

Building Fact Sheet

155 UNIVERSITY AVE

Intersection:	University Ave and King Street	Property Manager:	Sandi Mileta-Clancy
Manager:	GWL Realty Advisors Inc.	Phone #:	416-603-1568
Owner:	CREIF 50%, LLREF 50%	Fax #:	416-603-2349
		Email:	Sandi.Mileta-Clancy@gwlra.com
Leasing Manager:	Robert Frost	Year Built:	1968
Phone #:	416-359-2944	Year Renovated:	2013
Fax #:	416-259-3031		
Email:	Robert.Frost@gwlra.com		
		Total Rentable Area:	184,353 Office 3,812 Retail (1) 188,165 TOTAL RSF

Underground Parking:	Yes	Typical Power allocation:	200 Amps
Storage:	Yes	Tenant Power:	200 Amps per floor
Storage Cost /SF Gross:	\$20/ sq.ft.	Lighting:	1.5 watts psf
Number of Elevators:	4 passenger	Other:	2 Electrical Transformer Feed
		Lighting:	T8 Lamps
Parking:	1	Lighting Level:	450 lux
Freight:	No dedicated freight elevator		
Demising Wall Finish:	primed painted drywall	Telephone:	Y, 2 Central Risers
Wall Type:	Drywall	Fire Detection System:	Y
Ceiling Height:	8' 6" +/- 104 inches	Sprinkler System:	Y
	12' 0" +/- 141 inches	Emergency Generator, Life Safety:	Y
Ceiling Finish:	24" X 60" lay-in acoustic	Controlled Access:	Y, proxy access
Floor Finish:	Carpet	Security Systems:	Y
Design Floor Loads:	GF 100lbs psf (live load) Floors 2-18 50psf live load	Satellite Dish Capability:	Y
Window Covering:	Venetian Blinds	Fibre Optic Capability:	Y
Washrooms per Floor:	1 male 1 female	Intranet/Internet:	Y
Barrier Free Access to Building:	Y	Cable TV:	Y
Barrier Free Washroom Access:	N	HVAC:	Y
Direct Subway Access:	N, across the street	Distribution System:	Constant Air Volume
Public Transit Surface Route:	N, underground	Temperature:	75°F summer and 72 F winter
Shipping/Receiving:	Y	Humidity:	70% RH Summer 20% RH Winter
Concierge:	N	Hours:	7:00 am – 6:00 pm (Mon. – Fri.)
		After hour HVAC Costs:	\$35 per hour
		Tenant-dedicated cooling:	No
		Tenant-dedicated generator:	No