



TAKING THE

LEED®

A LEED® Gold Building
Designed to Exceed
Today's Workplace Needs



- Expansive 30' high lobby links directly to the PATH system, Union Station and the Air Canada Centre
- Strategic location within steps of the downtown core, the waterfront, restaurants, abundant retail, entertainment, hotels and the dynamic Metro Convention Centre

25 York's progressive design, central location and commitment to a healthy, productive work environment keeps your team loyal and saves you money.



25 YORK

Employees will enjoy the intuitive design and operation of this LEED development (Leadership in Energy and Environmental Design). 25 York has been carefully planned and executed to offer unrivaled comfort and efficiency to your workforce. The building features occupant controlled temperature/air and lighting and provides maximum natural light penetration and indirect/direct lighting.



ATTRACT AND RETAIN THE BEST AND BRIGHTEST



Healthy Building, Healthy People

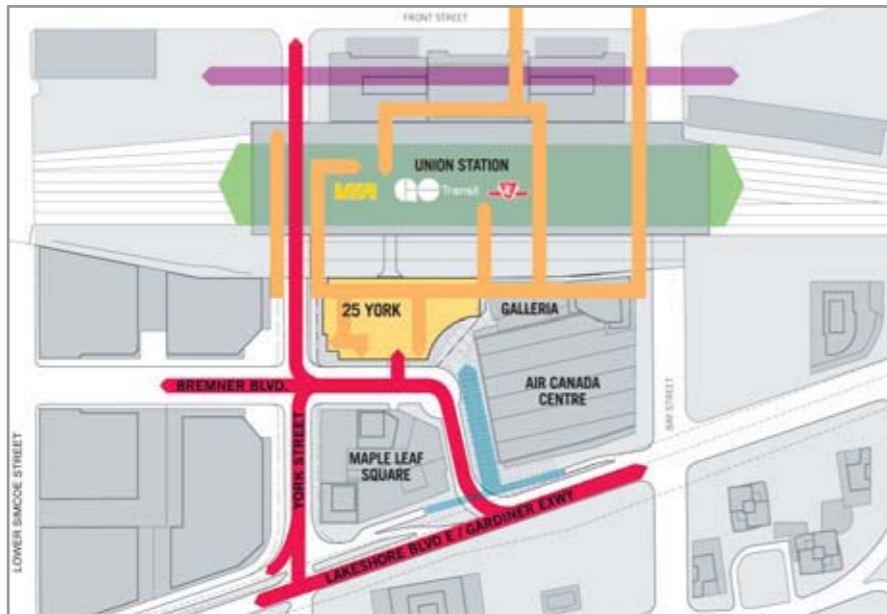
By combining natural amenities with personal controls, 25 York is at the forefront of smart design.

- Magnificent 11' ceilings with windows extending from floor to ceiling, maximizing the intake of natural light on each floor
- Pressurized raised floors provide individual temperature control for all employees and greater access to fresh air, reducing workplace illness and absenteeism

- Constant air-quality monitoring to ensure a healthier environment
- Occupancy sensors for automatic lighting whenever needed
- Constructed from environmentally friendly materials

25 York provides a highly efficient and productive workspace to keep employees healthier, happier and, as a result, more productive.

25 YORK



PATH
 WALKING 3 MINUTES NORTH THROUGH UNION STATION CONNECTS YOU WITH ALL OF DOWNTOWN TORONTO

DRIVING 3 MINUTES FROM THE GARDINER EXPRESSWAY

UNDERGROUND SHIPPING AND RECEIVING

- 42 million GO Trains and bus passengers - (130,000 GO Train passengers and 30,000 bus passengers weekdays)
 - 22.3 million TTC subway passengers - (72,000 each weekday)
 - 2.8 million VIA passengers
 - Employees can spend more time at the office or at home
- Union Station handles more passengers annually than Pearson International Airport



MAXIMUM ACCESS: MAXIMUM SUCCESS

Linking directly to the major attractions of the downtown core, the PATH through 25 York provides direct indoor access to Union Station creating fast, easy access to the major transportation hub of Canada.

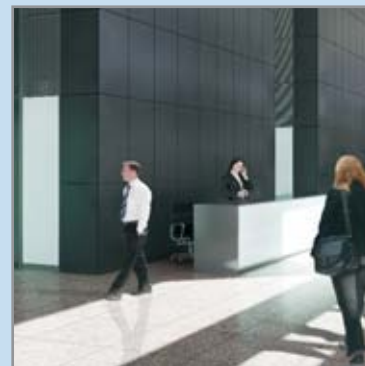
It is steps from the waterfront, the Air Canada Centre, the entertainment district and the financial core, plus many major restaurants and retail chains.

25 York is the ultimate location for both work and play.



25 YORK

25 York offers companies an exceptional cost savings opportunity. It offers a leading-edge work environment while substantially reducing your company's gross costs of occupancy. With large floor plates that optimize space utilization and a state of the art building technology platform for the distribution of air, voice, data and power cabling; office configuration is easy and cost-effective. Working from 25 York can save businesses substantial annual operating and productivity costs.



WHERE VISION PROFITS



Significant Annual Gross Occupancy Savings

- Lower realty taxes than the downtown core
- Lower operating costs due to GREEN performance features
- Enwave cooling assures "locked in costs" and reduced Hydro requirements for cooling by 70%
- Under floor HVAC distribution with voice, data and power results in lower leasehold improvement and construction costs
- Dramatically reduced churn costs
- Reduced absenteeism
- Energy savings through auto-dimming, indirect glare-free lighting
- Proximity to the major transportation hub of southern Ontario, saving 30 minutes per day or 15 days a year
- Building systems that accommodate ten people per 1,000 sf comfortably

Your company's overall cost savings could equate to \$15 to \$20 per sf per year compared to a traditional financial district office tower.

25
YORK