

General Information

Number of Floors	5
Year Built	1984
Year(s) of Expansion (where applicable)	N/A
Building Modernization / Major Upgrades	Added 6 additional video cameras to existing system. New self-service parking lot equipment. New roof 2021
Building Size (sq.ft.)	75,800 sq. ft.
Floor Plate (sq.ft.)	13,579 sq. ft.
Additional Rent Total (p.s.f.)	\$23.71
Realty Taxes (p.s.f.)	\$8.88
Operating Costs (p.s.f.)	\$14.83
Hydro Costs (p.s.f.)	N/A
In-Suite Cleaning Costs (p.s.f.)	N/A
Building Access Information (# of Access Points)	24 hr access with fob; front and rear entry
Heating, Ventilation, & Air Conditioning	Yes
Heat	Electric
Air Conditioning	Rooftop Units
HVAC Hours	Same as building hours
Building Security Information	Video camera system; weekend patrols
Washrooms	Open
# Per Floor	2 per floor on 2nd, 3rd, 4th, 5th floors. Accessible washroom in lobby.
# of Designated Male and Female Washrooms	1 each per floor on 2nd, 3rd, 4th, 5th floors; 1 family main lobby; 1 each in basement
Anchor Tenants	Shoppers Drug Mart
AODA	N/A
Life Safety / Fire Panel Information	2019 addressable
NWHPService	Yes
Building Automation Systems	HVAC Allerton / doors & elevators Kantech

Electricity

General Information	600 AMP
Building Emergency Power	Battery back-up (fire systems)
Tenant Back-Up Generator	No
Base Building Lights	Emergency Exit lights
Lighting Control	Common area Kantech
Electricity Closet	1 per floor
Telephone Closet	1 per floor

Passenger Elevators

Number of Elevators	2
Year Elevators Modernized	interior cabs 2018 / modernization scheduled 2023
Elevator Capacity / Type	16 persons/2500 lbs
Elevator Speed	125 FPM
Passenger Cab Size	64.75" x 80" x 90"

Parking

Basic Details / Parking Ratio	4.96 per 1000
Accessible Parking Spaces	Yes
Parent and Caregiver / Courtesy Parking	Yes
Paid Parking System Type	Gated/hourly parking and monthly parking
Number of Spaces	350
Number of Reserved / Unreserved Spaces	0
Parking Facility - Year Built / Modernized / Resurfaced	N/A
Number of Levels	N/A - Surface Lot
Parking Type	Surface parking lot

Amenities

Fitness Centre	No
Bicycle Storage (Indoor & Outdoor)	Outdoor bike rack
Shipping & Receiving	Dedicated (Shoppers Drug Mart)
Electric Car Charging	N/A
Meeting Rooms	Yes (1)
Meeting Room Costs	\$50/hr + hst
Food Services / Café	N/A
Security Specifications (Onsite, Video, Patrols, etc.)	Video, weekend & holiday patrols
Public Transit Information	Fredericton Transit - Bus 11
Shared Meeting / Social Space (Indoor & Outdoor)	N/A
On-Site Building Management	Yes
Management Office Suite Number and Contact Information	General Maintenance: 1-877-425-9030 (8-5 Mon-Fri) Sr Building Operator: Jerry Nicholson 506-292-5512 Operations Manager: Allan MacDonald 1-782-640-3205 Property Manager: Denise Anderson 902-425-9037 Leasing Manager: Ann Swinamer 902-425-9033 Reception @ Main Office: halifaxreception@nwhreit.com

Environmental Initiatives

Energy Savings	Window tint; BAS; HVAC PM plan
Additional Environmental Initiatives	Energy management plan; lighting & water
Sustainability Initiatives	Yes
Recycling Program	Cardboard and paper recycle Battery and electronic programs
Conservation and Carbon Footprint Initiatives	"Green" cleaning products; reuse/recycle for construction projects

Additional Information

Hospital Proximity (1km, 1-3km, 3-5km, 5km+)	550 m
Hospital	Dr. Everett Chalmers Regional Hospital
Building Wi-Fi	N/A
WiredScore	Certified
Building Hours	Mon to Fri: 7:00 AM – 8:00 PM Sat: 9:00 AM – 6:00 PM Sun & Holidays: 12 :00 AM – 6:00 PM Subject to change