

BUILDING SPECS

375-393 UNIVERSITY AVE



University Centre is located just north of Dundas St and University Avenue and is comprised of 2 towers:

- 375 University Avenue (9 stories) Limestone, Floors 2-7 exposed aggregate, Floors 8-9 mirrored glass
- 393 University Avenue (22 stories) Pre-Cast Concrete, Double Glazing

BUILDING CERTIFICATIONS



BOMA SILVER



FITWEL VIRAL RESPONSE

ADDITIONAL RENT

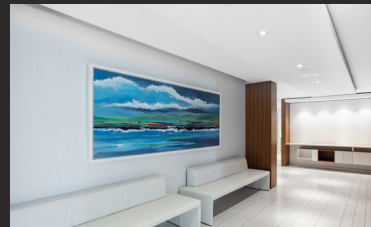
2024 ADDITIONAL RENT ESTIMATE:
\$22.01

ADDITIONAL RENT BREAKDOWN:

OPEX: \$15.24
TAX: \$5.64
IN-SUIT ELEC: \$1.13
TOTAL: \$22.01

TENANT AMENITIES

Building Fitness, MANULIFE ABM; End of destination Shower Facilities; bike parking on P1 level, convenience store, food, hotels in the vicinity



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|---|--|
| Total number of storeys | 375 U - 9 stories; 393 U - 22 stories |
| Total Office Area | 727,017 SF |
| Total Retail Area | 6,000 SF |
| Typical Office Floor Area | 22,000 SF - 23,000 SF |
| Typical Ceiling Heights | 8' 8" floor to finished, 11' 0" slab to slab |
| Interior Column Spacing | 393 University: 30'; 375 University: 25' |
| Heating, Ventilation and Air Conditioning | The office floor conditioning is a combination of constant and variable air volume system at 393 University and compartmental HVAC on 375 University |
| After Hours HVAC charges | \$50 (subject to change) |
| Heat | Three 3.0 MMBH condensing boilers and Two non-condensing boilers with minimum 7.0 MMBH |
| Air Conditioning | 1 York Chiller - 808 tons of cooling 1 York Chiller - 808 tons of cooling 1 York Chiller - 284 tons of cooling |
| Standard HVAC Hours | 8:00 a.m. - 6:00 p.m. Monday - Friday (excl. holidays) |
| Electricity | Tenant: 2 watts/sq.ft.; Lighting: 2 watts/sq.ft. |
| Elevators | <u>Passenger: 17 Elevator Cabs</u> High Rise 393: 7 Elevator Cabs Low Rise 393: 4 Elevator Cabs Parking 393: 2 Elevator Cabs Freight: 1 Elevator Cab 375 U: 3 Elevator Cabs |
| Parking ratio and pricing | 1:3,300 SF leased; Monthly: \$265 Below ground: 215 stalls; Above ground: none 4 level underground parking garage. Entrance on Centre Avenue |
| Security | Ccure 9000 Card Access System; 24 hour manned security CCTV monitoring system on all ingress and egress points. Security Access cards with Photo I.D. for after hours access |
| Accessibility | Yes Universal washroom on ground floor and 4th floor of 375 University |
| Internet Providers | Bell, Telus, Rogers, Beanfield |