



POLARIS REALTY

## Toronto: 2660 Matheson



### **Introduction**

**2660 Matheson's** large floor plates, four per thousand parking, and quality finish add up to an excellent real estate solution. Proximity to other Polaris properties and sites ensure that tenant's future growth can be easily accommodated.

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

- approximately 79,000 RSF
- 3 storeys
- typical floor plate 28,000 RSF
- steel frame superstructure with energy efficient low-E semi-reflective, green tint curtain-wall glazing
- 10' ceiling ground floor
- 9' ceiling floors 2-3
- 2 storey atrium lobby
- 5' planning grid, 30' x 30' bay
- 2 high-speed hydraulic elevators

### **Power/Lighting**

- 20" x 60" ceiling-mounted fluorescents
- 2.0 watts per square foot for lighting
- 4.0 watts per square foot for power/HVAC

### **Communications**

- advanced fibre-optics
- copper backbone infrastructure

### **HVAC**

- roof-mounted custom-designed packaged units with own V.A.V. distribution system
- continuous hot water radiant panels located around the perimeter of each floor at the ceiling level and connected to a building automation system

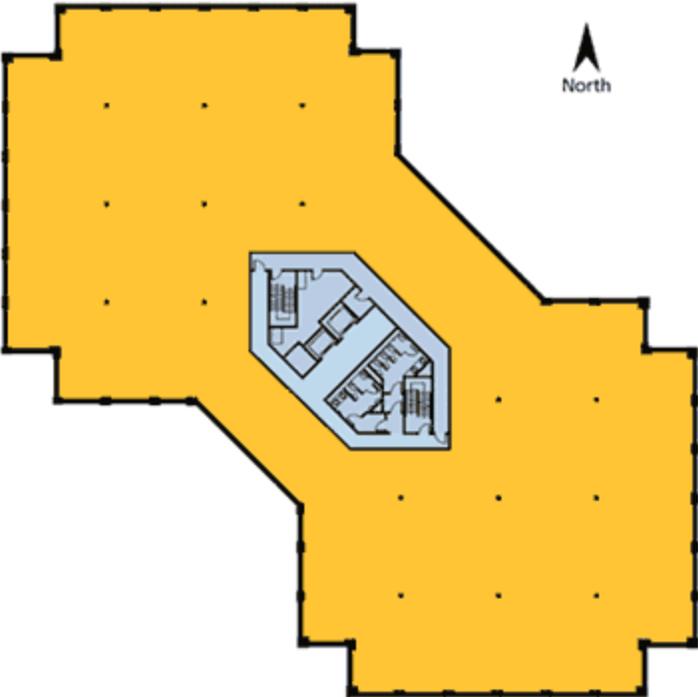
### **Life Safety/Security**

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

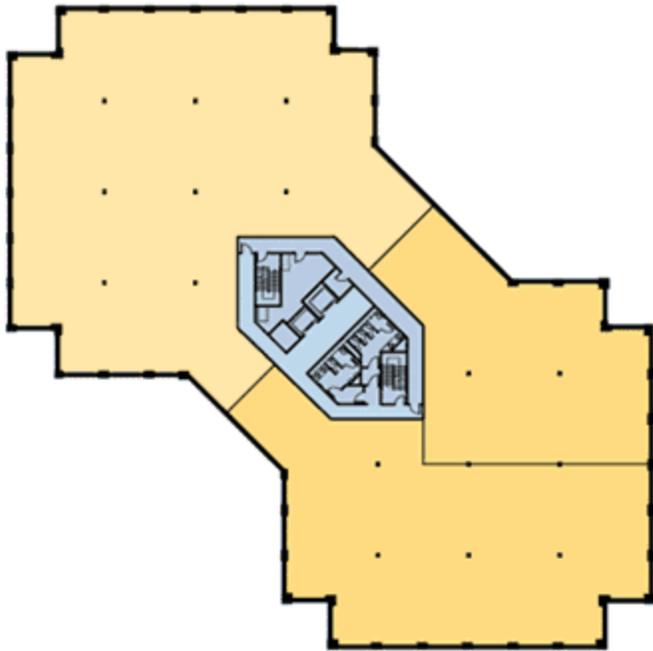
### **Parking**

- 4 per 1,000 RSF

**Floorplan: 3<sup>rd</sup> floor**



**Leasing Floorplan: 3<sup>rd</sup> floor**



- Legend**
- Leasable areas
  - Hallways
  - Washrooms



**Toronto Properties Map:**

