



**OWNERS:**

**EASTSIDE 2008 EQUITIES INC.**

**DEVELOPED, MANAGED AND LEASED:**

**EAST PORT PROPERTIES LIMITED**

FOR LEASING INQUIRIES:

John Lindsay, President – (902) 468-2145

Judy Wall, Vice President – (902) 468-8056

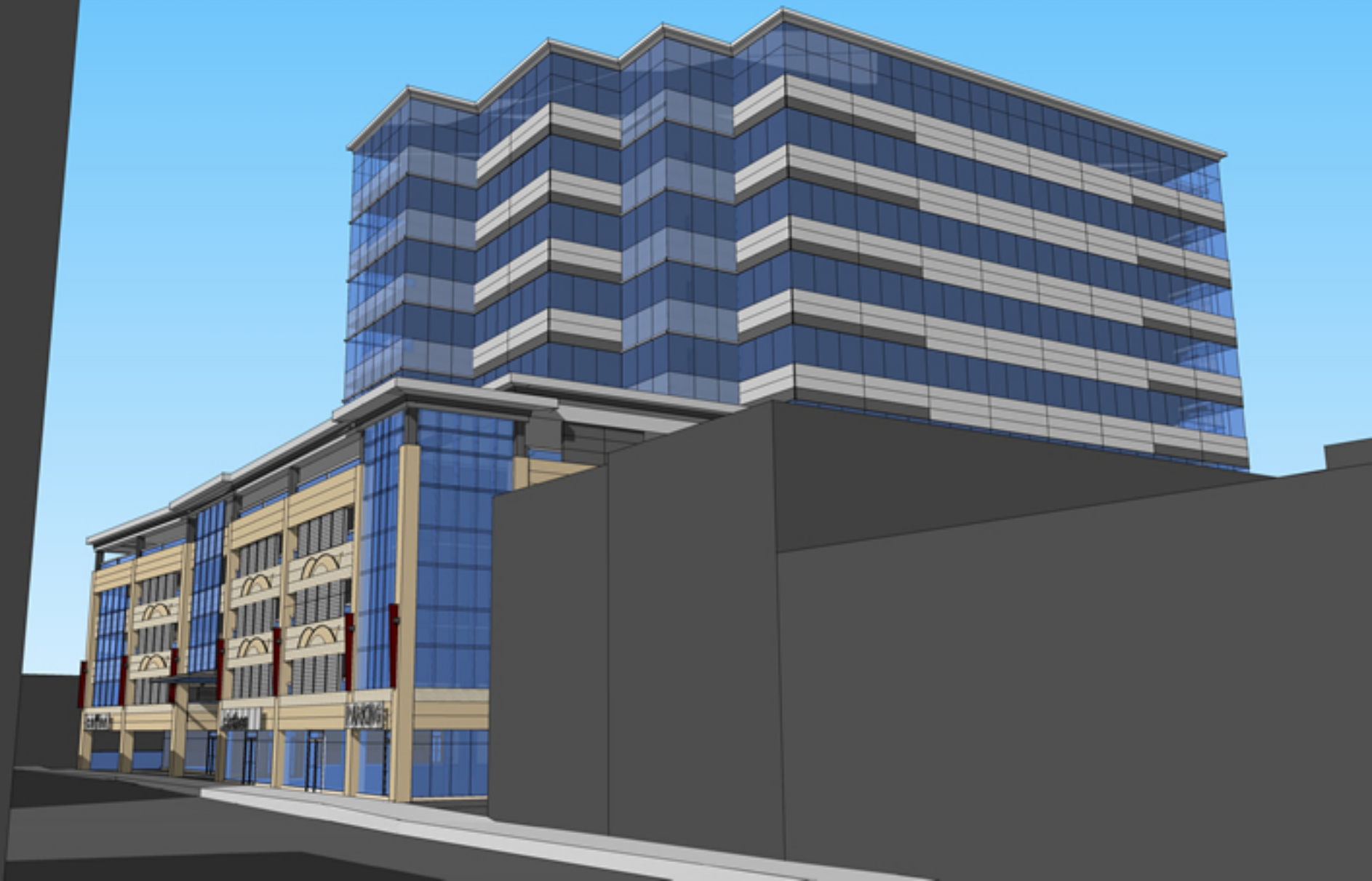
Kim Saunders, Property Manager – (709) 738-4100

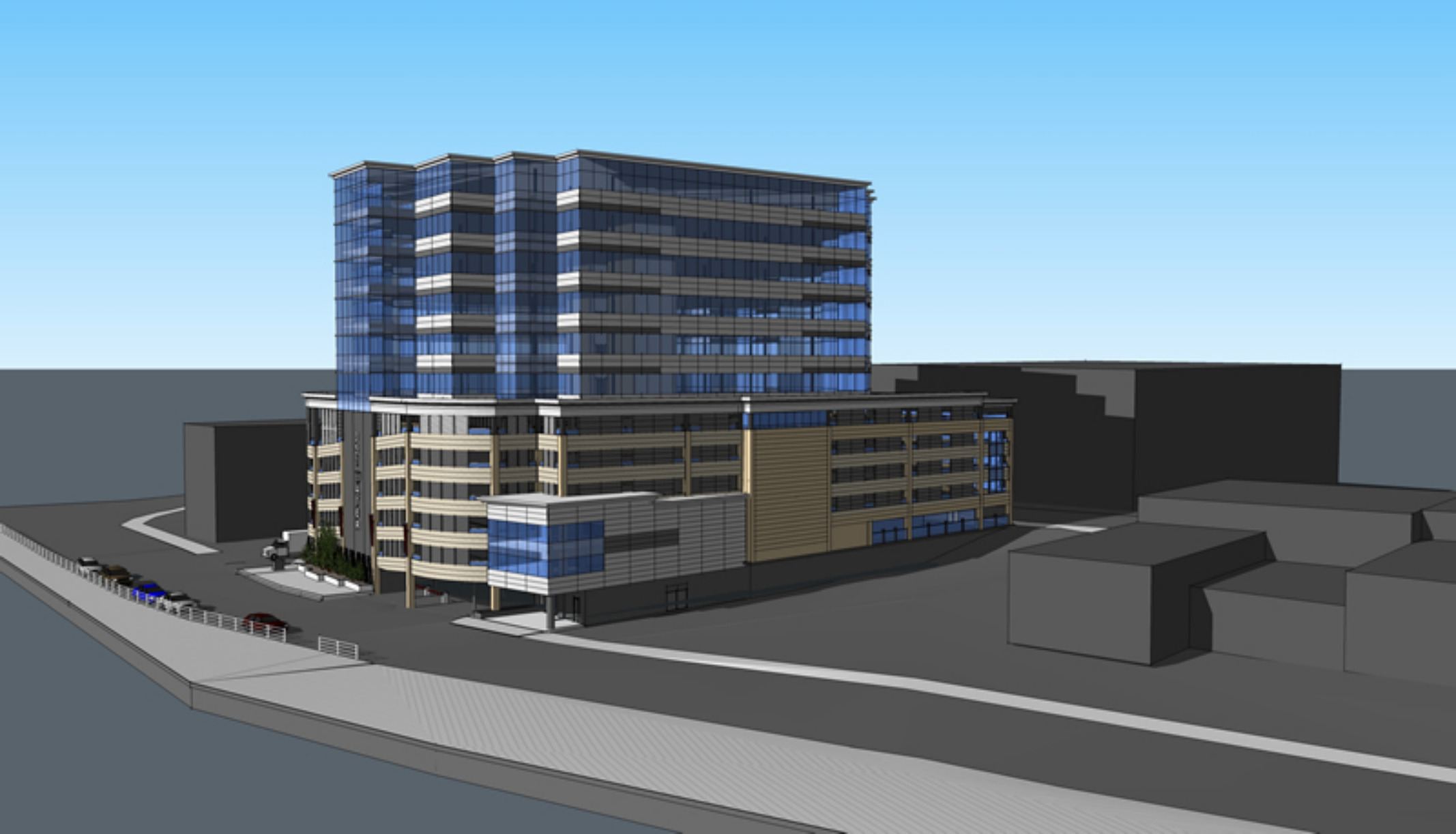


Nova Scotia:  
Suite 25 North  
130 Eileen Stubbs Avenue  
Dartmouth NS B3B 2C4

Newfoundland:  
Suite 405  
235 Water Street  
St. John's NL A1C 1B6









# INTERIOR DESIGN CONCEPT

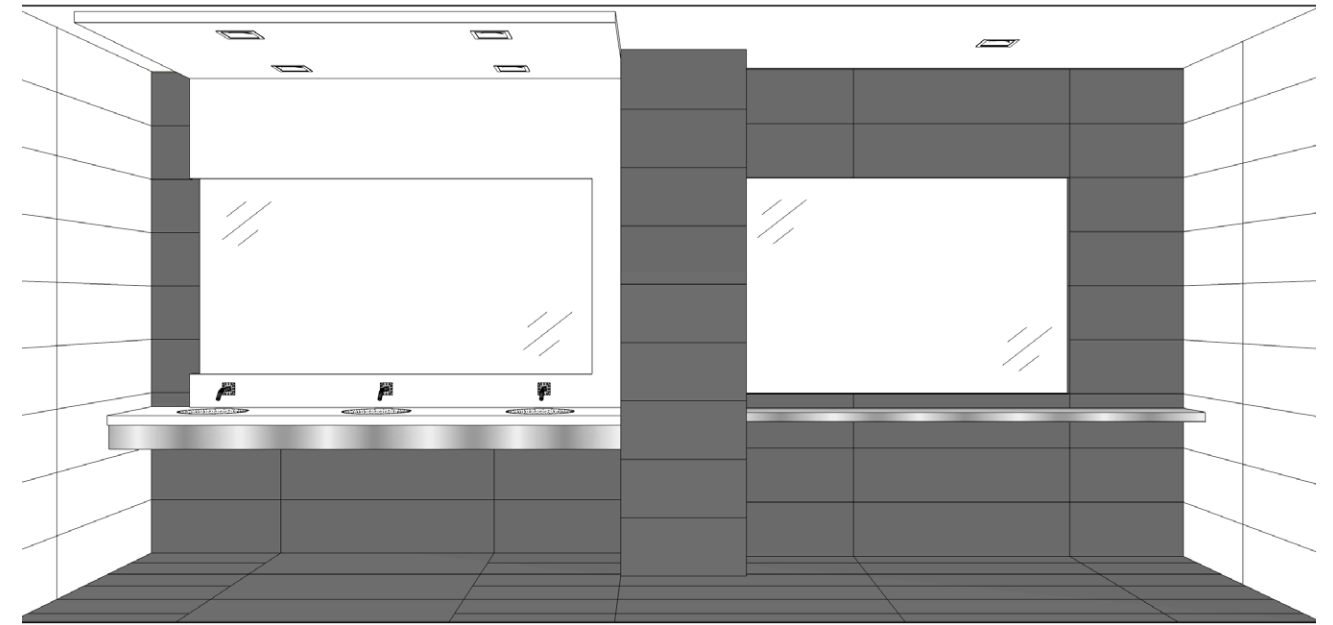
## lobby perspective





# INTERIOR DESIGN CONCEPT

## office core perspectives





### **RENTABLE AREA**

- |                             |                                       |
|-----------------------------|---------------------------------------|
| - Office – 6 Floors         | 28,043 rentable square feet per floor |
| Total Rentable Office Area  | 168,258 rentable square feet          |
| - Retail - Ground Floor     | 9,079 rentable square feet            |
| - Restaurant – Ground Floor | 5,737 rentable square feet            |

### **PARKING**

#### **445 Parking Stalls**

- |                     |   |
|---------------------|---|
| - Level 0/Level 1   | 104 stalls – allocated to Transient Users |
| - Level 2 – Level 5 | 251 stalls – Monthly and Transient Users  |
| - Level 6           | 90 stalls – Exclusively Assigned Stalls   |

### **NET RENTAL RATES**

- |                               |   |
|-------------------------------|---|
| - Office Area – 5 year Lease  | \$34.75 per rentable sq. ft. – Years 1 - 5<br>\$15.00 Tenant Improvement Allowance  |
| - Office Area – 10 year Lease | \$33.50 per rentable sq. ft. – Years 1 – 5<br>\$36.00 per rentable sq. ft. – Years 6 – 10<br>\$15.00 Tenant Improvement Allowance |
| - Retail Area – 5 year Lease  | \$25.00 per rentable sq. ft. – Years 1 – 5  |
| - Retail Area – 10 year Lease | \$25.00 per rentable sq. ft. – Years 1 – 5<br>\$27.50 per rentable sq. ft. – Years 6 – 10   |

