



POLARIS REALTY

Toronto: 5450 Explorer



Introduction

5450 Explorer is Polaris' latest suburban multi-tenanted office structure addressing the demand for superior 24/7 building systems and expansive floor plans. Sleek, contemporary finishes and ample open landscaped areas accommodate diverse employee work styles.

Architectural/Engineering/Construction

- approximately 144,000 RSF
- 5 storeys
- typical floor plate 27,000 RSF
- poured concrete superstructure with energy efficient, low-E, semi-reflective, blue tint curtain-wall glazing
- 2 storey atrium lobby
- 10' ceiling ground floor
- 9' ceiling on floors 2-5
- 5' planning grid, 30' x 30' bay
- 4 high speed geared 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

- central system with compartmental air handling units on each floor with V.A.V distribution
- heating system consists of continuous hot water radiant panels located around the perimeter of each floor at the ceiling level and connected to a building automation system

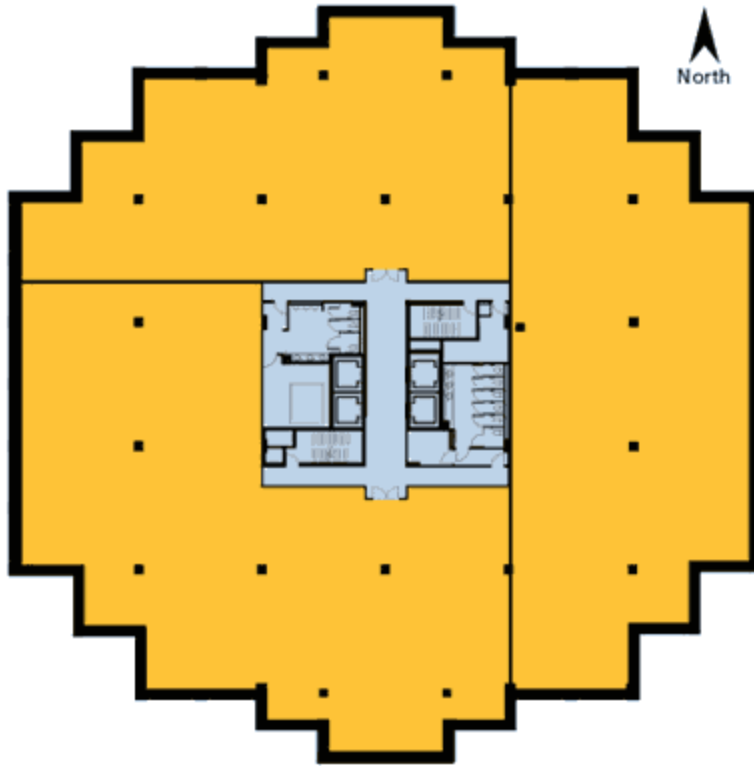
Life Safety/Security

- CCTV Camera System and off-site alarm
- Proximity Card System
- emergency back-up generator is connected to the elevator, emergency lighting, and life-safety systems
- surplus emergency power is available to tenants

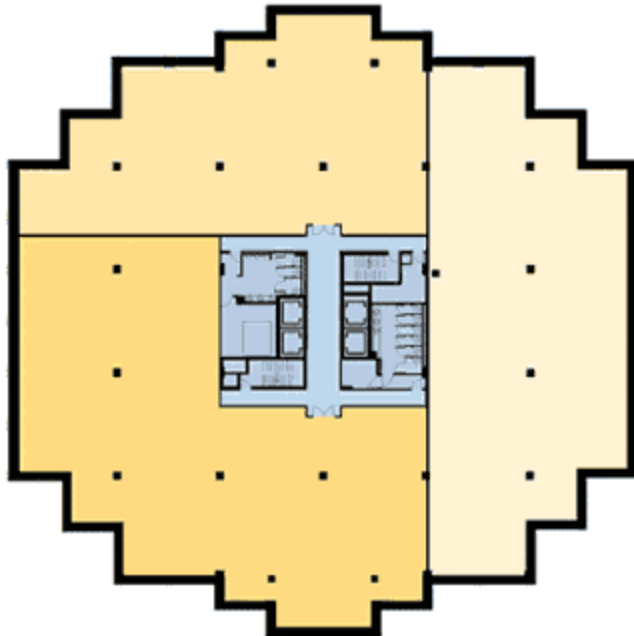
Parking

- 4 per 1,000 RSF

Floorplan: 5th floor



Leasing Floorplan: 5th floor



Legend

- Leasable areas
- Hallways
- Washrooms



Toronto Properties Map:

