



16YORK

a premium office property



16york.ca





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step into sophistication & function

With its signature stepped exterior and soaring glass wraparound lobby, 16 York is sure to add striking sophistication to one of Toronto's most important corners.



16 York looking north

Curb Appeal. The stunning wraparound glass lobby, landscaped courtyard and easy access pick-up/drop-off zone, present a striking and welcoming visual to passing traffic day or night, as well as a highly appealing entrance for employees and clients.

A Corner Statement. 16 York will transform one of the last major corners in downtown Toronto, adding style and sophistication from every perspective.

A Striking Presence. Looking north along York Street demonstrates the striking architectural presence of 16 York with its ground level sophistication and signature stepped glass exterior.



Courtyard and drop-off area



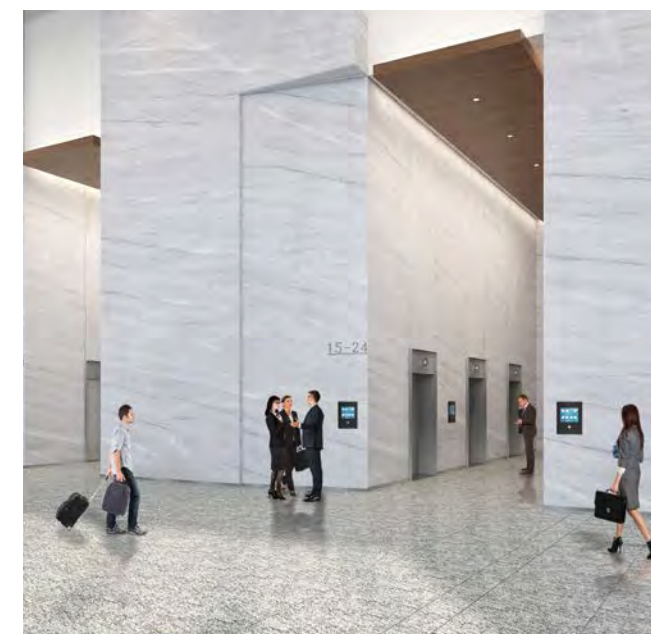
16 York looking south



16 York lobby, facing east to York Street



Actual south-west view from the 33rd floor



Elevator lobby

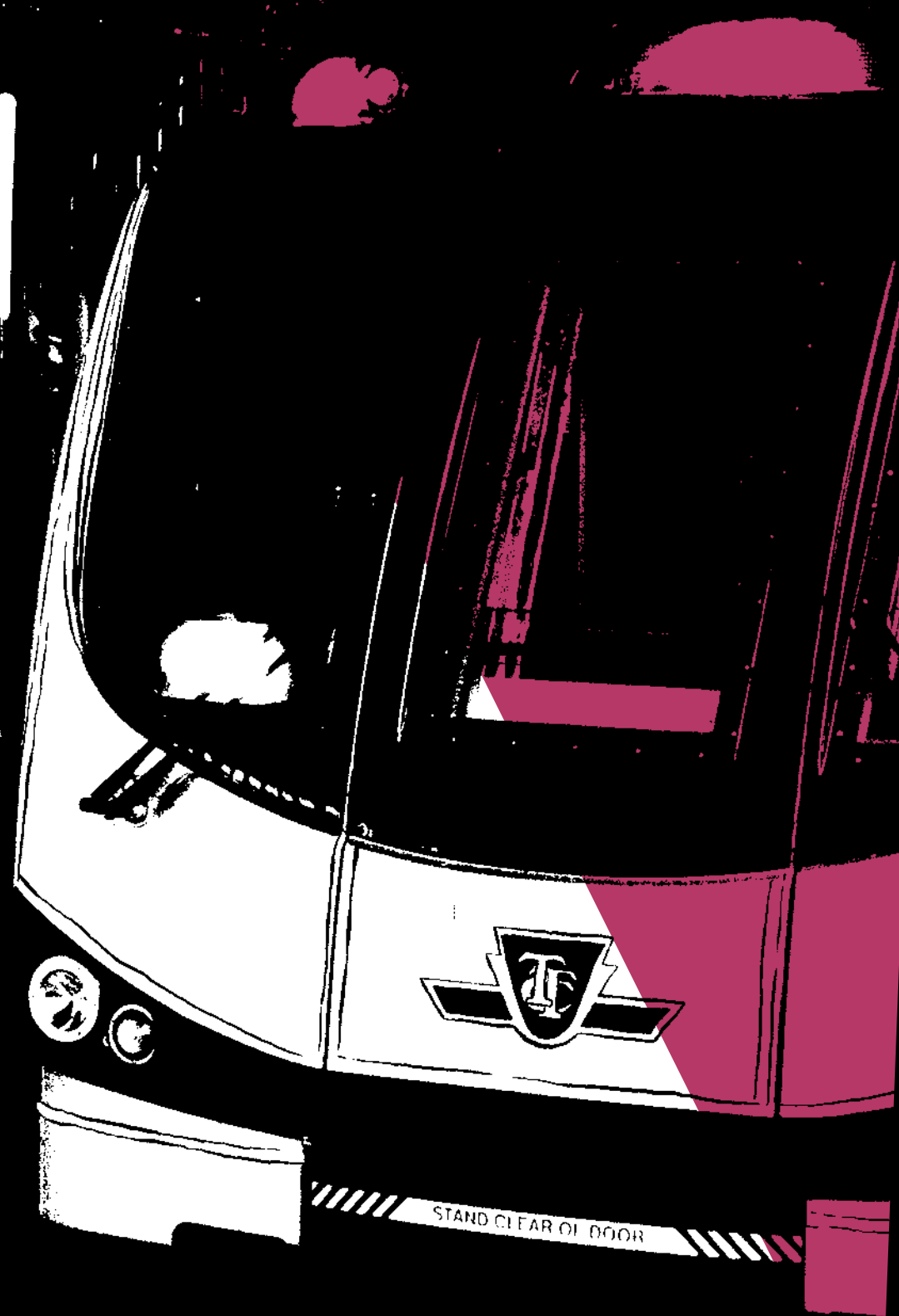
Grand Lobby. The soaring 35-foot lobby is as inspiring as it is welcoming to all who walk through it. The sophisticated structural glass design allows natural light to penetrate and enhance interior spaces and strikingly transform an important corner.

24-Hour Emergency Power. To ensure that the tenants of 16 York have 24-hour operational performance and security and the peace of mind that goes with it, the property is equipped with a state-of-the-art, full building emergency back-up power system.

Flexible Performance. With floor to ceiling glass, open flexible planning spaces and highly efficient systems, each floor in 16 York has been designed to offer unlimited options and extraordinary performance.

Inspiring Interiors. 16 York has been designed with a focus on the priorities of the new workplace and a eye on tenant comfort, performance and wellbeing. Not every space is created equal.

UNION



step into the core

Located at the very centre of Toronto's dynamic and expanding business core, 16 York has everything even the most demanding firm would require:

- Front door access to a world of business, entertainment and lifestyle amenities
- Direct, convenient connections to Union Station (Toronto's transit hub) and major transportation routes
- Striking, modern design
- Exceptional quality and value at every turn

This 33 storey office tower, designed to meet rigorous LEED Platinum and WELL Institute guidelines, with its signature stepped exterior, spacious and sophisticated common spaces and focus on performance and personal health, welcomes a new era in Canadian business. We're excited.



step into a world of choice

Located at the centre of Toronto's exciting South Core district, 16 York offers tenants and visitors an abundance of choice when it comes to where to stay, grab a fast lunch, fine dine, shop for essentials or just have some fun.

The Area. Within 3 city blocks, you'll find five-star Le Germain Hotel, Delta Hotel, a newly expanded and revitalized Union Station with over 100 shops and food options, Longo's supermarket, Rexall Drugs, a Vintages LCBO, not to mention another 5 quality hotels, over 50 dining establishments, and Toronto's exciting waterfront experience.

At 16 York, you'll always be surrounded by the very best that Toronto has to offer.

- Go train
- Subway
- SkyWalk
- UP Express
- Path
- Path Extension to 16 York

food/dining

- Aroma Espresso Bar
- Buster's Sea Cove
- Char No.5 Whisky Bar
- Elleven
- Evviva Breakfast and Lunch
- IQFood
- Lucky Clover Irish Sports Pub
- Mercatino
- Real Sports Bar & Grill
- Starbucks
- Taverna Mercatto
- Union Chicken
- Wvrst
- Yogurty's

entertainment

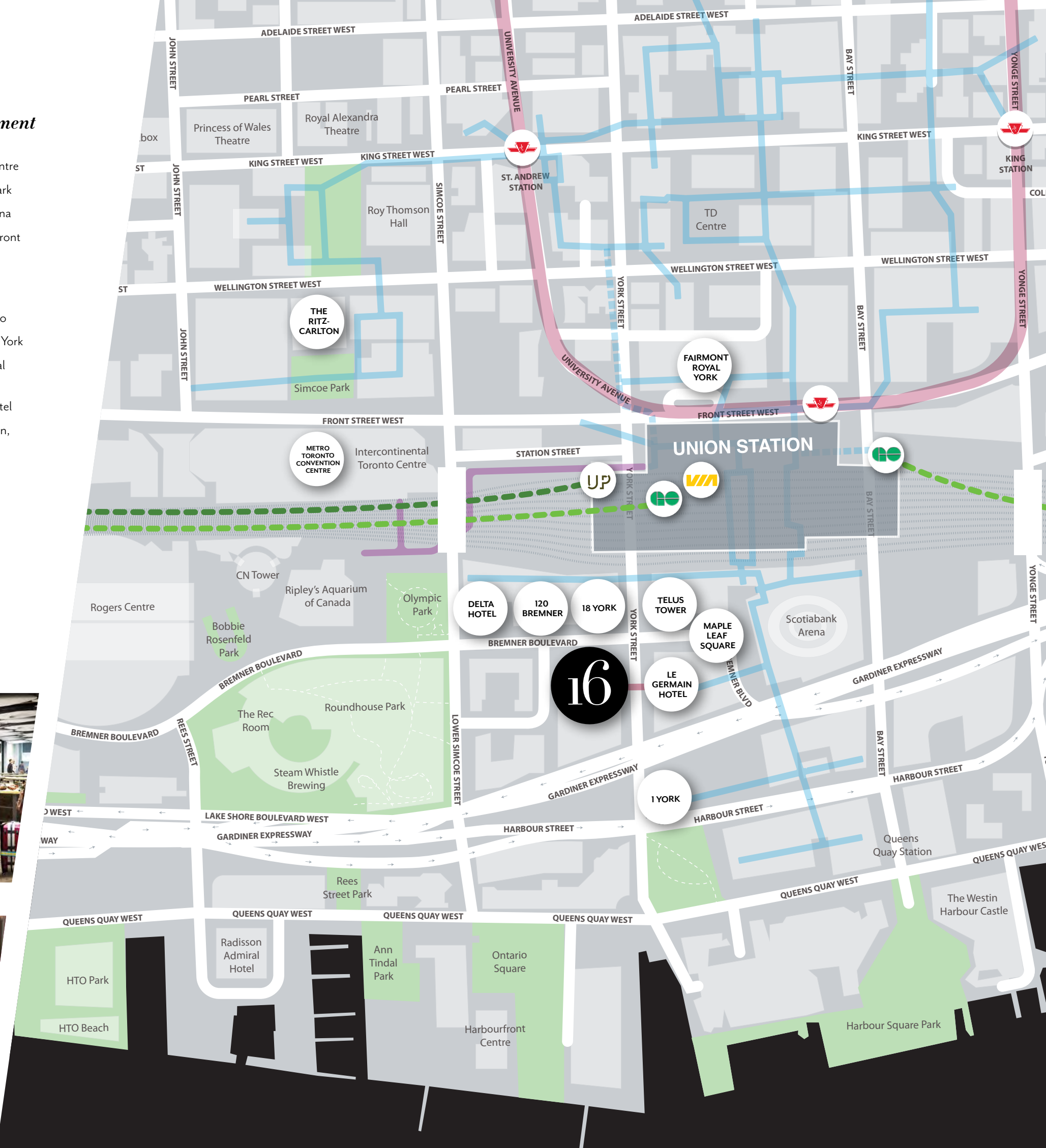
- Metro Toronto Convention Centre
- Roundhouse Park
- Scotiabank Arena
- Toronto Waterfront

hotels

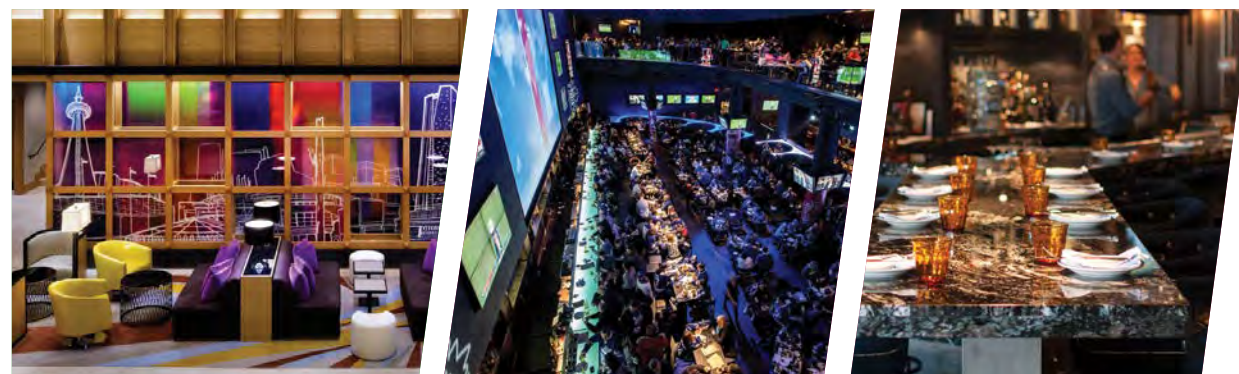
- Delta Hotels by Marriott Toronto
- Fairmont Royal York
- InterContinental Toronto Centre
- Le Germain Hotel
- The Ritz-Carlton, Toronto

retail/services

- Goodlife Fitness
- LCBO
- Longo's
- Rexall Drugs
- Union Station



Union Station's culinary, cultural and retail rendering



Delta Hotels by Marriott Toronto

Real Sports Bar & Grill

Taverna Mercatto

step into Platinum & Wellness

16 York represents the evolution of the office building by using the very best of the past and combining it with state-of-the-art LEED Platinum standards and advanced technology for maximum operational efficiency, performance and conservation. In addition, this exceptional property has been designed to meet international WELL certification guidelines to ensure a workplace environment that promotes personal health and wellness for its inhabitants.



Leadership in Energy and Environmental Design (LEED) is the premier international green building rating system with Platinum being its highest and most coveted certification level. LEED certification measures a building's environmental performance in critical categories such as Design Innovation, Site Sustainability, Conservation, Materials and Indoor Environmental Quality. 16 York has been designed to meet the highest LEED Platinum standards.



Administered by the International WELL Building Institute, WELL is the only certification standard that focuses exclusively on the health and wellness of a building's inhabitants. Well-being and health are measured through the seven concepts of WELL: Air; Water; Light; Nourishment; Fitness; Comfort; and Mind.





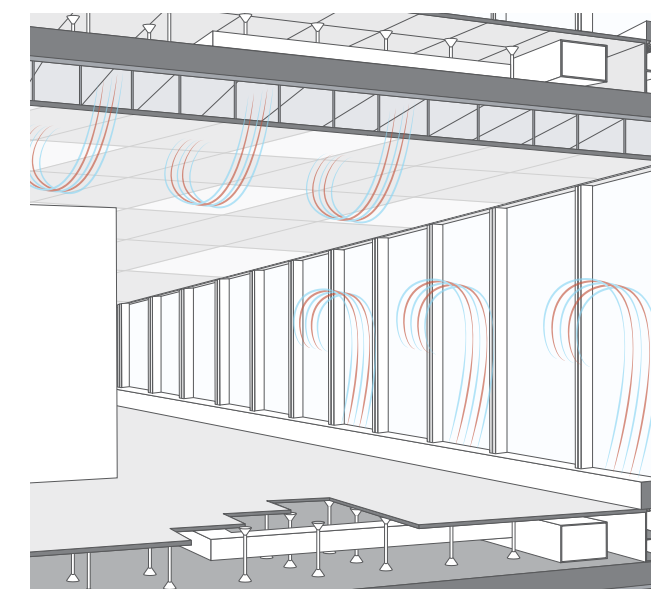
2nd floor tenant rooftop terrace



Monitored Bike Storage. 24/7 secure indoor bike storage and end of trip facilities including showers and lockers. 16 York is bike friendly year-round.



Vehicle Charging Stations. The electric vehicle has a place at 16 York. Tenants will have a convenient place to plug in and recharge.



Raised Flooring System. 16 York's state-of-the-art raised flooring system will provide tenants with increased flexibility and comfort, lower day-to-day operating costs, enhanced environmental control, easy access to HVAC, telecom and data cabling.



step into detail

With exceptional attention to even the smallest details, 16 York sets a new standard for premier office development in Toronto's business core. Inside and out, 16 York is all about passion and purpose. With its striking street presence, advanced, adaptable technologies throughout and open, welcoming spaces, the story of 16 York can be found in the details, big and small. Take a look. We know you'll agree.

building specs

Total Rentable Area

Approx. 878,000 sq. ft.

Number of Floors

31 office floors + 1 mechanical floor

Typical Floor Size

Approx. 29,000 rentable sq. ft.

Access

PATH connected with interior connection to Union Station

Barrier free access to building

Security/Life Safety

24/7 manned security desk in the Main Lobby with security access control and monitoring

Security patrols of common areas including parking, ground floor and mechanical floors

Proximity card readers at critical points of entry

Above grade stairs roughed in for card readers

Panic stations located in parking facility

Fully sprinklered and equipped with addressable fire alarm system with smoke and heat detectors

Elevators

16 high-speed passenger elevators including;

6 low-rise elevators (Ground to 16)

6 mid-rise elevators (16-25)

5 high-rise elevators (25-33)

1 service elevator

2 shuttle elevators serving the parking levels

Planning Module

Bay Size: ±30 ft. (typical)

Window Size: 5 ft. wide

Core to Window Depth: 40 ft.

4 in. - 43 ft. 6 in.

Raised Floor Height: 18 in.

Ceiling Height: 9 ft.

Glazing

Floor to ceiling glass

Parking

4 underground levels

292 total spaces

Parking ratio 1 stall per 3,450 sq. ft. rentable area

Secure underground parking for 286 bicycles along with change and shower facilities

Floor Loading

100 lb. per sq. ft. (live load)

Lighting

Recessed LED luminaire

Avg. foot candle (desk height open floor) of 400 lux (40 f.c.)

Power

16 York Street will offers three bi-fuel (natural gas/diesel) electric generator sets located at penthouse roof level. The generators are intended to automatically service the entire electrical needs of the building (including tenant lighting, power, HVAC and systems) in case of utility source power failure.

