



POLARIS REALTY

Toronto: 5700 Explorer



Introduction

Single tenant office building integrated with **5300 Satellite** that showcases Polaris' design-build creativity.

Architectural/Engineering/Construction

- approximately 75,000 RSF
- 4 storeys
- typical floor plate 18,700 RSF
- steel frame superstructure with energy efficient low-E, semi reflective charcoal grey glass
- combination precast, curtain wall facade
- 2 storey atrium
- 10' ceiling height on ground floor
- 9' ceiling height on floors 2-4
- 5' planning module
- 30' x 30' column spacing
- 2 hydraulic elevators

Power/Lighting

- 24" x 48" ceiling-mounted fluorescents
- 2.0 watts per square foot for lighting
- 4.0 watts for power/HVAC
- energy efficient lighting connected to an energy management system

Communications

- advanced fibre-optics
- copper backbone infrastructure

HVAC

- roof top units providing heating and cooling connected to V.A.V. distribution

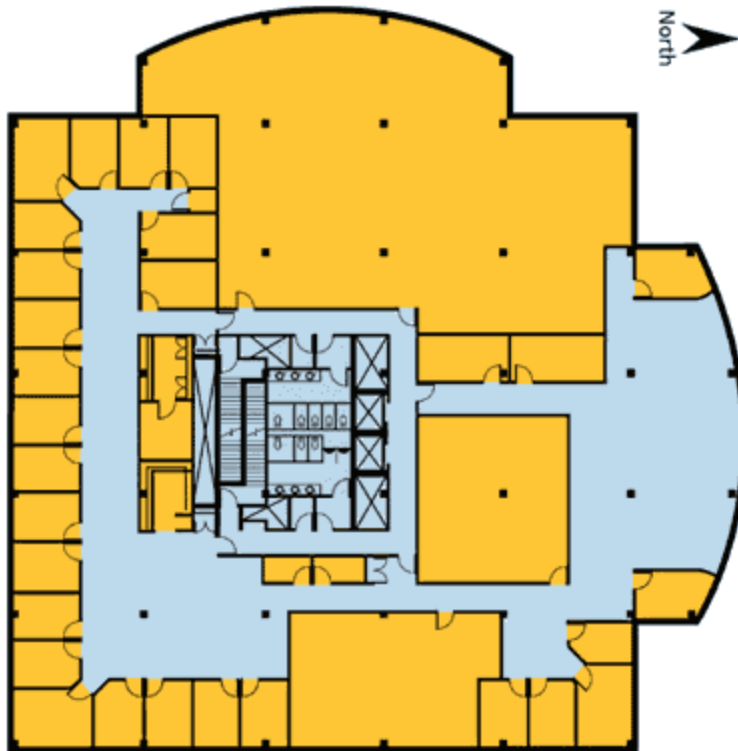
Life Safety/Security

- CCTV Camera System
- off-site alarm response
- Proximity Card System

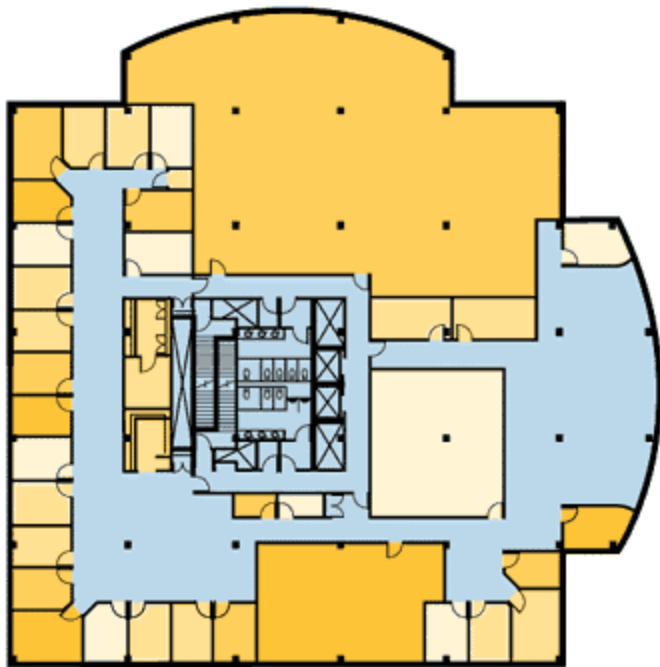
Parking

- over 3 per 1,000 RSF

Floorplan: 3rd floor



Leasing Floorplan: 3rd floor



Legend

- Leasable areas
- Hallways
- Washrooms



Toronto Properties Map:

