

**151 YONGE**

<b>General Description</b>	<p>151 Yonge Street is located in Toronto’s financial core at the South/East corner of Richmond Street East and Yonge Street. The Class “A” building is a 20-storey office tower completed in 1990 and contains 307,187 square feet of office space, with ground floor retail shops. The building is integrated with the Toronto financial core and underground pedestrian walkway.</p> <p>The building has unique architectural features such as a peaked roof with a simulated patina finish that sets it apart from neighbouring buildings. The building is clad in Texas Red polished and flamed finish granite accented with green painted window mullions. The building lobby is adorned with several varieties of marble on the floor and full height walls. The building’s proximity to the shopping district makes it attractive and convenient for occupants. The building is joined below ground to the neighbouring Cambridge Suites Hotel.</p>
<b>Design Architect</b>	WZMH
<b>General Contractor</b>	PCL Construction
<b>Mechanical Engineer</b>	The Mitchell Partnership Ltd. (current) Smith and Andersen Consulting Engineering (original)
<b>Electrical Engineer</b>	Mulvey & Banani
<b>Structural Engineer</b>	Quinn Dressel
<b>Completion Date</b>	Built 1989
<b>Building Height</b>	293 feet, 20 stories
<b>Design Load</b>	20 pounds per square foot partition load 65 pounds per square foot live load
<b>Rentable Area</b>	Approximately 307,187 square feet
<b>Typical Floor Area</b>	Approximately 16,774 SF
<b>Ceiling Heights</b>	Slab-to-slab heights on office floors average 11’6” Standard floor to ceiling height is 9’0”
<b>Mullion Spacing</b>	5’ planning grid, mullion spacing varies
<b>Interior Column Spacing</b>	None
<b>HEATING, VENTILATION AND AIR CONDITIONING</b>	The Building Automation and Energy Management System is comprised of digital front-end equipment and pneumatic field equipment. In addition to equipment operation and control, the system performs time of day scheduling, demand totalization, load shedding, duty cycling, historical trending, etc.



**Brookfield Properties**

<b>Design Criteria</b>	The building's HVAC systems are designed to meet or exceed Building Code requirements. Design conditions are based upon occupancy of not more than one person per 150 usable square feet.
<b>Heat</b>	Heat is supplied by two Bryan forced-air natural gas hot water boilers
<b>Air Conditioning</b>	Cooling is provided by two Trane centravac chillers  Supplemental HVAC is available 24 hours a day.
<b>Standard Hours of HVAC Operation</b>	8:00 AM to 6:00 PM, Monday through Friday
<b>ELECTRICITY General</b>	Building-standard power consists of 7 watts per usable square foot, connected load, provided by Toronto Hydro. Additional power is available based upon demonstrated need.
<b>Electric Closet</b>	2 per floor
<b>Telephone Closet</b>	2 per floor combined with electrical rooms
<b>PASSENGER ELEVATORS Number of Elevators</b>	8 6 Elevators service floors 2 - 19 2 hydraulic parking shuttle elevators serve levels ground to P4 of the parking garage.
<b>Elevator Capacity</b>	1600kg.
<b>Elevator Speed</b>	550 FPM
<b>SERVICE ELEVATORS Number of Elevators</b>	1 P1 to the penthouse
<b>Elevator Capacity</b>	1600kg.
<b>Elevator Size</b>	8' (length) x 5'5" (width) x 12' (height)
<b>BUILDING AMENITIES</b>	<ul style="list-style-type: none"> <li>• PATH Pedestrian underground walkway system access</li> <li>• Ground floor retail and adjoining Cambridge Suites Hotel</li> </ul>

