

# Brookfield

## EXCHANGE TOWER

**General Description**

The Exchange Tower is truly the heartbeat of Canadian business. Home to the Toronto Stock Exchange, it is the focal point for the entire financial services industry.

The Exchange Tower is a certified green building with a Gold level of certification in the Leadership in Energy and Environmental Design (LEED®) Existing Buildings: Operations and Maintenance program.

The Exchange Tower is located in Toronto's financial core, at the corner of York Street and King Street. The office and retail property consists of a one million square foot office tower, which is integrated with the Toronto financial core.

**Design Architect**

Original - B+H Architects  
Current - The Webb Zerafa Menkes Housden Partnership

**General Contractor**

O & Y Developments

**Mechanical Engineer**

The Mitchell Partnership Ltd. (TMP)

**Electrical Engineer**

Hidi Rae

**Structural Engineer**

Yolles M.S. Partners Ltd.

**Completion Date**

Built 1981

**Building Height**

324 Feet, 36 stories

**Design Load**

100 pounds per square foot live load including partition allowance

**Rentable Area**

1,026,412 square feet (including retail and pavilion areas)

**Typical Floor Area**

Approximately 25,000 SF

**Ceiling Heights**

Slab-to-slab heights on office floors average 11 FT  
Standard floor to ceiling height is 9 FT

**Mullion Spacing**

10 feet

**Interior Column Spacing**

None

**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.

The Building Automation and Energy Management System is primarily Johnson equipment. In addition to equipment operation and control, the system performs charts, graphs and trend functions.

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<b>Design Criteria</b>	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.
<b>Heat</b>	Heat is supplied by heat reclaiming, chillers and gas fired boilers.
<b>Air Conditioning</b>	Cooling is provided by 2 950 Tons of Cooling. Supplemental HVAC is available 24 hours a day.
<b>Standard Hours of HVAC Operation</b>	7:00 AM to 6:00 PM, Monday through Friday
<b>ELECTRICITY General</b>	Building-standard power consists of 3 watts per usable square foot, connected load, provided by Toronto Hydro.
<b>Electric Closet</b>	2 per floor
<b>Telephone Closet</b>	2 per floor
<b>PASSENGER ELEVATORS Number of Elevators</b>	19 elevators organized into 3 banks: Low-rise (South bank) 8 cabs service floors 3 to 21 High-rise (North bank) 8 cabs service floors 22 to 36 Podium Shuttle 3 cabs service Parking Levels K to 4th Floor Podium
<b>Elevator Capacity</b>	1 813 Kg. depending on elevator bank
<b>Elevator Speed</b>	700 - 800 FPM (ft. per minute), depending on bank
<b>SERVICE ELEVATORS Number of Elevators</b>	2 freight elevators: 1 service from B3 up to 36 1 service Loading Dock down to B2
<b>Elevator Capacity</b>	2 040 Kg.
<b>Elevator Size</b>	7'5" Depth, 6'2" Wide, 12' Height
<b>BUILDING AMENITIES</b>	<ul style="list-style-type: none"> <li>• 350 Seats located within the Food Court area and a variety of international cuisine</li> <li>• 55 Shops, Services &amp; Eateries through out the Exchange Tower Complex</li> <li>• Banking &amp; Financial Planning Services</li> <li>• Building entrances located on King Street, York Street and Adelaide Street.</li> <li>• Captivate Elevator Display Screens for Internet Information &amp; Advertising</li> </ul>

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## BUILDING AMENITIES (continued)

- Dental Office
- Elevator Network News
- Online Concierge Service (Eservus)
- Full-service Beauty & Hair Salons
- In-house Courier Services
- On site Auto Concierge
- On-site ATMs
- Optometrist office & Optical Store
- Part of the P.A.T.H. Toronto's Downtown Walkway System linking 27 kilometres of underground shopping, service and entertainment
- Richard Ivey School of Business
- Shoe Repair & Key Cutting
- Telecommunications available via multiple suppliers
- TMX Broadcast Centre/Gallery
- Underground Parking Facility for 992 Vehicles
- Wilfred Laurier University

## GREEN AMENITIES

- A comprehensive recycling program including; on site Secure Shredding Services, complimentary E-Waste collection services, Paper, Cans, Bottles and Organics
- Annual Earth Hour participant
- Annually report to Global Real Estate Sustainability Benchmark (GRESB) survey
- Annually reports emissions to the Carbon Disclosure Project
- Contributes to LEED® CI Certification in Tenant spaces
- FSC Certified paper products
- Lighting system provides 16 controllable zones per floor
- Recycling Council of Ontario 2012 Gold award in both Marketing & Communications and in Facilities
- Safe Flight Migratory Bird protection program
- Smart Commute Program: on site Auto Share vehicles, secure bike storage, online carpool zone, bicycle clinics and Tenant events
- Tenant Energy Portal to provide electricity consumption data to Tenants
- Waste diversion rate of 76%
- Winner of "Lowest Energy Intensity Award" (over 500,000 sq/ft) in Regional "Greening Greater Toronto" 2012 Awards