

TD Tower

Edmonton, Alberta

BUILDING OVERVIEW

TD Tower is a Class A+ office tower located in the heart of Edmonton's financial district.

Tenants enjoy a direct connection to Edmonton City Centre's Elevate Food Fare, over 2,500 Landlord parking stalls, immediate access to all forms of public transit and less than a 5 minute walk to the area's best public attractions. Further, tenants have exclusive access to the premium bicycle parking and locker room facility as well as access to our conference facility.

New tenant amenity floor just completed including a state of the art conference centre, modern fitness facility, and an exciting tenant lounge.



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 **Canderel**

GENERAL BUILDING

Address	10088- 102 Avenue
Manager	Canderel Management (West) Inc.
Hours	Monday – Friday 7:00 am to 6:00 pm
Leasable Office	370,190 square feet
Parking	Underground and above ground available; 1 stall per 1,500 square feet lease
Year Completed	1976
Renovations & Upgrades	Elevator modernization underway Enhanced elevator lobby unveiled in 2015 Elevator lobby and basebuilding washroom upgrade program on multiple floors

BUILDING DETAILS

Number of Floors	28
Crossover Floors	4, 7, 10, 14, 17, 20, 23, 27
Typical Floor Area	Approximately 14,615 square feet (low rise), Column-free floor plate Approximately 15,195 square feet (high rise)
Ceiling Grid	A suspended T-bar ceiling grid system with mineral fibre tiles
Common Areas / Corridor Finishes	Vinyl wall covering with granite accents, full height doors, carpet inlays, elevated drywall ceilings
Ceiling Height	Approximately 8'6" to underside of T-bar, and 11'6" to underside of deck
Efficiency Ratios	Approximately 7% - 16%
Windows	5' x 7' double paned glass with titanium low "e" coating

BUILDING SYSTEMS

Passenger / Freight Elevators	9 passenger elevators, 2 designated as freight for after hours use. 5 high rise and 4 low rise elevators
HVAC	4 interior zones (variable air volume system) controlled by room thermostat with air delivery through troffers in the light fixtures. Ten perimeter zones (constant air volume system) controlled by induction thermostats
HVAC Hours	Monday – Friday 7:00 am – 6:00 pm
Electrical Design	In-ceiling distribution system and in-floor chases
Lighting	Flush mounted, T-8 LED light fixtures
Data Distribution	Telus, Shaw, Rogers, Zayo
Life Safety System	One stage fire alarm system, smoke detectors and sprinklers. Emergency voice communication system
Security System	The complex is monitored 24 hours a day by security patrols. Tower elevators, lobby and parkade are card access controlled after hours. Security escort to the parkade is available after hours. Tenant enjoy a direct connection from the underground East Preferred Parkade and underground pedway system to the tower's elevator vestibule.
Barrier-Free Access	Yes
Awards and Certifications	2020 BOMA Property Management Team of the Year BOMA Best Gold LEED Gold WiredScore Silver Well Health & Safety

Information deemed reliable at time of printing*