## LANDLORD'S WORK

The Landlord will undertake the following work, at the Landlord's expense:

- a. Supply and install sufficient entrance and exit doors to meet existing fire regulations, complete with locksets.
- b. Supply and install ceiling grid (on a 20" x 60" grid pattern), and supply sufficient quantity of new ceiling tiles for installation as part of Tenant's Work.
- c. Supply and install an electrical service at 347/600 volts, 3-phase, 4-wire and sufficient amperage to meet Tenant's requirements, separately metered service disconnect switch and electrical switchboard located within the Premises.
- d. Supply distribution panels to an electrical room on each floor. Available capacity at each floor to be 250kVa at 347/600V. Each 600V floor electrical distribution panel shall feed a 150kva step-down transformer and a 600A, 120/208V distribution panel.
- e. Supply an emergency power standby generator system with automatic transfer switches to provide adequate power to the facility for life safety equipment (exit signs, emergency lighting, fire alarm, etc.). Emergency distribution shall include two main 400A panels at 120/208V (one for life safety loads and one for non-essential loads). A 100A panel at 120/208V shall be provided in the electrical room on each office floor. A 100A non-essential emergency distribution panel shall be provided on every third office floor.
- f. Emergency and exit lighting shall be provided to NBCC 2010 requirements for all common areas, parking garage and tenant spaces. Minimal equipment will be provided in the tenant spaces as required to meet Code requirements for an open vacant space. Emergency lighting will be fed from the building generator.
- g. A complete addressable fire alarm system shall be provided to NBCC 2010 requirements.
- h. Supply a complete electronic addressable lighting control system throughout building with controllers in each floor electrical room for connection to tenant fixtures. Low voltage connections to between landlord control panels, light fixtures and occupancy/photo control sensors shall be the responsibility of the tenant.



- i. Supply 20" x 60" lay in fluorescent T8 light fixtures (including electronic dimmable ballasts and tubes) for an open office plan and to meet lighting levels as outlined in IESNA Lighting Handbook, 10<sup>th</sup> Edition. Lighting ballasts will be addressable type suitable for connection to the building addressable lighting control system which facilitates the use of daylight harvesting and occupancy controls. Sensors and photocontrols shall be the responsibility of the tenant.
- j. Base building mechanical systems to provide indoor environment as defined by ASHRAE 55 (Thermal Comfort) and ASHRAE 62 (Indoor Air Quality); systems to operate to a general standard of reduced energy as defined by ASHRAE 90.1 and MNECCB;
- k. Supply and install air handling system throughout – includes two main air handling units (AHUs) per floor with one unit serving perimeter spaces and another for interior spaces; provide insulated distribution ducting from each AHU through tenant space, ready for individual zone distribution; each AHU will have measuring stations and CO2 sensors; each floor will have four humidity sensors;
- l. Supply VAV boxes complete with controls for installation by tenant to suit layout; supply troffer type linear return and supply grilles to match lighting fixtures; low temperature heating on perimeter of floors with individual control valve at each thermal zone; chilled water/glycol connection on each floor to provide cooling for tenant computer rooms (up to 5 tons); all connected to building EMCS to provide control and optimization of all building systems, reduced energy consumption and achieve tenant comfort.
- m. Supply and install sprinkler system and heads to suit an open layout with suspended ceilings.
- n. Provide a smooth concrete floor, ready for Tenant finishes. Typical Office Floor structure will consist of 190mm concrete topping on metal deck with welded wire mesh. The minimum required thickness of concrete topping over top of the metal deck will be 115mm. The metal deck will be 76mm deep, gauge of metal deck as required to suit loading. The metal deck will be supported by steel beams and steel columns. The steel floor beams will have shear studs welded to the top flange of the floor beams to create a composite floor system. The steel floor beams will be cambered where practical.

Design Live Load for the office levels will be 4.8kPa (100psf) as required for Class A office space and Design Dead Load for the office levels will be of

- 4.8kPa (100psf), which includes self weight of assembly with allowance of 1.0kPa (20psf) for partition loading.
- o. Supply and install insulated demising wall(s), taped and filled, ready for Tenant finishes. Demising wall shall extend from floor slab to underside of deck above, sealed at top and bottom joints.
  - p. Landlord shall finish any exterior wall that is not window glazing with gypsum wallboard, taped and filled, ready for Tenant finishes.