

**Number of Floors:**

- 26 floors (500,000 sq ft)

**Floor plate:**

- Average floor plate 20,300 sq ft
- 10 corner offices per floor

**Ceiling Height:**

- 9 feet on all office floors

**Parking:**

- Access to parking available on both 9<sup>th</sup> Ave and 10<sup>th</sup> Ave
- Secure 1,380 stall parkade
- 12 Bay loading dock facility

**Environmental:**

- LEED designation offering a cost effective operating system with a building designed to improve occupant's use of the building

**Lighting:**

- Motion sensory, high performance T-5 lamps as building standard

**Amenities:**

- Professional quality fitness facility with over 6,000 square feet of fitness equipment and first class locker room facility
- Conference facility on site with sizes varying from 12 to 90 person rooms
- Vertigo Mystery Theatre and Lunchbox Theatre
- Premier restaurants including Ruth's Chris Steakhouse and Sky 360
- Secure bike storage areas within complex
- Car wash located on the 3rd floor loading dock of the parkade
- Reflection park adjacent to Palliser One complete with a water feature, green space, and benches

**Elevators:**

- 8 elevators servicing the low and high rise
- Elevator speed: 500 ft/min
- 4 elevators servicing the parkade

**Plus 15 Connections:**

- Connection within the complex to 10th Avenue (through Palliser South)
- Connection west to Palliser Hotel
- Connection north to Telus Convention Centre, Hyatt, and Light Rail Transit (LRT) on 7th Avenue
- Future connection to The Bow following South Block development

**HVAC:**

- Mechanical system will exceed the ASHRAE 62-1999 Indoor Air Quality Standards
- Minimum of 27 cubic feet/minute per person of fresh air based on one person per 150 square feet of occupied space
- Overhead perimeter radiant panels and computerized temperature and air volume control

**Security System:**

- 24 hour patrolling security throughout complex within the complex and control room
- Monitored CCTV throughout complex
- Computerized access cards
- Minimum of eight security staff available 24/7

**Communication:**

- One 50 pair Cat-5e (voice), three 4 pair Cat-6 (data) and one 6 pair multimode fibre cables brought to each floor
- Cable tray provided above ceiling grid throughout typical corridor

**Supplementary Tenant Cooling:**

- Chilled water loop will provide supplementary tenant cooling to a capacity of 2 watts psf