



Unit 300	SF	Outdoor	Total
	13,067	723	13,790



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Construction and Design

- High quality materials and timeless design aesthetic
- Sophisticated street identity and high-profile entryway
- Secured entry lobby with suite directory, mail and parcel drop facilities
- Potential to purchase a full floor, providing corporate identity with secured entry, and fully customizable elevator lobby with direct access to each floor
- Building systems designed to provide flexible layouts and customized floor plates (if required)
- Modern, large-span, open plan office space with high ceilings and concrete construction
- Light industrial space with potential for direct access to ground floor loading bays
- Opportunity to leave systems exposed and create a 'high tech' or 'light industrial' feel
- Triple pane, sound attenuating glazing system with operable windows for access to fresh air ventilation (if required)
- Private patios and roof deck on upper floors, complete with outdoor lighting, landscaping and drip irrigation

Ceiling Height

- Ground Floor: Approximately 17'
- Floors 2 to 4: Approximately 11'

Elevators and Stairs

- Each floor is serviced by two elevators – one main elevator and one service elevator
- Main Elevator
 - Accessible from 7th Avenue
 - Services all parking levels and commercial floors

- Service Elevator
 - Located in the loading and recycling/garbage areas
 - Services P1 Level and commercial floors
- Convenient and high quality pedestrian access stairwell services all commercial floors

Underground Parking

- One parking stall per 1,150 square feet of strata lot space
- Fully painted and brightly lit with motion activated lighting for energy conservation
- Secured after-hours entry gate
- Ground Level Loading (Covered)
 - Three commercial loading bays
 - Two dock levelers and one scissor lift
 - Secured after-hours roll gate
- P1 Level
 - Accessed directly off the lane
 - 25 parking stalls for visitors and other users
 - Eight shared electric car charging stations
- P2 Level
 - Accessible via a second entry gate from P1 level
 - 47 assigned parking stalls for strata lot owners

Plumbing, Heating and Mechanical

- Flexible plumbing locations on each floor for purchaser fit-out
- Full, multi-zoned environment control for heating and cooling using an energy efficient and heat recovery VRF system
- Main mechanical system is located within a common service area
- Building designed with low maintenance exterior façade materials

Power

- Limited opportunity for Standby Power* for backup and shut down procedures on a first come basis
- Capacity:
 - 1 x 70kW (single large user);
 - 2 x 25kW (two users); or
 - 3 x 15kW (three small need users)
- Total power service available to building occupants is 1400 Amps
- Base electrical service per strata lot:
 - Level 1 North: One 200 Amp service (North Unit)
 - Level 1 South: One 100 Amp service (South Unit)
 - Levels 2, 3 and 4: One 100 Amp Service
- Additional power available to increase services up to an aggregate 1400 Amps

Security

- Video surveillance to sensitive areas
- Video enter phone at building entry
- Fob-controlled access to the lobby, parkade, elevators, stairwells, loading bays, garbage room, bike room and shower facility

Amenities

- Secured, shared bike room with pedestals
- Separate male and female shower facilities with change room and lockers provided

Strata Fees

- Currently budgeted at \$160,000 per annum
- Full Floor
 - 49,540 SF = approximately \$0.27 per SF, per month
- Demised Premises
 - 46,034 SF = approximately \$0.29 per SF, per month

Technology Solutions

As a TELUS PureFibre™ Building, 34 | W7 offers business owners the opportunity to select the optimal connectivity solutions to suit their business needs.

Services available include, but are not limited to:

- One of the world's largest best-in-class national fibre-optic networks
- Proactive monitoring, built-in Web filtering and advanced security options
- Highly trained engineers to support network design, engineering and implementation
- Reinvented business phone system (mobile and office cloud)

For further details, please contact our listing team.

*Standby Power is only to enable a longer shutdown of a strata lot owner or tenant's equipment in a power outage. In any power disruption event the building will need to be evacuated and business activities will not be able to be continued.



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