

# Brookfield

## 22 Front

<b>General Description</b>	<p>22 Front Street West is a 14 storey office tower nestled on the same block as Brookfield Place. The original 8 storey façade has been designated “Historical” and shares its location in the heart of the financial district. This building is home to a sole financial institution (CIBC) and one ground floor restaurants. The block is bound by Bay, Wellington, Yonge and Front Streets, with Toronto's oldest intact streetscape.</p> <p>Connected to the underground PATH System through Brookfield Place, it is steps away from major hotels, retail and entertainment centres including Air Canada Centre.</p>
<b>Design Architect</b>	Aaron Landau Architects
<b>General Contractor</b>	T. O’Leary Construction Corp.
<b>Mechanical Engineer</b>	Hidi – Rae Consulting Engineers
<b>Electrical Engineer</b>	Mulvey & Banani
<b>Structural Engineer</b>	Jablonsky Associates Consulting Engineers
<b>Completion Date</b>	Original 8-Storey Circa Mid 1920’s Additional 6-storey Circa 1985.
<b>Building Height</b>	14 storeys
<b>Design Load</b>	70 pounds per square foot live load including partition load
<b>Rentable Area</b>	144,461 sq ft.
<b>Typical Floor Area</b>	7,000 to 11,000 sq ft.
<b>Ceiling Heights</b>	Slab-to-slab heights on office floors average 11’5” Standard floor to ceiling height is 9’
<b>Mullion Spacing</b>	South exposure is a sloped glass wall and other exposures have varying window placement.
<b>Interior Column Spacing HEATING, VENTILATION AND AIR CONDITIONING</b>	The Building Automation and Energy Management System has Pneumatic field devices supported by Direct Digital Control (DDC).
<b>Design Criteria</b>	The building's HVAC systems are designed to meet or exceed 1990 Building Code requirements. Design conditions are based upon occupancy of not more than one person per 200 usable square feet.

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<b>Heat</b>	Heat is supplied by three (3) natural gas fired water boilers.
<b>Air Conditioning</b>	Cooling is provided through the Brookfield Place Chiller Plant by 8 centrifugal chillers totaling 8,780 tons and Deep Lake Water Cooling through Enwave.
<b>Standard Hours of HVAC Operation</b>	7:30 AM to 6:30 PM, Monday through Friday 9:00 AM to 5:00 PM, Saturday
<b>ELECTRICITY General</b>	Building-standard power consists of 2.0 watts per usable square foot, connected load, provided by Toronto Hydro. Additional power is available based upon demonstrated need.
<b>Electric Closet</b>	1 per floor.
<b>Telephone Closet</b>	1 per floor.
<b>PASSENGER ELEVATORS Number of Elevators</b>	3 passenger elevators.
<b>Elevator Capacity</b>	3,500 pounds per cab.
<b>Elevator Speed</b>	Capacity to travel up to 350 FPM (ft. per minute).
<b>SERVICE ELEVATORS Number of Elevators</b>	One Service Elevator & one hydraulic lift.
<b>Elevator Capacity</b>	3000 lbs..
<b>Elevator Size</b>	
<b>BUILDING AMENITIES</b>	<ul style="list-style-type: none"> <li>• Underground Parking Facility with a 1,465 space enclosed parking garage</li> <li>• In-house Car Wash &amp; Detailing</li> <li>• Bicycle Racks &amp; Lockers</li> <li>• Internal Courier Service</li> <li>• Deliveries</li> <li>• Child Care Facility</li> <li>• Courtesy Locksmith</li> <li>• Courtesy Battery Boost</li> <li>• Courtesy Phones</li> <li>• Cable Television</li> <li>• Security Services</li> <li>• Restaurants, Shops and Food Court</li> <li>• Banking Facilities</li> <li>• Online Concierge</li> <li>• Executive Shower Facility</li> <li>• Shredding Services</li> <li>• Signage &amp; Business Directory Listing</li> </ul>

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## **BUILDING AMENITIES (continued)**

- Tenant Fire Safety Team
- Value Added Services
- Storage Facilities
- Digital Media Screen Advertising
- Window Cleaning
- Surrounding Theatres, Convention Centre, Rogers Centre, Air Canada Centre and the Harbourfront area.

## **GREEN AMENITIES**

- Annual Earth Hour participant
- Annually report to Global Real Estate Sustainability Benchmark (GRESB) survey
- Annually reports emissions to the Carbon Disclosure Project
- Contributes to LEED® CI Certification in Tenant spaces
- Ecozone in parking garage (preferred parking for hybrid vehicles, electric vehicle (EV) charging stations)
- FSC Certified paper products
- Membership in Clean Building Association
- Recycling Council of Ontario 2012 Gold in Marketing & Communications and in Facilities
- Safe Flight Migratory Bird protection program
- Smart Commute Program: bike storage, online carpool zone, bicycle clinics and Tenant events
- Tenant Energy Portal to provide electricity consumption data to Tenants