1.0 W/sq. ft. for office lighting

2.0 W/sq. ft. for plug loads

2.0 W/sq. ft. spare capacity available in bus duct riser

HVAC

Under floor air distribution complete with VAV diffusers at the perimeter and manually adjustable supply air floor grilles in the interior

30 thermostats per floor

Approx. 17% fresh air with 6 air exchanges per hour

20 c.f.m. per 100 sq. ft.

HVAC Hours

7:30 a.m. – 6:00 p.m.

Monday to Friday and

9:00 a.m. – 1:00 p.m. on Saturday

Environmental

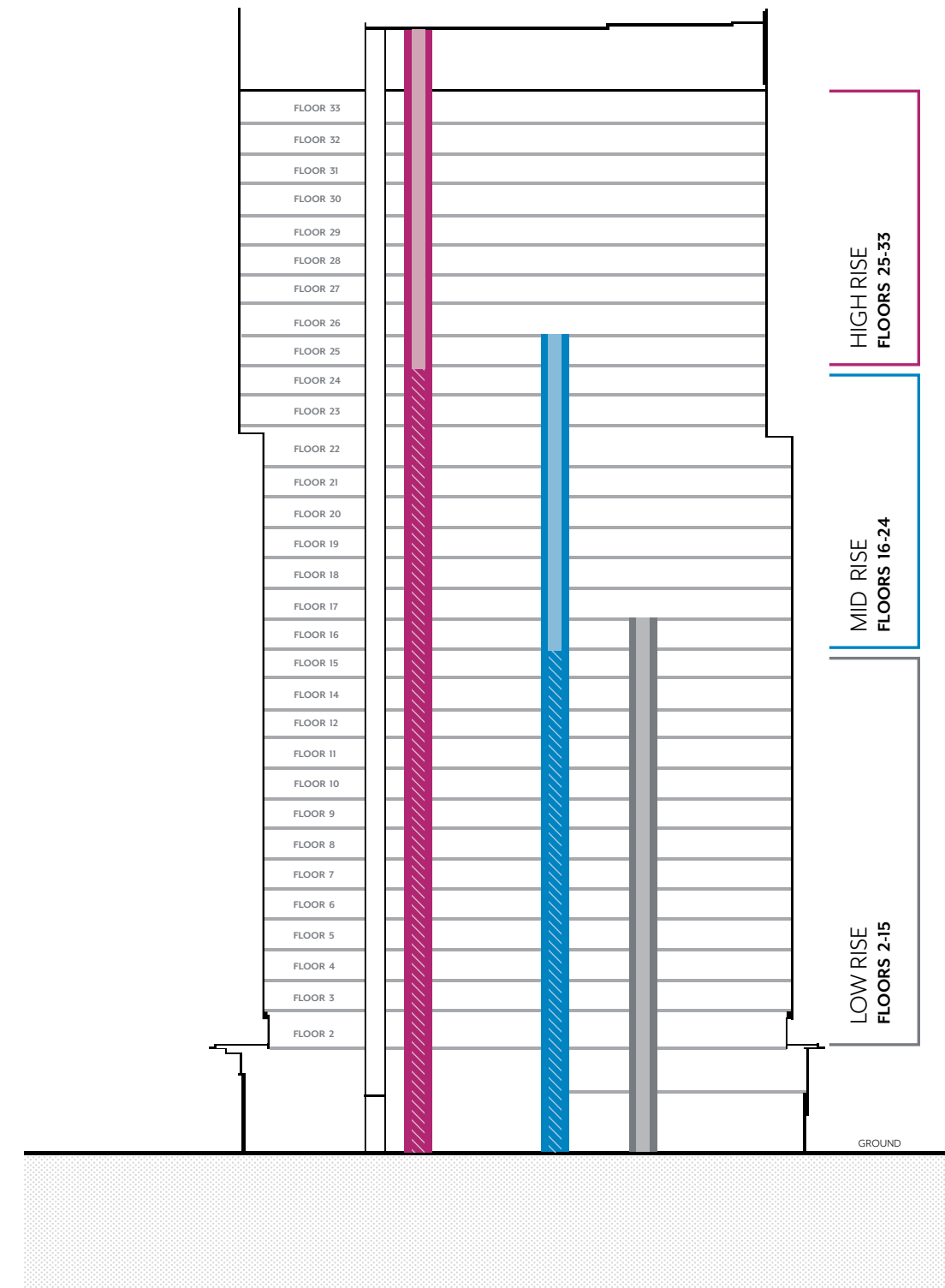
Candidate for LEED Platinum

Core & Shell (CS)

WELL Certification

Completion

June 2020



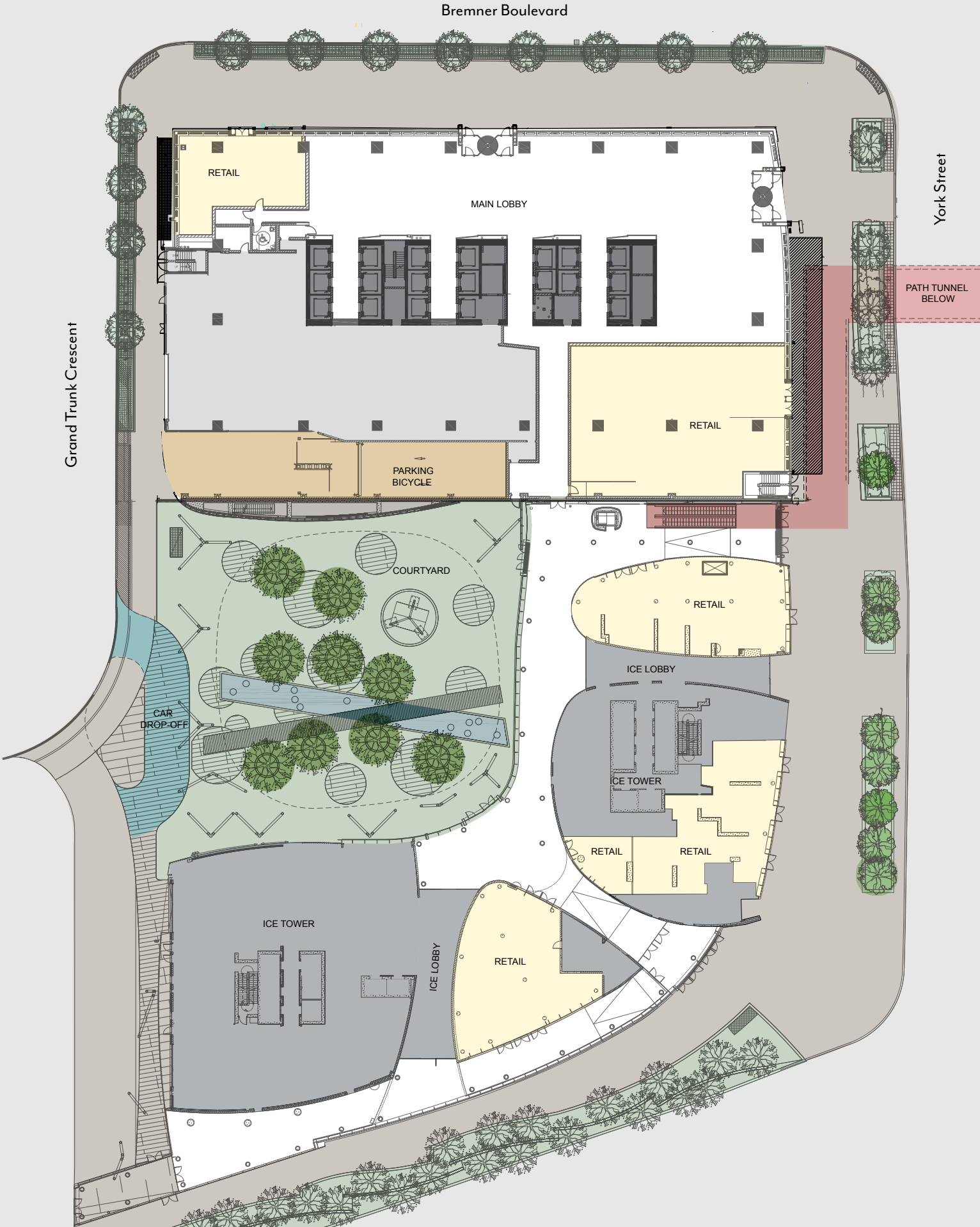
Stacking Plan

At 33 storeys and 878,000 sq. ft., 16 York provides tenants with a typical floor area of 29,000 sq. ft. Designed with floor to ceiling windows and to LEED Platinum standards, tenants are presented with a multitude of space and planning options to create their perfect workplace environment.

The Podium. An address is so much more than a number. 16 York is a remarkable vision of what office space can be in the heart of Toronto's newest and most dynamic business district. It's the corner office that rewards everyone who works.



site plan

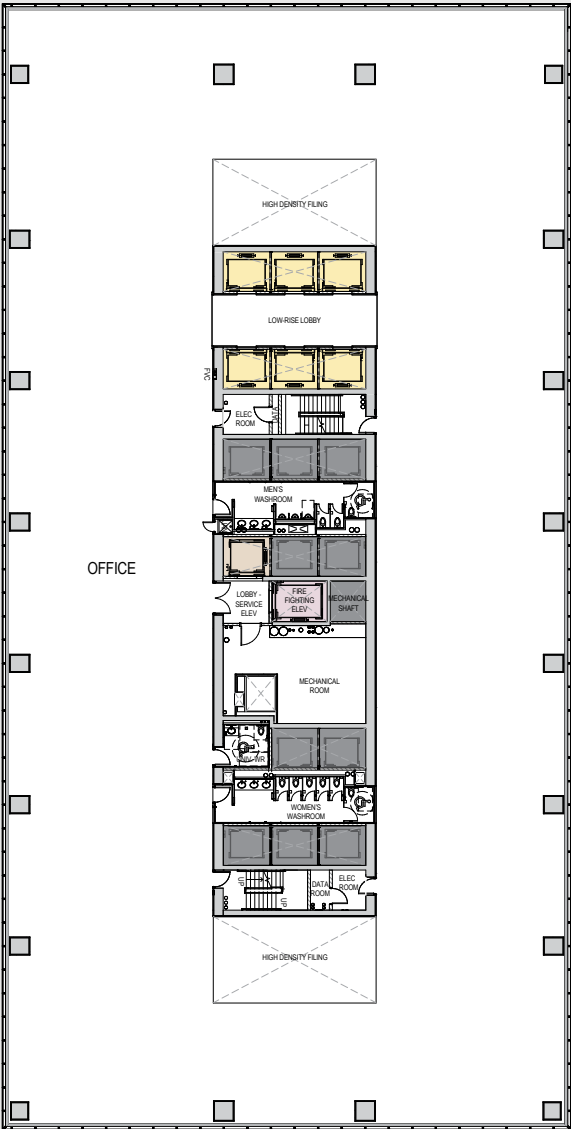


Legend

- Retail
- Courtyard/Greenspace
- Path Connection
- Parking/Bicycles
- Car Drop-off
- Elevators
- Residential

