

HERON'S HILL

2001 / 2005
SHEPPARD AVENUE EAST - NORTH YORK



LOCATION / ACCESS

- Heron's Hill is a multi-tenant, 2 building office complex located at the major intersection of Hwy 401/404, offering excellent exposure to both highways. The main entrance and lobby area is attractively finished with granite tile floors, concrete / clay brick walls and mirrored pillars.
- Hop on the daily shuttle service or take the seven minute walk to Fairview Mall, offering TTC subway access, numerous shops, services, food court and a cinema complex.

AMENITIES

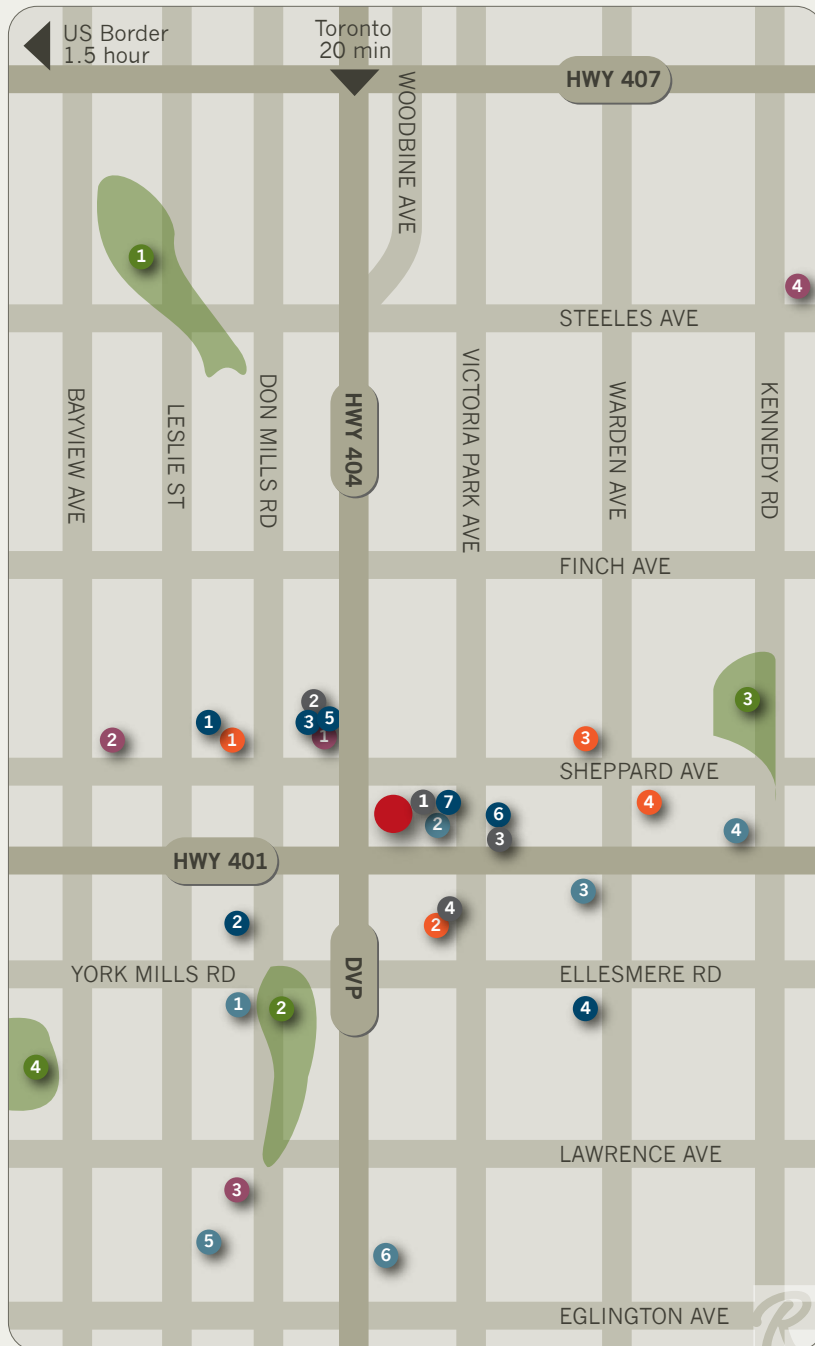
- On-site amenities include property management office with full time staff, a daycare, fitness centre, dentist, ample surface and underground parking and Cinnamon Grove café & deli.
- The property is conveniently located within close proximity to numerous restaurants and shopping venues.

AWARDED

- The property has received LEED® Gold and BOMA BEST level 3 certification, demonstrating a commitment towards excellence in energy and environmental performance in a superior office environment.
- Heron's Hill has it all to enhance your business image and support employee productivity.

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**ON SITE**

Daycare
Fitness Centre
Dentist
Café & Deli

HOTELS

- | | |
|----------------------------|--------------------|
| 1 The Westin Prince | 900 York Mills Rd |
| 2 Radisson Hotel | 55 Hallcrown Place |
| 3 Howard Johnson | 22 Metropolitan Rd |
| 4 Delta Toronto East | 2035 Kennedy Rd |
| 5 Four Seasons Hotel | 1165 Leslie St |
| 6 Toronto Don Valley Hotel | 175 Wynford Dr |

BANKS

- | | |
|-----------------------|---------------------|
| 1 National Bank | 2002 Sheppard Ave E |
| 1 Scotiabank | 2175 Sheppard Ave E |
| 2 TD Canada Trust | 1800 Sheppard Ave E |
| 3 CIBC | 2904 Sheppard Ave E |
| 4 Bank of Nova Scotia | 505 Consumers Rd |

GAS

- | | |
|----------------|------------------------|
| 1 Esso | 2500 Don Mills Rd |
| 2 Petro Canada | 2250 Victoria Park Ave |
| 3 Esso | 3306 Sheppard Ave E |
| 4 Shell | 3401 Sheppard Ave E |

GOLF

- | |
|---------------------------------|
| 1 Bayview Golf and Country Club |
| 2 Donalda Club |
| 3 Tam O'Shanter Golf Club |
| 4 Rosedale Golf Club |

SHOPPING

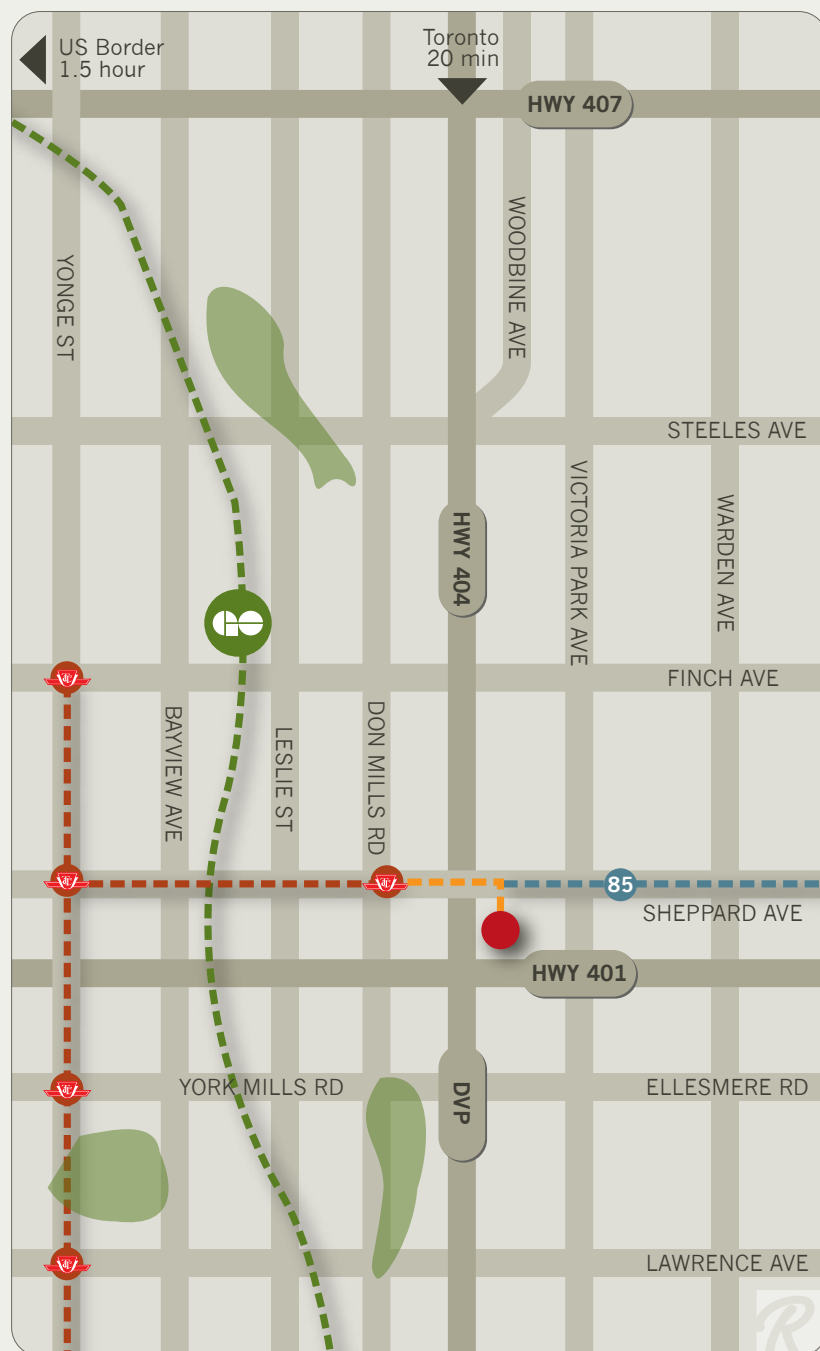
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|------------------------|
| 1 Fairview Mall |
| 2 Bayview Village |
| 3 Shoppes at Don Mills |
| 4 Pacific Mall |

RESTAURANTS

- | | |
|-------------------------|---------------------------|
| 1 BowThai North York | 4755 Leslie St |
| 2 David Duncan House | 125 Moatfield Dr |
| 3 Druxy's | Fairview Mall |
| 3 Moxie's | Fairview Mall |
| 3 Michel's Baguette | Fairview Mall |
| 3 St. Louis Bar & Grill | Fairview Mall |
| 4 Blackhorn Steakhouse | 251 Ellesmere Rd |
| 5 Tim Hortons | 1800 Sheppard Avenue East |
| 6 Subway | 2555 Victoria Park Ave |
| 7 Druxy's | 225 Yorkland Blvd |
| 7 Swiss Chalet | 2555 Victoria Park Ave |
| 7 Queen's Head Pub | 2555 Victoria Park Ave |
| 7 Starbucks | 2555 Victoria Park Ave |

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CONVENIENTLY LOCATED WITH INCREDIBLE EXPOSURE TO HWY 404 & HWY 401. DIRECT ACCESS TO THE EXTENDED TTC SUBWAY LINE AND FAIRVIEW MALL VIA DOOR STEP CORPORATE SHUTTLE SERVICE.

CORPORATE SHUTTLE SERVICE ———

Heron's Hill is easily connected to Fairview Mall or Don Mills Subway station by a corporate shuttle service that drops you right at your door step. Pre-scheduled morning, afternoon and evening rush hour loops makes these transfers very convenient and easy to use.

TTC LOCAL TRANSIT SERVICE ———

The Gateway Centre is service by TTC Route 85 (Sheppard Ave at Cummer) which travels both east and westbound on Sheppard Ave.

TTC SUBWAY ———

The east/westbound subway line at Don Mills is easily connected to Heron's Hill by corporate shuttle.

VEHICLE

Coming from Hwy 407 > exit south on Hwy 404/DVP, east on Sheppard Ave, turn right/south on Yorkland Blvd and property is on the right/west side.

Coming from Hwy 401 > exit north on Hwy 404/DVP, take Sheppard Ave exit and head straight at lights. You are now on Yorkland Blvd and property is on the right/west side.

QEW/Gardiner > exit north on DVP/404, take Sheppard Ave exit and head straight at lights. You are now on Yorkland Blvd and property is on the right/west side.

GO TRAIN ———

From Heron's Hill, take the corporate shuttle to the Don Mills TTC Subway station. Head west one stop to Leslie Street. Walk west on Sheppard Avenue to Old Leslie St (0.21 km), turn left at ESTHER SHINER BLVD (0.2 km), turn right at LESLIE ST (0.23 km) direct into GO train Oriole station.

BIKE

In support of our environmental commitment, bike racks are provided.

2001 SHEPPARD AVENUE EAST

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SHEPPARD AVENUE EAST - NORTH YORK

Year Completed:	1984
Leasable Area:	146,079 square feet
Floors:	Eight (8) floors above grade in addition to a mechanical penthouse and below grade parking.
Structural:	Reinforced concrete with interior columns spaced approximately 29.4 x 21.6 feet . Curtain wall with dual pane isolated glazing units.
On-Site Amenities:	Tenant fitness centre, restaurant, daycare, dentist & shuttle service to Don Mills Subway at Fairview Mall.
Washrooms:	Men's and ladies facilities are provided with hands free devices.
Passenger Elevators:	Three (3) overhead geared elevators rated at 136kg or 19 passengers. Elevator cabs are provided with hands free emergency communication monitored 24 hours per day 7 days per week. Elevator controller to be replaced in 2015.

MECHANICAL / ELECTRICAL / LIGHTING / COMMUNICATIONS

Ventilation Rate:	Compliance with ASHRAE 62.1 averaging approximately 19.5 CFM/person based on a density of 1 person per 100 square feet.
Air Turnover Rate:	Averaging approximately 6.5 air changes per hour based on a density of 1 person per 100 square feet.
Air Conditioning:	Building automation system controls a central CFC free chilled plant providing chilled water to variable air flow distribution through VFD.
Heating:	Two (2) Raypak water boilers c/w heat reclaim coils.
Heating Capacity:	3.6 MBTU
HVAC Operating Hours:	Climate control is provided Monday to Saturday 7am to 6pm.
Cooling Capacity:	300 tons utilizing environmentally friendly R-123 refrigerant.
Emergency Power:	Emergency power supporting base building fire alarm, elevator, emergency egress lighting is provided by a 106 KVA diesel generator.
Temperature Control:	Occupied areas are on room temperature set point between the hours of 8am and 6pm Monday to Friday. The floor temperatures escalate in the summer season and set back during the heating season for energy conservation purposes. Additional climate control for extended hours can be arranged with the Management Office at prevailing rates.

Light Levels:	500mm x 1500mm recessed T8 lighting provides approximately 45 +/- foot-candle of illumination with the Tenant's lighting design to be based on not to exceed 1.2 watt per square foot.
Electrical Capacity:	In-coming hydro service is rated at 2000 amps on 347/600 Volts Tenant in-suite power load is not to exceed 3.3 watts per square foot.
Fibre Optics:	Bell, Telus, Allstream

FREIGHT HANDLING

Shipping & Receiving	Ground level only. Normal business hours for deliveries are Monday to Friday 8am - 5pm. Arrangement can be made through management office.
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LIFE SAFETY / SECURITY

Fire Alarm:	Single stage Edward EST fire alarm panel.
Standpipe:	2 fire hose cabinets per floor
Detection:	Mechanical areas, elevator hoist-ways, atop stairwells in addition to building supply and return air ductwork. The fire alarm system is monitored 24 hours per day 7 days per week with a cascading emergency contact list for response.
After-Hour Access:	Access to the building beyond normal business hours is controlled by a programmable card access system controlling main perimeter doors and elevators.
Parking:	706 surface/parkade + 86 underground
Business Hours:	Monday to Friday 8am - 6pm. The Management office is located in Suite 203 at 2001 Sheppard Ave E and is open from 8:30am to 5pm Monday to Friday.



