



THE SHIFT

FIRST GULF

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The Building



PROPERTY OVERVIEW



460,000 SF
24 STOREYS



LEED GOLD
CORE & SHELL



SMART BUILDING
TECHNOLOGY



UNION STATION
SHUTTLE BUS



FAST ACCESS TO TTC
AND HIGHWAYS



OPPORTUNITY FOR
GROUND FLOOR RETAIL



5 LEVELS OF UNDERGROUND
PARKING



UNDERGROUND BIKE
PARKING



INNOVATIVE DESIGN

The right design affects everything - visibility from the street, efficiency of building systems, and overall attractiveness of the workplace environment. At The Shift, we've taken all of this into consideration and arrived at an office building that is as striking on the outside as it is functional on the inside. As the premier tenant in the Building, you will have the ability to design your workspace to your specific needs.



LEED GOLD CORE & SHELL

The Shift has been designed to incorporate sustainable and healthy building systems which aim to improve the overall health of the office environment and greater environment. This concept goes beyond the office walls, where you will find beautiful, expansive, outdoor terrace and green space for your exclusive use.



EFFICIENT, CUSTOMIZABLE & COLLABORATIVE

The Shift has been engineered for high density which gives you maximum flexibility when it comes to the layout of your office. The floorplate can accommodate everything from a call centre, to a mix of private offices and open workspace, to a highly-collaborative workspace.



SMART ENABLED

The Shift will be equipped with SMART building technology which will feature a built in fibre optic backbone network that will control and monitor building systems such as lighting, HVAC and power consumption. Through a digital interface, tenants can also monitor and control these systems through a computer or mobile device.



THE PERFECT FIRST IMPRESSION

Stepping into The Shift’s striking, two-storey, light-filled lobby area will leave your employees and visitors with a great first, and lasting, impression. As a premier office tenant in the building, you would have unparalleled signage opportunities, including the ability to incorporate their branding in a lobby video wall.



FLOOR TO CEILING WINDOWS

Let the sun shine in! Every floor at The Shift features large, floor to ceiling windows which provide tenants with abundant, bright natural light within their work areas.



HEALTH & WELLNESS FOCUSED

LEED Gold Certification provides tenants with a healthy work environment and sustainable building. In addition to this, at The Shift you have the opportunity to build in fitness facilities for your exclusive use. Both the third floor terrace and the Penthouse level provide excellent opportunities for you to integrate a fitness facility to outdoor amenity space.



BUILD YOUR BRAND. BUILD YOUR CULTURE

Your office space says a lot about your business and has a valuable impact on your organization’s morale, performance and culture. The Shift provides flexible and innovative workplace design options that can be tailored your specific needs which will allow your people, your brand and your culture to succeed. In addition to interior workspaces, you also have the opportunity to provide its employees with exclusive rooftop terrace space with stunning views of the city and the lake.



BE SEEN

As a lead tenant, you will have the unique opportunity to enhance your corporate brand and visibility with exceptional exterior and interior building signage opportunities.



A FLEXIBLE DEVELOPER

First Gulf will work hand in hand with you to build the best workplace for your business, your people and your clients.

SMART Building Technology

The Shift is fully equipped with SMART Building Technology, making it one the most efficient, sustainable and best performing office buildings in Toronto.

The components of almost all modern building systems are digital. At The Shift, this holds true and with SMART Building Technology these systems are organized, integrated and automated for improved maintenance, monitoring, analytics and performance.

SMART Building Technology delivers an integrated service solution that provides operators and tenants with real-time, accurate information about each building systems – from electric and water usage to HVAC controls to security monitoring to elevator operations. They also provide occupants with customizable controls to increase comfort and productivity. The technology also gives users accurate data that can help lead decisions to lower operating costs and even a building's carbon footprint, helping the greater environment. SMART Building Technology gives owners,

occupants and operators intelligent information which allow them to fine tune their works areas and building for optimal performance.

SMART Building Technology operates on a digital platform through a fibre optic network that connects all integrated building systems, such as:

- Building Automation Systems (BAS)
- Power and Energy Monitoring
- Tenant Services
- Critical Systems
- HVAC
- Lighting
- Security
- Parking
- Elevators
- Telecommunications



ADAPTABLE & ACCESSIBLE

THE SMART BUILDING TECHNOLOGY DIGITAL PLATFORM AND FIBRE OPTICS-BASED NETWORK EASILY ACCOMMODATES THE INTEGRATION OF CURRENT AND FUTURE BUILDING TECHNOLOGIES, PROVIDING PROPERTIES AND USERS WITH A SYSTEM ENVIRONMENT THAT IS EASY AND EFFICIENT TO USE AND MANAGE, WHILE REDUCING LONG-TERM OPERATING COSTS.



SCALABLE SUSTAINABILITY

SMART BUILDING TECHNOLOGY ALLOWS OPERATORS AND TENANTS TO HONE IN ON WHEN, WHERE AND HOW THEIR ENERGY IS BEING USED. THIS INFORMATION GIVES THEM THE OPPORTUNITY TO ANALYZE AND ADJUST ENERGY USAGE ACCORDING TO WHAT THEY NEED – MEANING NO WASTED ENERGY. NOT ONLY DOES THIS REDUCE OPERATING COSTS, IT ALSO MINIMIZES THEIR CARBON FOOTPRINT.



CONNECTED CONVENIENCE

OPERATION AND MANAGEMENT OF THE BUILDING'S AUTOMATION SYSTEMS AND OTHER CONTROLS IS FURTHER IMPROVED BY THE ACCESSIBILITY OF THOSE SYSTEMS ANYWHERE, REMOTELY THROUGH ANY COMPUTER OR MOBILE DEVICE WITH AN INTERNET CONNECTION.



SECURE SOLUTIONS

SECURITY REQUIREMENTS FOR TENANTS OF A BUILDING CAN VARY. THROUGH SMART BUILDING TECHNOLOGY, THE SECURITY NEEDS OF ANY TENANT CAN BE EASILY FULFILLED AND MODIFIED AS NEEDED. VIDEO ANALYTICS CAN BE IMPLEMENTED TO MONITOR SPECIFIC AREAS, AND CONTACTLESS SMART CARD READERS CAN BE IMPLEMENTED TO CONTROL ACCESS FOR SPECIFIC ROOMS, STAIRWELLS AND ENTIRE FLOORS.

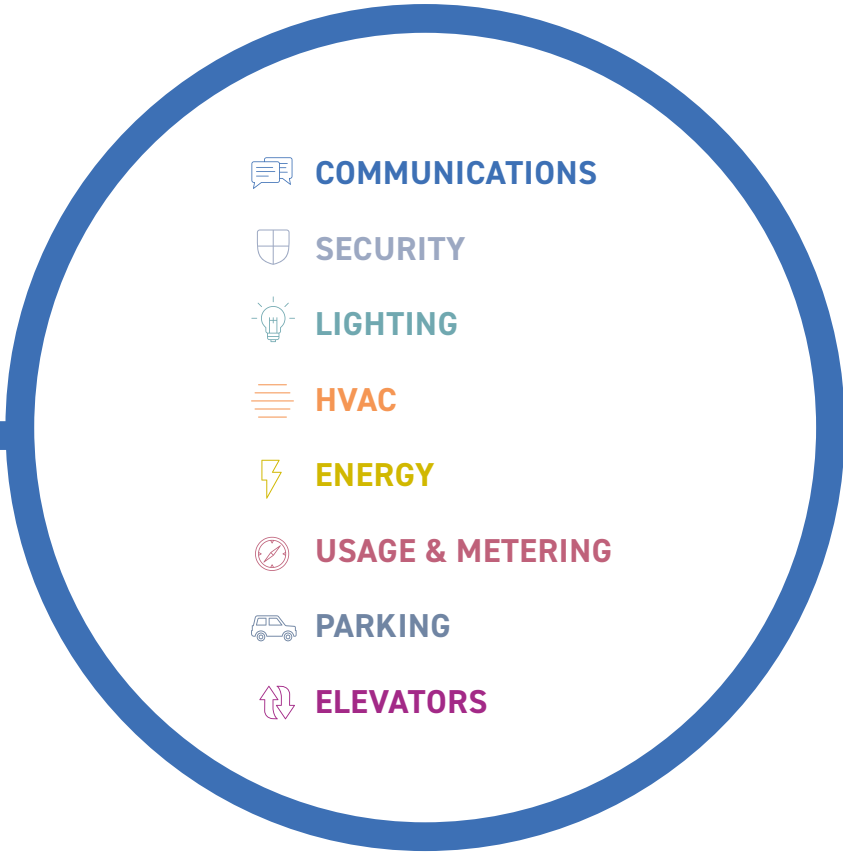
HOW SMART BUILDING TECHNOLOGY WORKS

FIBRE OPTIC CORE
CONNECTIVITY



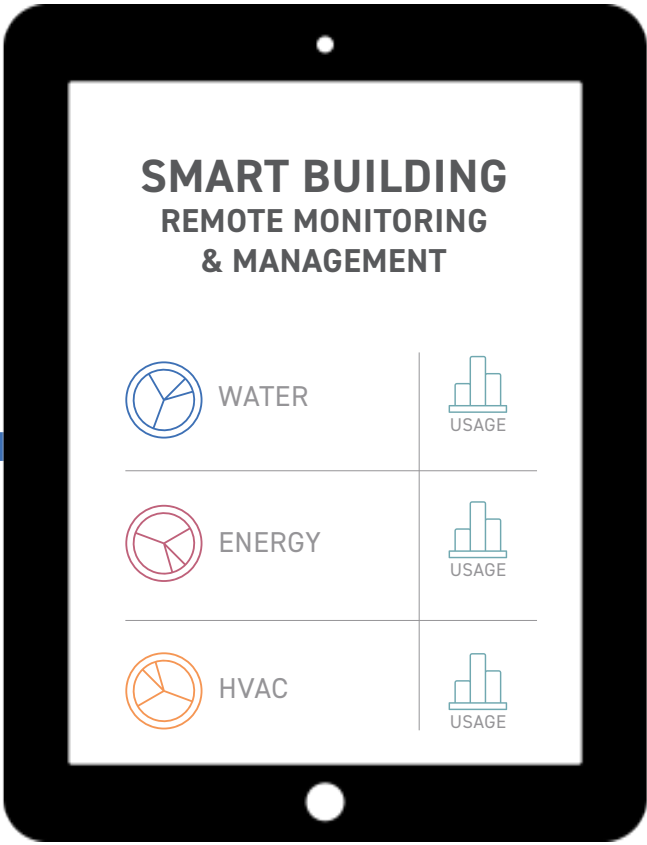
THE SHIFT IS EQUIPPED WITH A FIBRE OPTIC NETWORK BACKBONE THROUGH WHICH ALL SMART BUILDING SYSTEMS ARE CONNECTED.

