

**MICHAEL
FRIEDLAND
DESIGN**

Standard Life Centre
Leasing Brochure

Toronto, Ontario

Case Study

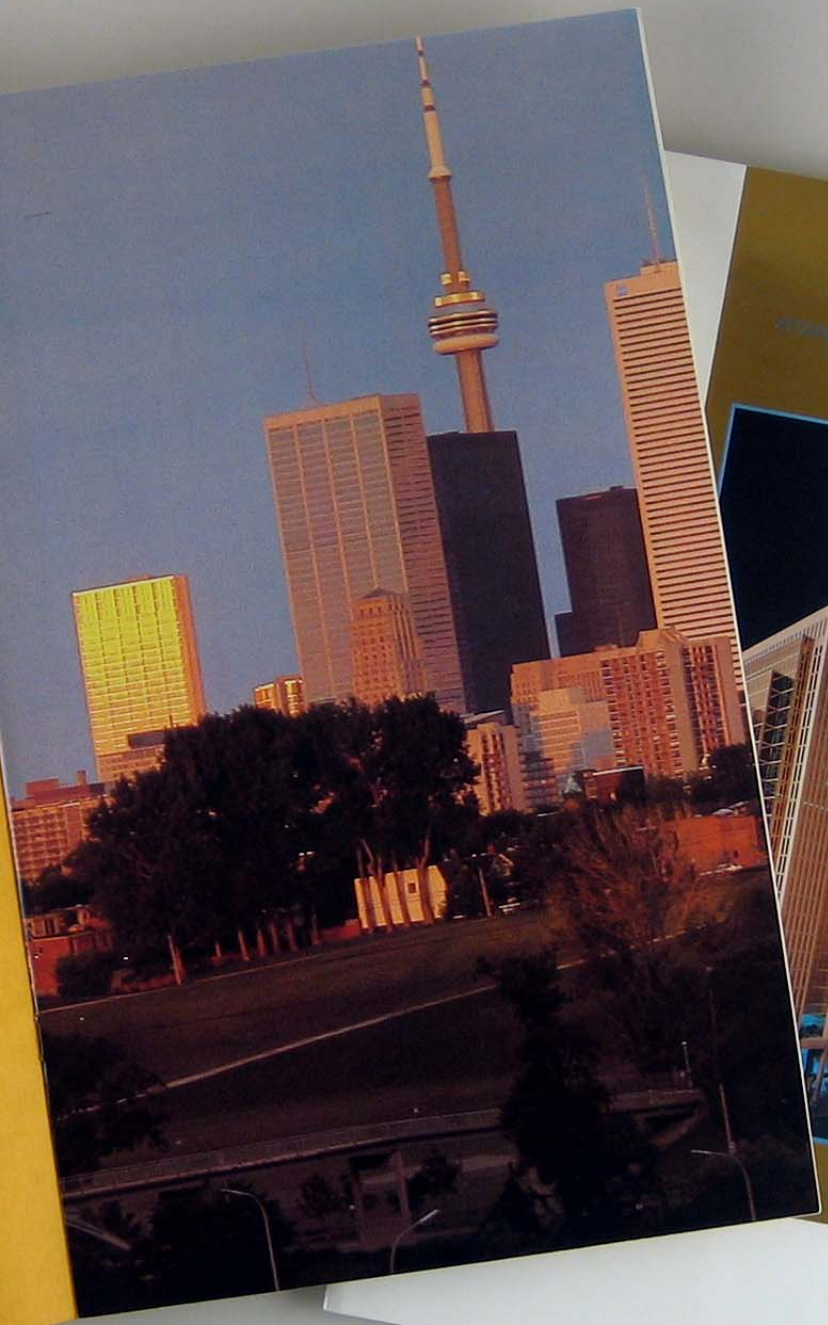
STANDARD LIFE
CENTRE



Easy access
Linked directly to Standard Life Centre, through its underground concourse level, are two subway stations and commuter trains at Union Station, as well as the many indoor malls of other major downtown buildings. Mass surface transportation is available just outside the Centre.



