



POLARIS REALTY

**Toronto: 5255 Orbitor**



**Introduction**

Single tenant building design that forms, in conjunction with **5450 Explorer**, an integral part of Polaris' master planned development along Highway 401.

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

- approximately 100,000 RSF
- 5 storeys
- approximately 20,000 RSF typical floor plate
- poured concrete superstructure with energy efficient low-E, semi reflective green glass
- 2 storey atrium
- 10' ceiling height on ground floor
- 9' ceiling height on floors 2-5
- 30' x 30' column spacing
- 5' planning module
- low-E semi-reflective green glass
- 2 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
- energy efficient lighting connected to an energy management system

### **Communications**

- advanced fibre optics
- copper backbone infrastructure

### **HVAC**

- heat pump system connected to V.A.V. distribution

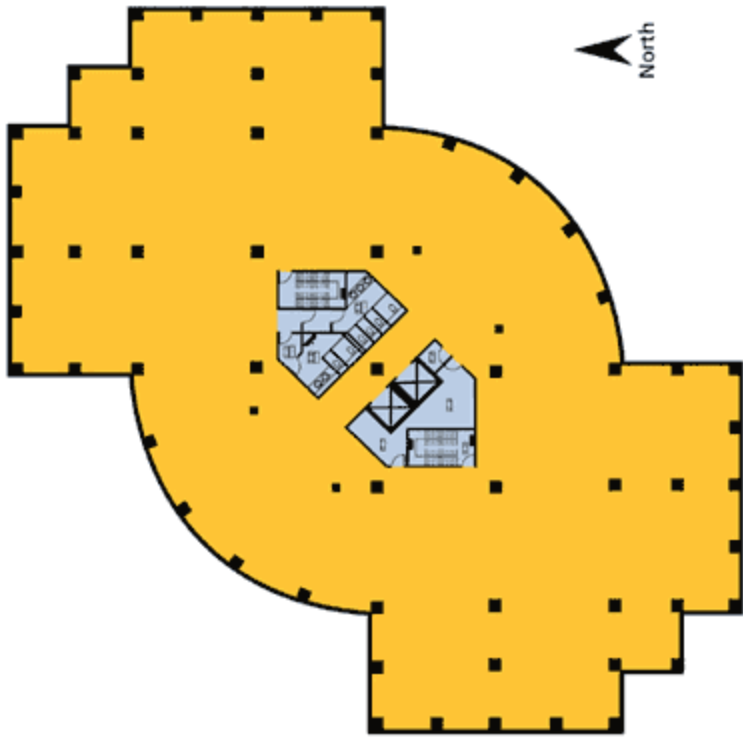
### **Life Safety/Security**

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

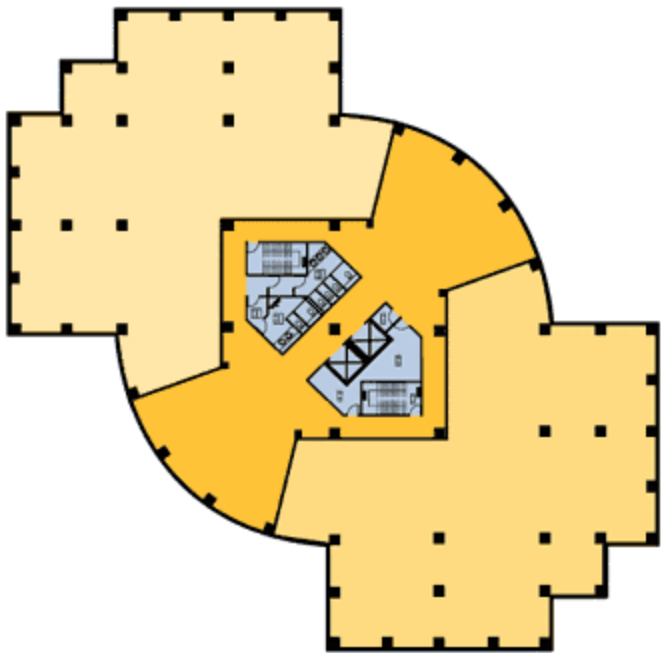
### **Parking**

- 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:

