

  
**STEELESTECH**



**Steeles Technology Campus**  
The premier office campus in Toronto.



The Steeles Technology Campus is the only office campus in the Greater Toronto Area offering this vast array of features and desired benefits.

### **Bentall**

Bentall Capital LP is the leading real estate advisory and service organization in Canada, with significant and growing operations in the US Pacific Northwest, Midwest, and Southern California.

Bentall serves major institutional and private investors – supplying a range of asset management, property management, leasing, and development services to over 100 clients representing in excess of \$8 billion currently invested in real estate. This portfolio of more than 500 buildings consists of over 59 million square feet of office, industrial, and retail properties as well as approximately 5,000 multi-family residential units.

As a fiduciary for its clients, Bentall Capital is committed to best practices in current corporate governance. The management team is fully accountable to an entirely independent board of directors who supply oversight and direction in the best interest of clients, partners, employees and other stakeholders. The Board and management ensure that clearly articulated policies and procedures covering conflict avoidance, risk management, environmental stewardship, and other operational matters are established, adhered to, and amended as required.

Bentall is jointly owned by senior management and SITQ, an affiliate of CDP Capital.

### **Ownership**

SITQ Immobilier and Deutsche Bank Canada are the co-owners of this development. The property is managed and leased by Bentall Real Estate Services LP. An affiliate of Bentall Capital. Bentall is a growth-oriented real estate company with 90 years of history and experience in the real estate industry both in Canada and the USA. Additional information on Bentall can be obtained by visiting [www.bentall.com](http://www.bentall.com). Information on Deutsche Bank Canada is available at [www.db.com](http://www.db.com) and SITQ Immobilier at [www.sitq.com](http://www.sitq.com).

### **Architects**

The Steeles Technology Campus was designed as a collaborative effort of both Shore Tilbe Irwin and Partners in Canada and the Hillier Group in the US. More information on the Hillier Group is available at [www.hillier.com](http://www.hillier.com). Major projects with which Shore Tilbe Irwin have been involved include: Head Office facilities for Canada Life Assurance Co., Canadian Head Office of Hewlett Packard Company, Metropolitan Toronto Police Headquarters, and Bell Canada Regional Head Office.

### **Consultants**

Structural: Read Jones Christopherson  
[www.rjc.ca](http://www.rjc.ca)

Mechanical: The Mitchell Partnership Inc  
[www.tmptoronto.com](http://www.tmptoronto.com)

Electrical: H.H. Angus and Associates  
[www.hhangus.com](http://www.hhangus.com)

## **FEATURES**

### **Class 'A' Facilities and more**

The Steeles Technology Campus has superior technological infrastructure including specialized base building features not typical of multi-tenant developments.

State of the art provision for voice and data capability to tenants, heated underground parking, high speed and efficient elevator systems, enhanced heating ventilation and air-conditioning, new age security and building systems, redundant hydro power distribution are all included in the base building standard of our SteelesTech facility.

### **Highlights**

SteelesTech offers the best in Class 'A' Facilities

- Deep Cell Parabolic Light Louvres - a high demand amenity sought after by many employees as they reduce glare on computer terminals and desktops
- Semi-Recessed Sprinklers and premium acoustic ceiling tiles
- Tenant Operable Mecco Sunshades that limit the light entering the premises to 3% which is considered optimum for computer monitors
- Heating, Ventilation and Air-Conditioning (HVAC) equipment distributed to open plan with built-in redundancy
- Smooth Trowel Reinforced Concrete Floors
- Noise Rating surpasses standards for class 'AAA' buildings - less than 35 NC rating in tenant premises
- Increased Watts Per Square Foot for tenant equipment
- Phases I and II served by two separate redundant lines to source
- Supplementary Cooling Systems and Condenser Water Loop available for tenant applications
- Redundant Telecom loop accessing two Bell Central offices (C/Os)
- Highest Parking Ratio Within City of Toronto Boundaries: 4.0 cars per 1,000 square feet of Rentable Area
- Virtually Column-Less Floorplates with 45' x 30' bay size providing greater planning efficiency.

### ***FEATURES-POWER***

- **Higher watts per square foot for tenant equipment**
- **Dual feed, quad grid**

Dual 27.6kV feeders from North York and Scarborough substations service the Building with automatic crossover in the event of power disruption. The complex is equipped with a central hydro vault adjacent to the shipping and receiving area and three main transformers.

Base building power is 5 watts per square foot including tenant receptacle power and lighting. Base building standard includes separate harmonic transformers for computer systems to be isolated from other electrical loads. Building power can be increased.

The power transformation system is comprised of three silicon-filled transformers sized at 3000/4000 kVA each one of which is fully redundant.

Stand-by diesel generators dedicated to each Building provide emergency power for the complex. The Low-Rise Building's generator is sized at 500 kVA, and is intended to handle life safety loads and miscellaneous loads. The Tower's generator is sized at 1250 kVA and is intended to handle life safety loads, miscellaneous loads. Access to diesel generator power may be available. Space is available in penthouse locations to house additional diesel generators.

### ***FEATURES-ELEVATORS***

#### **Building 1 - Low-Rise**

-two (2) passenger elevators, overhead geared traction, 3,500 lbs capacity, 300 fpm, 42" wide centre opening doors, serving floors L, 2-4.

-one (1) service elevator, side-mount geared traction, 3,000 lbs capacity, 200 fpm, 48" wide two-speed side opening front and rear doors, serving floors, P2, P1, L, 2-4, PH, with rear doors at floors L, 2-4.

-one (1) glass observation parking shuttle, roped hydraulic, 3000 lbs capacity, 150 fpm, 42" wide centre opening doors, serving floors P2 and G with rear entrance at floor P1.

#### **Building 2 - Tower**

-six (6) passenger elevators, overhead geared traction, 3,500 lbs capacity, 350 fpm, 42" wide centre opening doors, serving floors G, 2-11.

-one (1) service elevator, side-mount geared traction, 4,500 lbs capacity, 350 fpm, 48" wide two-speed side opening doors, serving floors P2, P1, G, 2-11, PH.;

-one (1) parking shuttle elevator, roped hydraulic, 3,000 lbs capacity, 150 fpm, 42" wide centre opening doors, serving floors, P2, P1, and G;

-one (1) service elevator, roped hydraulic, 3000 lbs capacity, 150 fpm 42" wide centre opening doors, serving floors P1, G, and 2

### ***FEATURES-HEATING/COOLING***

- **Enhanced heating and ventilation and air conditioning distributed to open plan**

- **Redundant and supplementary HVAC systems**

The heating systems for each building consist of high efficiency, forced draft natural gas-fired hot water boilers. The HVAC system exceeds ASHRAE 62 Standard guidelines, providing a minimum of 20 cubic feet per minute (CFM) per person, based upon 150 square feet per person in general office areas. The central chilled water system provides cooling water to building variable speed compartmentalized air handling units; one unit to each floor in Phase II and two units per floor in Phase I.

Normal business hours of the complex are Monday to Friday 7:00am to 6:00pm, and Saturdays 8:00 am to 1:00 pm. The buildings are designed to efficiently operate certain spaces outside of standard operating hours by use of on-floor compartment units or specialized HVAC units which

tie into the base building condenser water system. Hydro consumption will be metered individually for each tenant.

SteelesTech also features an oversized main chiller plant with redundancy and additional cooling capacities for highly populated call centre area(s), computer rooms or other specialty areas. The main system has design and provision for additional supplementary HVAC and condenser water loop available on all floors to each compartmentalized unit for increased HVAC capacity.

### ***FEATURES-ACCESSIBILITY***

- **TTC Transit at door**
- **Immediate access to major highways**
- **Easy access to downtown Toronto and Pearson International Airport**

Excellent site accessibility with controlled intersections in place at both the Victoria Park and Steeles entrances. The complex has additional access and egress lanes to Highway #404 along Steeles Avenue both east and westbound.

Steeles Technology Campus benefits from proximate immediate access to:  
Hwy. #404 (north/south) connects to both Highways #407 (east/west) and Highway 401 (east/west)  
Hwy. #407 (east/west) connecting to Hwy. #7 (east/west)  
Hwy. #7 (east/west) proximate access to Hwy. #401 (east/west)

SteelesTech offers easy access to Toronto Public Transit including routes that service the area and connect to the subway at both the Victoria Park Station (Bloor-Danforth Line) and the new Don Mills station (Sheppard Line). Pedestrian bus shelters are available at both Steeles Avenue entrance and Victoria Park entrance.

The buildings are accessible for the Physically Challenged in accordance with the Physically Challenged / Barrier Accessibility code as of 2000.

### ***FEATURES-SHIPPING/RECEIVING***

- **Extra wide floor bays**
- **7 full loading bays**

The building has full loading dock facilities at Lower level - P1 with direct connections to both the Low-Rise Building and Tower freight elevators. There are seven (7) full loading bays each able to accommodate a full size tractor-trailer up to 53' long.

Phase III will have separate shipping and receiving.

### ***FEATURES-TELECOMMUNICATIONS***

- **Proprietary telecom risers available for each tenant**
- **Redundant and supplementary telecommunications systems**

A dual-source concrete encased telecom duct infrastructure with two redundant telecom service entrances is provided with the potential for alternate service providers to telecom point of presence operations.

Extensive conduit in place for tenant use, data rooms on each floor and main telecom equipment rooms at P1 level all interconnected by 12 X 4" conduit and 12 conduit rough-in.

The closest Bell Central Office is less than two (2) kilometers south and east of the complex. The redundant central office is located in Thornhill just north of the development.

6 Service Providers: MCI, Telus, Bell Canada, Bell Nexxia, Sprint, Allstream

### ***FEATURES-ARCHITECTURAL/STRUCTURAL***

- **Tenant operable mecco sunshades**
- **Energy efficient deep cell parabolic light louvers**
- **Premium acoustic ceiling tiles**
- **Semi-recessed sprinklered floorplates**

The Buildings' exterior features "Atlantic Pink" granite and "Azurlite" thermal windows. The complex is accented with aluminum mullions and cantilevered canopies at ground level. The ground floor lobbies are finished in stone, wood, glass, metal and drywall. Office areas will be provided in Base Building Standard condition, including:

- » Smooth concrete floors ready to accept Tenant finishes with prepunched floors for Tenant telecom access
- » Suspended Premium Acoustic T-bar ceiling system, with tiles stacked on-floor for installation in accordance with Tenant's plan and design
- » Deep cell parabolic louvres, with energy efficient T8 lighting system to 45 foot candles at 30" above floor.
- » All H.V.A.C. systems installed to open plan distribution.
- » Semi-recessed sprinkler system
- » Tenant operable "Mecco" window shade coverings installed

The buildings are of reinforced concrete construction with 45' span from core to windows virtually column-free and support a total of 100 lbs. per square foot

The planning grid is 5', with typical bay sizes of 30'X45' allowing for better interior space planning

### ***FEATURES-SECURITY***

- **24/7/365 security personnel on site in addition to state of the art system**
- **Parking and transit escorts**

Full proximity card access systems at main building entrances, parking, shipping and receiving and all elevators. Base building (Northern) system can be modified to include tenant premises.

Project lighting both exterior and in building common areas is excellent. Safety is enhanced by a Closed Circuit Television (CCTV) security package installed throughout the complex. At present we have 60 cameras and the system is expandable.

Intercon Security has personnel / guards on site twenty-four (24) hours per day, seven (7) days a week, who will, upon request, escort tenant employees and guests to their cars and adjacent transit.

Each building is equipped with a stand-alone, 2-stage, addressable fire alarm system, incorporating microprocessor technology and integral voice and emergency telephone communications systems. The system is interfaced with the Building Automation System.

***FEATURES-SUPPORT***

**- Management team: office on site**

SteelesTech offers on site management for its tenants.

The property management office is located in 3381 Steeles Avenue East, (Low Rise Building) on the lower level of the lobby just west of the revolving door.

## **AMENITIES**

With its prime location in the Toronto area, the Steeles Technology Campus offers extensive on-site and area amenities to accommodate its tenants and visitors.

For a complete list of SteelesTech Amenities, please visit [www.steelestechnology.com/amenities](http://www.steelestechnology.com/amenities)

### **On-Site Amenities**

#### **Building Management Office**

The Bentall Real Estate Services Management Office is located at 3381 Steeles Ave E, Lower Level, Suite 10 west of the revolving door.

Tel 416-492-7539

Fax 416-492-6658

Hours 8.30AM ~ 5.00PM (Monday-Friday)

#### **24 Hour Security Station**

The security desk is located in the lobby level of 3389 Steeles Ave E, (Low Rise Building)

Tel 416-493-0110

#### **Security Escort Service**

For the safety and comfort of our tenants, Security offers an "escort service" to the exterior parking lots, underground parking garage and bus stops. Tenants who require an escort can request this service by calling Security.

