

# Brookfield

## QUEEN'S QUAY TERMINAL

<b>General Description</b>	Queen's Quay Terminal is located in the heart of Toronto's Harbourfront district. Built in 1926, the award-winning architecture features soaring ceilings, wide open spaces, and natural sunlight. The property was purchased by Brookfield in November 1997 and since then has undergone extensive upgrades. Restaurants, including a Food Court, have sweeping views of the Lake Ontario and Toronto Harbour.
<b>Design Architect</b>	Zeidler Roberts Partnership
<b>Mechanical Engineer</b>	The Mitchell Partnership Ltd.
<b>Electrical Engineer</b>	Mulvey & Banani
<b>Structural Engineer</b>	M.S. Yolles & Partners Ltd.,
<b>Completion Date</b>	Original 1926; Renovated 1983
<b>Building Height</b>	12 stories (including condominiums) 140 Feet
<b>Design Load</b>	20 pounds per square foot for partitioning 100 pounds per square foot live load
<b>Rentable Area</b>	502,691 square feet
<b>Typical Floor Area</b>	Approximately 72,500 SF
<b>Ceiling Heights</b>	Slab-to-slab heights on office floors average 10 feet 3 inches Standard floor to ceiling height is 8 feet 6 inches
<b>Mullion Spacing</b>	8 feet center on center
<b>Interior Column Spacing</b>	20 feet center on center.
<b>HEATING, VENTILATION AND AIR CONDITIONING</b>	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.
<b>Design Criteria</b>	The building's HVAC systems are designed to meet or exceed 1992 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 4 high efficiency condensing boilers with a total capacity of 13.4 million BTUs. The spaces are heated via a perimeter converter system.
<b>Standard Hours of HVAC Operation</b>	8:00 AM to 6:00 PM, Monday through Friday

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## ELECTRICITY

### General

Building-standard power consists of 4.0 watts per usable square foot, connected load, provided by Toronto Hydro.

Additional power is available based upon demonstrated need.

### Electric Closet

4 per floor

### Telephone Closet

5 per floor

## PASSENGER ELEVATORS

### Number of Elevators

8 Elevators in total:  
Elevator 1 – 4 services Floors 4 - 8 inclusive  
Elevator 7 – 8 services Floors 1 - 8 inclusive

### Elevator Capacity

Elevator 1-4 = 1,814 kg  
Elevator 7-8 = 1,814 kg

### Elevator Speed

Elevators 1 to 4 = 300 feet per minute.  
Elevators 7 to 8 = 300 feet per minute  
Elevator 9 = 200 feet per minute.  
Elevator 10 = 200 feet per minute.

## SERVICE

### ELEVATORS

### Number of Elevators

2

### Elevator Capacity

Elevator 9 = 1,814 kg, Elevator 10 = 1,588 kg

### Elevator Size

Elevator 9 – Interior Dimensions 10' (deep) X 12' (high) X 48' (wide)  
Door : 4' (wide) X 7' (high)  
Elevator 10 – Interior Dimensions 5'7" (deep) X 8' (high) X 6'7" (wide)  
Door: 4'5" (wide) X 7' (high)

## BUILDING AMENITIES

- Neighbouring parking facilities located on the West side of the building or across the street
- Telecommunications available through multiple suppliers
- Captivate elevator display screens for internet information & advertising
- Located at Harbourfront Centre on Lake Ontario just minutes away from the downtown core and Toronto's top attractions
- Restaurants including a food court overlooking Lake Ontario
- On-site Cash Machine
- Expanded and renovated Sobeys grocery store opening Spring 2016

## GREEN AMENITIES

- 2010 Recipient of BOMA Canada Earth Award
- 2010 Recipient of BOMA Toronto Earth Award
- 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 4 (90-99%) Certification
- Contributes to LEED® CI Certification in Tenant spaces

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**GREEN  
AMENITIES  
(Continued)**

- FSC Certified paper products
- Green Cleaning practices
- Green Roof
- Recycling Council of Ontario 2012 Gold in Marketing & Communications and Silver in Facilities
- Safe Flight Migratory Bird protection program
- Smart Commute Program: discounted transit passes, 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 89%