CENTRALIZED MANAGEMENT
OF BUILDING SYSTEMS



ALL CONNECTED SMART BUILDING SYSTEMS AND THE DATA THAT THEY PRODUCE (STATUS, USAGE, ETC.) ARE CENTRALIZED TO ONE NETWORK.

DIGITAL SYSTEM MONITORING
CONTROL & MANAGEMENT



ALL BUILDING SYSTEM CONTROLS ARE CONSOLIDATED INTO A DIGITAL SYSTEM AND CAN BE MONITORED AND CONTROLLED REMOTELY THROUGH A COMPUTER OR MOBILE DEVICE.



Location & Amenities

WALK, TRANSIT AND BIKE SCORES



WALK SCORE

98



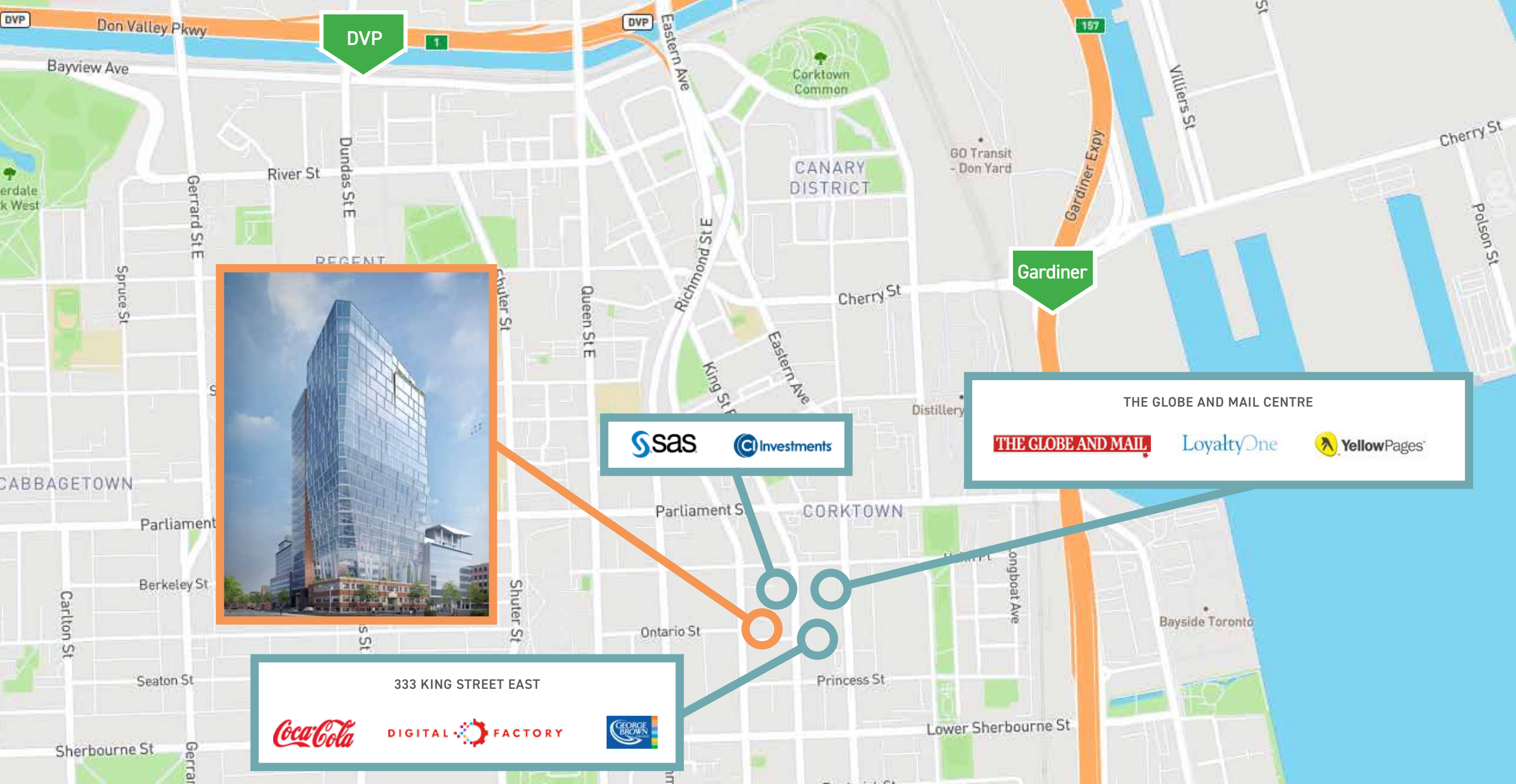
TRANSIT SCORE

100



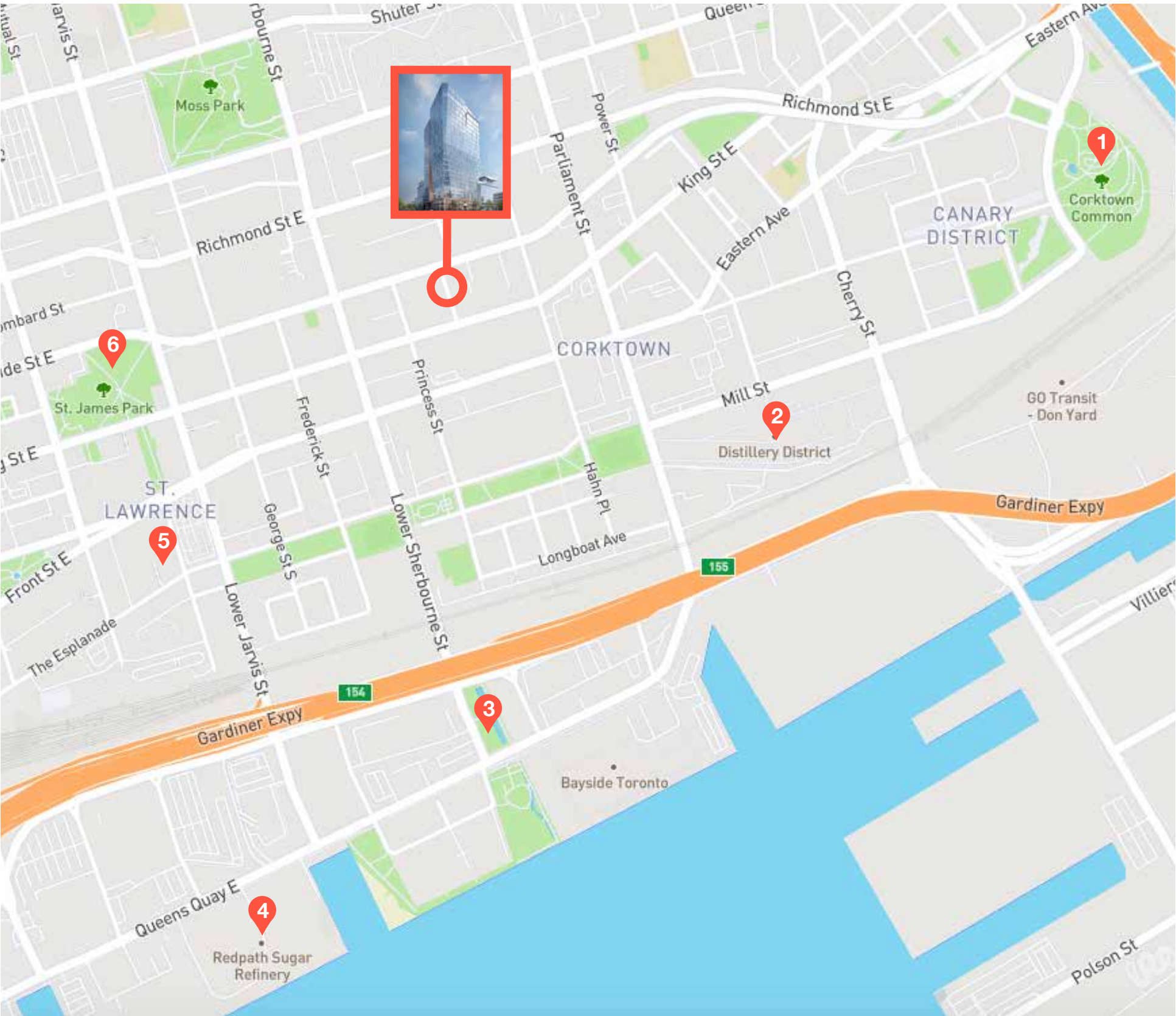
BIKE SCORE

100



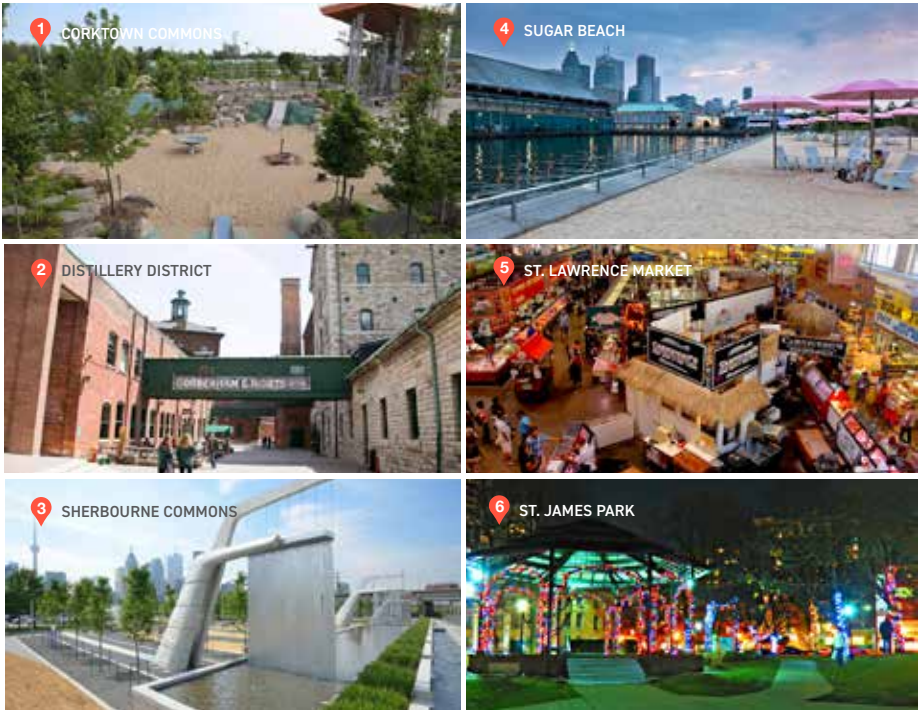
BE AT THE FOREFRONT OF
TORONTO'S BRIGHT FUTURE.

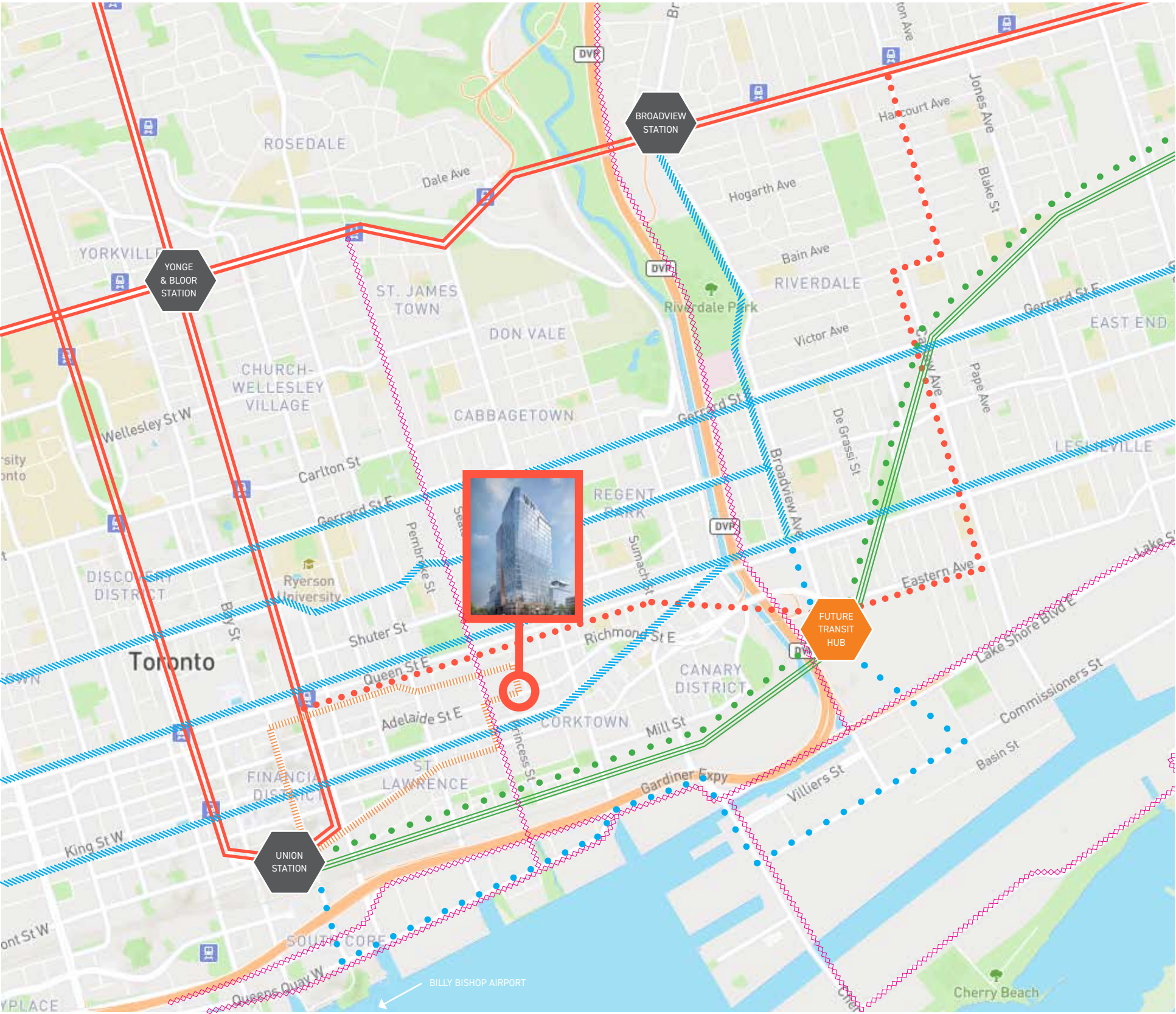
Many top national and international brands are moving to Toronto's Downtown East district. At The Shift, you will be amongst some of the Top Employers in the