

2320/2330

STEELES AVENUE WEST

IN THE CITY OF VAUGHAN



MILESTONE  
CAMPUS

Workplace **Reimagined.** Wellness **Inspired.**



# MILESTONE CAMPUS

Workplace **Reimagined.** Wellness **Inspired.**

Part of a 40-acre master-planned community, Milestone Campus brings the latest in sustainable, efficient and wellness-centred building design to the GTA's fastest growing city. With a focus on all aspects of innovation from technology to design to health and well-being, Milestone Campus provides a sense of productivity and employee satisfaction unlike any other new project in Vaughan. Situated steps to the Toronto-York Spadina Subway Extension and close to major highways, Milestone Campus offers superior access to downtown Toronto, Pearson International Airport and the surrounding GTA.

The two 8-storey 225,000 square foot buildings will total over 450,000 square feet. Phases Two and Three will have typical floor plates of approximately 30,000 square feet, designed to provide optimal space flexibility, efficiency and environmental performance.

Additionally, Milestone Campus offer tenants underground parking at a ratio of 3.1 per 1,000 SF leased, a distinct advantage for client comfort.

Each building is designed around a striking full height central atrium, which will allow natural light to penetrate and illuminate interior spaces and support a multi-storey Living Wall which improves air quality and provides a spectacular natural focal point.

Following rigorous LEED guidelines, Phases Two & Three will set the standard for a campus-wide integrated sustainability strategy geared to innovative thinking, productivity, safety, wellness and responsibility. In addition, high-performance exterior windows will maximize HVAC efficiency, enhance natural light and increase personal comfort.

And with advanced programs in place for rooftop rainwater retention, irrigation, and a superior heat recovery system, operational and sustainable performance will be comprehensive, measurable, and cost-efficient.



## BUILDING DETAILS

Space Available: 225,000 SF per building

Number of Floors: 8

Typical Floor Plate: 30,000 SF

Basic Rent: Call to discuss

Additional Rent: \$13.00 PSF/year\* (est. 2020)

Available: Approximately 24 months from lease signing

Special Offering: Prior to the start of construction, a lead tenant will be offered the opportunity to partner with Milestone Group to modify the building to suit specific tenant requirements.

