

180 Queen Street West



BUILDING OVERVIEW

180 Queen Street West is a 16 storey tower situated at the threshold between downtown Toronto's financial district, the commercial Queen Street West retail strip, and Toronto's historic legal precinct. The design was driven by an obligation to address this confluence of distinct urban conditions. Anchor tenants include the Department of Justice Federal Court Facility, Health Canada offices, and offices for the Public Health Agency of Canada. LEED Platinum Certified, and BOMA BEST Gold.

Year Built: 2005
Total Gross Area of Property: 250,000 sq. ft.

Anchor Tenant 1: PWGSC
Anchor Tenant 2: Mackenzie Financial



PROPERTY DESCRIPTION

| | | | |
|-----------------------------|----------------|----------------------------|---------|
| Posted Net Rate: | Negotiable | PSF Realty Tax: | \$ 9.17 |
| Typ. High-Rise Floor Plate: | 16,000 sq. ft. | PSF Utilities: | \$ 2.43 |
| Typ. Low-Rise Floor Plate: | 19,000 sq. ft. | PSF Operating Costs: | \$15.73 |
| | | PSF Additional Rent Total: | \$27.33 |



PARKING

| | |
|------------------------|---|
| Surface # stalls: | 0 |
| Surface ratio: | N/A |
| Below ground # stalls: | 256 |
| Above ground # stalls: | 0 |
| Above ground ratio: | N/A |
| Monthly parking cost: | \$390/mth + HST for tenant reserved |
| Parking description: | Three (3) levels of conditioned parking |



AMENITIES

| | |
|------------|-----|
| Concierge: | YES |
|------------|-----|



ACCESS

| | |
|----------------------------------|-----|
| Public transit: | YES |
| Direct subway access: | YES |
| Barrier free access to building: | YES |
| To washroom: | YES |



TECHNICAL SPECIFICATIONS

| | |
|------------------------------|-------------------------------------|
| Typical power watts/sq. ft.: | |
| Tenant: | 2 watts/sq. ft. |
| Lighting: | 2 watts/sq. ft. |
| Other: | 2 watts/sq. ft. |
| Ceiling Height: | 9'0" |
| Wall Type: | Window glazing |
| Washrooms per floor: | 2 |
| Satellite dish capability: | YES |
| Fibre optic capability: | YES (Bell, Rogers and Telus) |
| Shipping receiving: | YES |
| Emergency generator: | YES |
| HVAC dist system: | Variable air volume |
| HVAC hours: | 7:00am-6:00pm Monday to Friday |
| After hours HVAC \$/hr: | \$44.47/hr plus 15% Admin Fee & HST |



ELEVATORS

| | |
|------------|---|
| High rise: | 5 |
| Mid rise: | 0 |
| Low rise: | 0 |
| Freight: | 1 |
| Parking: | 1 |



SAFETY

| | |
|------------------------|---|
| Fire detection system: | 1 |
| Sprinkler system: | 1 |
| Manned security: | 1 |
| Security systems: | 1 |



AWARDS & DESIGNATIONS

BOMA BEST Gold
LEED Platinum
Rick Hansen Foundation Accessibility Certification