#### **Tim Hortons**

Concourse Level

3389 Steeles Ave East

Hours 7.00AM~6.00PM (M-F)

Web: [timhortons.ca](http://timhortons.ca)

#### **GoodLife Fitness**

State of the art fitness club

Approx. 16,000 square feet

3389 Steeles Avenue East

Tel 416-494-3231

Web: [goodlifefitness.com](http://goodlifefitness.com)

#### **Tenant Parking**

Tenants of Steeles Technology Campus are provided with ample parking indoors or exterior east lot, 24 hours a day, 7 days a week. There are two entrances to the parking, one from the North side and one entrance from the South side of the building.

#### **Visitor Parking**

Visitor Parking is available on the east side of 3389 Steeles Avenue East in the outdoor parking lot. Registration should be done through your facilities coordinator.

#### **Handicap Parking**

Handicap (barrier free) parking is located near the front of the building and on the underground P1 Level near the parking shuttle elevators.

## **CONTACT**

### **SteelesTech Contacts**

Contact Bentall Real Estate Services, LP. to receive more information on the Steeles Technology Campus located in Toronto, Ontario, Canada.

### **Address**

3381 Steeles Avenue East, Toronto (Low-Rise)  
3389 Steeles Avenue East, Toronto (Tower)  
3377 Steeles Avenue East, Toronto (Fall 2005)

### **Office**

The Bentall Real Estate Services Management Office is located in 3381 Steeles Ave E, Lower Level, Suite 10 west of the revolving door.

Tel 416-492-7539 Fax 416-492-6658

Hours 8.30AM ~ 5.00PM (Monday-Friday)

### **Contacts**

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*Dan Valiquette / Operations Manager*

Email [dvaliquette@bentall.com](mailto:dvaliquette@bentall.com)

Tel 416.492.1972

## LEASING INFORMATION

### The premier class 'A' facility

The Steeles Technology Campus was designed to accommodate the needs of high-tech tenancies and provides base building features (those items existing in the project at no additional cost to the tenant) that reflect the highest of standards. SteelesTech offers exceptional value per rental and leasehold improvement dollar, particularly for technology intensive companies or those companies dependent on technology for day to day operations. For more information contact us.

Site Plans and Current Space Availability available online at:

[www.steelestechnology.com/leasing](http://www.steelestechnology.com/leasing)

### Comparison of Real Estate Class 'A' Facilities

general	SteelesTech	Markham	North York
'A' Class Facilities and Amenities	✓	✓	✓
On Site Property Management	✓		
Strong Financial Covenant Landlord	✓	✓	✓
Campus style setting	✓		
<b>electrical</b>			
Increased Watts Per Square Foot for Tenant Equipment & Lighting	✓	✓	
Power for Tenants from Surplus Diesel Generation Capacity	✓		
Dual 27.6 Electrical Power Feeds	✓		
Dual Redundant Grids from separate power sources and grids	✓		
UPS distribution network facility	✓		
<b>mechanical</b>			
HVAC with Redundancy and Additional Tonnage for high loads	✓		
Supplementary Cooling for IT / Peripherals	✓		
Distribution of HVAC to open plan at Landlord's cost	✓		
<b>telecommunications</b>			
Dual Telecom Loop installed with Redundancy	✓		
Conduit / Risers core drilled with 12 in place plus 12 roughed-in	✓		
Cable Trays distributed throughout w/ deseminatation to floor Data Rooms	✓		
<b>architectural/structural</b>			
Vision Lights - Premium colour and thermal low 'e'	✓		✓
Virtually column less premises w/ 45 ft. X 30 ft. bays w/ increased floor loading	✓		

<b>transportation &amp; parking</b>			
High Ratio Underground Parking	✓		✓
Free Surface Parking	✓	✓	
Parking Ratio (both underground and surface) of 4 stalls per 1,000 sq ft	✓	✓	
Service by TTC bus routes	✓		✓
Underground Parking Distress Alarm system	✓		✓
Excellent access to Series '4' highways i.e. 401, 404, 407	✓	✓	✓
<b>other</b>			
Deep Cell Parabolic Lighting Louvres	✓		
Semi recessed sprinklers and Premium Acoustic tiles	✓		
Tenant Operable Mecco shades reducing light to 3%	✓		
24 hour security personnel with escort walk-out service	✓		✓
Indoor shipping/receiving facilities with capacity for 7 tractor trailers (18 wheel)	✓		
Prominent signage on 400 series hwy	✓	✓	✓
Natural Parklike setting	✓	✓	✓
Recreation space	✓	✓	✓
HVAC noise levels blow NR rating of 35	✓		
On-Site Fitness Centre	✓		
Tim Horton's	✓		
Daycare	✓		

## **ACCESS**

Located in Toronto, Canada, 25 minutes from Canada's center for business, commerce and entertainment. The Steeles Technology Campus is situated on the south side of Steeles Avenue East between Highway 404 and Victoria Park Avenue.

