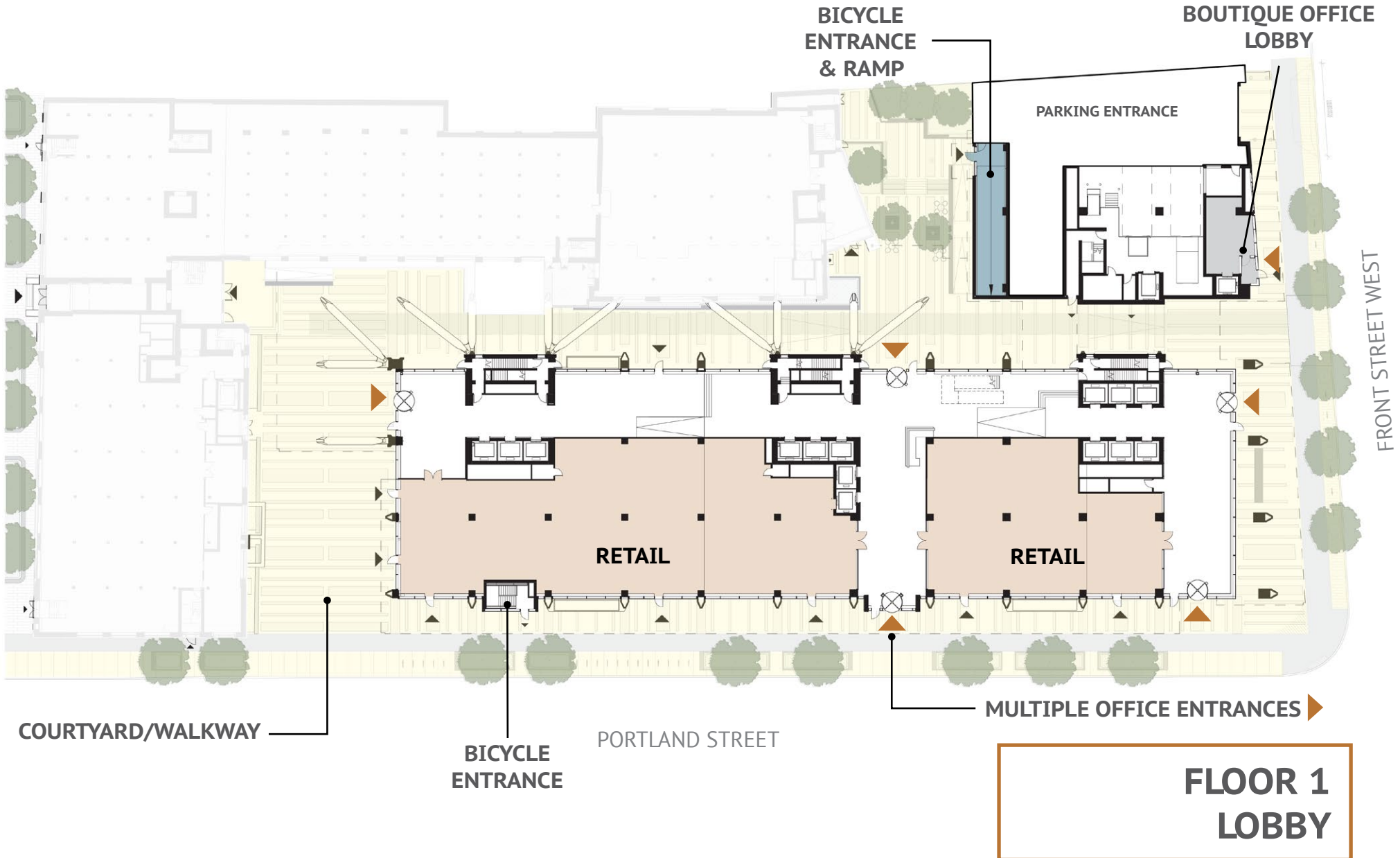




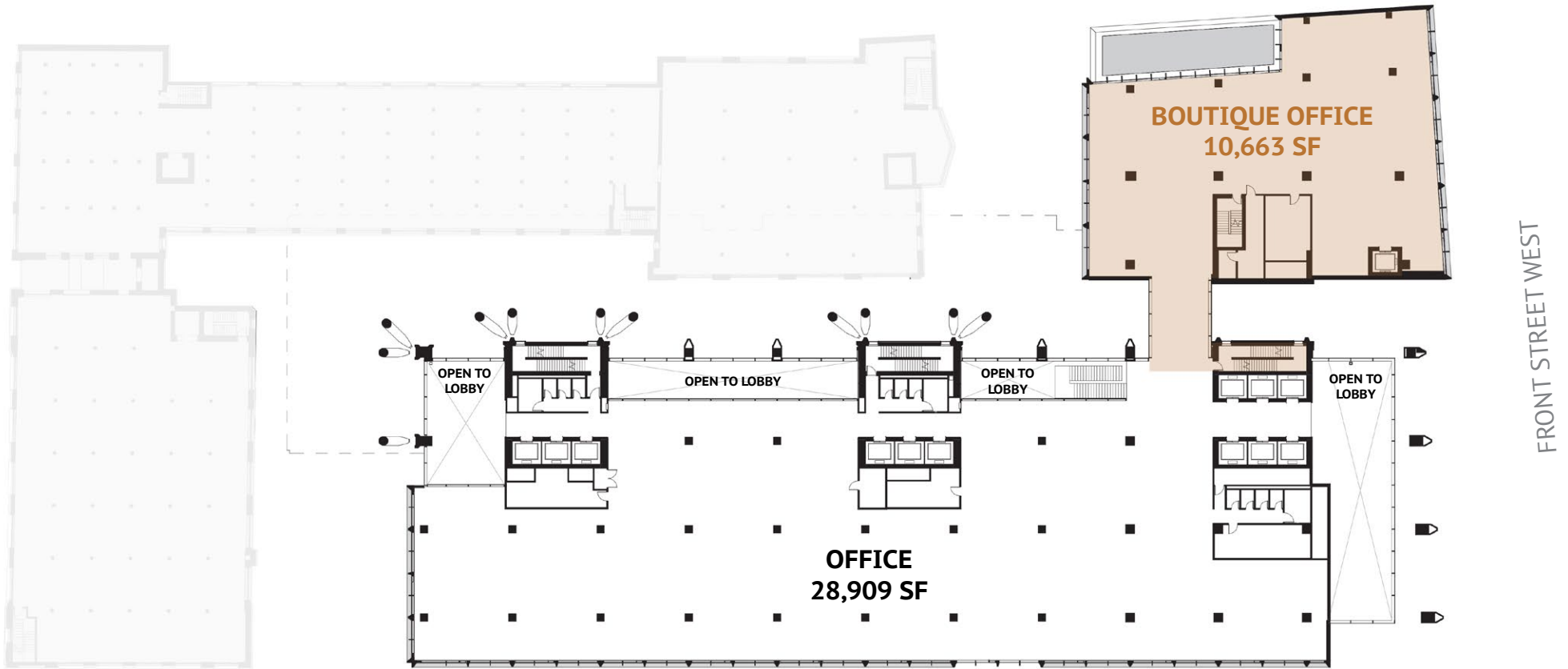
**P1 LEVEL
AMENITY FLOOR**

*All dimensions, specifications, drawings, renderings and floor plans contained herein are approximate and are subject to change without notice. Actual dimensions and square footage may vary from that stated herein. Floor plans are not to scale.
 **Office SF does not include Terrace SF



