



Fortune favours black.

77 King
Street West
TD North Tower

TORONTO
DOMINION
CENTRE

Where business is going.

 Cadillac
Fairview



77 King Street West TD North Tower

973,513
TOTAL RENTABLE
SQ. FT.



**BEST IN CLASS
PROPERTY
MANAGEMENT**



**CERTIFIED
LEED
PLATINUM**



For Toronto-Dominion Centre to maintain and continually strengthen its leadership position, an ongoing program of property evaluation, enhancement and revitalization is vitally important.

In just the last 5 years, over \$200 million has been invested in advanced building system technologies,

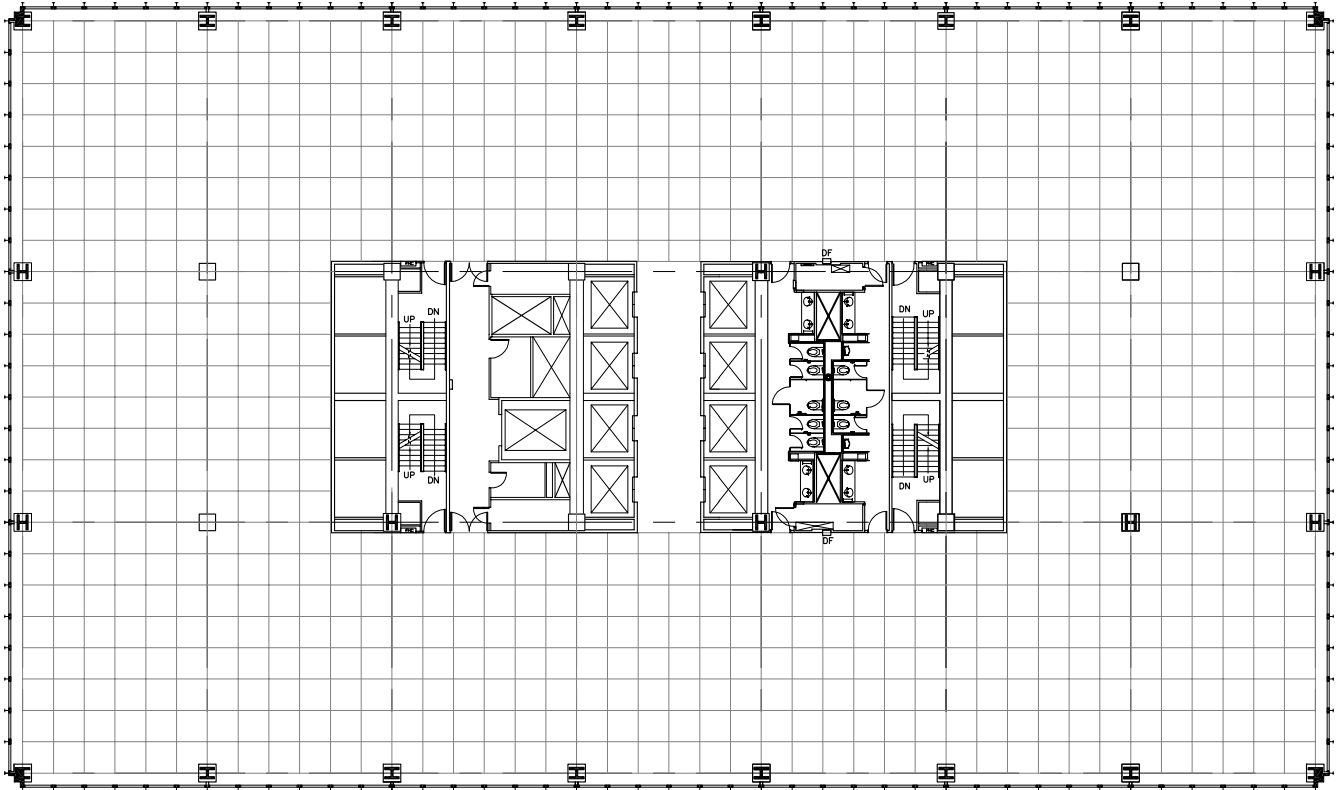
retail and common area renovations, plaza revitalization, fire and safety upgrades and more in the TDC complex.

Once you get here, you know you've arrived.



Fully renovated and modernized, this 46 storey, 970,000 sq. ft. LEED Platinum EB:O&M property continues to be a model for environmental excellence and performance. While an important member of the 4.3 million sq. ft. TD Centre community, 77 King Street West's prominent financial core address and landmark status make it truly unique.

A commitment to upgrades and revitalizations.



Date Built/Renovated
1969/2010

Total Rentable Area
973,513 square feet

Number of Floors
45

Elevators
Passenger 24

8 low rise 800 fpm
8 mid rise 1,000 fpm
8 high rise 1,200 fpm

Freight 2
Parking shuttle 3

Planning Module
5'x5'

Ceiling Height
9'

Glazing
Full height (9'x5')

Parking
1,046 stalls on two levels

Floor Loading
75 psf including partition allowance

Back-up Power
Emergency diesel generator – 1,750 kW

Security/Life Safety
24/7 Security Ops Centre,
24/7 manned lobby security
Fully sprinklered, on-site emergency response team including paramedics and AEDs

Fire and smoke detection, voice notification

Power
Carma web enabled power metering
2 watts lighting, 2 watts tenant power, additional power of up to 4 watts available

HVAC
Enwave Deep Lake Water Cooling
Digital Building Control System (DDC)

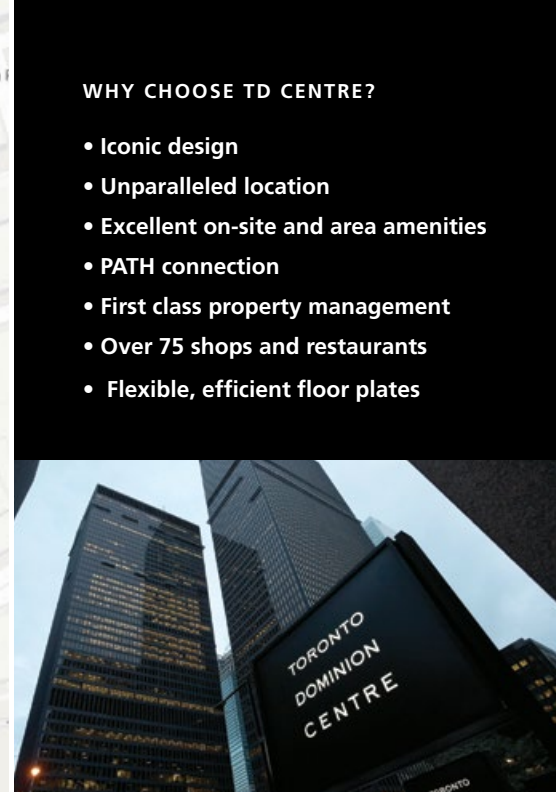
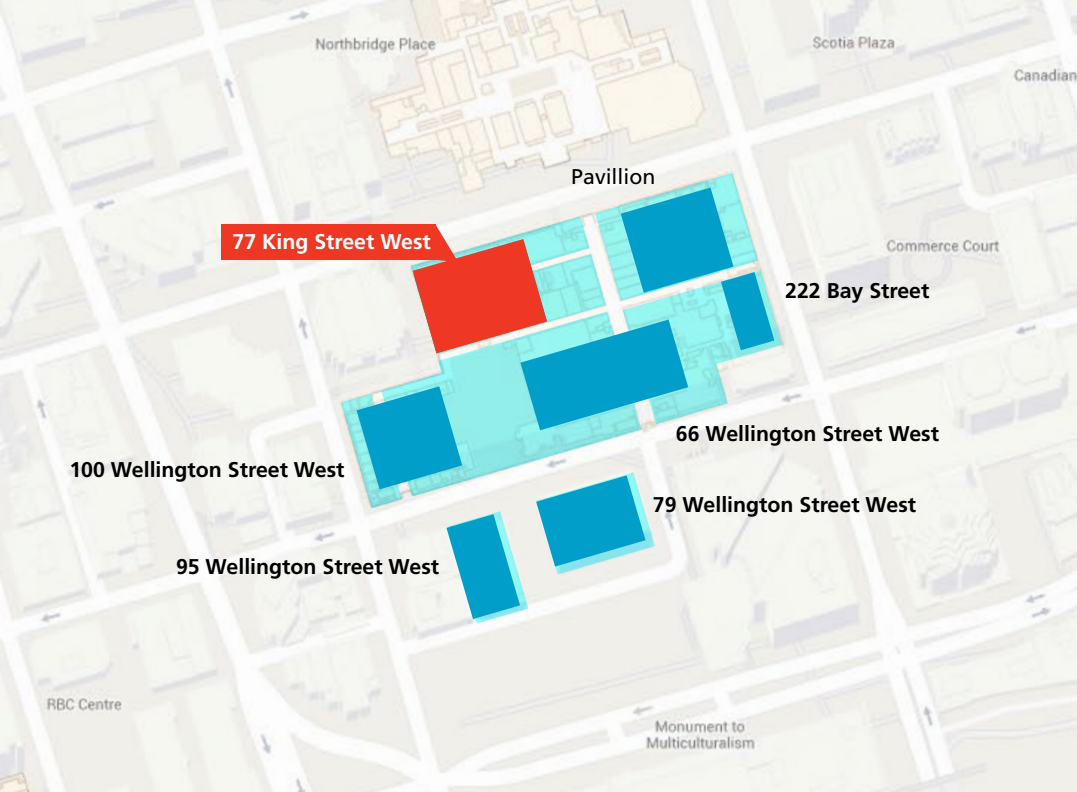
Fresh air at 30 cfm/150 sf (20 cfm/100 sf) exceeds ASHRAE standards

6 air changes per hour – VAV interior system combined with perimeter induction
32 perimeter zones per floor, 16 interior VAV zones per floor

Access
Path connected, direct subway access, barrier free building access, barrier free washrooms



**LEED EB:O&M
PLATINUM,
BOMA Best
Certified**



WHY CHOOSE TD CENTRE?

- Iconic design
- Unparalleled location
- Excellent on-site and area amenities
- PATH connection
- First class property management
- Over 75 shops and restaurants
- Flexible, efficient floor plates

FOR LEASING INFORMATION PLEASE CONTACT:

John Knechtel
 Vice President, Leasing
 Phone: 416-869-2285
 john.knechtel@cadillacfairview.com

Adam Hall
 Director of Leasing
 Phone: 416-869-2277
 adam.hall@cadillacfairview.com

FOR MORE INFORMATION PLEASE GO TO:

www.tdcentreleasing.com

Select Tenants Include

- TD Bank
- Dentons Canada LLP
- Hicks Morley Hamilton Stewart Storie LLP
- Goldman Sachs

Building Amenities

- Over 75 shops and restaurants on-site
- Steps to Union Station
- PATH connected and direct subway access
- Flexible, efficient floor plates

Additional Rent (2015 Estimates)

Realty taxes	\$14.45/sq. ft.
Operating costs	\$16.95/sq. ft.
Hydro	\$1.10/sq. ft.
Total	\$32.50/sq. ft.

Complex Size

TD Bank Tower/ 66 Wellington St. W.	1,333,000 sq. ft.
TD North Tower/ 77 King St. W.	974,000 sq. ft.
TD West Tower/ 100 Wellington St. W.	515,000 sq. ft.
TD South Tower/ 79 Wellington St. W.	693,000 sq. ft.
Ernst & Young Tower/ 222 Bay St.	487,331 sq. ft.
95 Wellington St. W.	328,000 sq. ft.

Total Size 4,330,331 sq. ft.

Typical Floor Size 19,000 sq. ft.

Parking Available at TD Centre

Underground	1 stall/3,500 sq. ft. leased
Monthly cost	\$422.27 unreserved \$643.60 reserved



Six Magnificent Towers. One Great Place to Work.

Located in the heart of Toronto's financial district, Toronto-Dominion Centre says to your clients, employees and the marketplace that you have arrived. It also says a lot about how you view the future and your place in it.

TDC. Where Business Is Going.