### **Public Transit**

The Steeles Technology Campus is serviced by 4 public transit bus routes and GO Transit.

#### **TTC Routes**

##### **#53 Steeles**

The Steeles Avenue bus service (#53) connects to the Yonge & Finch subway

##### **#24 Victoria Park**

The Victoria Park Avenue bus service (#24) connects to Victoria Park Subway Station

##### **#42 Cummer**

The Cummer/Gordon Baker bus service (#42) connects to Yonge & Finch subway line

##### **#224 Victoria Park**

The Victoria Park Avenue bus service (#224) connects to the Don Mills subway Station

For further information on the TTC routes, schedules and fares, visit the TTC Website

### **GO Transit**

To access Steeles Technology Campus by GO Train, the nearest station is MILLIKEN Station, located at 4420 Steeles Avenue East, on the north side of Steeles, east of Kennedy Road.

### **Taxis/Limousines**

For a list of Taxis and Airport Limousines, please consult the "Transportation Amenities Section".

### **Directions**

#### *From Downtown Toronto*

- North on Don Valley Parkway (changes into Hwy. #404)
  - Take Steeles/Woodbine exit
  - Turn right (East) on Steeles Avenue East, to first traffic lights
  - Turn into entrance to SteelesTech on the right
- Approx. travel time: 25 minutes

#### *From Pearson International Airport*

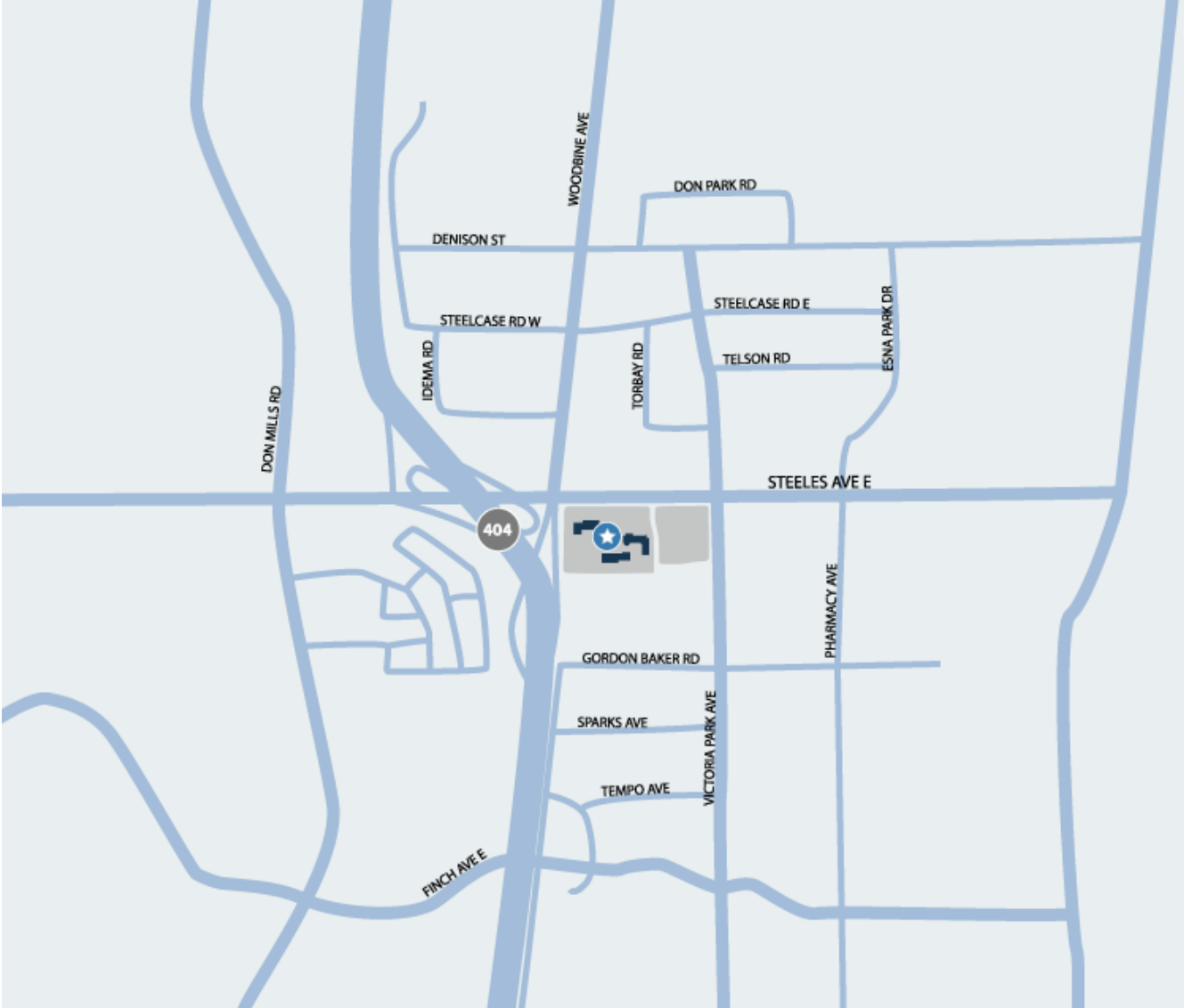
- Hwy. #409 East to Hwy. #401 East
  - Hwy. #401 East to Hwy. #404 North
  - Take the Steeles/Woodbine exit
  - Turn right (East) on Steeles Avenue to the first traffic lights
  - Entrance on right hand side to SteelesTech
- Approx. travel time: 25 minutes