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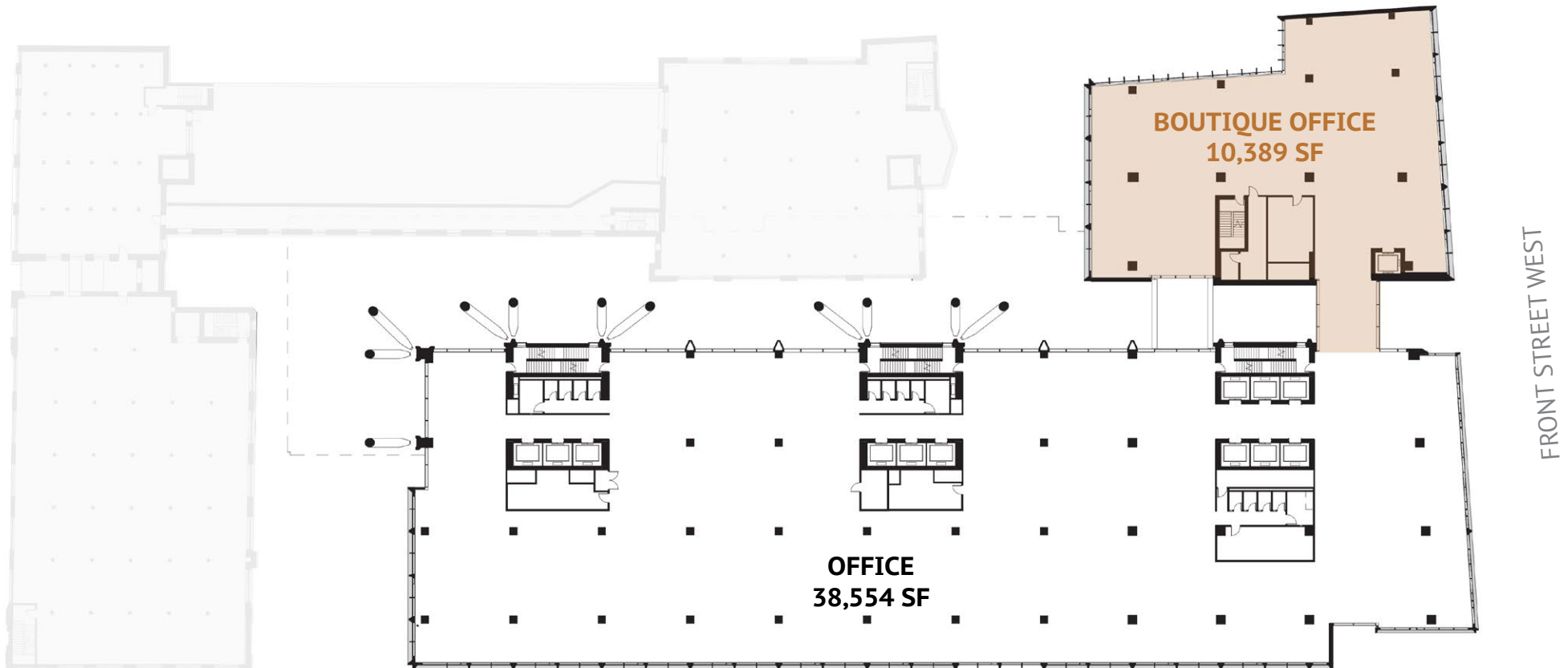
PORTLAND STREET

FRONT STREET WEST

FLOOR 2
39,572 SF

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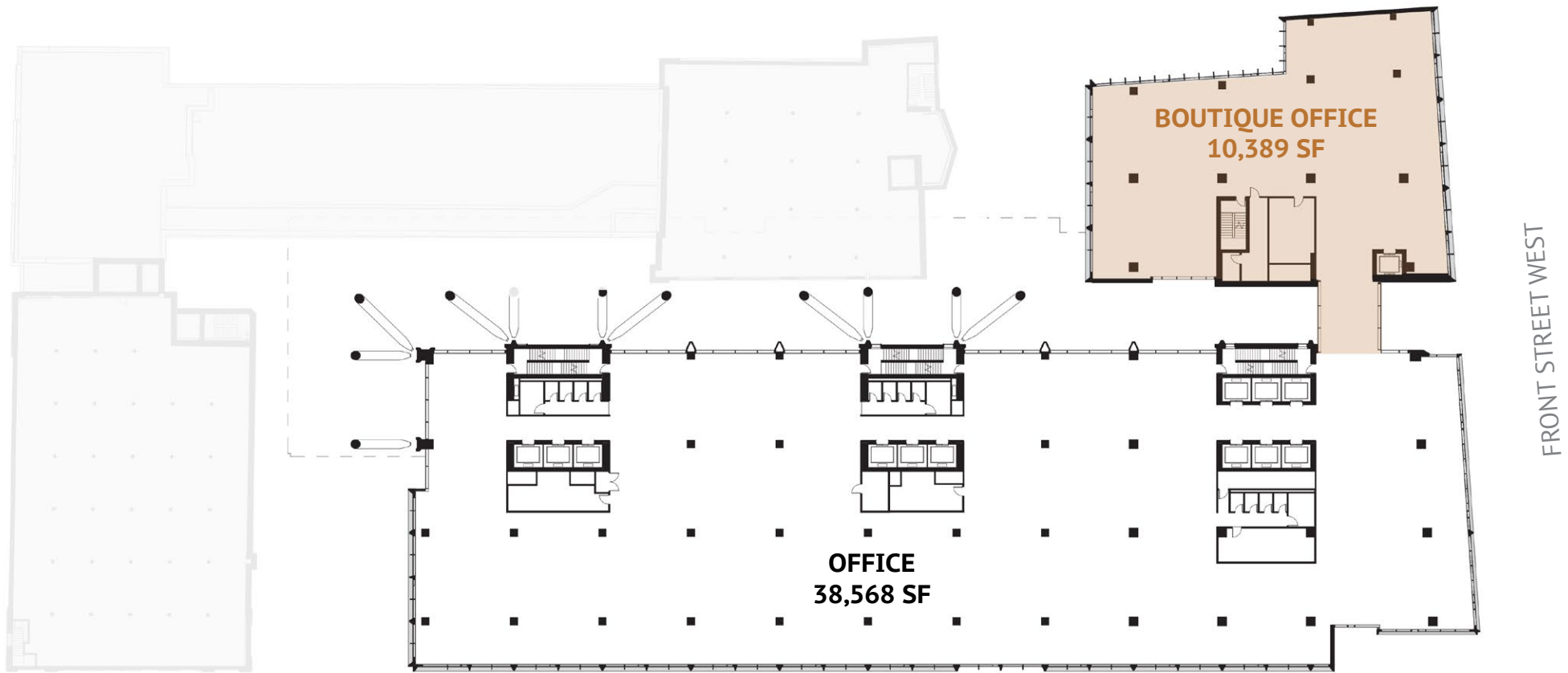
PORTLAND STREET