2005 SHEPPARD AVENUE EAST

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SHEPPARD AVENUE EAST - NORTH YORK

Year Completed:	1988
Leasable Area:	146,079 square feet
Floors:	Eight (8) floors above grade in addition to a mechanical penthouse and below grade parking.
Structural:	Reinforced concrete with interior columns spaced approximately 29.4 x 21.6 feet . Curtain wall with dual pane isolated glazing units.
On-Site Amenities:	Tenant fitness centre, restaurant, daycare, dentist & shuttle service to Don Mills Subway at Fairview Mall.
Washrooms:	Men's and ladies facilities are provided with hands free devices.
Passenger Elevators:	Three (3) overhead geared elevators rated at 136kg or 19 passengers. Elevator cabs are provided with hands free emergency communication monitored 24 hours per day 7 days per week.

MECHANICAL / ELECTRICAL / LIGHTING / COMMUNICATIONS

Ventilation Rate:	Compliance with ASHRAE 62.1 averaging approximately 20 CFM/person based on a density of 1 person per 100 square feet.
Air Turnover Rate:	Averaging approximately 6.5 air changes per hour based on a density of 1 person per 100 square feet.
Air Conditioning:	Building automation system controls a central CFC free chilled plant providing chilled water to variable air flow distribution through VFD.
Heating:	Two (2) Raytherm water boilers c/w heat reclaim coils.
Heating Capacity:	3.4 MBTU
HVAC Operating Hours:	Climate control is provided Monday to Friday 8am to 6pm.
Temperature Control:	Occupied areas are on room temperature set point between the hours of 7am and 6pm Monday to Friday, Saturday 8am - 1pm. The floor temperatures escalate in the summer season and set back during the heating season for energy conservation purposes. Additional climate control for extended hours can be arranged with the Management Office at prevailing rates.
Cooling Capacity:	300 tons utilizing environmentally friendly R-123 refrigerant.
Emergency Power:	Emergency power supporting base building fire alarm, elevator, emergency egress lighting is provided by a 219 KVA diesel generator.

Light Levels:	500mm x 1500mm recessed T8 lighting provides approximately 45 +/- foot-candle of illumination with the Tenant's lighting design to be based on not to exceed 1.2 watts per square foot.
Electrical Capacity:	In-coming hydro service is rated at 2000 amps on 347/600 Volts Tenant in-suite power load is not to exceed 7.2 watts per square foot.
Fibre Optics:	Bell, Telus, Allstream

FREIGHT HANDLING

Shipping & Receiving	Ground level only. Normal business hours for deliveries are Monday to Friday 8am - 5pm. Arrangement can be made readily with on-site security.
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LIFE SAFETY / SECURITY

Fire Alarm:	Single stage Notifier fire alarm panel replaced in 2012.
Standpipe:	2 fire hose cabinets per floor
Detection:	Mechanical areas, elevator hoist-ways, atop stairwells in addition to building supply and return air ductwork. The fire alarm system is monitored 24 hours per day 7 days per week with a cascading emergency contact list for response.
After-Hour Access:	Access to the building beyond normal business hours is controlled by a programmable card access system controlling main perimeter doors and elevators.
Parking:	706 surface/parkade + 86 underground
Business Hours:	Monday to Friday 8am - 5pm. The Management office is located in Suite 203 at 2001 Sheppard Ave E and is open from 8:30am to 5pm Monday to Friday.

