



Building Fact Sheet

2050 Derry Road, CROSSROADS CORPORATE CENTRE

www.crossroadscorporatecentre.com

Intersection:	Derry Road and Mississauga Rd.	Sr. Property Manager:	Anthony Theodore	Director, Property Management:	Christopher Crozier
Manager:	GWL Realty Advisors Inc.	Phone #:	905-281-4263	Phone #:	416-218-5253
Owner:	The Great West Life Assur. Company and London Life Ins. Co	Fax #:	905-615-8128	Email:	christopher.crozier@gwlr.com
		Email:	anthony.theodore@gwlr.com		
Leasing Manager:	Adam Hasen	Year Built:	2010		
Phone #:	416 507-2942				
Fax #:	416 361-0882	Total Rentable Area:	125,163 sq.ft. (approx.)		
Email:	adam.hasen@gwlr.com				

LEED Gold Construction

BOMA BEST Certification

Storeys: 4

Parking: 438 Surface
Ratio: 4/1,000sf
Handicapped and Hybrid Parking Available
Parking currently free of charge

Storage: None available
Rate: N/A

Number of Elevators: 3 Geared with standard finishes
2500 lb capacity, 150 fpm
Logic system controlled
Freight: 1 combined use

Demising Wall Finish: wall covering

Ceiling Height: 11' 9" Ground floor
9' Floors 2 - 4

Ceiling Finish: Ceiling tiles
Basis Construction: Structural steel with cast in place
concrete framing for core
9 m x 13.5 m bay sizing

Floor Finish: Concrete slab
Lobby: Marble
Window Covering: Venetian blinds
Curtain Wall: Insulated all glass spandrel panels
Clear anodized alum. framed; low-e
vision glass, aluminum soffits

Washrooms per Floor: 1 Men's and 1 Ladies / floor

Barrier Free Access to Building: Yes
Barrier Free Washroom Access: Yes

Public Transit Surface Route: Yes
Shipping/Receiving: Yes

Concierge: eServus
Asbestos/Contaminants: No

Roof: R30, EDPM reflective system
Window washing equip. in compliance with MOL

Basement: None
Life Safety: Fully sprinklered and monitored
Single stage fire alarm system
with voice communication

Typical Power allocation:

Main electrical service sized to provide combined total load of 10 Watts / sq.ft..
Sub-metering of services
Emergency Power provided for life safety systems

Lighting: High Efficient T8 fixtures at 45 fc luminance
BAS controlled

Lighting Level: 600 lux (avg. maintained)
Each floor 400A 208/120v lighting / power panel with 75 kva K13 Transformer
2 4" incoming telephone ducts
Exterior Lighting to be illuminated to initial average 2.0 ftc
Washroom, stair and service areas lighting compact fluorescent at 25 ftc
Open area lighting to 50 ftc recessed fluorescent fixtures with T8 3500 k lamps,
electronic ballasts and K12 lenses

Fire Detection System: Yes

Sprinkler System: Yes

Emergency Generator: Yes Natural Gas
(roof penthouse mech. Room)

Access Control: Card Reader System, proximity for main entrances and elevators
Security Coverage: 24 hours, 7 days a week; on site
CCTV: Yes

Satellite Capability: space available on roof
Fibre Optic Capability: Yes (Bell, Allstream)
Intranet/Internet: Yes
Cable TV: Capability

Heating: Perimeter via hydronic radiant heating panels in ceiling grid
Distribution System: Overhead ductwork through DDC Controlled Variable Air
with space sensor control that interlock heating and cooling
on a zone basis. Force flow unit heaters at entrances.
Volume Boxes to 24' x 24' white lay-in ceiling diffusers for
interior zones and linear diffusers for perimeter zones

Cooling: Condenser water closed loop, cooling tower in mechanical penthouse
Compartment units at each floor (DX) with VAV
capabilities throughout floor plate

Temperature: 72°F winter
75°F summer

Humidity: 30% RH at -6 degrees outdoor design conditions
Introduced with steam humidifiers with steam piping

HVAC Hours: 8:00 am – 6:00 pm (Mon. – Fri.)
After Hours Rate: \$35 / hour

Floors: People load 140 sq.ft/person