

7025 Langer Drive



BUILDING OVERVIEW

7025 Langer Drive has 64,000 sq. ft. of suburban office space on the 2.7 acre portion of Crossroads Corporate Centre Business Park. Steel structure and glazed curtain wall. Column free floor plates - approx. 23,000 sq. ft. High efficiency HVAC rooftop units and heat recovery units.

Year Built: 2014

Total Rentable Area : 64,100 sq. ft. (approx.)

Anchor Tenant 1: Invafresh Systems Corp.

Anchor Tenant 2: Farm Credit Canada



PROPERTY DESCRIPTION

Posted Net Rate:	Negotiable	PSF Realty Tax:	\$ 4.89
Typ. Floor Plate:	23,000 sq. ft.	PSF Utilities:	\$ 1.50
Typ. % Gross Up	8.0%	PSF Operating Costs:	\$11.40
		PSF Additional Rent Total:	\$17.79



PARKING

Surface # stalls:	198
Surface ratio:	4 spaces per 1,000 sq. ft.
Below ground # stalls:	0
Above ground # stalls:	0
Above ground ratio:	N/A
Monthly parking cost:	Free of Charge
Parking description:	Handicapped/Hybrid Parking; Bicycle Storage



AMENITIES

Concierge:	NO
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ACCESS

Public transit:	YES
Direct subway access:	NO
Barrier free access to building:	YES
To washroom:	YES



TECHNICAL SPECIFICATIONS

Typical power watts/sq. ft.:	
Tenant:	10 watts/sq. ft.
Lighting:	10 watts/sq. ft.
Other:	10 watts/sq. ft.
Ceiling Height:	9'11" Ground Floor
Wall Type:	Window glazing
Washrooms per floor:	2
Satellite dish capability:	YES
Fibre optic capability:	YES (Bell and Rogers)
Shipping receiving:	YES
Emergency generator:	YES
HVAC dist system:	Variable air volume
HVAC hours:	6:00am-6:00pm Monday to Friday
After hours HVAC \$/hr:	\$50 (+ Admin Fee & HST)



ELEVATORS

High rise:	2
Mid rise:	0
Low rise:	2
Freight:	1
Parking:	1



SAFETY

Fire detection system:	YES
Sprinkler system:	YES
Manned security:	YES
Security systems:	YES



AWARDS & DESIGNATIONS

BOMA BEST Silver
LEED Core & Shell
LEED EB Platinum