



Simcoe Place

LEASING CONTACT

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Director, Office Leasing

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Date Built

1995

Total Rentable Area

758,528 sq. ft.

Number of Floors

30

Typical Floor Size

Approximately 25,200 sq. ft.

Elevators

17 high-speed passenger elevators including;

3 podium level elevators (ground to 4) with a lift speed of 350 fpm

6 mid-rise elevators (ground to 15) with a lift speed of 700 fpm

8 high-rise elevators (15 to 30) with a lift speed of 1000 fpm

1 service elevator serving all tower floors

2 shuttle elevators serving the parking levels

2 escalators from ground to concourse level

Planning Module

5 ft.

Bay Size: \pm 30 ft. (typical)

Window Size: 5 ft. wide

Raised Floor Height: 6 in. for cabling

Ceiling Height

9 ft. from top of 6 in. raised floor

13 ft. 7 in. slab to slab

Glazing

Double reflective glass

Parking

4 level, 1,147 stalls with access from Front Street and Wellington Street

Floor Loading

100 lb. per sq. ft. (live load)

Security/Life Safety

24 hour manned security supplemented by CCTV network

Fully sprinklered and equipped with addressable fire system with smoke and heat detectors

Power

1.24 watts/sq. ft. for lighting

2 watts/sq. ft. for power

2 additional watts/sq. ft. in building core riser

6 in. raised floor with 36 stations for power distribution

HVAC

Compartmentalized, variable volume air conditioning system (VAV) with perimeter hot water units. Air supply and return through ceiling slots at perimeter and at fluorescent light fixtures at interior

26 perimeter zones, 10 interior zones

8 air exchanges per hour, with fresh air supplied at a peak rate of 55 cfm per 200 sq. ft.

HVAC hours

6:00 a.m. – 6:00 p.m. M–F and

8:00 a.m. – 12:00 p.m. on Saturday

Chilled water supplied by 4 chillers with 700 tons capacity each

Access

PATH connected, with proximity to Union and St. Andrew subway stations

Barrier free access to building

Connected to the RBC Centre, Ritz Carlton Hotel and CBC building

Hours of operation

6:00 a.m. – 6:00 p.m. M–F and

8:00 a.m. – 12:00 p.m. on Saturday

Environmental Designation

LEED Gold EB