## BUILDING FEATURES



Full height central atrium with botanical Living Wall



Underground parking, 3.1 : 1,000 SF leased



Campus-like setting, with a beautifully landscaped gathering square



Smart building technology



LEED certified



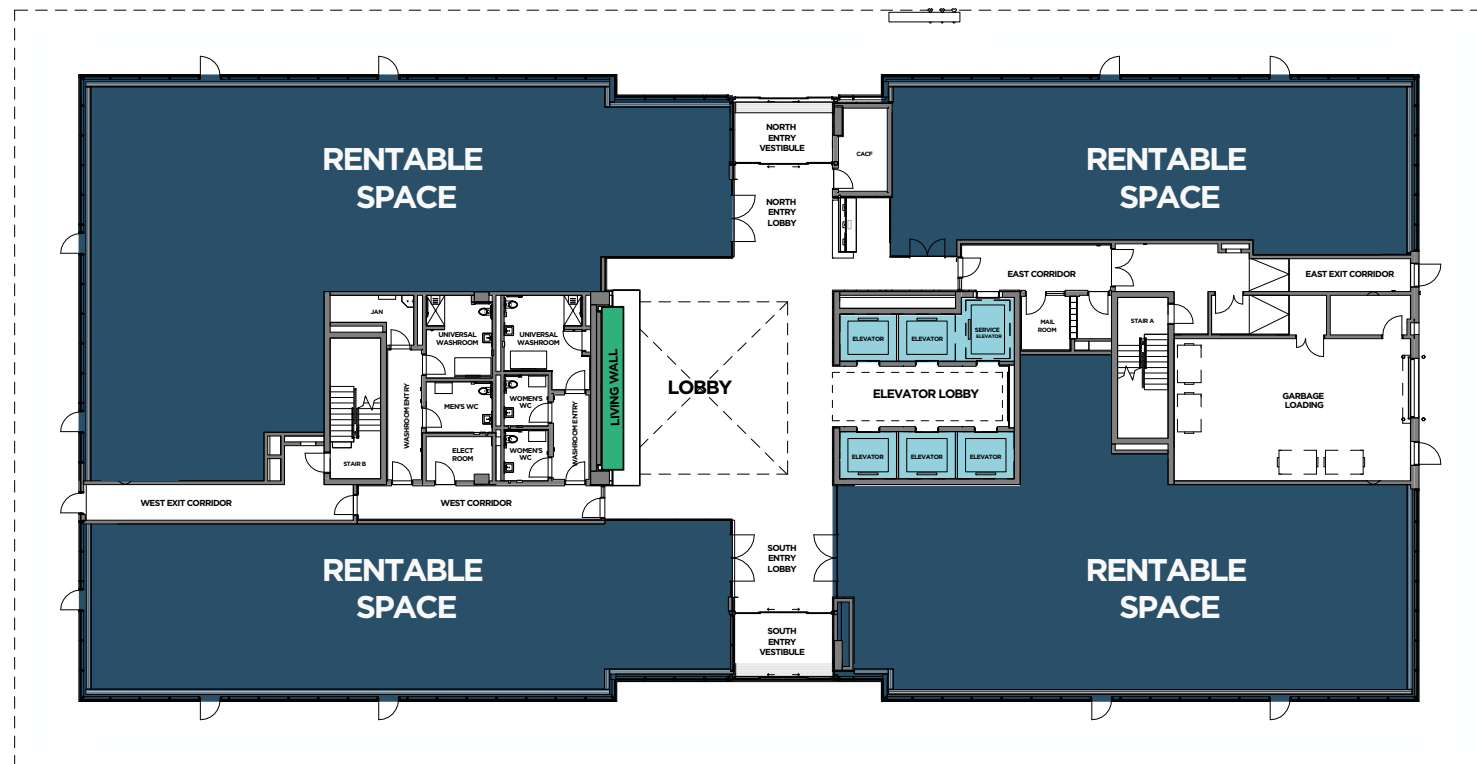
Short walk to Spadina Subway at Pioneer Village or York University stations