City, including The Globe and Mail, Coca-Cola, Loyalty One, Scotiabank Digital Factory, Yellow Pages, SAS, CI Investments and George Brown College.



BAY STREET OR THE BEACH IN 10 MINUTES OR LESS

The Shift is located in the centre of three well-established neighbourhoods – Corktown, St. Lawrence Market, and the Distillery District. As a direct result of this ideal location, tenants will enjoy immediate access to services which meet or exceed the expectations of a variety of lifestyles. Within a 10-minute walk of the Building, tenants can choose from some of the highest-rated daycares, dogwalkers, drycleaners, salons, and fitness facilities in the city.





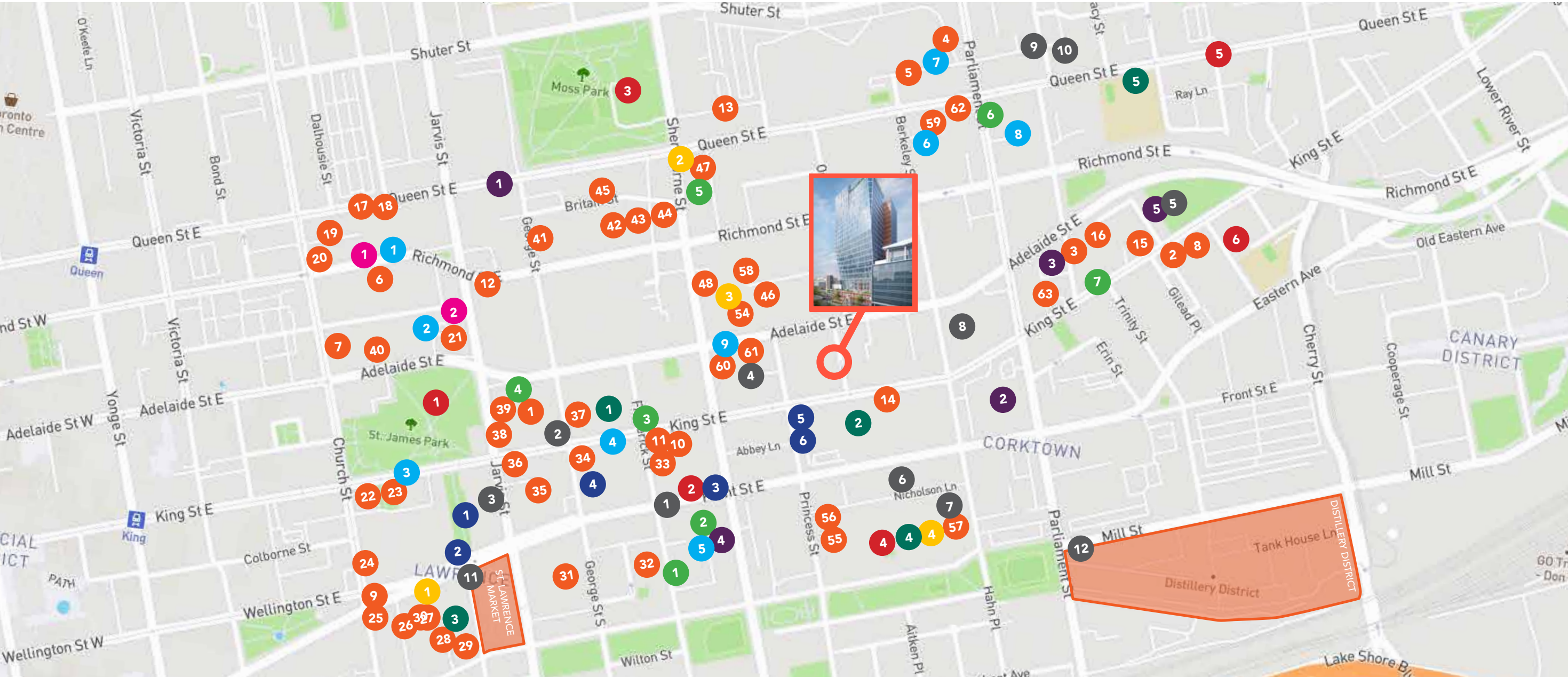
FAST, EASY ACCESS

The Shift has direct access to all major regional transit routes and will be at the centre of future transit plans within the City of Toronto.

The Building is a 10 minute walk from both King and Queen Street Subways and both the King and Queen Streetcar lines have a stop at Ontario Street. For added convenience, and First Gulf will provide a direct shuttle bus to and from Union Station.

For drivers, the Building is moment from both the Gardiner Expressway and Don Valley Parkway and for those who cycle, run or walk to work, it is within close proximity to both the Don Valley Trail and the Martin Goodman Trail for walking, running or cycling options.

- The Shift Shuttle Bus
- Existing Subway Line
- Future Subway Line
- Existing LRT/Street Car
- Future LRT / Street Car
- Existing GO Train
- Future GO Train / SmartTrack
- Bike Trails & Paths
- Major Transit Hub / Station
- Future Major Transit Hub / Station



HOTELS		HEALTH		SCHOOL / DAYCARE		FOOD & RESTAURANTS		ENTERTAINMENT	
The Ivy At Verity - Boutique Hotel	1	Main Drug Mart	1	George Brown College	1, 2	Cahoots Theatre Projects	9	George	18
Holiday Inn Express Toronto	2	St. Lawrence Pharmacy	2	Urban Gallery	3	Wild Wing	10	The George Street Diner	41
SPAS / SALON		King East Dental	3	St. Lawrence Co-operative Day Care	3	St. Lawrence Market	11	Golden Thai	42
Sweetgrass Spa	1	St. Lawrence Dental	4	Market Lane Jr. / Sr. Public School	4	Distillery District	12	Sakura Ichiban Japanese	21
World Salon	2	Pharmasave	5	St. Paul Catholic School	5			Origin	22
Aveda Institute	3	Shoppers Drug Mart	6	SHOPPING		G for Gelato	1	La Maquett	23
Langton Salon Spa	4	Front St Pharmacy	7	Leaves of Trees	1	King Deli Cafe	2	Hot House	24
J.S. Hair	5	GROCERY		Staples	2	Roselle Desserts	3	C'est What	25
My Salon on Richmond	6	Metro	1	Linden Grove Floral Studio	3	Figs Breakfast Lunch	4	Jack Astor's Bar & Grill	26
Tony's Barber Shop	7	Market Street Catch	2	Crown Cleaners	4	Domino's Pizza	5	Hero Certified Burgers	27
Blonde	8	Rabba Fine Foods	3	King & Parliament Dry Cleaners	5	b espresso bar	6	Bindia Indian Bistro	28
Capri Hair Salon	9	Bulk Barn	4	ENTERTAINMENT		Starbucks	7, 8	Balzac's Market Street	39
PARK & REC		Loblaws	5	Young People's Theatre	1	Second Cup	9	Cresta	30
St. James Park	1	No Frills	6	Beauchamp Art Gallery	2	Neo Coffee Bar	10	Time Square Fish & Chips	31
Toronto Public Library	2	FITNESS FACILITY		Rainbow Cinema Market Square	3	Hotspot Cafe	11	Bellissimo Pizzeria & Ristorante	32
John Innes Community Centre	3	Wynn Fitness Clubs	1	Pacific Junction Hotel	4	Mystic Muffins	12	Pita Land	60
St. Lawrence Community Centre	4	Optimal Body Fitness	2	Gallery 402	5	Cold Turkey	13	Nari Sushi	61
Bright Street Playground	5	Fuel Training Club East	3	Joey & Toby Tanenbaum Opera Centre	6	Rooster Coffee House	14	Oriental Taste	62
Inglennook Community School	6	Area Fitness	4	Canadian Stage	7	Morning Glory Cafe	15	The Corktown Kitchen	63
				Alumnae Theatre Company	8	Tandem Coffee	16		
						Carbon Bar	17		
					</				



Base Building Specs

BASE BUILDING SPECIFICATIONS

NUMBER OF FLOORS

24 levels plus mechanical penthouse; 5 levels of underground parking.

TOTAL RENTABLE AREA

461,465 sf

BOMA STANDARD

1996

TYPICAL FLOOR PLATE

22,500 sf

PLANNING MODULE

Column grid primarily 30' x 40' bay size based on 5' grid

OFFICE CEILING HEIGHT

10'-5" from top of raised floor to the underside of the concrete slab above.

9'-2" from the top of raised floor to the underside of the tapered drop panel to allow for a 9'-0" ceiling to be installed at any location on the floor

GLAZING

Glazed aluminum curtain wall system including low-e argon filled floor to ceiling 10'-8" vision glazing.

RAISED ACCESS FLOORING

16" raised access flooring throughout office open plan ready for Tenant floor finishes.

FLOOR LOADING

100 psf (75 total live and 25 dead loads) with one bay per floor designed for 150 psf higher density loading.

NUMBER OF PLUMBING FIXTURES

Increased washroom capacity Ontario Building Code + 1 by means of a universal washroom on each floor level. The provision of showering and changing on level P1.

ACCESSIBILITY

Full barrier-free design in accordance with the Ontario Building Code.

LOBBY DESIGN

Multi-storey interconnected lobby to celebrate and embrace the historical facade

Vertical transparency fosters visual connections and an open spirit centered on the atrium.

Large collaborative areas with branding and digital media opportunities.

Flooring and interior wall to have natural stone finishes.

INTERIOR OFFICE FLOORS

Raised floor access flooring ready to receive Tenant's floor finishes.

Exposed, unpainted concrete ceiling structure ("open ceiling") and columns,

Elevator lobbies on single tenant floors will have drywalled core walls, primed, ready to receive Tenant's finishes; and finished elevator lobbies on multitenant floor levels.

Base building washrooms are complete with high quality vanities, under mount sinks, hands-free lighting and accessories and infrared controls on basins, urinals and dual flush toilets. All fixtures to be low flow. Washroom floors and walls to have tile and drywall ceilings.

Manually operated roll-up perforated solar shades.

EXIT STAIRS

Precast concrete exit stairs in accordance with the provisions of the Ontario Building Code.

ELEVATORS

Destination dispatch, advanced and programmable elevator system, allowing for secured and controlled access to individual floors and reduced wait times.

Five (5) low-rise passenger elevators servicing Floors 2-14 with a lift speed of 500 fpm.

Four (4) high-rise passenger elevators servicing Floors 14-24 with a lift speed of 700 fpm.

One (1) high-rise combination passenger/freight elevator servicing all floors, including parking levels.

Two (2) shuttle elevators servicing the parking levels.

All elevator cabs will have high quality interior finishes and be equipped with all life safety devises.

HEATING, VENTILATION & AIR CONDITIONING

HVAC is designed to handle 100 sf per person.

Underfloor air delivery (UFAD) from on-floor compartment air handling units will accommodate after hours operation on a floor-by-floor basis.

Internal zones equipped with manually adjustable floor diffusers (1 diffuser per 100 sf).

Perimeter zones equipped with VAV terminals with integral hot water convectors to modulate heating and cooling in response to weather conditions.

Conditioned ventilation air is delivered to each on-floor compartment room from central ventilation air handling units.

Ventilation air mixes with return air, and is filtered and conditioned by compartment air handling unit before delivery to the floor plenum.

Maximum ventilation rates of 0.2 cfm / sf to accommodate high occupant densities and ensure superior indoor air quality (1.2 fresh air exchanges per hour).

Additional cooling, up to 2 W / sf, is available.

BASE BUILDING SPECIFICATIONS

The building chiller plant will utilize leading edge high efficiency magnetic bearing ‘frictionless’ technology whereby the main rotating chiller compressors are floating in a magnetic field. This technology combined with variable speed drive control provides industry leading cooling output per kilowatt of electrical input.

FIRE PROTECTION / STANDPIPE SYSTEM

The building will be provided with complete sprinkler, standpipe, as well as smoke venting to aid firefighting, and below grade stair pressurization systems.

The base building has a combined standpipe /sprinkler system piping arrangement meeting NFPA14 and NFPA13 requirements located at the floor landing in each exit stair. Capped connections to be left for installation for fire hose cabinets, by tenant.

ELECTRICAL / POWER CAPACITY

Toronto Hydro will be providing two feeders to the building for maximum reliability.

347/600 V service via bus duct or cable riser for each floor base building electrical room.