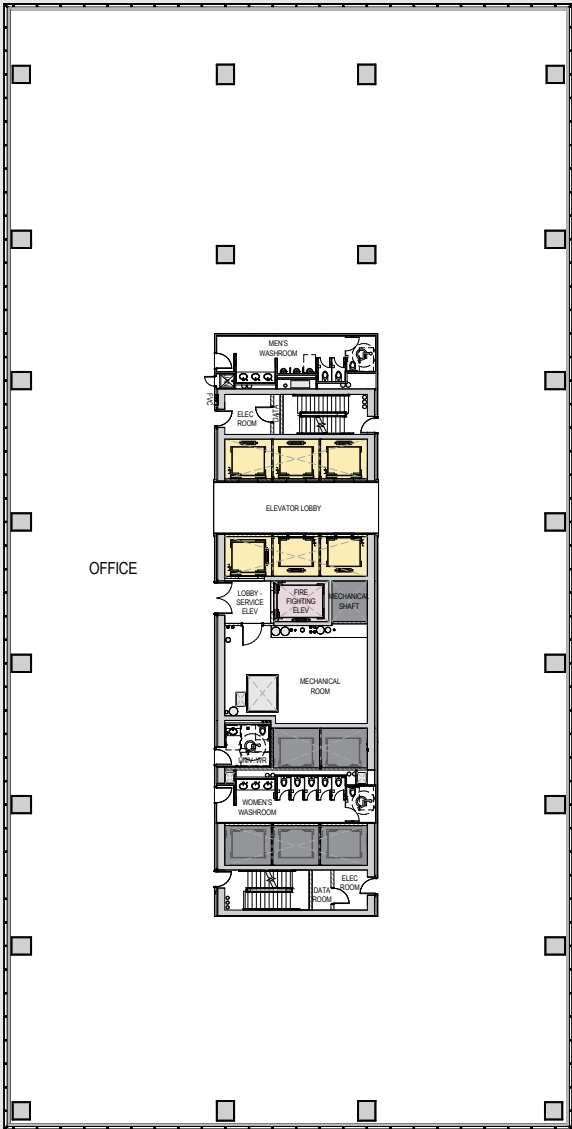


typical building plans



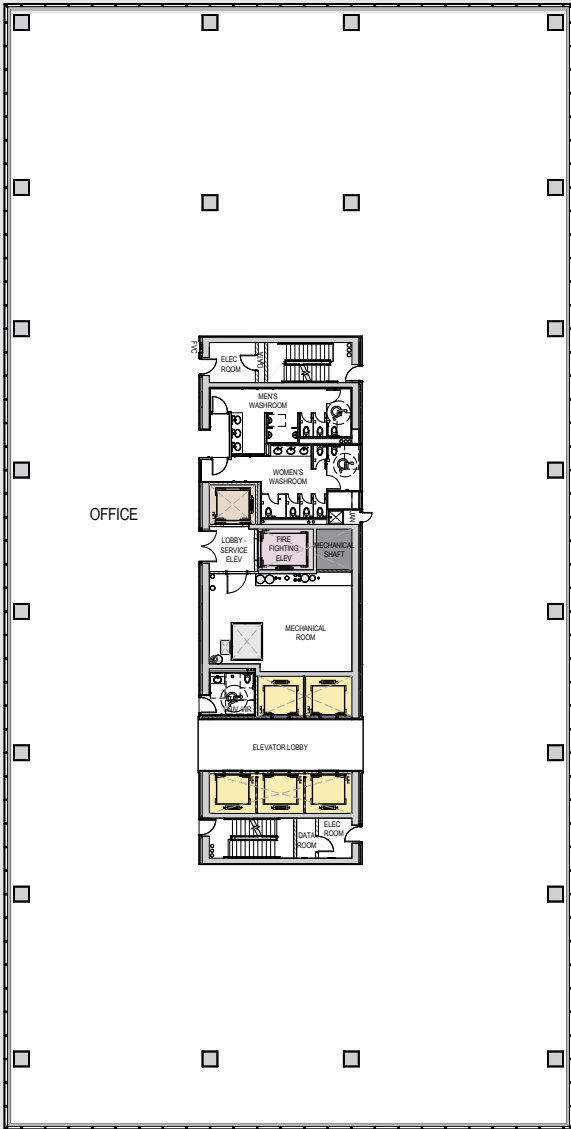
Low Rise Floor Plan

Rentable Office Space:
28,238 rsf



Mid Rise Floor Plan

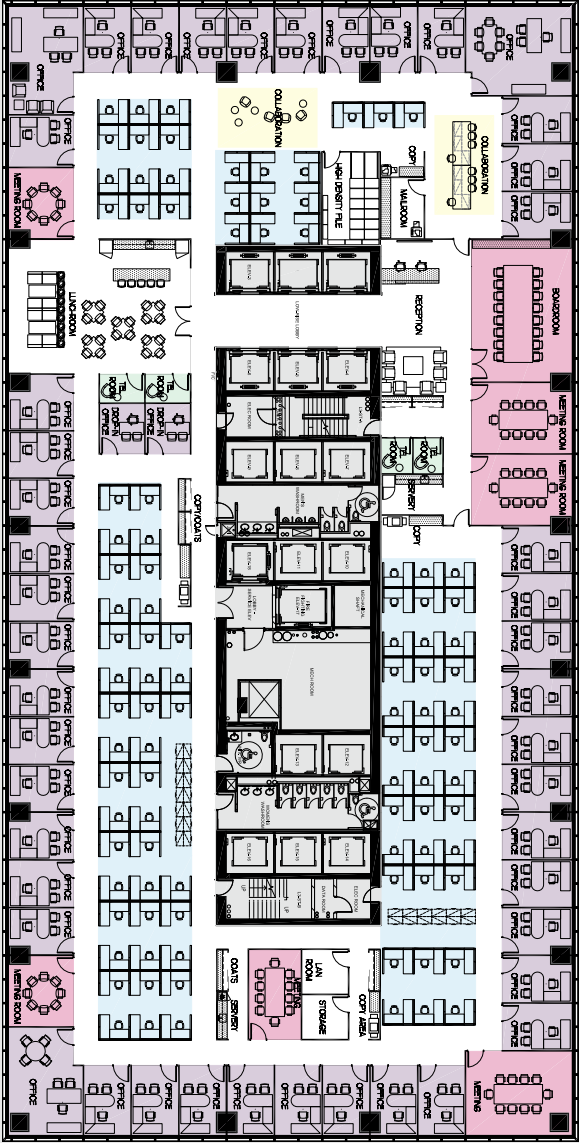
Rentable Office Space:
28,979 rsf



High Rise Floor Plan

Rentable Office Space:
29,528 rsf

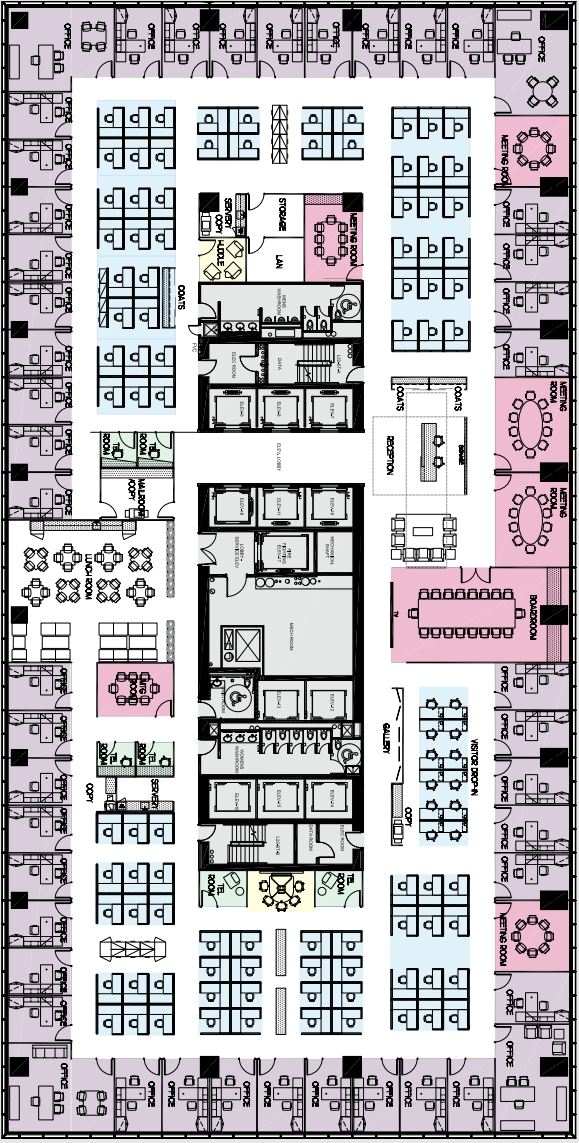
space plans closed office



Low Rise Closed Office

- 48 Private Offices
- 100 Open Workstations
- Common Area
- 7 Meeting Spaces
- 4 Telephone Rooms
- 2 Collaboration Zones