Toronto
downtown
of
core
financial
in the
landmark
a
become
to
Destined





King Street entrance

The varied activities surrounding the Standard Life Centre provide a break from your working day.



Features

Majestic exterior

Polished granite and gold-tinted glass form Standard Life Centre's exterior—a totally integrated curtain wall system.

Impressive lobby

A dramatic introduction to this unusually elegant building, the lobby is reached through the main entrance on King Street.

Convenient parking

Underground parking is easily accessible through an entrance off York Street.

Pedestrian concourse link

Tenants will find retail space conveniently located at ground and concourse levels connecting with downtown Toronto's extensive underground mall system.

Elevators

The Otis Elevonic 401 elevator system, controlled by a micro-processor, is the most technologically advanced system available.

Ideal space planning

Standard Life Centre has been designed to yield a high ratio of usable space to rentable space. Office space ranges up to a full-floor size of over 22,000 square feet, free of obstructive exterior columns. Electrical power and communications systems are concealed in the floor, eliminating floor monuments and floor-to-ceiling power poles and ensuring clean, uncluttered space. The concealed systems make servicing fast and economical, allowing greater work-station mobility.

Adaptable lighting

Plug-in-type light fixtures, which are part of the modular suspended acoustic tile ceiling system, make for easy relocation. Interior three-lamp fixtures with glare-free lenses provide 90-foot candlelight levels.

Power, telephone and communications systems

The underfloor trench-header duct system with concealed receptacles is designed for maximum flexibility. When changes at work stations are required, receptacles and carpets are left untouched.



Majestic exterior





Spacious lobby

Efficient temperature control
Climate control is provided by a variable-volume air supply system coupled with hot water perimeter heating. Air distribution and return are through the light fixtures. Forty-four zones on each floor are individually thermostatically-controlled, providing one thermostat per 500 square feet. Extra cooling capacity is built into the air-conditioning system on each floor for computer installations. Every floor has its own mechanical room with separate air-handling unit for individually floor-controlled air-conditioning.

Lower costs through energy conservation

Use of the latest energy conservation technology means significant savings for tenants. During the cold months of the year, heat from lights, equipment and people is recycled to heat the building perimeter. Energy-efficient ballasts are used in light fixtures to lower electricity costs while maintaining light intensity. Lights are automatically turned off according to a programmed schedule which may be altered to tenants' requirements.

Multiple Atria

Standard Life Centre features five two-level atria on the north face of the building. These atria are located between the third and fourth, and on all upper floors.

Complete fire protection

Standard Life Centre is fully protected by concealed automatic sprinklers, as well as smoke and heat detectors, a smoke-exhaust system, pressurized stairwells, and a computerized building control and intercom system.

24-hour security

Standard Life Centre's trained security staff is on duty 24 hours a day to prevent unauthorized entry. After normal business hours, access to individual floors is card-controlled.



Typical two-level Atrium



A new place for Canadians to do business.



Standard Life
One of the largest life insurance companies in Canada, Standard Life has played a prominent role in this country for over a century and a half. Experts in property management, the company has a real-estate portfolio worth more than \$400 million. Its office complexes are located in virtually every major Canadian city.



Montreal



Hamilton



Edmonton

Owner/Developer
Standard Life Assurance Company
and Yale Properties Limited

Project Manager
Yale Properties Limited

Architect
Arthur C.F. Lau, Architect

General Contractor
Tricon Construction Corporation

For Information
Yale Properties Limited
Suite 3170
1 First Canadian Place
P.O. Box 198
Toronto, Ontario, M5X 1A6
(416) 364-7099

or
2015 Pied Street
12th Floor
Montreal, Quebec, H3A 1T8
(514) 845-2265

A
standard
of
elegance
and
efficiency
for
office
buildings
of
the
future

