

Building Fact Sheet

151 Yonge Street

Intersection:	Yonge & Richmond	Property Manager:	Jeff Watson
Manager:	GWL Realty Advisors Inc.	Phone #:	416-260-4605
Owner:	The Great West Life Assurance Company, London Life Insurance Company and The Canada Life Insurance Company	Fax #:	416-260-9824
		Email:	jeff.watson@gwla.com
Leasing Manager:	Robert Frost	Year Built:	1990
Phone #:	416-359-2944	Year Renovated:	1998
Fax #:	416-259-3031	Total Rentable Area:	
Email:	Robert.Frost@gwla.com		286,035 Office
			10,956 Retail
			296,991 TOTAL RSF

Underground Parking:	289 stalls	Typical Power allocation:	2 watts psf
Storage:	Yes	Lighting:	2 watts psf
Storage Cost /SF Gross:	\$20/\$25 sq.ft.	Lighting:	30x30 recessed fixtures with 2 T5HO 24 watt fluorescent lamps with acrylic lens
Number of Elevators:	6 passenger	Lighting Level:	500 lux / 55 ft. candles / 347 volts
Parking:	2 parking	Telephone:	Y
Freight:	1 service	Fire Detection System:	Y
Demising Wall Finish:	primed/painted drywall	Sprinkler System:	Y
Ceiling Height:	9' 0"	Emergency Generator:	Y
Ceiling Finish:	Tile 20" x 60"	Controlled Access:	Y
Floor Finish:	Carpet tile	Security Systems:	Y
Design Floor Loads:	80 lbs psf	Satellite Dish Capability:	Y
Window Covering:	1" horizontal venetian blinds	Fibre Optic Capability:	Y
Washrooms per Floor:	1 male 1 female	Intranet/Internet:	Y
Barrier Free Access to Building:	Y	Cable TV:	Y
Barrier Free Washroom Access:	Y	HVAC:	Y
Direct Subway Access:	Y	Distribution System:	Perimeter heating units/induction
Public Transit Surface Route:	Y	Ventilation:	0.17 cfm psf
Shipping/Receiving:	Y	Temperature:	75°F summer, 72 °F winter
Conceirge:	Y	Humidity:	30% RH winter / 50% RH summer
		Hours:	8:00 am – 6:00 pm (Mon. – Fri.)
		After hour HVAC Costs:	\$35 per hour
		Tenant-dedicated cooling:	Y
		Tenant-dedicated generator:	N