

# QUEEN RICHMOND CENTRE WEST

The Best of Everything Downtown

QRCWEST.COM

## Fact Sheet

**Total Area Phase One & Two** 398,178 SF +/-

### Office Space Available

Phase One*	299,178 SF
<i>New Building</i>	259,919 SF
<i>Existing Building</i>	25,662 SF
Phase Two	79,000 SF

### Ground Level Retail Area

Phase One (134 Peter Street)	7,862 SF
Phase One Atrium Retail	5,775 SF
Phase Two (375 Queen West)	20,000 SF (on two levels)

### Typical Floor Plate Size

Phase One	
<i>New Building</i>	23,604 SF (floors 8-17)
<i>Existing Building</i>	8,540 SF (floors 2-4)
Phase Two	12,500 SF +/-

### Ceiling / Window Heights

Lobby Height	70 feet +/-
Ceiling Height New Building Typical	10'-8"
Ceiling Height Existing Building Typical	11'-0"
Ceiling Height (5 <sup>th</sup> floor of existing building)	16'-0" +/-

**Phase One Floors** 1-17 available (6<sup>th</sup> floor is a connection to Phase 2 only)

**Phase Two Floors** 1-6 available

### Timing

Phase One	Occupancy Q1-2014
Phase Two	To be determined

### OFFICE LEASING INQUIRIES

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### RETAIL LEASING INQUIRIES

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\* Phase One of this development has obtained municipal and site plan approvals. Phase Two of this development has yet to receive municipal approvals but the Landlord intends to integrate this second phase with Phase One, creating a fully-integrated complex, known as Queen Richmond Centre West (QRC West).

All measurements refer to rentable area as per BOMA 1996. The information contained herein has been provided to Allied Properties REIT by others. We do not warrant its accuracy. You are advised to verify the information prior to submitting an offer and to provide for sufficient due diligence in an offer. The information contained herein may change from time to time without notice. The property may be withdrawn from the market at any time without notice. Prospective tenants should not constitute this information as legal or tax advice.

\*\*Sales Representative

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### Features

#### Targeting LEED® Gold Certification

10'-8" high floor to ceiling glass

Raised flooring with pressurized underfloor air distribution throughout

#### Improved air quality

Individually controlled ventilation

Operable windows

CO<sub>2</sub> sensors

#### Energy and Resource Conservation Features

Daylighting with automated blinds and light shelves

Underfloor HVAC with free-cooling

Exterior shading for reduced solar heat gain

Advanced coated glazing for optimized light penetration

Water-efficient plumbing fixtures

#### Large, efficient floor plates

#### Indirect, glare-free lighting

Autodimming

Auto on/off sensors

Automatic micro shades

Exterior sunshades

Interior automated light shelves

#### 6 high-speed elevators

#### Built for state-of-the-art security features

#### Panoramic city views

#### Unmatched branding opportunities

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