



POLARIS REALTY

Toronto: 5300 Satellite



Introduction

Single tenant office/warehouse building integrated with **5700 Explorer** that showcases Polaris' design-build creativity.

Architectural/Engineering/Construction

- approximately 144,000 RSF
- 2 storey warehouse/distribution centre
- steel frame superstructure with energy efficient low-E, semi reflective charcoal grey glass
- 30' clear height in warehouse
- 9' ceiling height in office area
- 36' x 39' column spacing
- curtain-wall system
- precast and flexwall fascia
- concrete topping on roof for noise control
- 1 hydraulic elevator

Power/Lighting

- 24" x 48" ceiling-mounted fluorescents
- 2.0 watts per square foot for power/HVAC
- 4.0 watts for power/HVAC
- office: energy efficient lighting
- warehouse: high pressure sodium

Communications

- advanced fibre-optics
- copper backbone infrastructure

HVAC

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

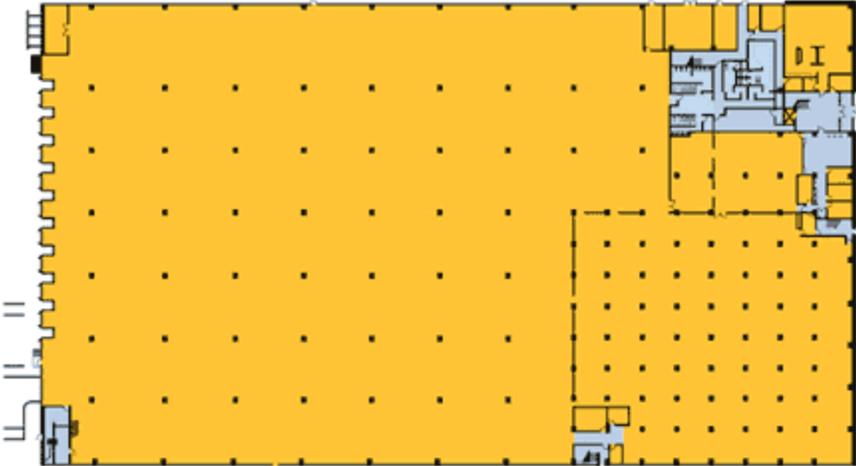
Life Safety/Security

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

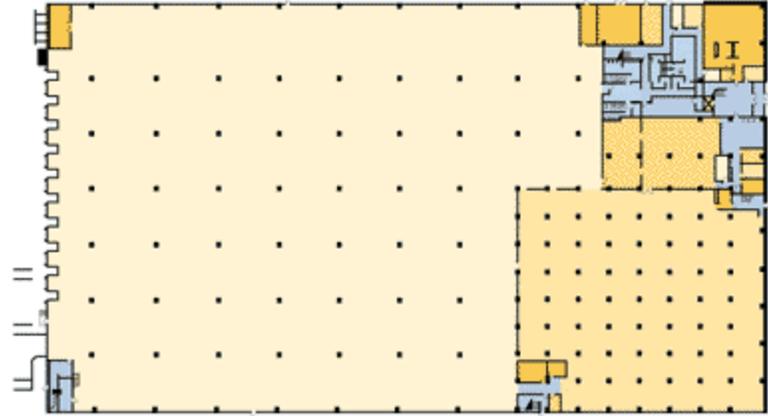
Parking

- office portion at 3 per 1,000 RSF
- warehouse portion at 1 per 1,000 RSF

Floorplan: Ground floor



Leasing Floorplan: Ground floor



- Legend**
- Leasable areas
 - Hallways
 - Washrooms



Toronto Properties Map:

