

Brookfield

HUDSON'S BAY CENTRE

General Description

Located in the heart of the city, the Hudson's Bay Centre sits at the intersection of business and pleasure in midtown Toronto.

The Hudson's Bay Centre comprises a 535,000 square foot office tower at 2 Bloor Street East, the Bay department store, Marriott hotel, apartments, condominiums and an extensive retail concourse with a variety of retail shops and services. Directly above the intersection of two subway lines at the corner of Yonge and Bloor Streets and in close proximity to the Don Valley Expressway, HBC offers excellent accessibility.

This accessibility coupled with the dynamic surroundings of the Bloor-Yorkville shopping and entertainment district makes the Hudson's Bay Centre a favoured destination for office tenants seeking modern office space in a leading edge location. The area is home to creative industry firms like software development, media and advertising as well as more traditional banking and insurance companies who have recognized the area's unique character.

Design Architect

NORR Limited- Architects & Engineers

General Contractor

Aecon

Mechanical Engineer

The Mitchell Partnership Ltd.

Electrical Engineer

Mulvey & Banani

Structural Engineer

Halsall Associates Ltd.

Completion Date

1973- major renovation 2001

Building Height

490 feet, 34 stories

Design Load

20 pounds per square foot partition load
50 pounds per square foot live load

Rentable Area

Approximately 544,000 square feet (office tower)

Typical Floor Area

Approximately 16,500 SF

Ceiling Heights

Slab-to-slab heights on office floors average 13'10"
Standard floor to ceiling height is 8'9"

Mullion Spacing

5 feet

Interior Column Spacing

Generally every 30 feet

HEATING, VENTILATION AND AIR CONDITIONING

Computerized state-of-the-art digital control and monitoring system performs environmental control and energy management functions for all major mechanical systems providing the building occupants with comfortable, reliable and energy efficient operation.

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Design Criteria	The building's HVAC systems are designed to meet or exceed New Building Code requirements. Design conditions are based upon occupancy of not more than one person per 100 usable square feet.
Heat	Heat is supplied by gas boilers
Air Conditioning	Cooling is provided by chillers Supplemental HVAC is available 24 hours a day.
Standard Hours of HVAC Operation	7:30 AM to 6:30 PM Monday through Friday 9.00 AM to 1.00 PM Saturday
ELECTRICITY General	Building-standard power consists of 4 watts per usable square foot, connected load, provided by Toronto Hydro Additional power is available based upon demonstrated need.
Electric Closet	2 per floor
Telephone Closet	1 per floor
PASSENGER ELEVATORS Number of Elevators	11 elevators service the office tower as follows: <ul style="list-style-type: none"> • 5 Low rise elevators services floors 1-21 • 5 High rise elevators services floors 21-35 • 1 Shuttle elevator servicing the retail concourse and main office lobby
Elevator Capacity	4,000 lbs. on both elevator bank
Elevator Speed	Low rise - 800 FPM High rise - 1200 FPM
SERVICE ELEVATORS Number of Elevators	1 Services all floors in the office tower
Elevator Capacity	4000 lbs.
Elevator Size	4'-7" long by 8'-3" wide by 12' high
BUILDING AMENITIES	<ul style="list-style-type: none"> • Captivate Elevator Display Screens • Underground & Aboveground Parking Facility for 1,100 Vehicles equipped with CCTV and Duress System • Digital and Static Media Screen Advertising • Electronic Business Directory Listing • Security Services • Telecommunications available through multiple suppliers • Building entrances located on Yonge & Bloor Streets, Park Road and Asquith Avenue • Surrounding parks and Bloor-Yorkville shopping

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BUILDING AMENITIES (continued)

- On-site ATMs
- Post Office
- Hudson's Bay Department Store
- Two Newsstands
- Shopper's Drug Mart and Pharmacy
- Busy retail concourse with over 45 great specialty shops, boutiques, services and eateries
- Marriott Hotel, Apartment and Condominium towers
- Goodlife Fitness Club
- Secure and Public Bicycle Storage
- Avis and Hertz Car Rental Services
- Courtesy Umbrellas
- Eservus Online Concierge
- The Market by Longo's Grocery Store
- LCBO
- Direct Access to Yonge/Bloor TTC subway stations

GREEN AMENITIES

- Annual Earth Hour participant
- Annually reports emissions to the Carbon Disclosure Project
- Annually report to Global Real Estate Sustainability Benchmark (GRESB) survey
- BOMA BEST Level 3 (80-89%) Certification
- Contributes to LEED® CI Certification in Tenant spaces
- FSC Certified paper products
- Green Cleaning practices
- Recycling Council of Ontario 2012 Gold in Marketing & Communications and Silver in Facilities
- Safe Flight Migratory Bird protection program
- Smart Commute Program: on site car-sharing vehicles, online carpool zone, bicycle clinics and Tenant events
- Waste Diversion Rate of 77%