



POLARIS REALTY

**Mississauga: 5700 Explorer**



### **Building Description**

Building Renovations completed in June, 2012. Polaris Realty has undertaken significant base building renovations to 5700 Explorer Drive including; a return to base building standard, replacement of building lighting system and ceiling tiles, new building lobby and washroom finishes, upgraded elevator cabs, and upgraded building mechanical/electrical.

- Large block of contiguous office space that is divisible.
- Prime highway 401 signage opportunity.
- Parking ratio that exceeds all other ACC buildings.
- Building has a diesel generator that provides up to 400 kilowatts of back up power.
- Part of Polaris Realty's 1 million square foot Airport Corporate Centre office portfolio.

### **Architectural / Engineering / Construction**

- approximately 71,413 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 façade
- 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**

- advance fiber-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**

- 5.85 stalls per 1,000 square feet leased