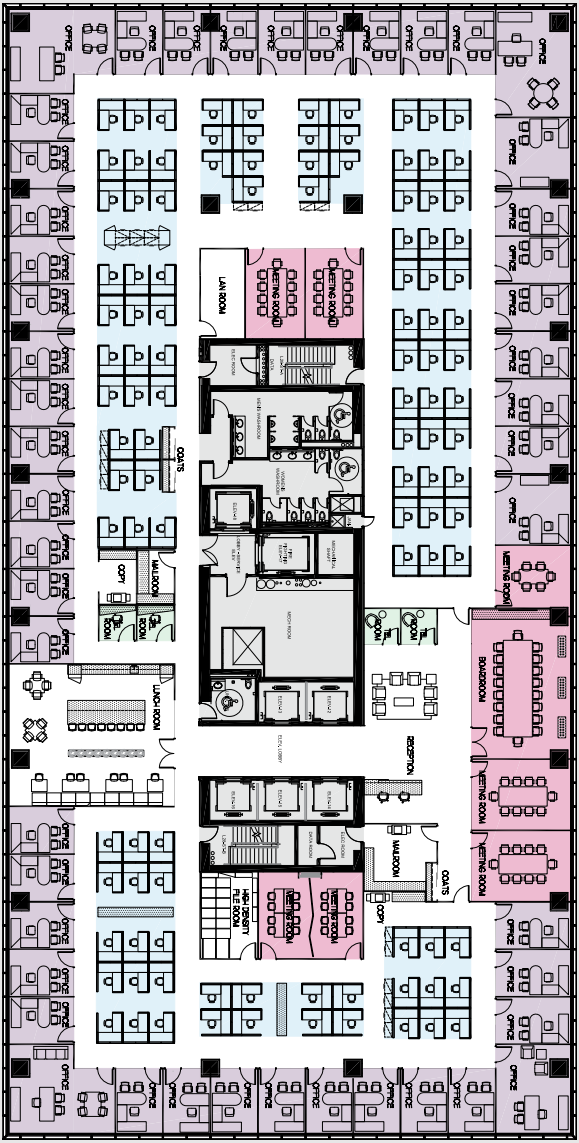
Staff Total: 148



Mid Rise Closed Office

- 47 Private Offices
- 103 Open Workstations
- Common Area
- 7 Meeting Spaces
- 6 Telephone Rooms
- 2 Collaboration Zones

Staff Total: 150

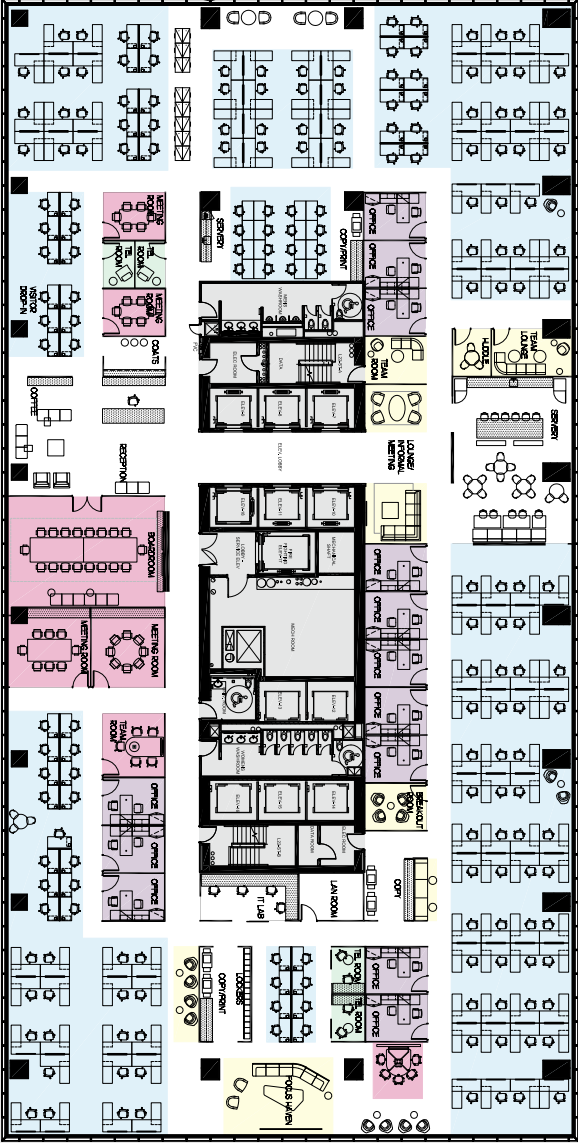
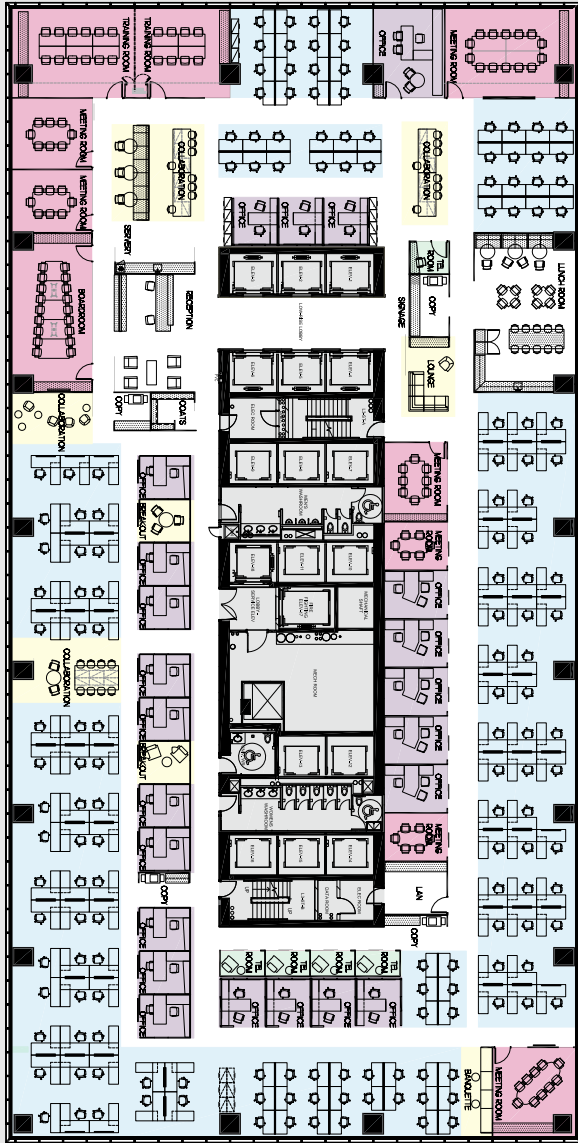


