

## OWNERSHIP ▶ ▶ ▶

- Celestica

## YEAR BUILT ▶ ▶ ▶

• The east side was constructed in 1967 and the west side in 1971. The building was renovated between 1986-1989, including window replacement and asbestos removal. Further extensive internal renovations completed in 2001- 2002.

## OFFICE SPACE ▶ ▶ ▶

Rentable areas as follows:

- 1st level: 108,578 square feet
- 2nd level: 97,585 square feet
- 3rd level: 97,816 square feet
- 4th level: 9,106 square feet
  
- Total Area: 313,085 square feet

Measurement calculated on modified BOMA/ ANSI Z65.1 Standard (1996)

## AMPHITHEATRE ▶ ▶ ▶

- Located on the first floor below the north lobby
- Seating for 120 on stepped raised floor
- Raised stage with lighting
- Projection booth

## CAFETERIA AND KITCHEN ▶ ▶ ▶

- Seating for 300
- Access to outdoor garden deck with picnic table seating
- Full service kitchen facility with three large built in freezers, three fridges, dishwashing equipment and cold storage areas

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information.

Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Colliers International is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of Colliers International and/or its licensor(s). Colliers Macaulay Nicolls (Ontario) Inc., Brokerage © 2008. All rights reserved.

**COLLIERS  
INTERNATIONAL**

## PRESENTATION ROOMS ▶ ▶ ▶

- Two presentation rooms off the north reception lobby (29 ' x 27 ' and 34.5 ' x 29 ')
- Various sized presentation rooms throughout building

## WASHROOMS ▶ ▶ ▶

- Floors 1-2: Six (6) mens and six (6) womens washrooms on each floor
- Floor 3: Five (5) mens and Five (5) womens washrooms
- Floor 4: One (1) mens and one (1) womens washroom

## SHIPPING ▶ ▶ ▶

Building has two shipping and receiving areas:

- South dock - four (4) dock doors (two with dock levelers)
- North dock - two (2) dock doors (one with dock leveler)

## PARKING ▶ ▶ ▶

- 2.5 spaces per 1,000 square feet leased with provision to license additional stalls

## FIRST AID STATION ▶ ▶ ▶

- Located off north reception

## ELEVATORS ▶ ▶ ▶

- Four electric drive Otis passenger elevators with carrying capacity of approximately 18-22 passengers
- One hydraulic freight elevator with a carrying capacity of 10,000 lbs.

*Maintained by Schindler*

## HEATING, VENTILATION AND AIR CONDITIONING (HVAC) ▶ ▶ ▶

- Both steam and chilled water are produced in the nearby central utilities plant (CUP) and supplied to the building via an insulated piping system. There are two chilled water pipes and one steam pipe which supply these services to the building.
- Chilled water for cooling is produced using five (5), two-stage centrifugal chillers and four (4) ice making machines located at the CUP.

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information.

Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Colliers International is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of Colliers International and/or its licensor(s). Colliers Macaulay Nicolls (Ontario) Inc., Brokerage © 2008. All rights reserved.



- Steam for heating is produced using three (3) natural gas boilers located at the CUP.
- The Building is supplied by a constant air volume to the perimeter and a variable air volume system to the interior, having 90 to 95 VAV boxes on each floor (floors 1-3).
- HVAC is distributed throughout the building via thirteen (13) air handling units located in the mechanical rooms and penthouse.

## ELECTRICAL ▶ ▶ ▶

- The power supply consists of two circuits from the Toronto Hydro Bemondsey Substation. The primary tie switch between the two circuits can be manually closed so to a certain extent, redundancy can be provided in case one circuit fails
- Two hydro substations are located on site with 3 phase, 4 wire service, complete with FPE main disconnect switches located in the hydro substations having the following specifications:
  - 1150 East Substation: Two transformers at 2MVA, 27.6kv to 347/600v, 3 phase each
  - 1150 West Substation: Two transformers at 3MVA, 27.6kv to 347/600v, 3 phase each
  - Secondary voltages available in the building 347/600v, 3 phase and 120/208v, 3 phase

## BACK UP POWER

- There are two diesel emergency generators serving Celestica's entire site, including the 1150 Eglinton building.
- Each is rated at 400kw at 480 volts and each has a 250 gallon diesel day tank
- The emergency generators will service the emergency lights, illuminated exit signs, fire alarm system and some other critical loads in the building

## TELECOMMUNICATIONS ▶ ▶ ▶

- Fibre optic CAT 5E voice and data wiring
- The main hub room connects to 15 closets throughout the building by fiber optics.

## SPRINKLER SYSTEM ▶ ▶ ▶

- Wet sprinkler and standpipe system, with 5 sprinkler rooms
- 6" fire ring main equipped with post indicator valves around the building

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information.

Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Colliers International is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of Colliers International and/or its licensor(s). Colliers Macaulay Nicolls (Ontario) Inc., Brokerage © 2008. All rights reserved.



## FLOORING ▶ ▶ ▶

- Ceramic tile in main lobbies
- Carpeting and vinyl in office areas and hallways
- Terrazzo in stairwells

## WALLS ▶ ▶ ▶

- Combination of demountable gypsum board and wall coverings

## SECURITY ▶ ▶ ▶

- Card readers and security cameras are located throughout the premises
- Security monitoring room located at the east entrance
- Security arrangements to be customized to tenant needs

## BARRIER FREE ACCESS ▶ ▶ ▶

- Barrier free ramp access to the building, at the east lobby
- Washrooms are barrier free
- Elevators have braille floor numbering buttons at wheelchair height and voice activation announcements.

## BUILDING HOURS ▶ ▶ ▶

- Business hours will be customized to the tenant's needs.

## HVAC HOURS ▶ ▶ ▶

- Customized to tenant's needs
- The Additional Rent estimate is based on HVAC hours 8:00am-7:00pm, Monday to Friday

## AFTER HOURS ACCESS ▶ ▶ ▶

Customized to tenant's needs

## FLOOR PLANS ▶ ▶ ▶

- Auto Cad floor plan drawings are available showing both the base building condition and the existing leasehold improvements

For floor plans and additional information, please feel free to visit our website

▶ ▶ ▶ [www.1150eglinton.com](http://www.1150eglinton.com)

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information.

Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Colliers International is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of Colliers International and/or its licensor(s). Colliers Macaulay Nicolls (Ontario) Inc., Brokerage © 2008. All rights reserved.

