Brookfield

2 Queen East

General Description	2 Queen Street East is located in Toronto's financial core, and the "Downtown Yonge" area of the city at the corner of Queen Street East and Yonge Street. The project is a 20-storey office tower completed in 2003 and contains 463,790 rentable square feet of office space, with retail shops located on the ground floor. The building is directly linked to the TTC Queen St. Subway Station. The building is also linked to the PATH underground pedestrian system. The building is distinctive from an aesthetic and technical perspective. The building is equipped with the leading edge technology and architectural finishes of the highest quality setting it apart from neighbouring buildings.
Design Architect	WZMH
General Contractor	Ellis Don
Mechanical Engineer	The Mitchell Partnership Ltd.
Electrical Engineer	Mulvey & Banani
Structural Engineer	M. S. Yolles & Partners Limited
Completion Date	Built 2003
Building Height	92.420 meters (303.21'), 20 office floors with two mechanical penthouse levels and 2.5 levels of underground parking
Design Load	30 pounds per square foot partition, ceiling and mechanical/electrical loads 80 pounds per square foot live load
Rentable Area	Approximately 463,790 square feet
Typical Floor Area	Approximately 24,648 SF
Ceiling Heights	Slab-to-slab heights on office floors average 11'6" Standard floor to ceiling height is 9'0''
Mullion Spacing	750 x 750mm planning grid, mullion spacing varies
Interior Column Spacing	4 per floor immediately adjacent to building core
HEATING, VENTILATION AND AIR CONDITIONING	The Building Automation and Energy Management System is comprised of digital equipment. In addition to equipment operation and control, the system performs demand totalization, load shedding, duty cycling, time of day scheduling, historical trending, etc.
Design Criteria	The building's HVAC systems are designed to meet or exceed Building Code requirements and to exceed ASHRAE 6-99 criteria. Design conditions are based upon occupancy of not more than one person per 150 usable square feet.

Heat **Air Conditioning**	Heat is supplied by five atmospheric hot water heating boilers Cooling is provided by two Trane Centravac chillers Supplemental HVAC is available 24 hours a day.
Standard Hours of HVAC Operation	8:00 AM to 11:00 PM, Monday through Friday 9:00 AM to 6:00 PM, Saturday, Sunday, Holidays
ELECTRICITY **General**	Building-standard power consists of 6 watts per usable square foot, connected load, provided by Toronto Hydro. Additional power is available based upon demonstrated need.
Electric Closet	1 per floor
Telephone Closet	1 per floor
PASSENGER ELEVATORS **Number of Elevators**	9 elevators organized into 2 banks: 4 low rise elevators serve floors 2 to 10 5 high rise elevators serve floors 10 to 20
Elevator Capacity	1600 kg (3500lbs.)
Elevator Speed	700 FPM (ft. per minute) for the low rise elevators and 800fpm for the high rise elevators
SERVICE ELEVATORS **Number of Elevators**	2 hydraulic elevators for parking garage 1 hydraulic elevator for the lower heritage hall/TTC station level 1 freight elevator for levels P2 to Penthouse
Elevator Capacity	1100kg. (2500lbs.) – Hydraulic elevators 1815kg. (4000lbs.) – Freight elevator
Freight Elevator Size	8′3″ long, 5′4″. wide, 10′3″ high at front 12′6″ at rear
BUILDING AMENITIES	• PATH Pedestrian underground walkway • Ground floor retail