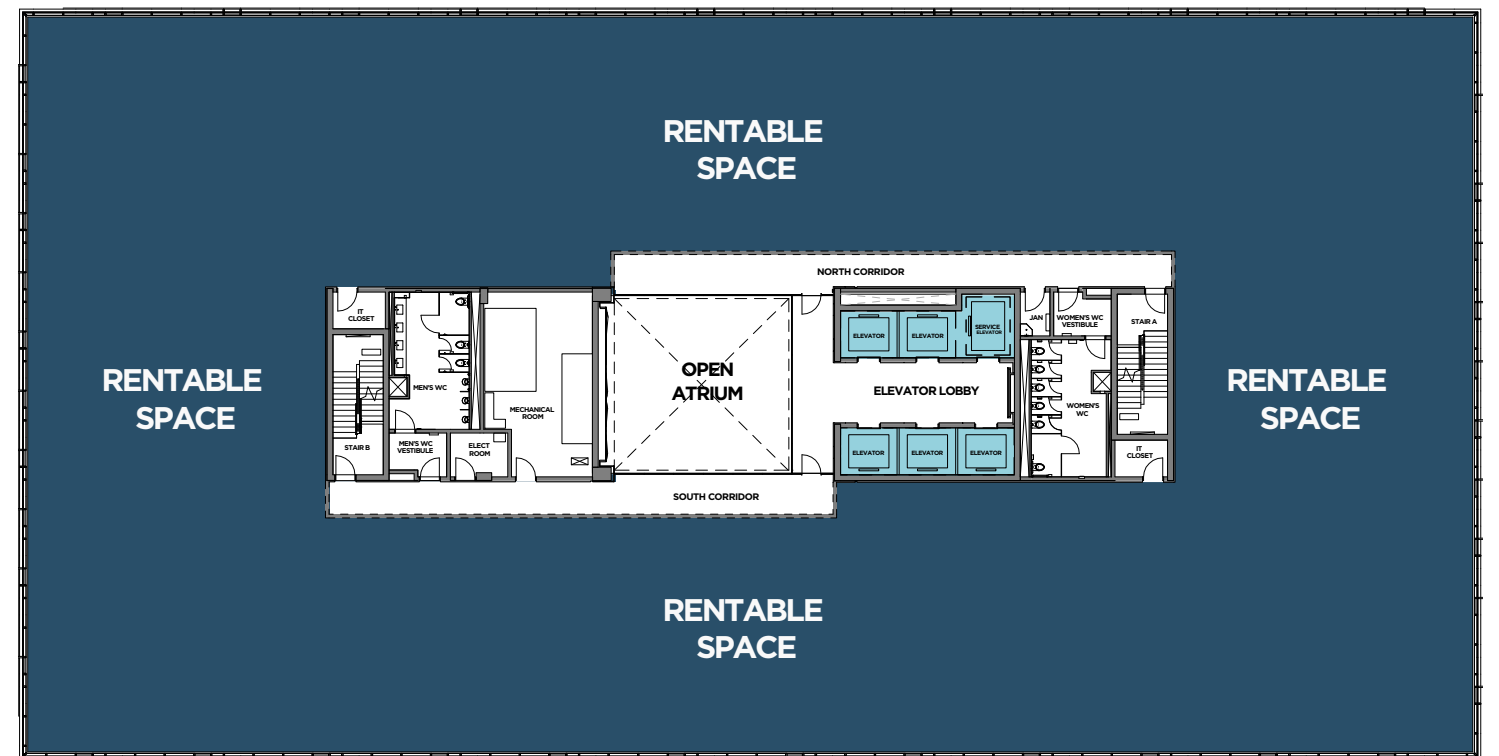


## FLOOR PLANS

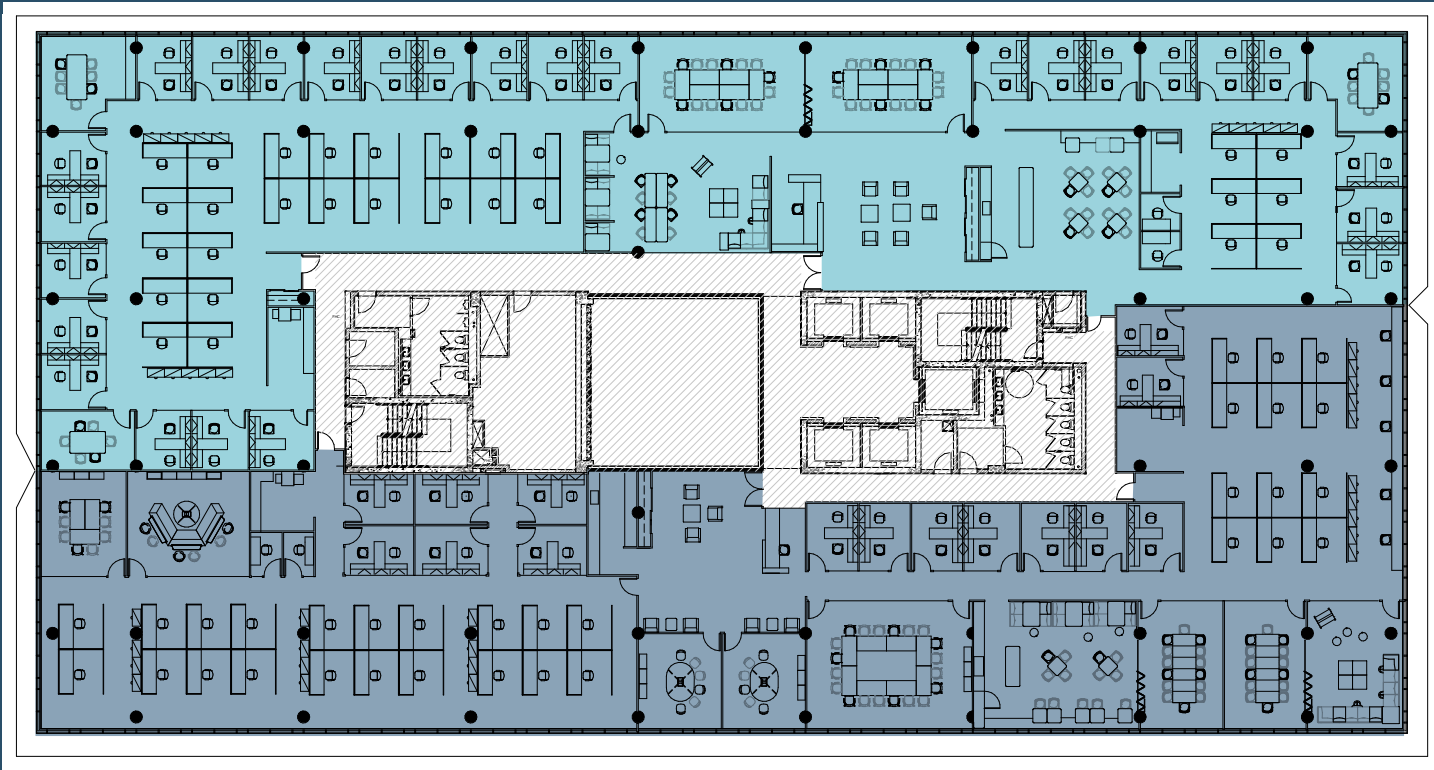
Ground Floor



Upper Floor



# TEST FITS



## Suite A

More traditional with offices along the windows.

### METRICS:

50/50 Split of Private Offices to Workstations

26 Offices	55 Total Focus Seats
29 Workstations	218 USF Per Focus Seat

### COLLABORATION AREAS 4,100 USF (34%)

117 Alternative / Collaborative Seats  
2 Collaboration Seats: 1 Focus Seat

All seats shown in black provide 6' of physical distance. Collaborative seats shown in grey are provided to demonstrate maximum capacities in the future.

Floor is divided into two suites for comparison purposes

## Suite B

More open, with workstations located along the windows.

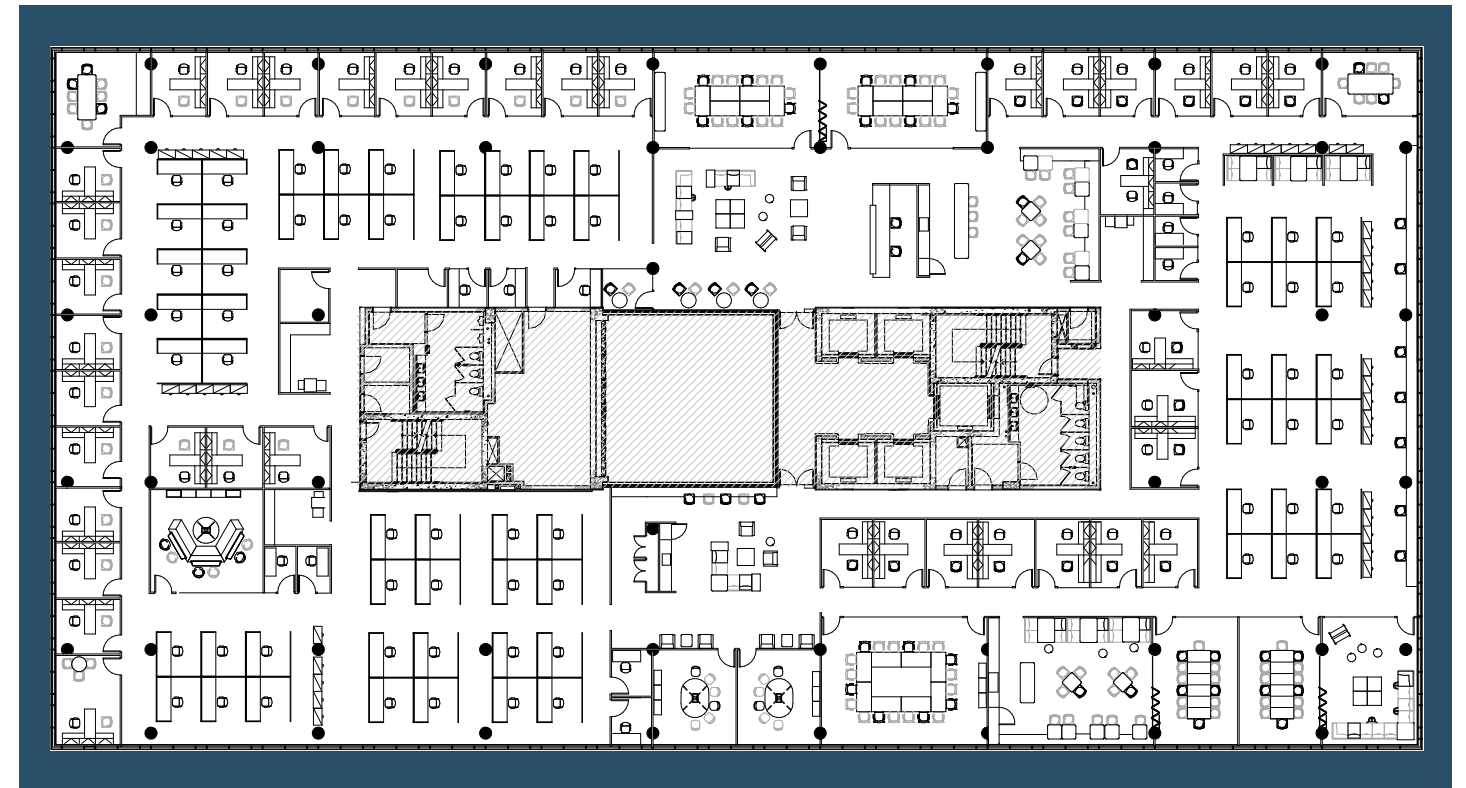
### METRICS:

25/75 Split of Private Offices to Workstations

15 Offices	55 Total Focus Seats
40 Workstations	217 USF per Focus Seat

### COLLABORATION AREAS 4,200 USF ( 35%)

130 Alternative / Collaborative Seats  
2.4 Collaboration Seats: 1 Focus Seat



## Full Floor

A balanced approach featuring both traditional offices along the windows and open workstations near natural light.

### METRICS:

70/30 Split of Private Offices to Workstations

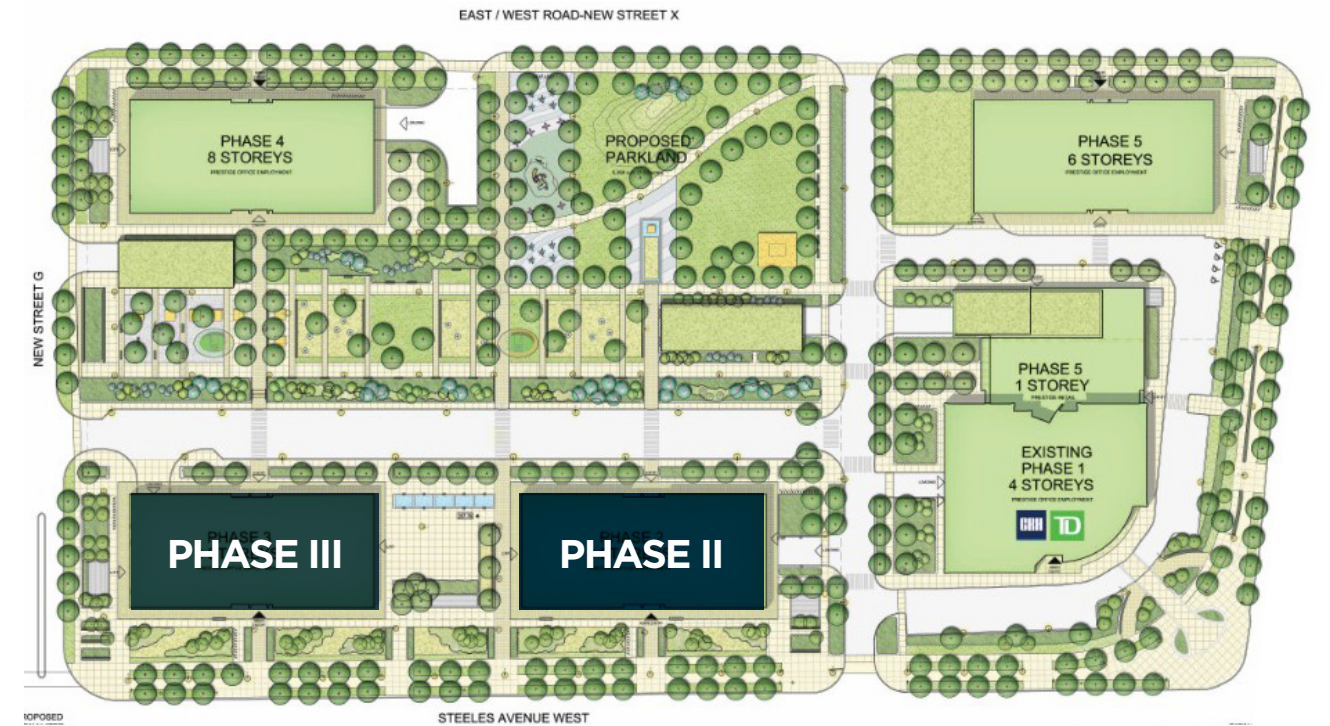
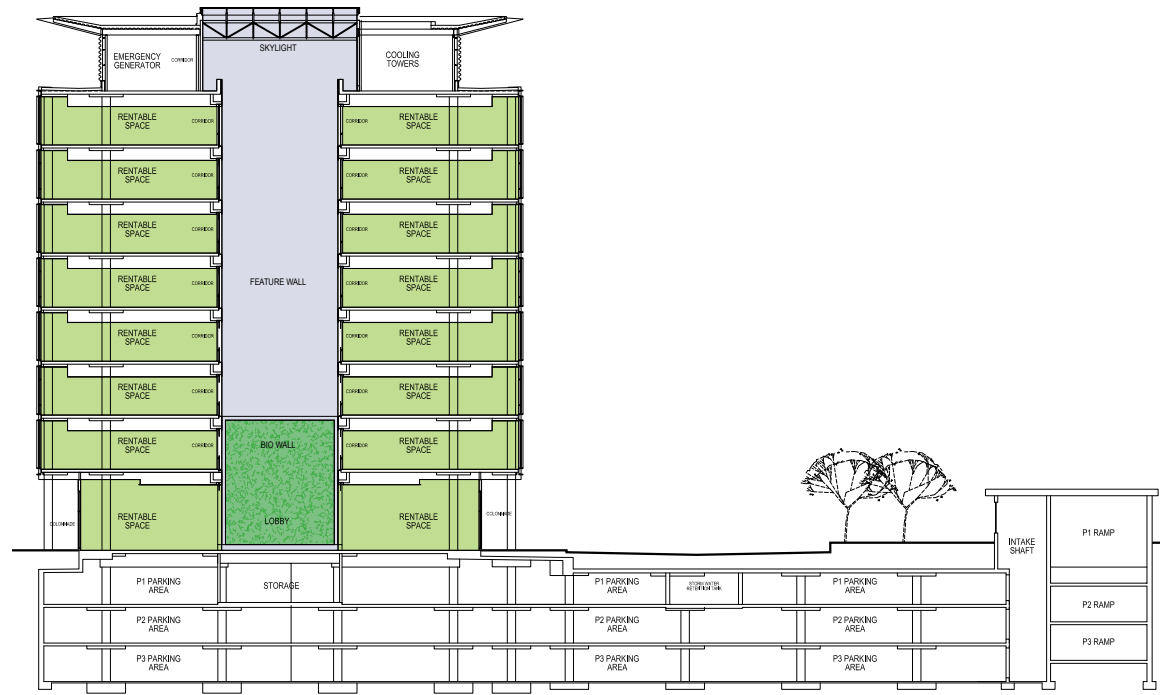
39 Offices | 83 Workstations | 122 Total Focus Seats | 207 USF Per Focus Seat