#### *Alternate Route From Pearson International Airport*

- Hwy. #409 East to Hwy. #427 North
  - Hwy. #427 North to Hwy. #407 East (toll road)
  - Hwy. #407 East to Hwy. #404 South
  - Hwy. #404 South and take Steeles exit
  - Turn left (East) on Steeles Avenue to second traffic lights
  - Entrance on right hand side to SteelesTech
- Approx. travel time: 25 minutes

# MAPS

## Area View Map



# Campus View Map



# LEASING TOOLKIT

## **The SteelesTech team**

At SteelesTech, in addition to the impressive list of consultants, we are proud of the inhouse team we have assembled.. Our team has the proven experience and requisite skill sets to deliver the standard of service expected by today's sophisticated tenants.

## **Property Taxes/Operating Costs/Utilities**

*The following is our estimated Taxes and Operating Costs for 2004*

Taxes: 7.17

Operating: 9.47

Hydro: Separately metered

Total: 16.64

These are estimates only based upon information supplied and are subject to change.

## **Parking**

- 4.0 cars per 1,000 sq.ft. of Rentable Area ratio
- 35% underground or 1.4/1,000 per square feet @ \$35.00 per stall, per month
- 65% or 2.6/1,000 per square feet surface or covered deck free

## **Commission Policy**

Qualified agents will be protected. The commission structure for Steeles Technology Campus and payment thereof is outlined below.

There is no provision for additional commission payments for any and all rights, options, expansions or relocations. Commission amounts shall be fully disclosed to all parties to the transaction.

Our standard commission is:

Five (5) Year Term: \$4.00 per rentable square foot

Ten (10) Year Term: \$7.00 per rentable square foot

Twelve (12) Year Term: \$8.20 per rentable square foot

Commission is due and payable in two(2) instalments:

1. The first instalment is 50% of the total commission, and shall be paid upon execution by the Landlord and the Tenant of the Lease documentation, in a form acceptable to the Landlord and receipt by the Landlord of an accurate commission invoice from the qualified agent and/or qualified real estate consultant;
2. The final 50% payment, of the total commission, shall be paid on the later of i) occupancy by the Tenant of the entire Premises; ii) the Commencement Date of the Lease, and iii) receipt by the Landlord of an accurate commission invoice from the brokerage company and/or real estate consultant;

The foregoing may be subject to change without written notice from the Landlord.

Should you have any questions regarding the above, please feel free to speak with the Leasing Contact for the Project.

## **Leases Completed/Deals Done**

Kids & Company (Day Care Facility)

Warner Music Canada Ltd.

Siebel Systems, Inc. 107,000 square feet

Sears Canada 14,000 Square feet

HSBC Bank Canada 13,000 square feet

Household Financial Corporation Limited

Good Life Corporation 15,000 square feet

Coca Cola Canada Limited. 28,000 square feet

Qualicom Innovations Inc. 6,000 square feet

Global Payments Canada Inc. 44,000 square feet

Veritas Software Canadian Support Company 43,000 square feet

Queen's School of Business 1,200 square feet

The TDL Group Ltd. o/a Tim Hortons 4,000 square feet