



QUEEN RICHMOND CENTRE WEST
The Best of Everything Downtown

QRCWEST.COM

Fact Sheet

Total Area Phase One & Two	395,270 SF +/-
Office Space Available	
Phase One*	299,178 SF
<i>New Building</i>	259,919 SF
<i>Existing Building</i>	25,662 SF
Phase Two	69,100 SF
Ground Level Retail Area	
Phase One (134 Peter Street)	7,862 SF
Phase One Atrium Retail	5,775 SF
Phase Two (375 Queen West)	26,950 SF (on two levels)
Typical Floor Plate Size	
Phase One	
<i>New Building</i>	23,604 SF (floors 8-17)
<i>Existing Building</i>	8,540 SF (floors 2-4)
Phase Two	12,500 SF +/-
Ceiling / Window Heights	
Lobby Height	70 feet +/-
Ceiling Height New Building Typical	10'-8"
Ceiling Height Existing Building Typical	Varies 9'-0" +/-
Ceiling Height (5 th floor of existing building)	16'-0" +/-
Phase One Floors	1-17 available (6 th floor is a connection to Phase 2 only)
Phase Two Floors	1-6 available
Timing	
Phase One	Occupancy Q4-2014
Phase Two	To be determined

OFFICE LEASING INQUIRIES

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* Phase One of this development has obtained municipal and site plan approvals. Phase Two of this development has yet to receive municipal approvals but the Landlord intends to integrate this second phase with Phase One, creating a fully-integrated complex, known as Queen Richmond Centre West (QRC West).

All measurements refer to rentable area as per BOMA 1996. The information contained herein has been provided to Allied Properties REIT by others. We do not warrant its accuracy. You are advised to verify the information prior to submitting an offer and to provide for sufficient due diligence in an offer. The information contained herein may change from time to time without notice. The property may be withdrawn from the market at any time without notice. Prospective tenants should not constitute this information as legal or tax advice.

**Sales Representative



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Features

Targeting LEED® Gold Certification

10'-8" high floor to ceiling glass

Raised flooring with pressurized underfloor air distribution throughout

Improved air quality

Individually controlled ventilation
Operable windows
CO₂ sensors

Energy and Resource Conservation Features

Daylighting with automated blinds and light shelves
Underfloor HVAC with free-cooling
Exterior shading for reduced solar heat gain
Advanced coated glazing for optimized light penetration
Water-efficient plumbing fixtures

Large, efficient floor plates

Indirect, glare-free lighting

Autodimming
Auto on/off sensors
Automatic micro shades
Exterior sunshades
Interior automated light shelves

6 high-speed elevators

Built for state-of-the-art security features

Panoramic city views

Unmatched branding opportunities

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A PROJECT BY:



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