equipment

building specifications (3)



MAPLE LEAF SQUARE



SECURITY / LIFE SAFETY

- Fully sprinklered and equipped with a state of the art computerized addressable fire system
- 24 hour a day manned security supplemented by an extensive CCTV network covering critical areas of the building
- 24 hour on-site manned security supplemented with key card access system with distributed access control and monitoring capability, and closed circuit cameras

TELECOMMUNICATIONS

- Provision available, but not pulled for fibre optic, copper, and coaxial access to tenant premises with redundant riser
- Competitive telecom providers available to tenant premises on an as-per-needed basis.
- 1 communications closet per floor

PARKING AND PUBLIC TRANSPORTATION

- 4 level, 320 stall parking facility, with access from Bremner Street
- Parking Ratio of 1 unreserved, underground stall per 3,000 RSF leased
- PATH connected to Union Station through the Air Canada Centre
- Secure parking and storage facility for bicycles

AMENITIES

- 100,000 RSF of retail including Longo's "urban food market"
- Two Maple Leaf Sports branded restaurants
- Le Germain boutique hotel – 171 Rooms
- Daycare facility
- Unique 9th floor terrace space – ideal for entertaining employees and clients alike
- Signage opportunity facing the Gardiner Expressway offering tremendous visibility and branding