



Building Specifications

16YORK

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TOTAL RENTABLE AREA

- Approx. 870,000 sq. ft.

NUMBER OF FLOORS

- 31 office floors + 2 mechanical floors at 2nd floor and penthouse.

SECURITY/LIFE SAFETY

- 24/7 manned security desk located 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 all critical points of entry
- Above grade tower 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 15) with a lift speed of 700 fpm
- 5 mid-rise elevators (15-24) with a lift speed of 1000 fpm
- 5 high-rise elevators (24-32) with a lift speed of 1200 fpm
- 2 service elevators provided
- 2 shuttle elevators serving the parking levels

POWER

- 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

PLANNING MODULE

- 5 ft.
- 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. (T-Bar installed)

TYPICAL FLOOR SIZE

- Approximately 29,000 rentable sq. ft.

GLAZING

- Clear and full height - 9 ft.
- Window Size = 5 ft. 9 in. panes

PARKING

- 3.5 underground levels
- 286 total spaces
- 1 parking stall per 3,100 sq. ft. rentable area
- Secure facility for bicycles

FLOOR LOADING

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

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

- 7:00 a.m. – 7:00 p.m. M–F and
- 9:00 a.m. – 3:00 p.m. on Saturday

ACCESS

- PATH connected to Maple Leaf Square and the Air Canada Centre into Union Station
- Barrier free access to building

LIGHTING

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

ENVIRONMENTAL

- Candidate for LEED Platinum Core and Shell (CS)

CONTACT FOR
LEASING OPPORTUNITY:
(416) 598-8200
LEASING@I6YORK.CA
I6YORK.CA



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a premium office property