

# Features & Finishes

## Amenities

### ROOFTOP TERRACE & AMENITY SPACE

- 3,800 square foot outdoor terrace with 360 degree views
- Extensive landscaping
- Lounge and dining areas
- Indoor amenity space includes kitchen, dining and lounge areas

### GYM

- 1,100 square foot fitness facility

### SECURED & AUTOMATED END OF TRIP FACILITIES

- Dedicated bike entrance with automatic door
- 57 secured underground bike stalls & 6 secured bike lockers
- 8 showers
- Dedicated bike repair workshop

## Building

- Secured fob entry system & CCTV in common areas for enhanced security
- Enterphone at building entrance
- Secured mail area
- EV parking stalls available
- Modern lobby with 2 high-speed elevators that service all floors
- 1 dedicated freight elevator for ground floor
- Hydronic heating and cooling system
- Wired for fibre optic internet throughout
- Landscaped plaza with outdoor seating areas
- LEED Gold Certified Building

## Office

- Private terraces on 3 of the Level 7 offices
- 11' ceilings on Levels 3 through 7
- Modern lobby with high-speed elevators that service all floors
- Flexible space between 1,141 – 12,628 square feet

## Retail

- 17' ceiling height
- 3 Class B loading bays
- Dedicated service elevator
- Cumulative 6,000 square feet
- 2,321 – 4,322 square feet

## Light Industrial

- 17' ceiling height on Level 1 (mezzanine is 9')
- 12' ceiling height on Level 2
- 3 Class B loading bays
- Dedicated service elevator
- 1,135 – 12,628 square feet