Power Capacity:

- 1 W/sf or base building lighting
- 2 W/sf for common tenant plug loads
- 2 W/sf future tenant loads

BACK-UP POWER

The base building is provided with two emergency bi-fuel generators. One for Base Building Life Safety and one for Tenant demand.

LIGHTING

All office floors include direct / indirect linear pendant LED luminaires with dimmable drivers in continuous runs for open office concept. High efficiency, long-life and high colour rendering lamps and LED drivers will be used throughout.

Anticipated light levels of 300 lux, average at 750mm AFF based on open concept office area.

The luminaires are addressable with integral daylight occupancy sensors.

An advanced lighting control system is provided to manage both the operation and maintenance of the lighting installation which will interface with other building automatic control systems.

Emergency lighting on each floor will be controlled through lighting control system, separate dedicated zone per floor and will be automatically turned in on position on normal power loss and on activation of Fire Alarm System

SECURITY

24-hour security with a state-of-the-art network based integrated access control and CCTV system.

CCTV cameras are located at selective points in the project such as building entrances, loading areas, underground parking and around the building perimeter and are recorded digitally at the security console through a network video recorder.

Provisions for future Tenant security have been made on each floor.

TECHNOLOGY / TELECOMMUNICATIONS INFRASTRUCTURE

The building is equipped with state-of-the-art digital connectivity for building systems and common spaces. This digital infrastructure will provide tenants with flexibility and access to data to meet their business needs. It means that tenants will have the experience of an enhanced building through interaction with base building systems, through:

- personal interaction with digitally addressed lighting
- granular HVAC zoning and personalization
- detailed sub-metering and sustainability reporting and more

The base building will use the data from these building systems to manage the building at world-class levels of efficiency, comfort, and security for guests and tenants through smart building technologies.

SMART building technology to include an integrated base building fibre backbone for building automation system (BAS), lighting controls, security system / CCTV, parking, elevators, energy usage / metering, and Tenant’s telecommunications requirements.

Building will have a main telecommunication P.O.P. room to facilitate the connection of the main feed from the service providers to the Tenants.

Two (2) secured communications closets are provided on each floor for Tenant’s IT services to enter Tenant’s premises.

PARKING RATIO

1 space per 2,500 sf

ENVIRONMENTAL AND WELLNESS

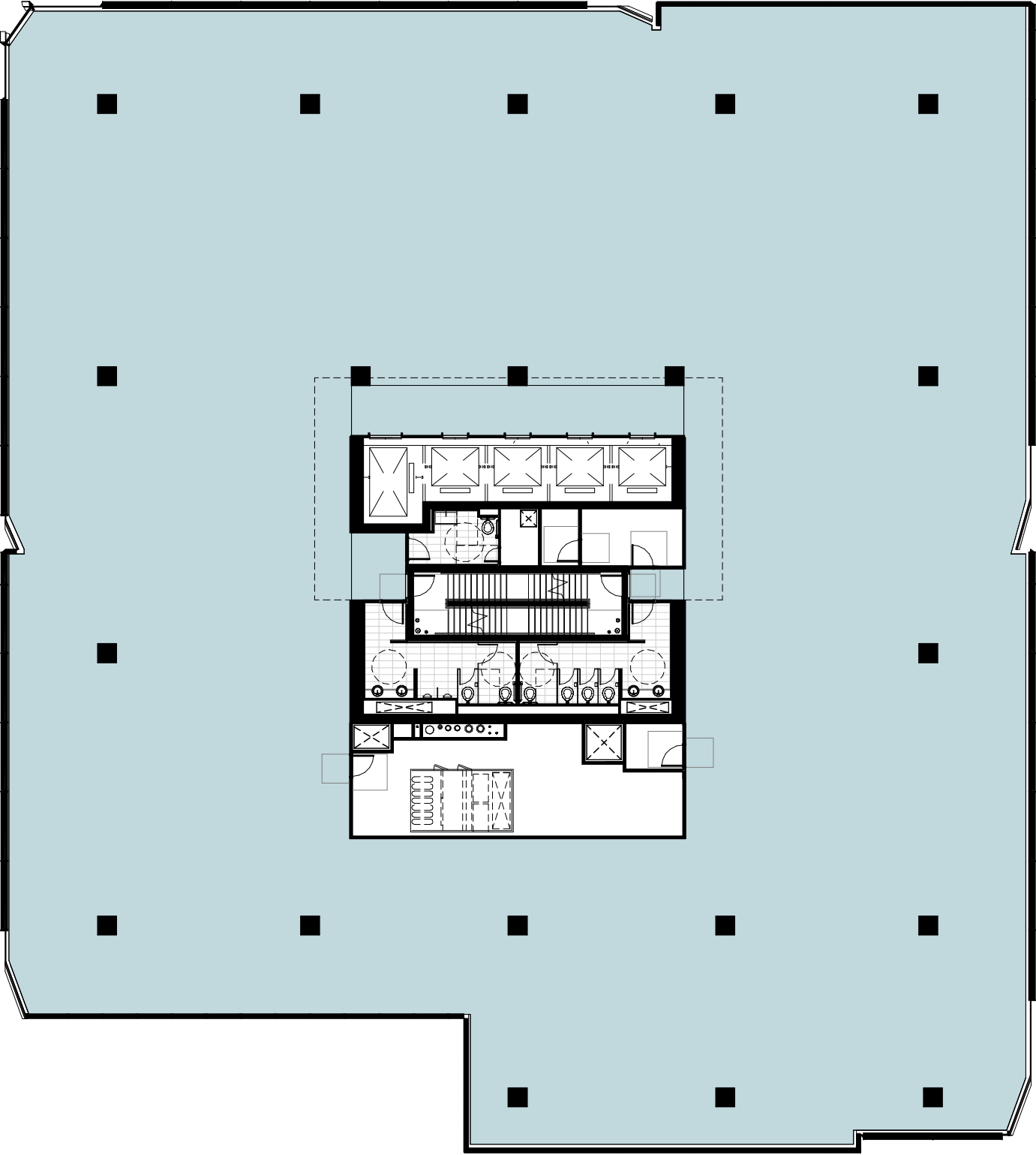
LEED® Gold Core & Shell (2009), WELL Core & Shell



