



Working on Spring Garden Road at

PARK LANE TERRACES

It's a walk in the park



Park Lane Terraces
5657 Spring Garden Road
B3J 3R4

Park Lane Terraces is the seven-storey office tower fronting on Spring Garden Road. The stepped-back floors range in area from 9,580 square feet to 16,157 square feet. The floors are built around a centre well which reaches to the Spring Garden level. The eight storey atrium floods the interiors with natural light. At the front and rear, glass walls not only bring in more natural light, but also present some incredible views of the city. Select suites are enhanced by private outdoor terraces. Access to Park Lane Terraces is by 3 high-speed, glass-walled elevators located just inside the Spring Garden Road entrance. Additional access is via card controlled covered walkway from the parkade. Park Lane Terraces is wheelchair accessible and climate controlled.

TYPE	SUITE	SQ FT
Office	3015	738
Office	5000	4,106
Office	5015	365
Office	5025	1,437

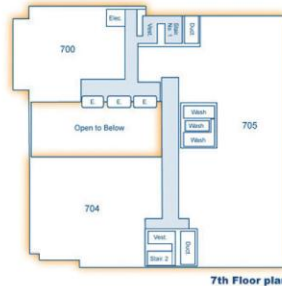
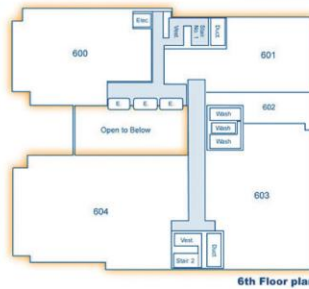
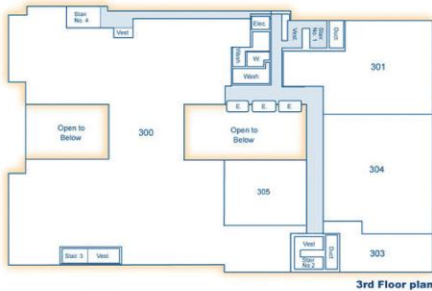
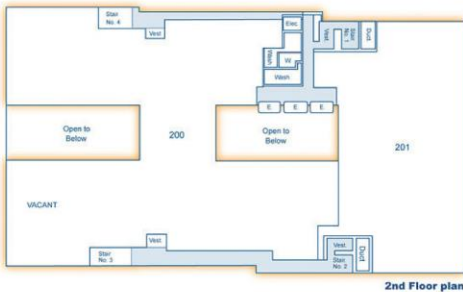
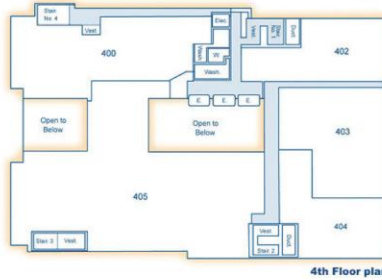
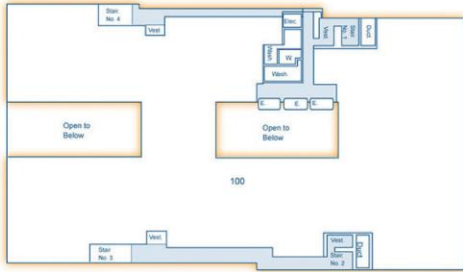


Sherri Metcalfe, Commercial Leasing Specialist
902 830 0062 or email sherri@universalgroup.ca





PARK LANE



PARK LANE TERRACES Specifications

Size: 109,856 square feet

Ceiling Module: 2' x 4' grid

Phone Distribution: Zoned conduit system in ceiling space

Plumbing: Capped connections available at the core for water, sanitary drains, plumbing vents, and firehose cabinets

Ceiling: Acoustic tile in suspended T-bar

Walls: Prime painted gypsum wallboard ready to receive client finishes

Floors: Steel trowelled concrete ready to receive client finishes

Special Features: Floor plate size maximizes client identity and provides for efficient use of client space. Chilled water lines to provide for additional air conditioning equipment installed by clients for special computer equipment requirements

Heating: Ability to heat with natural gas, fuel oil or electric perimeter baseboards

Ventilation & Air Conditioning: Variable air volume system with a minimum of 12 control units on each floor. Humidification provided

Cooling Capacity: 4.5 Watts/sf (48.4 Watts/sm) for lighting and on-floor office equipment heat loads

Fresh Air: 20 CFM per person

Sprinklers: In accordance with Code

Smoke Control: Positive smoke evacuation through a separate exhaust shaft, assisted by floor and stair pressurization below grade

Alarm System: Two stage, connected to 24-hour control centre

Emergency Power: Diesel generator for emergency lighting, elevator, smoke evacuation system, stair pressurization, and all life safety systems



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