

Brookfield

NORTHBRIDGE PLACE

General Description	Northbridge Place is a 12-storey office property located at 105 Adelaide Street, adjoining the north end of the Exchange Tower. The building was completely renovated in 1990 and contains 173,000 rentable square feet of office space and 11,000 square feet of retail.
Design Architect	Bregman & Hamann
Mechanical Engineer	Smith & Anderson
Electrical Engineer	Mulvey & Banani
Structural Engineer	Yolles Group Inc
Completion Date	1962 with a complete retrofit in 1990
Building Height	152 Feet, 12 stories
Design Load	Floors 2, 3, 4, 5, 7, 9, 10 total live load of 50lbs/sf plus a partition load of 25lbs/sf 3rd Floor total live load of 100lbs/sf plus a partition load of 30lbs/sf Ground & 6th Floor total live load of 100lbs/sf plus a partition load of 25lbs/sf 11th Floor total live load of 50lbs/sf plus a partition load of 30lbs/sf 12th Floor total live load of 80lbs/sf plus a partition load of 35lbs/sf Concourse total live load of 125lbs/sf plus a partition load of 25lbs/sf Sub-Basement total live load of 125lbs/sf plus a superimposed dead load of 25lbs/sq.ft
Rentable Area	Approximately 183, 694 square feet
Typical Floor Area	Approximately 18,100 SF (Floors 1-10) Approximately 10,300 SF (Floors 11-12)
Ceiling Heights	Slab-to-slab heights on office floors average 11'9" Standard floor to ceiling height is 8'6"
Mullion Spacing	4 feet
Interior Column Spacing	Generally every 30 feet
HEATING, VENTILATION AND AIR CONDITIONING	Computerized state-of-the-art digital control and monitoring system performs environmental control and energy management functions for all major mechanical systems providing the building occupants with comfortable, reliable and energy efficient operation.
Design Criteria	The building's HVAC systems are designed to meet or exceed Ashrae Building Code requirements. Design conditions are based upon occupancy of not more than one person per 150 usable square feet.
Heat	Heat is supplied by 2 gas fired boilers via perimeter heating.

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Air Conditioning	<p>Conditioned air is supplied to the leased premises on each floor by means of on floor Variable Air Volume units which delivers air to terminal units. The terminal units supply air to perimeter slot diffusers and interior zone square diffusers. Each perimeter V.A.V box serves a 20' bay and potential corner office.</p> <p>Supplemental HVAC is available 24 hours a day.</p>
Standard Hours of HVAC Operation	7:00 AM to 6:00 PM, Monday through Friday
ELECTRICITY General	<p>Building-standard power consists of 4.0 watts per usable square foot, connected load, provided by Toronto Hydro.</p> <p>Additional power is available based upon demonstrated need.</p>
Electric Closet	1 per floor
Telephone Closet	1 per floor
PASSENGER ELEVATORS Number of Elevators	<p>7 Elevators as follows:</p> <p>5 Tenant Elevators services Concourse – 10th Floor</p> <p>1 Tenant Elevator servicing 10th – 12th floors</p> <p>1 Service Elevator B2 to 10th floor</p>
Elevator Capacity	3,500 pounds
Elevator Speed	<p>150 FPM (ft. per minute) for shuttle – Floors 10 to 12</p> <p>200 FPM (ft. per minute) for Service Elevator</p> <p>500 FPM (ft. per minute) for Tenant Passenger</p>
SERVICE ELEVATORS Number of Elevators	<p>1 Service Elevator - B2 to 10th Floor</p> <p>1 Shuttle Elevator - Floors 11 – 12</p>
Elevator Capacity	4,100 pounds
Elevator Size	72 inches wide by 78 inches deep by 123 inches high
BUILDING AMENITIES	<ul style="list-style-type: none"> • 310-SERV • Elevator Network Communications • On site Auto Concierge • On site Secure Bicycle Storage • On site Secure Shredding Services • Online Concierge Service (Eservus) • Part of the PATH (Toronto's Downtown Underground Walkway System linking 27 kilometres of shopping, service and entertainment) • Restaurants and Shops • Telecommunications available via multiple suppliers • Underground Parking Facility for 81 Vehicles

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GREEN AMENITIES

- Annual Earth Hour participant
- Annually reports emissions to the Carbon Disclosure Project
- Annually report to Global Real Estate Sustainability Benchmark (GRESB) survey
- BOMA BEST Level 3 (80-89%) Certification
- • Comprehensive Recycling Program including; Paper, Cans, Bottles, Organics and E-Waste
- Contributes to LEED® CI Certification in Tenant spaces
- FSC Certified paper products
- Green Cleaning practices
- Recycling Council of Ontario 2012 Gold in Marketing & Communications and Silver in Facilities
- Safe Flight Migratory Bird protection program
- Smart Commute Program Participant including; on site Auto-Sharing Vehicles, both Secure and Public Bicycle Storage, online Carpool Zone, Bicycle Clinics and Tenant events
- Tenant Energy Portal to provide electricity consumption data to Tenants
- Waste diversion rate of 81%
- Winner of 2012 “Lowest Energy Intensity Award” (under 500,000 sq/ft) in Regional “Greening Greater Toronto” Awards