FRONT STREET WEST

FLOOR 3
48,943 SF

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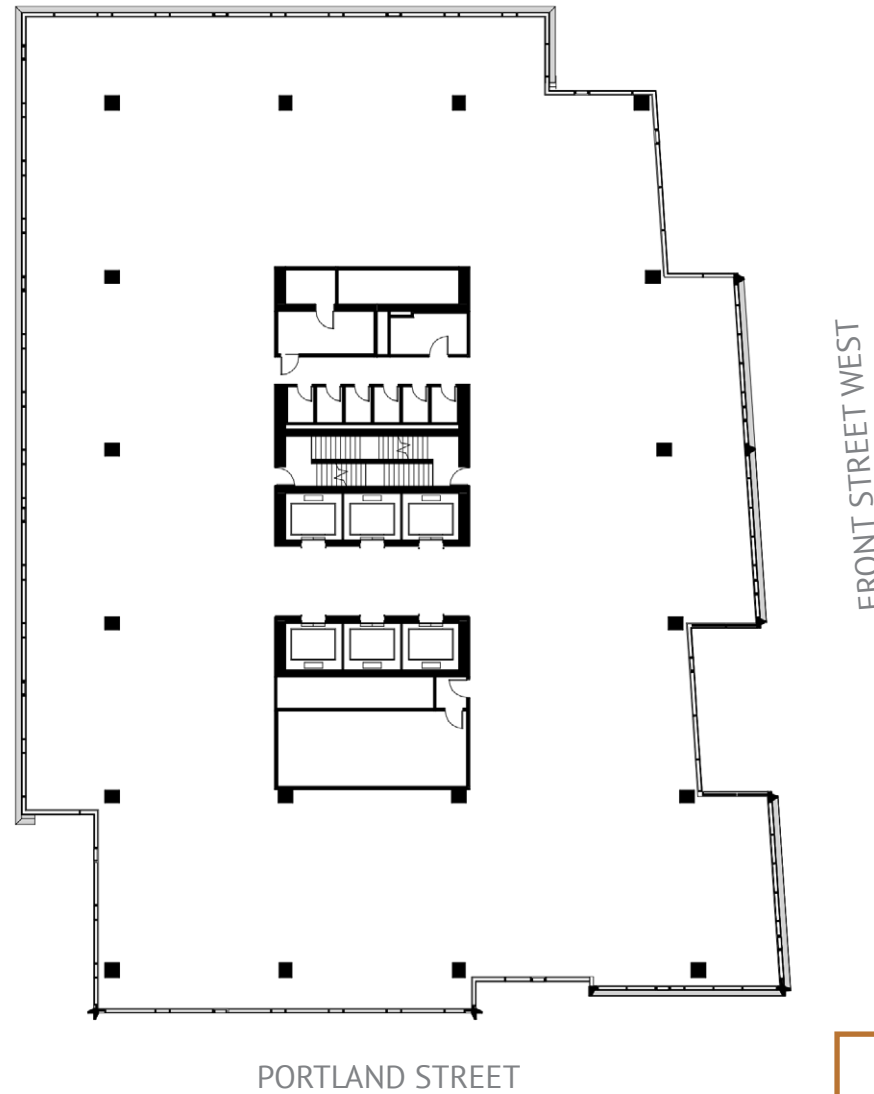
PORTLAND STREET

FRONT STREET WEST

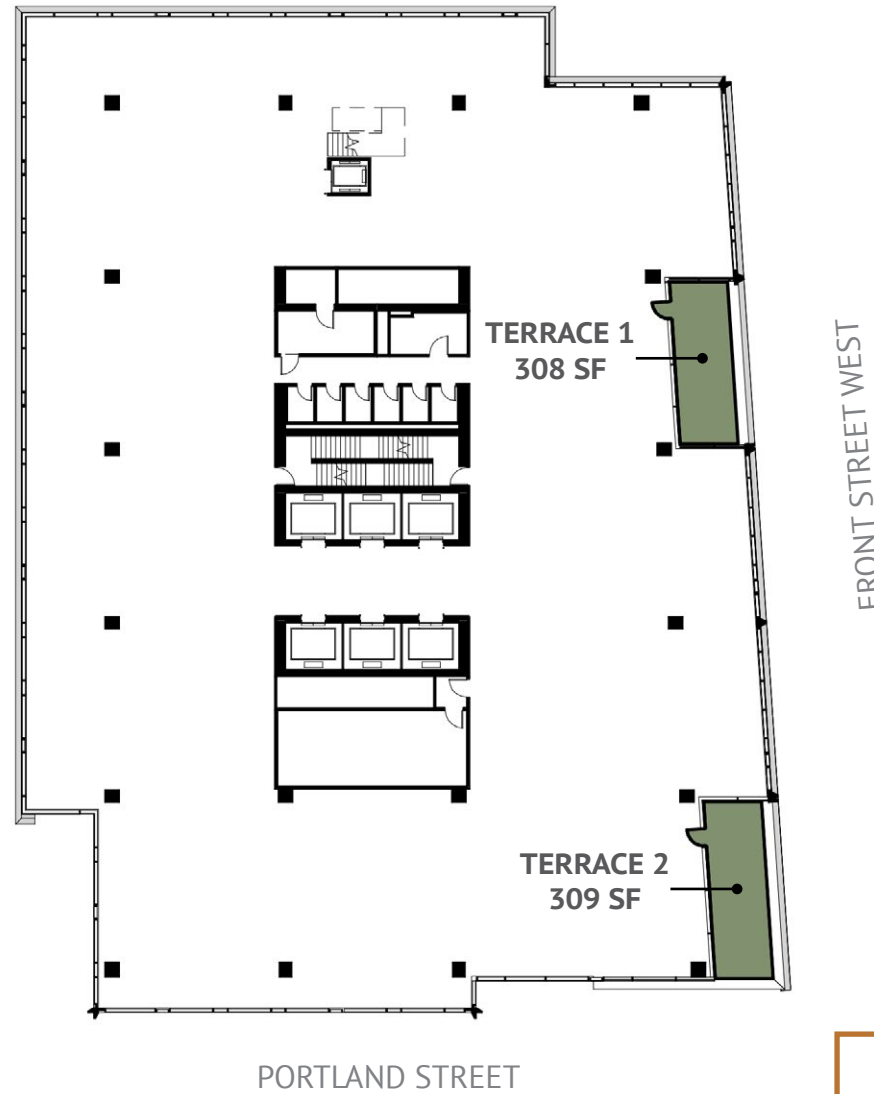
FLOOR 4
48,957 SF

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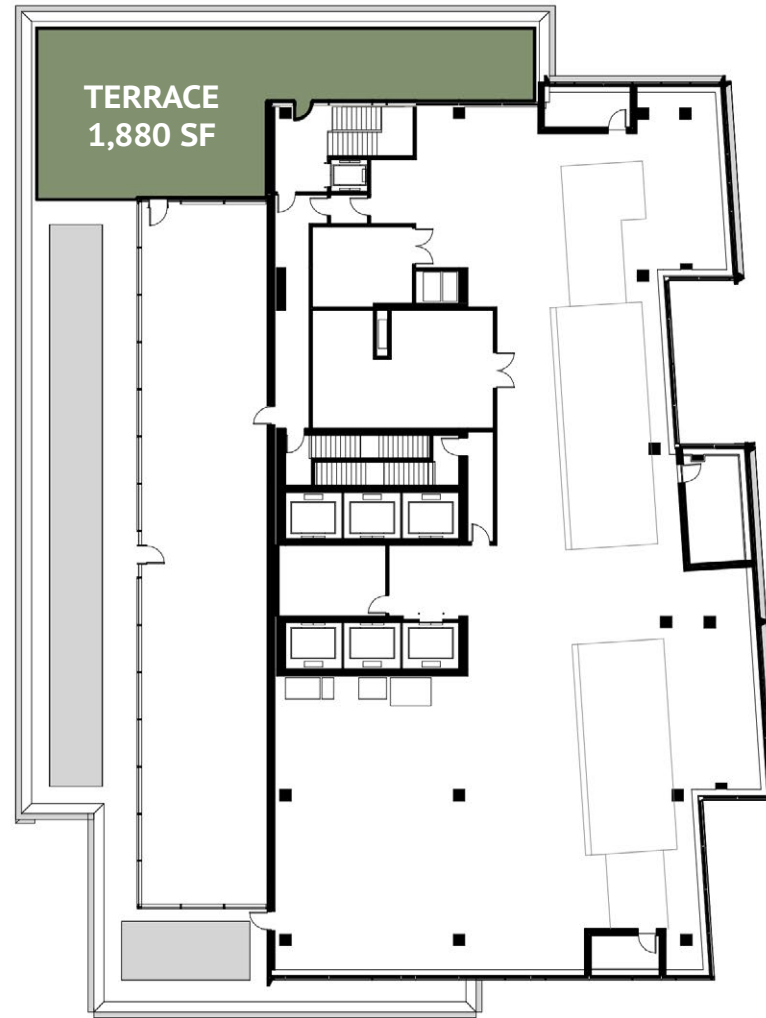
**Office SF does not include Terrace SF



FLOOR 14
20,709 SF



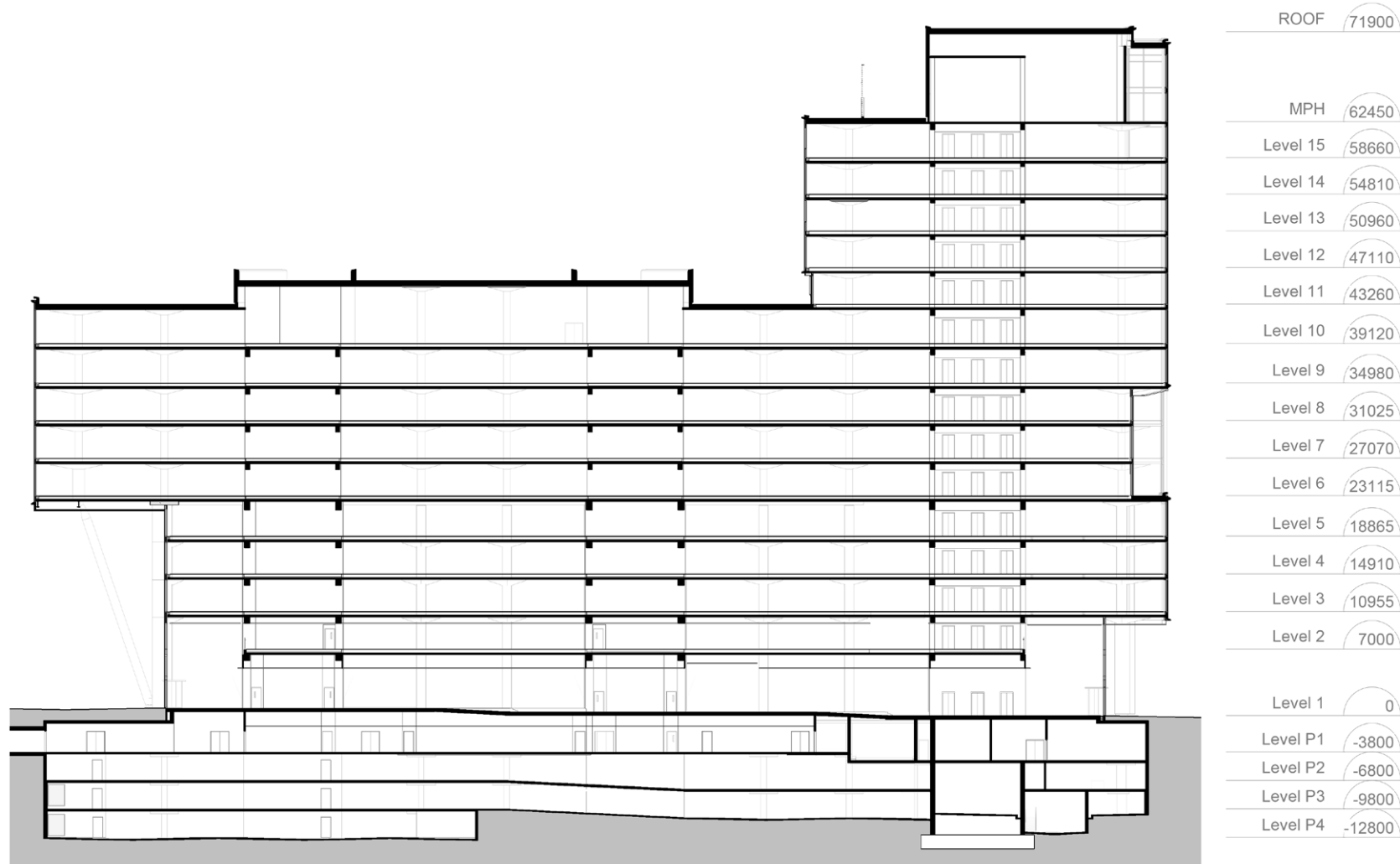
FLOOR 15
20,699 SF



FRONT STREET WEST

PORTLAND STREET

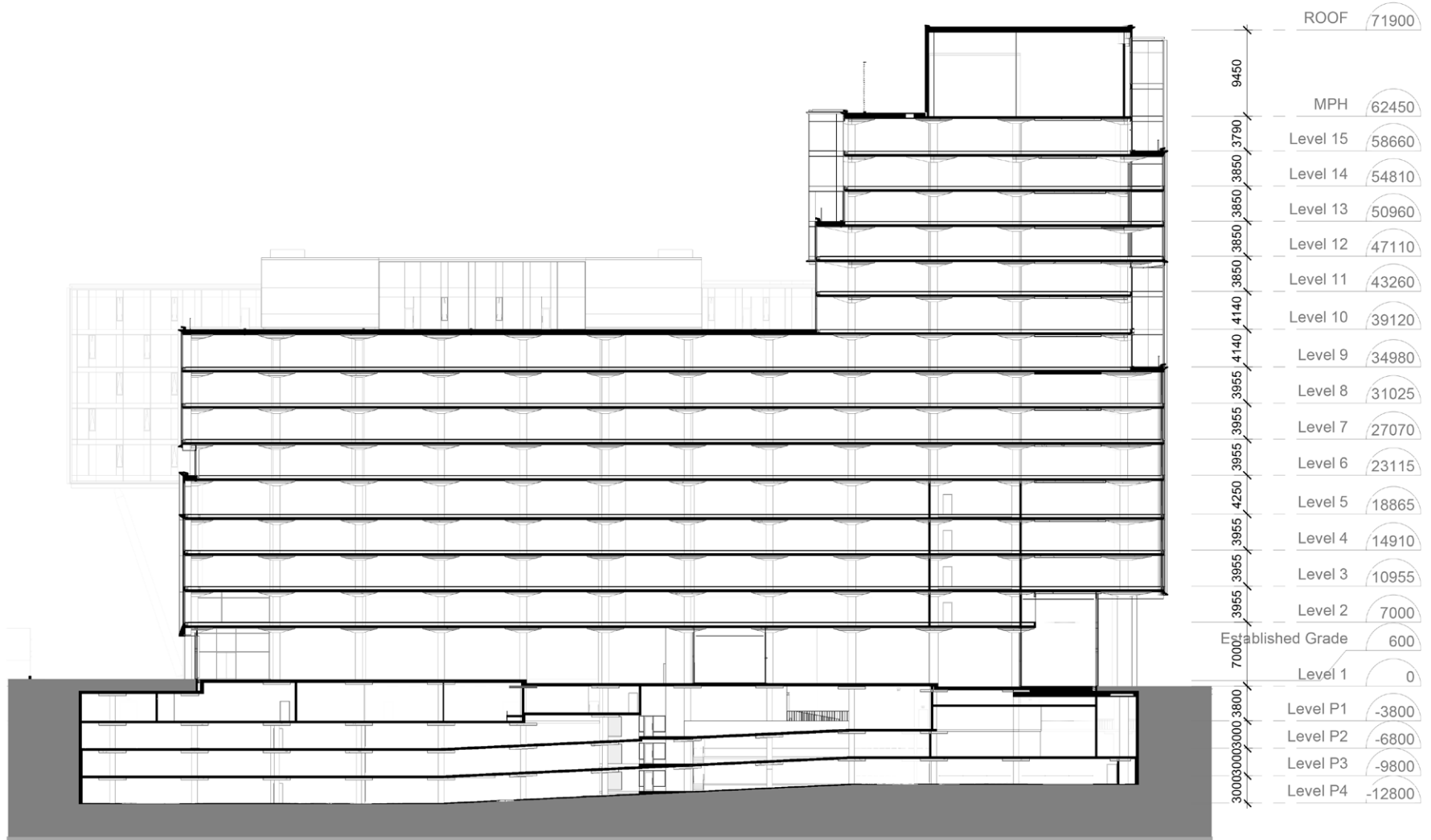
ROOFTOP TERRACE
1,880 SF



**BUILDING SECTION
LOOKING WEST**

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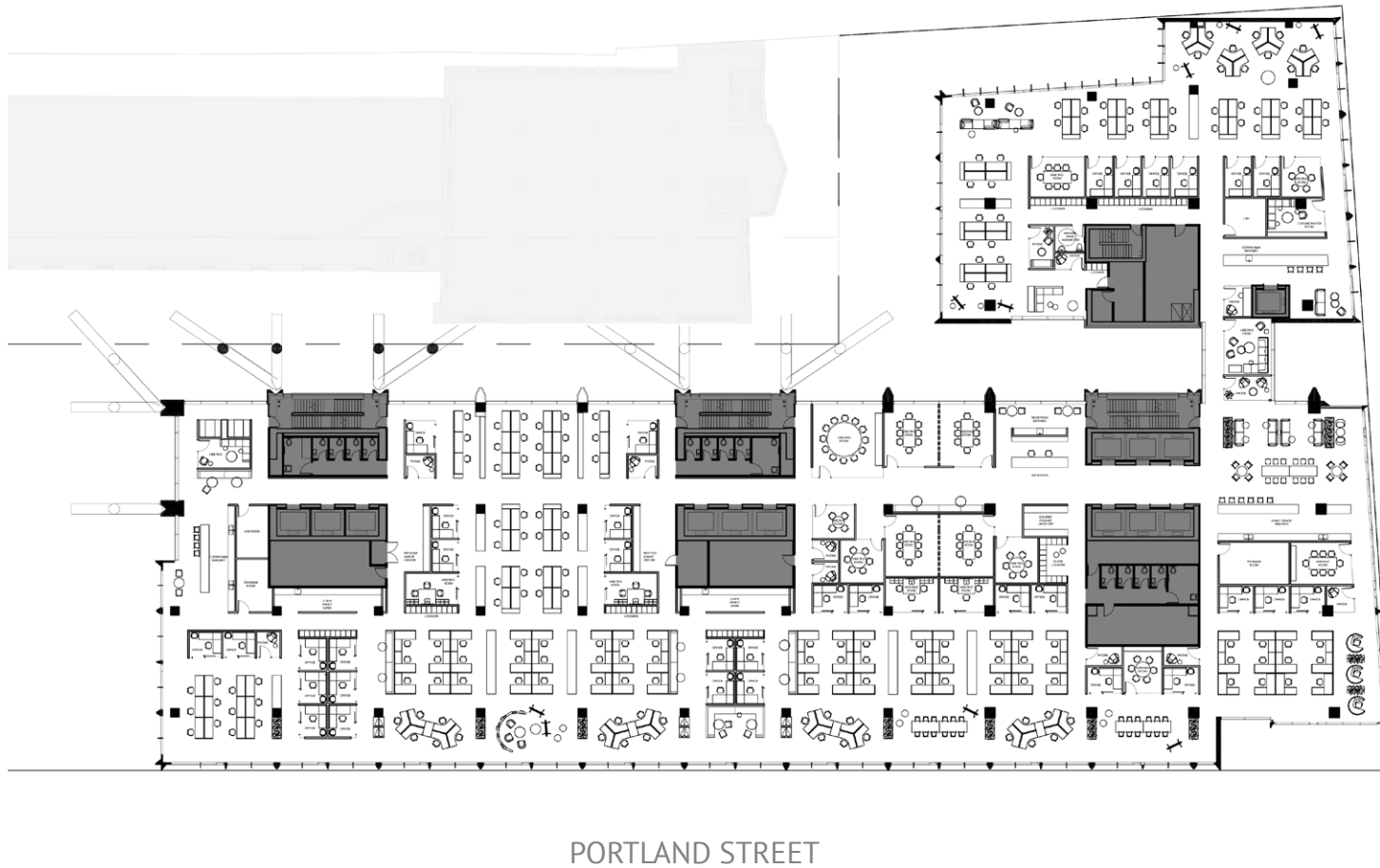


**BUILDING SECTION
LOOKING EAST**

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**Office SF does not include Terrace SF

FEASIBILITY PLANS



FRONT STREET WEST

individual work formal		size	plan
workstations	30" x 72"		82
workstations	72" x 72"		60
workstations	120"		36
reception seats	-		2
office	±120 sf		33
individual work informal			
individual work pod	-		3
seated bench	-		12
total number of staff			226
meeting areas formal			qty
1 person phone room			11
2-6 person meeting room			11
8+ person meeting room			10
total meeting seats			136
meeting areas informal			qty
open collab			69
total collab seats			69
meeting seat ratios			ratio
closed meeting seats (person:chair)			1:0.6
open collab meeting seats (person:chair)			1:0.3
total seats			1:0.9
support areas			qty
reception & reception servery			1
courier pick-up/drop-off & coat closet			1
event space/servery (54 seats)			1
coffee bar/servery			2
copy/print/wash			2
barrier free washroom			1
wellness room			1
lan room (2) / storage room (2)			4
lockers (2 high)			168
SF PER PERSON			216.6

**FLOOR 3
48,949 SF**

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