



POLARIS REALTY

Toronto: 2700 Matheson



Introduction

2700 Matheson offers a multi-tenant environment catering to tenant flexibility. A classic design with on-site amenities including underground parking, make it one of the most recognizable and preferred Airport locations.

Architectural/Engineering/Construction

- Approximately 200,000 RSF
- 8 storeys
- typical floor plate 27,000 RSF
- poured concrete superstructure with energy efficient low-E, semi-reflective, green tint curtain-wall glazing
- 2 storey atrium lobby
- 10' ceiling ground floor
- 9' ceiling on floors 2-3
- 5' planning grid 30' x 30' bay
- 4 traction elevators

Power/Lighting

- 30" x 30" ceiling-mounted fluorescents
- 2.0 watts per square foot for lighting
- 4.0 watts per square foot available for power/HVAC

Communications

- advanced fibre-optics
- copper backbone infrastructure

HVAC

- zoned hot and cold water fan coil units
- perimeter linear diffuser system

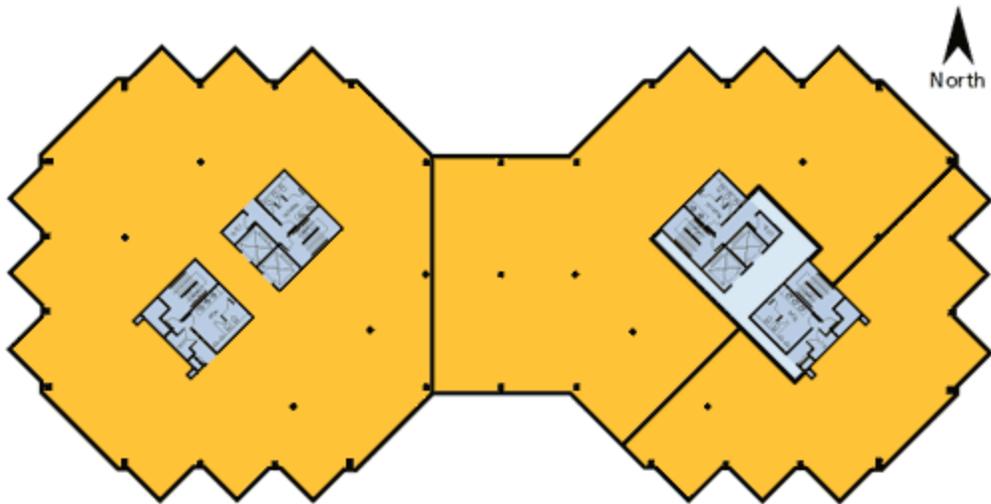
Life Safety/Security

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

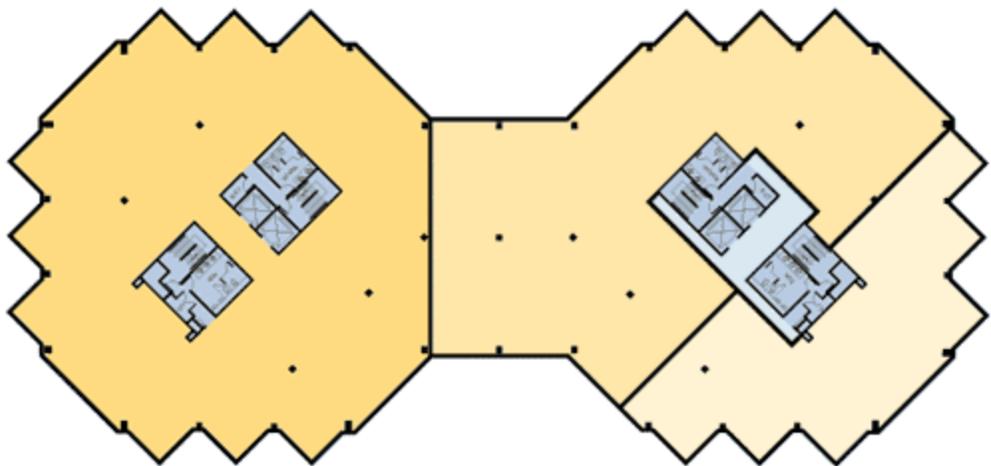
Parking

- Over 3 per 1,000 RSF

Floorplan: 6th floor



Leasing Floorplan: 6th floor



Legend

- Leasable areas 
- Hallways 
- Washrooms 



Toronto Properties Map:

