

The architectural language for the building along with the design of the public realm links with the overall campus to create a cohesive visual identity and unique destination experience. The building is designed to the highest sustainable standards and will connect to Southeast False Creek District Energy.

The project offers numerous public benefits including the following:

- . Supporting Innovation Economy
- . Reinforcing Industrial Uses
- . Enhancing Public Realm
- . Laneway Activation
- . Industrial Incubator Pods
- . Sustainable Design Strategy
- . Arts and Culture Programming

The building at 110 East 5th Avenue includes:

- . 9 Levels of Development
- . 5 Levels of Parking
- . Lower Level Area Equivalent to 1.0 FSR for Light Industrial Uses
- . Smaller Industrial Incubator Pods
- . Upper Level Spaces for Office and Digital Entertainment and Information Technology Uses
- . Generous Amenity Areas
- . Outdoor Landscaped Roof Decks with Mountains and Ocean Views

Buildings

- 9 storeys plus additional rooftop terrace
- 166,000 RSF office area
- 4,000 - 29,800 RSF office floor plates
- 38,000 RSF industrial/retail area
- 4,000 - 20,000 RSF industrial floor plates including interconnected spaces
- 500 - 735 RSF incubator and start-up spaces
- 81% floor efficiency on office levels
- 4 passenger elevators, one of which is oversized for service use
- 2 parkade shuttle elevators
- 1 rooftop elevator from L9 to roof
- 336 underground parking stalls
- 9 underground Class A loading stalls
- 4 Class B loading spaces at laneway with dock leveler

Architecture

- Concrete Construction
- High performance double glazed windows
- Exposed concrete floor finishes
- Exposed structural ceilings
- 12'-5" slab to slab height (typical Office)
- 9'-6" finished floor to typical finished ceiling, should tenant elect to install supply and install
- 15'-0" to 17'-5" slab to slab height (Industrial)
- Office floor loading: 50 lbs/sf perimeter; 100 lbs/sf core (level 3 – level 9)
- Industrial floor loading: 150 lbs/sf average (level 1 and level 2)

Mechanical LEED Gold

- LEED Gold (Core and Shell)
- 100% fresh air heat recovery ventilation
- District Energy connection from Southeast False Creek Neighbourhood Energy Utility provides low carbon source for domestic hot water and heating reduces greenhouse gas / CO2 emissions
- Centralized Campus Cooling Plant in 111 E 5th Avenue operated by Creative Energy reduces energy costs, improved reliability and frees up additional space for tenant storage and rooftop amenities

Unique Features

- Exterior screening system provides cohesive campus aesthetic
- Six private outdoor terraces, ranging in size from 500 sf up to 10,000 sf over five-storeys
- Rooftop terrace with urban agriculture: planters for tenants to harvest greens or herbs, an apiary, flowering orchard trees and mountain views
- "Main Alley" – laneways providing a lively artery through campus
- Custom outdoor paving, moveable furniture and public programming
- Centralized security and building engineers
- Leasable data server rooms located below grade to allow for more open space work environments on office floors
- Campus fitness centre
- End of trip facilities include:
 - 50 secured bicycle parking spaces
 - Male and female change rooms each with shower stalls and storage lockers