

General Information	
Number of Floors	4
Year Built	1972
Year(s) of Expansion (where applicable)	N/A
Building Modernization / Major Upgrades	2017 Building Mechanical System and Controls / 2019 roof replacement / 2021 Parking Resurfacing / Common Area Washrooms / New Building Automation System
Building Size (sq.ft.)	88,210
Floor Plate (sq.ft.)	20,620
Additional Rent Total (p.s.f.)	\$21.76
Realty Taxes (p.s.f.)	\$6.69
Operating Costs (p.s.f.)	\$13.14
Hydro Costs (p.s.f.)	N/A
In-Suite Cleaning Costs (p.s.f.)	\$1.93
Building Access Information (# of Access Points)	4
Heating, Ventilation, & Air Conditioning	Yes
Heat	Natural Gas Boilers, Induction Units
Air Conditioning	Chiller, Induction Units
HVAC Hours	7:00 am - 7:00 pm
Building Security Information	Safeguard Security
Washrooms	8
# Per Floor	2
# of Designated Male and Female Washrooms	4 Male , 4 Female
Anchor Tenants	Lifelabs, Flemingdon Community Health Centre, Working Women'S Community Centre, Lighthouse Medical Imaging, St Abanoub Pharmacy
AODA	No
Life Safety / Fire Panel Information	Miracom (located in basement)
NWHPService	Yes
Building Automation Systems	Johnson Controls

Electricity	
General Information	1600 amps, 347/600 Volt, 3 Phase
Building Emergency Power	No
Tenant Back-Up Generator	No
Base Building Lights	Yes
Lighting Control	No
Electricity Closet	5
Telephone Closet	5

Passenger Elevators	
Number of Elevators	2
Year Elevators Modernized	2015
Elevator Capacity / Type	Cable
Elevator Speed	8.5
Passenger Cab Size	13 Passenger

Parking	
Basic Details / Parking Ratio	2 Stalls /1000 sq. ft.
Accessible Parking Spaces	Yes
Parent and Caregiver / Courtesy Parking	No
Paid Parking System Type	Gated, Pay On Foot
Number of Spaces	191
Number of Reserved / Unreserved Spaces	All Unreserved
Parking Facility - Year Built / Modernized / Resurfaced	N/A
Number of Levels	N/A
Parking Type	Surface

Amenities

Fitness Centre	No
Bicycle Storage (Indoor & Outdoor)	Outdoor
Shipping & Receiving	No
Electric Car Charging	No
Meeting Rooms	No
Meeting Room Costs	N/A
Food Services / Café	Café on ground floor
Security Specifications (Onsite, Video, Patrols, etc.)	Onsite/ Video/Patrol
Public Transit Information	TTC - Don Mills Subway and Don Mills 25 Bus
Shared Meeting / Social Space (Indoor & Outdoor)	No
On-Site Building Management	No
Management Office Suite Number and Contact Information	Property Manager: Melanie Belgrave 20 Wynford Drive, Suite B4 Toronto, ON M3C 1J4 416-366-2000 Ext 4103

Environmental Initiatives

Energy Savings	HVAC
Additional Environmental Initiatives	Bike Racks
Sustainability Initiatives	N/A
Recycling Program	Daily Recycling
Conservation and Carbon Footprint Initiatives	N/A

Additional Information

Hospital Proximity (1km, 1-3km, 3-5km, 5km+)	3-5km
Hospital	4km North York General Hospital
Building Wi-Fi	No
WiredScore	Certified
Building Hours	Mon to Fri: 7:00 am – 9:00 pm Sat: 7:00 am – 6:00 pm Sun: Closed Stat Holidays: Closed