

## Building Description & Base Building Delivery

### STRUCTURE

Cast in place concrete with aluminum curtain wall and glazing.

### EXTERIOR WALLS

A rhythm of glazing and vertical cladding panels wraps the entire face of the building. High performance, double-glazed, low E, thermally broken unitized curtain wall system with light grey spandrel panels.

### INTERIOR WALLS

Cast in place concrete core walls. All exposed drywall surfaces will be taped, sanded, primed, and carried to underside of structure, ready to receive tenant finishes. All exposed concrete surfaces will be smooth and ready for tenant finishes.

### CEILING

Top of slab to underside of slab heights:

Level 1: +/-16' to +/-29'

Level 2: +/-12'

Level 3: +/-12' to +/- 25'

Level 4: +/-12'

Levels 5-9: +/-12'

### LIGHTING

Base building standard lighting will consist of linear suspended LED fixtures. The building is designed to meet ASHRAE standards of energy efficient design. Additional lighting and distribution by tenant.

### HVAC

The building will be delivered with air source variable refrigerant flow (VRF) systems, while the industrial levels will be equipped with dedicated Energy Recovery Ventilators (ERV). Each office floor to be provided with ceiling mounted VRF fan coil units to provide heating and cooling; their associated outdoor units are located on the roof. Office level ventilation will be provided by a central ERV located on the roof.

### SPRINKLERS

Sprinklers throughout, set to an open plan basis.

### EMERGENCY POWER

The building will be equipped with a standby generator for emergency life safety systems in the event of power loss. The building can be designed to accommodate a tenant-required generator if required.

### POWER

A high voltage unit substation will be provided for the project with secondary step-down voltage of 600V/347V 3 phase. Located in the main electrical room, 600V 3 phase will be provided to each tenanted floor complete with 600V disconnect and floor mounted step-down transformer at 208/120v 3 phase 4 wire. Each floor will have a 208v/120v 3 phase 4 wire central distribution panel for tenant distribution to the floor spaces. Tenanted floors are 400Amp, 800Amp, 1200Amp, depending on the floor.

### COMMUNICATIONS

The building will provide a space for service providers in the telephone/communication room. All tenant spaces will be provided with a service conduit allowing connection to the telephone/communication room. Connection and distribution is by the tenant. The building is WiredScore Certified.

### WASHROOMS

First class finished washrooms including end-of-trip facilities complete with showers.

### SECURITY

Programmable access controls will be provided throughout the building. The parking garage will have secure FOB access.

### COMMON AREAS

All common areas will be built out and finished by the Landlord to the highest standard with modern finishes and contemporary lighting.