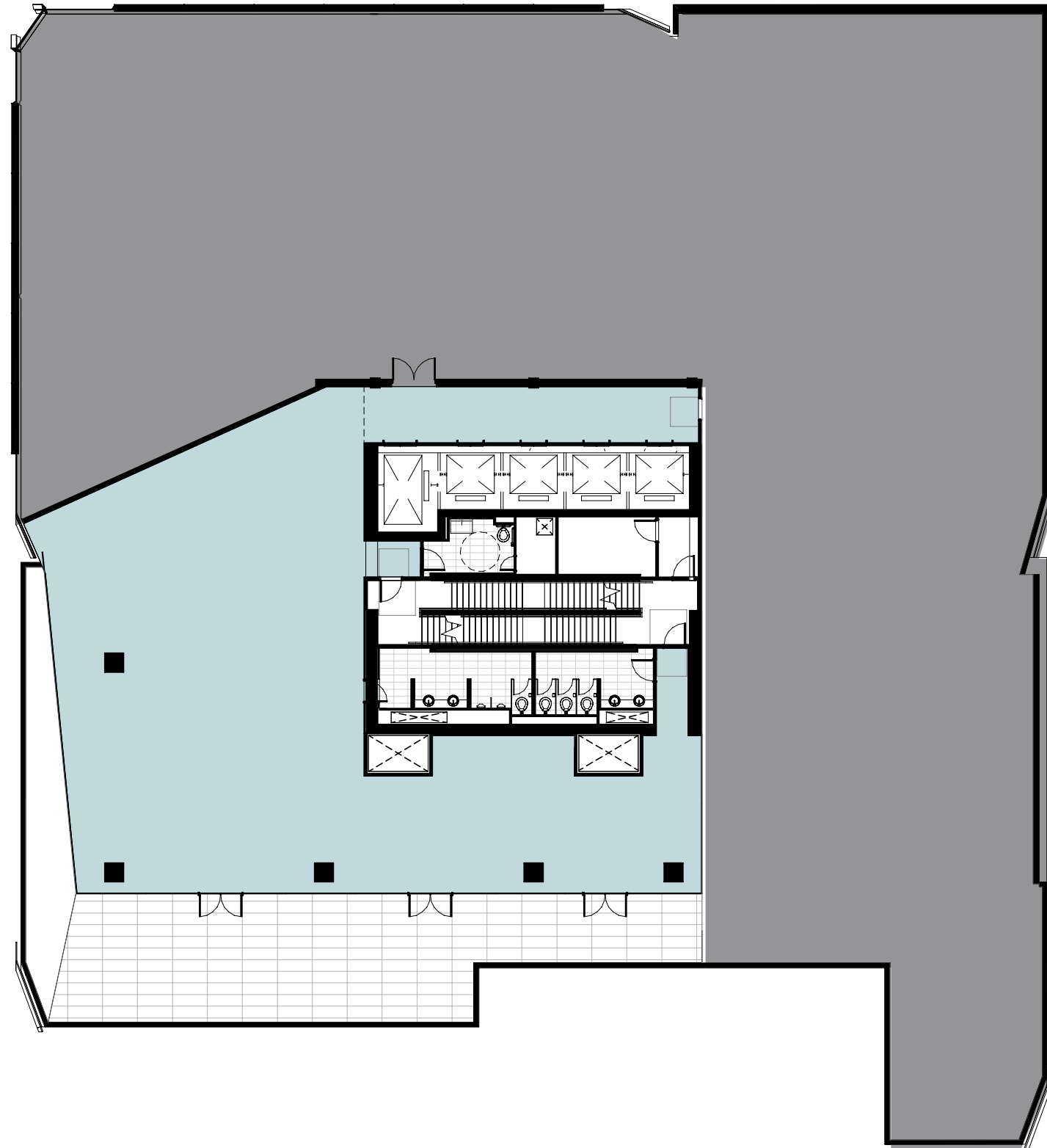
Plans

STACKING PLAN

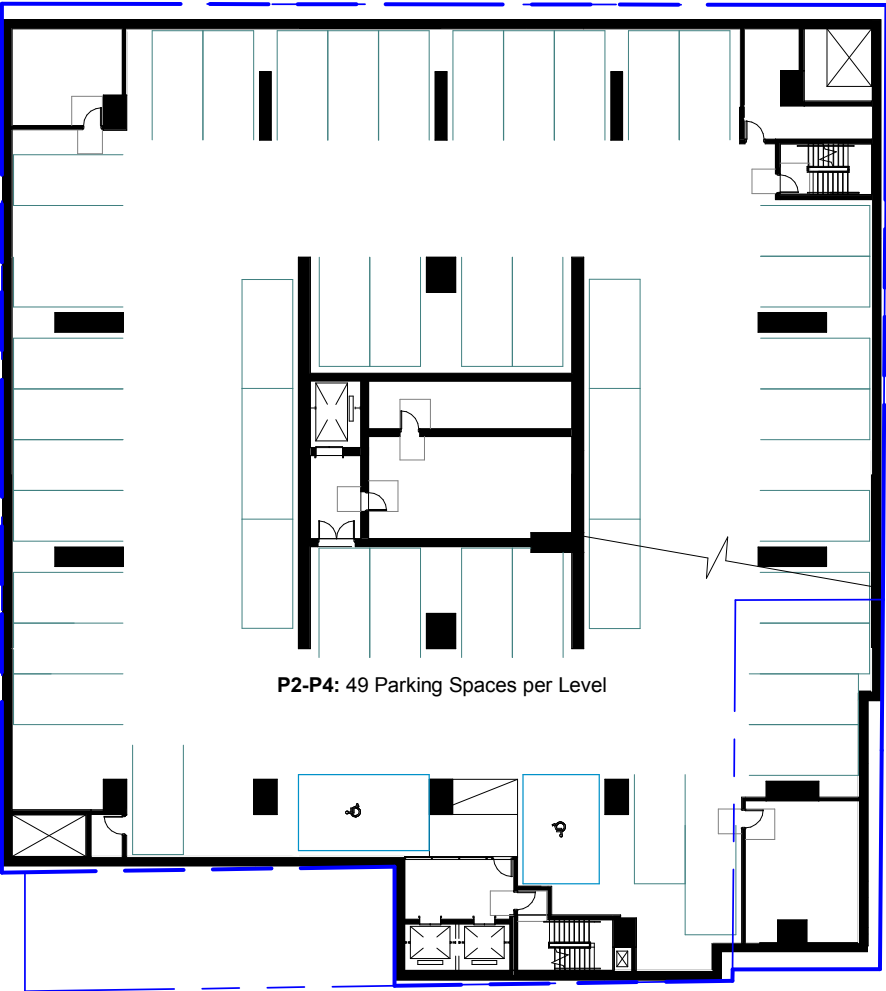




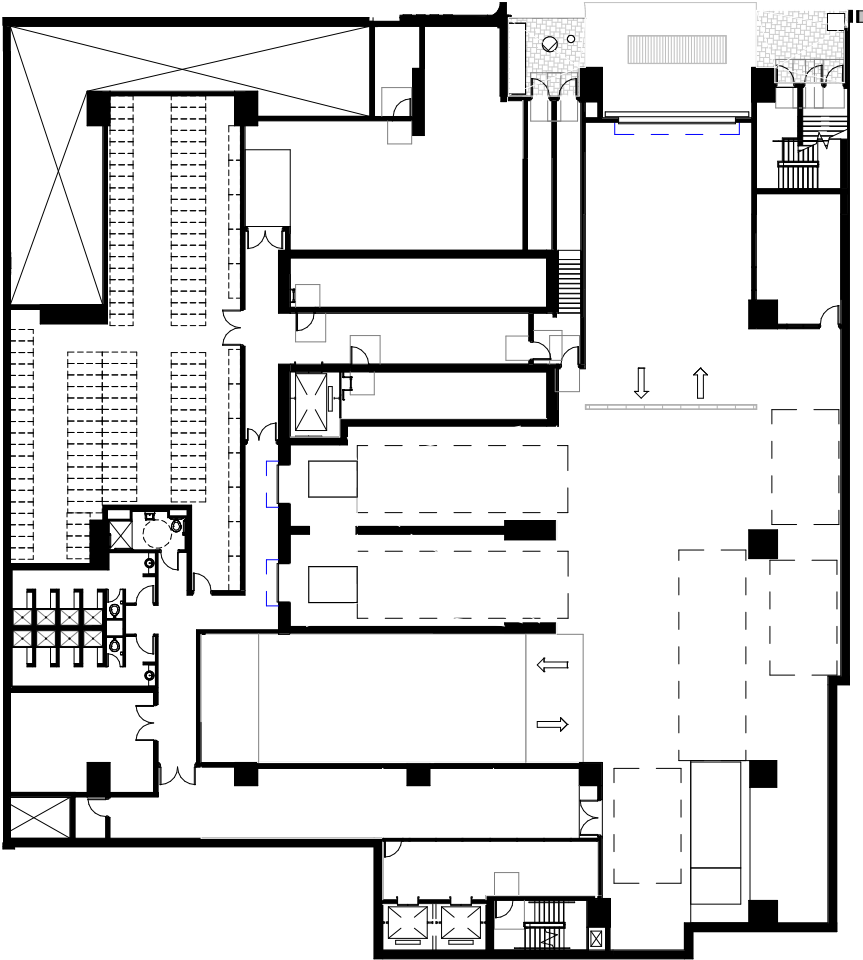
TYPICAL FLOOR PLAN
22,377 sf



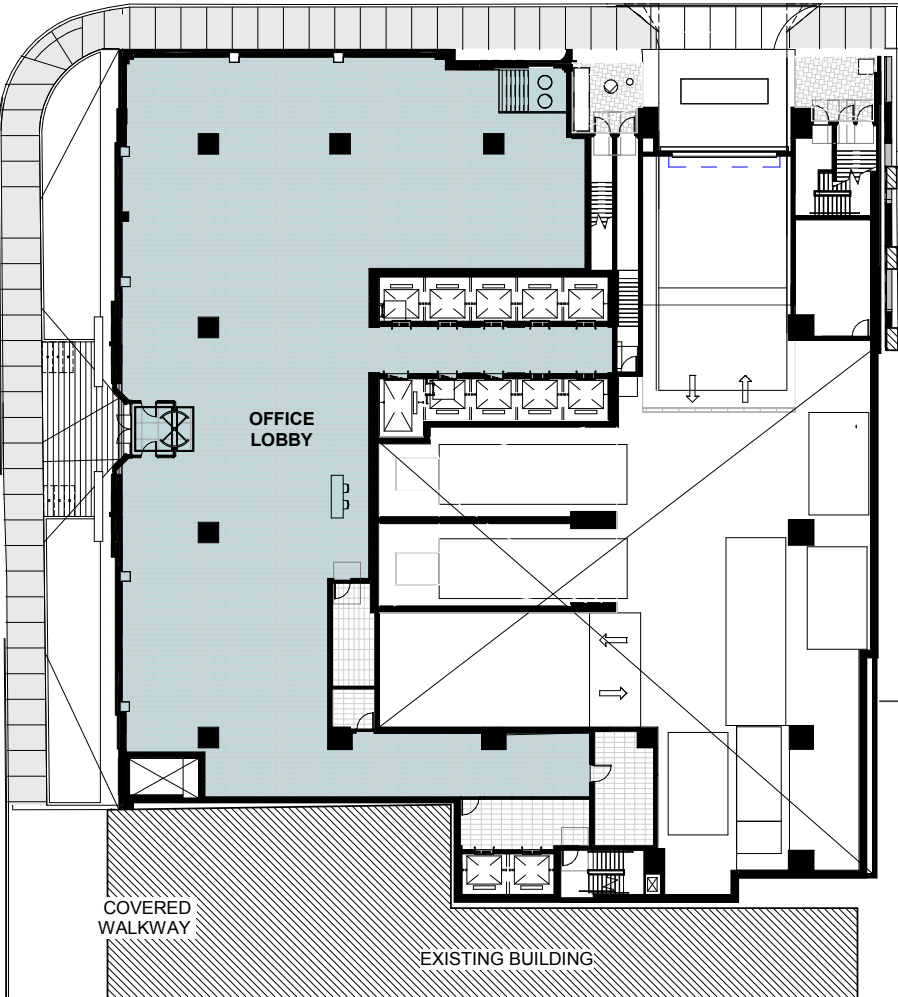
PENTHOUSE AMENITY SPACE
5,070 sf



TYPICAL PARKING

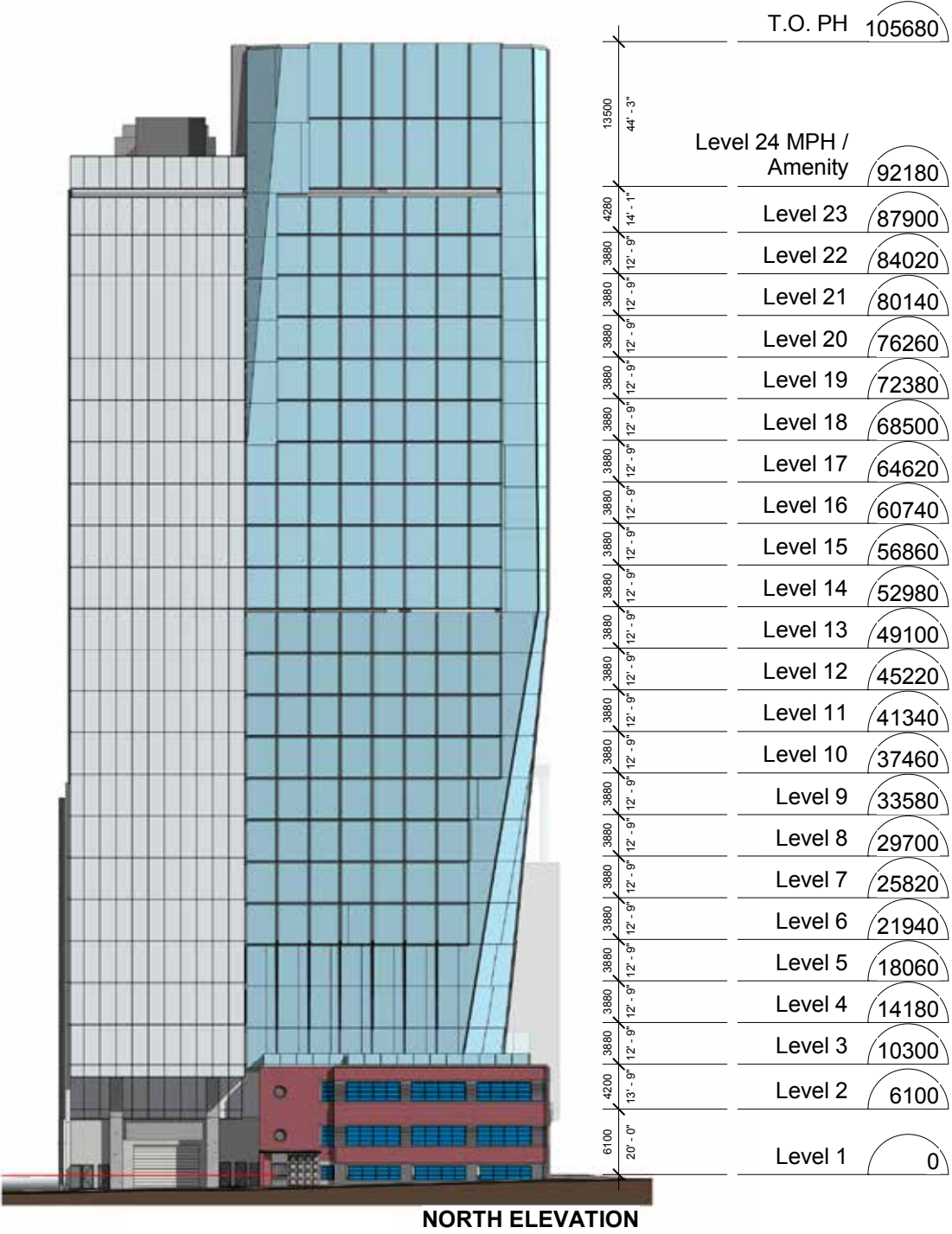
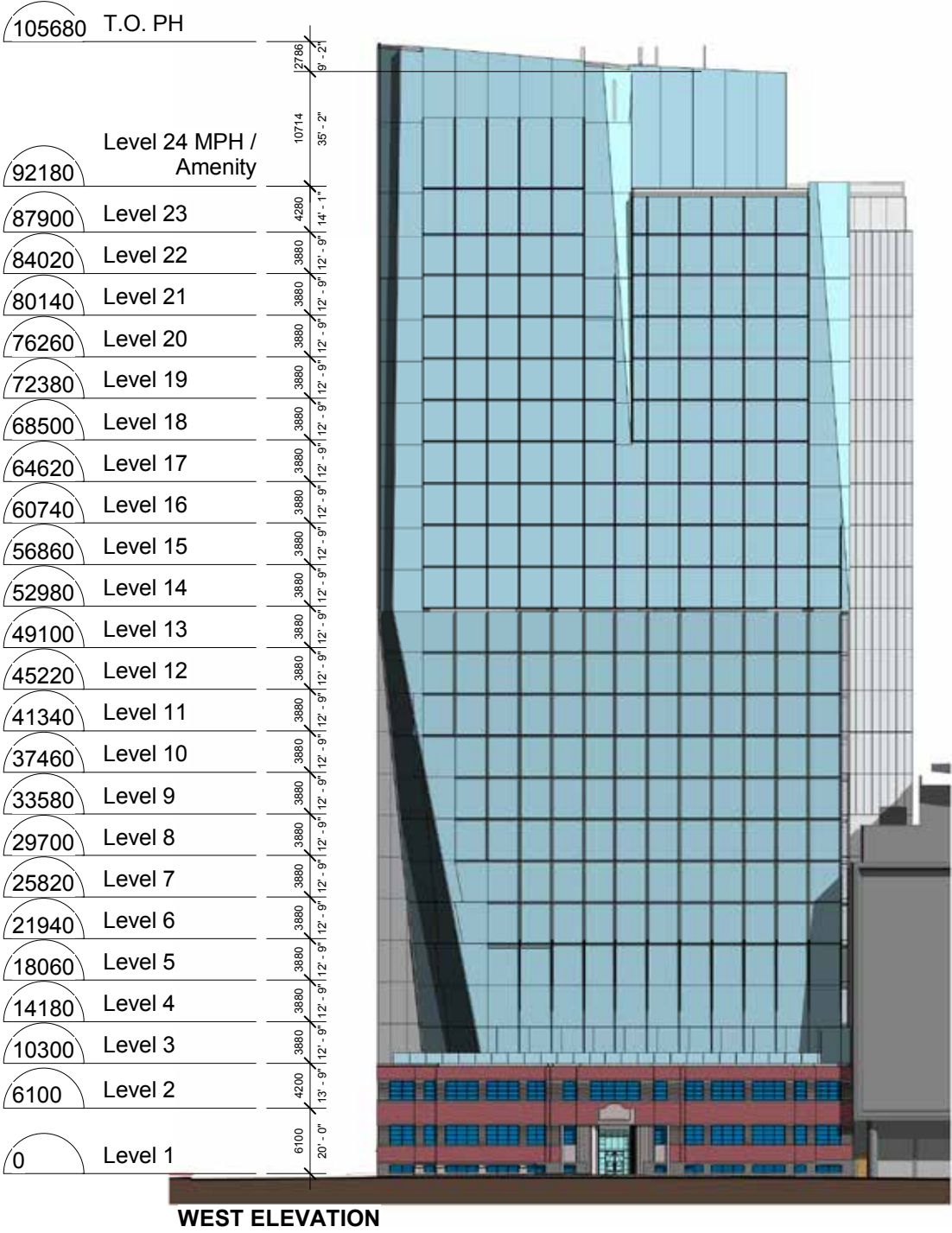


LOADING & MECHANICAL



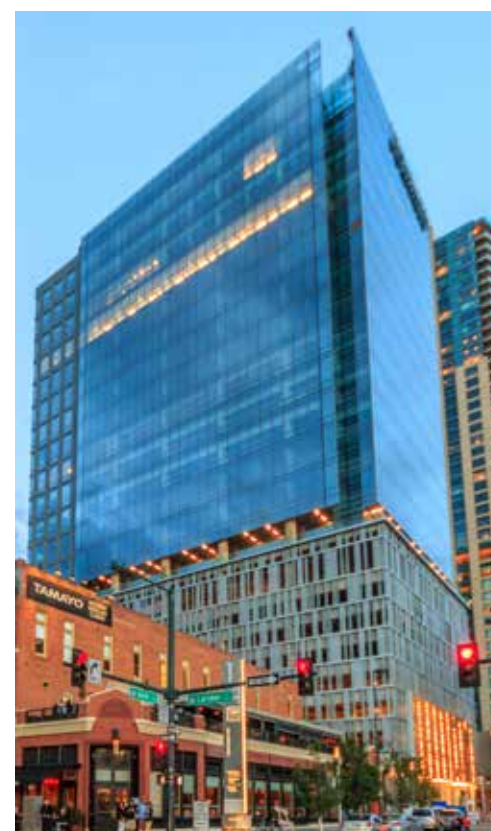
GROUND FLOOR

ELEVATIONS





Corporate Profile



FIRST GULF

First Gulf is an award-winning leader in the development of office, mixed-use, retail and industrial properties with developed assets of over \$4 billion completed since the company's inception in 1987. First Gulf is a fully integrated development company and is involved in all aspects of real estate development, from land acquisition and planning approvals to design-build, construction, leasing, financing and property management. To date, First Gulf has developed and constructed over 30 million square feet of office, retail, and industrial real estate.

First Gulf is part of the Great Gulf Group of Companies and it is on this foundation that First Gulf has established itself as one of Canada's most innovative and diversified privately owned real estate development companies. First Gulf has established exceptional long-term financial, brokerage, and industry partnerships that help create unique market opportunities and source deals, typically unavailable through the traditional developer/client business model.

