

BUILDING FEATURES + FINISHES

PRESTIGIOUS BUILDING FEATURES

- IMPRESSIVE, GALLERY-INSPIRED, TWO-STOREY LOBBY SERVING BOTH THE EAST AND WEST TOWERS.
- ELEVATED COMMON CORRIDORS, ELEVATOR LOBBIES AND OFFICE SUITE ENTRY SURROUNDS.
- THREE HIGH-SPEED PASSENGER ELEVATOR BANKS.
- BEAUTIFULLY-APPOINTED WASHROOMS LOCATED ON EACH OFFICE FLOOR.
- 16-HOUR, 7 DAY PER WEEK CONCIERGE SERVICES.
- ON-SITE PROPERTY MANAGEMENT SERVICES.
- ON-SITE PORTER TO ASSIST WITH BUILDING MANAGEMENT AND MAINTENANCE.
- CLASS-A CLEANING SERVICES, GROUNDS KEEPING AND LANDSCAPING.
- CONVENIENT UNDERGROUND PARKING AVAILABLE IN THE COMMERCIAL PARKING GARAGE.
- BICYCLE STORAGE AND SHOWER FACILITIES.
- BUILDING TO LEED® CORE AND SHELL CERTIFICATION STANDARDS.
- EXTERIOR WALL: THE EXTERIOR WALL COMPRISES A GLAZED WINDOW WALL SYSTEM WITH ENERGY-EFFICIENT WINDOWS AND ARCHITECTURAL PRECAST CONCRETE PANELS FACED WITH BRICK. WINDOW WALL SYSTEM SURPASSING THE INDUSTRY STANDARD REQUIREMENTS FOR AIR TIGHTNESS, WATER TIGHTNESS, STRUCTURAL, AND PROVIDES EXCELLENT THERMAL, SEISMIC AND ACOUSTICAL PERFORMANCE. ARCHITECTURAL PRECAST CONCRETE PANELS WILL BE COVERED FROM INTERIOR SIDE BY TAPED AND SANDED DRYWALL ON METAL STUDS (COMPLETE WITH THERMAL INSULATION, AS REQUIRED, AND VAPOR BARRIER). TWO-STAGE JOINTS BETWEEN PRECAST PANELS WILL BE PROVIDED FOR BEST PERFORMANCE.
- TELEPHONE/CABLE/DATA: EACH SUITE WILL BE PROVIDED WITH TWO EMPTY CONDUITS FOR TELEPHONE/DATA TO A POINT WITHIN THE OFFICE SUITE FROM THE CONDOMINIUM'S TELEPHONE/CABLE ROOM, IN ACCORDANCE WITH THE SERVICE PROVIDER'S REQUIREMENTS AND EQUIPMENT.
- TERRACES, WHERE APPLICABLE, TO RECEIVE CONCRETE PATIO PAVERS.

INNOVATIVE BUILDING AMENITIES

- EAST AND WEST TOWER SHARED AMENITIES ARE LOCATED ON THE 9TH FLOOR OF THE EAST TOWER.
- AMENITIES INCLUDE: THE HUB, A COMMUNAL LOUNGE AND KITCHENETTE; THE MINDSPACE BOARDROOM; THE SPARK BOARDROOM; AND A 4,900 SQUARE FOOT OUTDOOR TERRACE WITH BBQ AND FLEXIBLE SEATING AREAS.

ADVANCED SECURITY FEATURES

- KEY FOB TO ELEVATORS AND THROUGHOUT ALL COMMON AREAS OUTSIDE OF NORMAL OPERATING HOURS.
- CONVENIENT UNDERGROUND PARKING AVAILABLE IN THE COMMERCIAL PARKING GARAGE, WITH CAMERAS IN THE GARAGE AT PRE-SELECTED LOCATIONS, ALONG WITH TWO-WAY VOICE COMMUNICATION TO CONCIERGE OR MONITORING STATION.
- ROUGH-IN PROVIDED FOR IN-SUITE ALARM SYSTEM.

130Qqe
OFFICE CONDOMINIUMS