High Rise Closed Office

- 48 Private Offices
- 110 Open Workstations
- Common Area
- 8 Meeting Spaces
- 6 Telephone Rooms

Staff Total: 158

space plans open office



- Low Rise Open Office**
- 23 Private Offices
 - 166 Open Workstations
 - Common Area
 - 10 Meeting Spaces
 - 5 Telephone Rooms
 - 11 Collaboration Zones
- Staff Total: 189

- Mid Rise Open Office**
- 12 Private Offices
 - 180 Open Workstations
 - Common Area
 - 7 Meeting Spaces
 - 4 Telephone Rooms
 - 9 Collaboration Zones
- Staff Total: 192

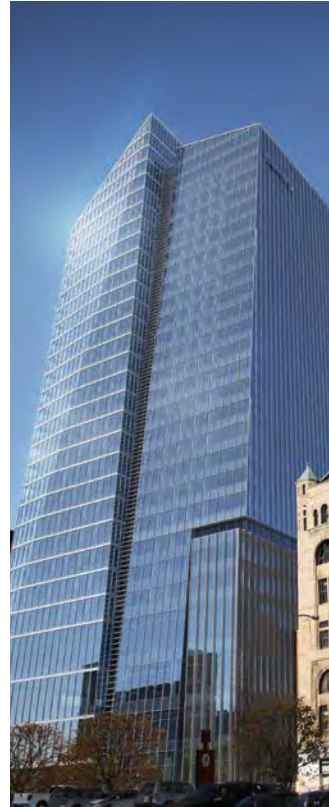
- High Rise Open Office**
- 16 Private Offices
 - 179 Open Workstations
 - Common Area
 - 8 Meeting Spaces
 - 8 Telephone Rooms
 - 6 Collaboration Zones
- Staff Total: 195



Calgary City Centre, Calgary



Toronto Dominion Centre, Toronto



Deloitte Tower, Montreal

The Cadillac Fairview Corporation Limited is one of North America's largest owners, operators and developers of commercial real estate. Cadillac Fairview focuses on developing and managing high quality office, retail and mixed-use properties in Canada and the United States, as well as international investments in real estate companies and investment funds. Valued at around \$29 billion, the Canadian portfolio includes over 38 million square feet of leasable space at 67 properties in Canada, including landmark developments, such as Toronto-Dominion Centre, CF Toronto Eaton Centre, Calgary City Centre, Deloitte Tower and RBC Centre.

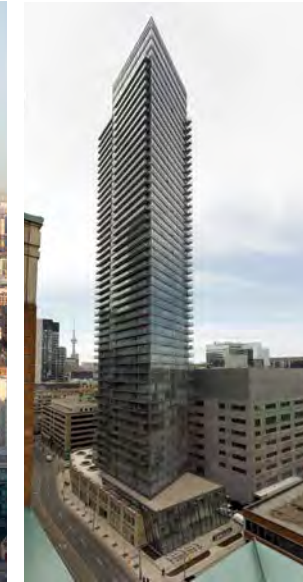
Ontario Pension Board (OPB) is the administrator of the Public Service Pension Plan – a major defined benefit pension plan sponsored by the Government of Ontario, with a membership base made up of certain employees of the provincial government and its agencies, boards and commissions. With approximately \$19 billion in assets, 41,863 members, 35,616 retired members and 4,746 former members, the PSPP is one of Canada's largest pension plans.

step into world of experience

When you choose 16 York, you get more than just exceptional space in an outstanding property. You become partners with a Cadillac Fairview team committed to your every need and long-term success. You plug into a world of expertise and excellence when it comes to day-to-day management, and the bigger issues like sustainability and community responsibility. We are leaders in what we do so that you can focus on what you do best.



Four Seasons, Toronto



Murano



Deloitte Tower, Montreal



architectsAlliance is responsible for award-winning buildings and public spaces that reflect an approach to architecture and urbanism that is, in equal measure, progressive and pragmatic; conscious of context and profoundly modern. The aA studio approach expresses a deep understanding of how architecture helps to shape the city, and a lasting engagement with the ways in which aA buildings are shaped, in turn, by the people who live and work in them.

B+H Architects is a global, award-winning, full service design firm recognized for excellence in sustainable design, technical expertise and the delivery of complex, large-scale projects. A legacy of over 60 years of design innovation and problem solving has endowed us with a depth of knowledge, skill and agility that benefits each client we serve, wherever they are in the world.



Deloitte Tower, Montreal



Calgary City Centre, Calgary

Structural Engineer
Entuitive

Mechanical Engineer
The Mitchell Partnership Inc.

Electrical Engineer
Mulvey Banani International Inc.

PCL Constructors Canada Inc. We are more than builders. We are construction partners who are passionate about what we do and about our partners' success.

We work for you and with you to understand your goals, overcome challenges, and earn your trust. We push ourselves to consistently deliver beyond the expected and provide an outstanding experience for our clients, trades, subcontractors, suppliers, employees, and communities. We share your vision. Together we build success.

step into 16 York

Where you choose to call home says a lot about how you view the future. As a leader, it's one of the most important decisions you will ever make. It will impact your firm's ability to grow and compete and will shape its identity for years to come. Access, talent, technology, brand, sustainability, comfort and value are just some of the things that must be considered. Bold thinking and a clear understanding of people, purpose and priorities are essential. At Cadillac Fairview, we've always admired bold thinkers with an eye to the future.

That's why we're proud to bring you 16 York.