First Gulf prides itself on a continuous commitment to sustainability. First Gulf remains at the forefront of sustainable development and is dedicated to building to LEED® standards. To date, First Gulf has built over 2 million square feet of LEED® certified office space in North America. First Gulf's impressive portfolio of recent landmark office developments includes the corporate offices for The Globe and Mail, Coca Cola Canada, Siemens Canada, PWC, BMO and Intact Insurance. First Gulf also has established partnerships with Sun Life Assurance, major REIT's and several pension fund partners.

firstgulf.com



FMC1

ADDRESS: 2465 Argentia Road

MUNICIPALITY: Mississauga

KEY DETAILS:

- 10-storey Class A office building
- 250,000 sf
- LEED® Gold
- 100% redundant power
- Lead Tenant BMO
- Across from GO Transit Station

Our vision for First Meadowvale Centre Campus has been very clear from day one—a premier office space which provides easy access to public transportation and retail amenities. With connectivity and efficiency as the primary drivers, we weren't afraid to question everything, looking for new ways to provide additional value and efficiency. As a result, this 250,000 square foot building was not only completed on time and on budget, but also provided the perfect template for future development on the site.



FMC2

ADDRESS: 6925 Century Avenue

MUNICIPALITY: Mississauga

KEY DETAILS:

- 10-storey Class A office building
- 250,000 sf
- LEED® Gold
- Intact Insurance and Golder Associates are the lead tenants in the building
- Premier Suburban Office Park
- Short walking distance to Regional GO Transit Transportation Hub

Even though this building was part of the same corporate campus as FMC1, the site for FMC2 had its own set of obstacles. With its close proximity to existing conservation lands and designated parks, our development team worked with the Ontario Ministry of Environment to ensure that the appropriate environmental analysis was conducted and that construction did not encroach on the land. A key driver behind the FMC2 development was the tenants. Golder & Associates and Intact Insurance were both drawn to First Meadowvale Centre Campus for its accessibility, as well as the options it provided to their diverse and growing employee and customer base.



FMC3

ADDRESS: 2476 Argentia Road

MUNICIPALITY: Mississauga

KEY DETAILS:

- 4-storey, Class A office building
- 100,000 sf
- Targeting LEED® Gold
- Located immediately next to the Meadowvale GO Transit Station

Meadowvale Business Park is the corporate home to more than 45,000 employees, and landmark brands such as Microsoft, Wal-Mart, Loblaws, Maple Leaf Foods, Biovail, GE, Golder & Associates, Intact Insurance and BMO. So it's not surprising that the level of interest in offices in and around Meadowvale GO Transit station remains consistent, with no signs of slowing down. As one of the foremost developers in this business park, First Gulf is constantly looking to stay ahead of the market demand in this area and has already broken ground on First Meadowvale Centre Phase 3. This four-storey, Class A office building is located even closer to the GO Station than FMC1 and FMC2, and provides a unique opportunity for tenants to wait less time for a new office building.



333 KING STREET EAST

ADDRESS: 333 King Street East

MUNICIPALITY: Toronto

KEY DETAILS:

- 350,000 sf urban mixed-use
- New Canadian head office for Coca-Cola
- Key development in King East neighbourhood
- Retail tenants include LCBO, CIBC, National Bank, RBC and Loblaws

333 King Street East provides a home for Sun Media, George Brown College and Coca-Cola Canada. Not only was this a new expansion on top of an existing, tenanted, fully-operational office building, but it also introduced a major international company into a growing Toronto neighbourhood. The end result? A refreshing mixed-use addition to the King East neighbourhood, and the perfect place for the employees of Coca Cola Canada to work, live and play.



THE GLOBE AND MAIL CENTRE

ADDRESS: 351 King Street East

MUNICIPALITY: Toronto

KEY DETAILS:

- Size: 17 storey, 500,000 sf
- Targeting LEED® GOLD
- The new headquarters to anchor tenant The Globe and Mail
- Additional tenant include LoyaltyOne and Yellow Pages

Look at 351 King Street East from any angle, and you'll see a project that is as beautiful as it has been full of surprises. From the historical artifacts under foot, to the beautiful views and outdoor amenity space on the exclusive terraces, King East's newest, 500,000 sf LEED Gold landmark proves that our team is not only up to any challenge, but will also raise the bar along the way. Some of the building's key features, such as floor-to-ceiling windows, energy-efficient HVAC systems, a raised-floor access system, and high-efficiency floor plates, have been completely driven by our desire to provide our tenants with a flexible and healthy work environment. The entire process has required the full participation of every First Gulf department – from finance to property management – to ensure that the building is a tribute to the history of the site while inspiring a new era of office efficiency. It's no wonder tenants are counting down the months until Q2 2016 completion.



EXPLORER DRIVE

ADDRESS: **5875 Explorer Drive**

MUNICIPALITY: **Mississauga**

KEY DETAILS:

- 55,000 sf office for Bentall Kennedy
- Three-storey Office
- Targeting LEED® GOLD

When Bentall Kennedy first started looking at options to build an office building at 5875 Explorer Drive, a key consideration was the unique layout of the site. The team began to review options for maximizing every square foot. The end result is a beautiful new 55,000 sf office building, as well as more than 200 parking spaces. The design of the building—with a segmented curtain wall design at the front entrance to create a curved design— may shy away from tradition, but the finished building is right in line with the LEED Silver requirements that the owner was targeting from the very beginning. First Gulf worked with Bentall Kennedy and the consultant team from the very beginning, expediting the approvals process as much as possible and carefully implementing unique design requirements along the way. Thanks to the efforts of the entire team, the owner now has beautiful, flexible space which can be configured to multiple or single tenants, and First Gulf can move forward with exceeding our original goal and applying for LEED Gold.





SIEMENS HEAD OFFICE

ADDRESS: 1577 North Service Road

MUNICIPALITY: Oakville

KEY DETAILS:

- The new head office of Siemens Canada
- Five-storey, 110,000 sf
- LEED® GOLD (Core and Shell)
- Great visibility to the QEW/ Hwy. 403
- Bird friendly glazing

Before our team could begin construction of the 110,000 sf, five-storey head office for Siemens Canada, we had to carefully work through some of the development challenges. The proposed site backed on to a provincially designated environmentally sensitive area (the Algonquin Shoreline Woods), requiring an environmental impact study. Coordinating and facilitating site design, utilities relocations, and a land swap with the Town of Oakville were all achievements that our development team tackled early-on in order to set the project up for success. In the end, our property management team was ready to take care of all internal facilities, including utility monitoring, telecommunication, suite maintenance, shipping and delivery, health and safety, and security.



ADDRESS: **354 Davis Road**

MUNICIPALITY: **Oakville**

KEY DETAILS:

- New 150,000 sf office with 75,000 sf leased to PwC
- Highly efficient 25,000 sf floorplates
- LEED® GOLD
- Direct QEW exposure just east of Trafalgar Road in Oakville
- Shell built in 11 months

Located adjacent to the Oakville GO Train station, our development team partnered with Metrolinx to ensure that this new, 150,000 sf, LEED® Gold office building would further expand the second biggest transit hub in the GTA. Our team also carefully coordinated with the Town of Oakville, ensuring that the site design and building placement aligned with the Town's Official Plan. A key part of a larger vision, the PwC office developed has successfully transformed an industrial site into a beautiful corporate centre.



1401 LAWRENCE

ADDRESS.	1401 Lawrence Avenue
MUNICIPALITY.	Denver, Colorado
USE.	Office and Retail

- KEY DETAILS:
- 22-storey, 306,000 sq. ft. office building
 - Denver's newest premiere "AA" high-rise
 - Unmatched Views
 - Seven level podium
 - 10' floor to ceiling glass
 - Fitness centre, and 8th-floor outdoor amenity space

The Lower Downtown (or LoDo) district is not only a growing and welcoming area of downtown Denver, but also one of the city's safest neighborhoods. With numerous pubs and patios and a variety of newly renovated lofts, restaurants and art galleries, young professionals are continuing to move to this vibrant part of the city.

Enter 1401 Lawrence – a LEED® Gold, 22-storey office building and a beautiful addition to the downtown skyline. Located at the entrance of LoDo as well as Denver's Central Business District, this Class-AA office project will have the best ingress and egress of any office tower in Denver. The seven-level podium filled with exclusive parking and unmatched views of the Rocky Mountains are features which continue to attract new office and retail tenants to 1401 Lawrence, but it's the building amenities and energetic neighbourhood that will make them never want to leave.



610 CHARTWELL ROAD

ADDRESS: 610 Chartwell Road

MUNICIPALITY: Oakville

KEY DETAILS:

- 104,000 sf office building
- Four-storeys of Class-A office space
- Targeting LEED® Gold certification
- Key Office Tenant: MMM Group

Following the success of the PwC office development at 354 Davis Road, First Gulf was eager to explore possibilities for commercial development around the Oakville-Trafalgar GO Station. Located just down the road from the PwC campus, 610 Chartwell is located directly south of the QEW, providing an excellent branding opportunity and incomparable accessibility for potential office tenants. The numerous amenities combined with the proximity to the Oakville GO Station has already attracted office tenants looking for a convenient location. With construction well underway, we've already secured MMM Group as an anchor tenant, and have received interest from several other office tenants across the GTA for the remaining available 50,000 sf (approximate).

F1RST GULF

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