### COLLABORATION AREAS 7980 USF 32%

130 Alternative / Collaborative Seats | 1.9 Collaborative Seats:1 Focus Seat

## WELLNESS PLANNING PRINCIPLES

- 8' x 8' workstations (64 SF) allow for physical distancing
- 10' x 11' offices (110 SF)
- Increased circulation allows for more single direction paths of travel
- Hoteling spaces for people who frequently work from home
- Overall increases in collaborative seating to encourage connection to colleagues
- Amenity spaces overlooking communal green wall
- Areas for collaboration
- Retractable walls and flexible furniture to allow spaces to be reconfigured
- Increased video conferencing capabilities to foster collaboration with those still working from home



## BUILDING SPECIFICATIONS

### Total Rentable Area

Approximately 225,000 SF per building

### Architect

Diamond Schmitt Architects

### Number of Floors

8 floors (ground floor retail and 7 office floors)

### Atrium/Lobby

Striking 8-storey atrium with skylight

Spectacular 2-storey living wall

- Contains a variety of plant species
- Living wall allows the outdoors to be brought indoors
- Positive psychological effects

Tenant-focused retail

### Security/Life Safety and Access

Barrier-free access to building

2-stage addressable fire alarm system

Full time personnel on site

CCTV surveillance system

Card readers for after-hours access control

Emergency intercom system for underground parking

Lighting protection system

### Typical Floor Size

Approximately 30,000 Rentable SF

### Environmental

Designed to meet LEED guidelines

### Elevators

5 high-speed passenger elevators

(9-foot ceiling, 3,500 lb. capacity)

1 high-speed passenger/service elevator

(10-foot ceiling, 4,500 lb. capacity)

### Planning Module

Typical Bay Size: ± 30 ft.

Window Size: 5 feet wide

Typical core to window depth: ±45 feet

### Ceiling and Lighting

9'10" ceilings (finished floor – gypsum bulkhead)

2' x 2' acoustic tile with recessed LED lighting to include occupancy and photo sensors for increased energy savings

30 foot-candles average (at desk height, open floor)

### Glazing

10-foot high windows which provide an abundance of natural light

### Parking (Each Building)

3 underground levels

690 total parking spaces (670 underground parking spaces + 20 surface parking stalls)

Electric vehicle charging stations

3.1 parking stalls per 1,000 SF of Rentable Area

### Floor Loading

80 lbs. PSF (live load)

2 areas (16'x30') at end of core with 175 lbs. PSF live load capacity

### Power

Redundant power supply (base building and tenant)

Additional 8-hour power back up (generator)

Bus duct riser with 347/600 Volts and dedicated automatic transfer switch (1 per floor)

Surge protection

### HVAC

Sophisticated energy-efficient system

Will satisfy or exceed ASHRAE 62.1

Gas-fired heating boilers

Water-cooling chillers

Air handling and heat recover units

VAV forced air boxes

### HVAC Hours

7:30 a.m. – 6:00 p.m. Monday to Friday

9:00 a.m. – 1:00 p.m. on Saturday

At other times, by arrangement

### Tech

Wired Score certified

Minimum 2 high speed fiber optic internet providers

Life safety systems

### Smart Building Technology

Easily allows tenants to monitor their own energy usage

Helps to improve employee communication

Offers enhanced security for the landlord and tenants

## HEALTH, SAFETY & WELLNESS FEATURES

Building attributes and design affect health and safety more than ever before. Milestone Group understands this, and Milestone Campus will provide tenants with a forward-thinking, healthy, safe, and comfortable workplace. In addition to being LEED certified, cementing Milestone Campus' commitment to designing an efficient and sustainable development, Milestone Campus will also be implementing the following measures and specifications:

- HVAC systems with integrated UV-C light within plenum to sterilize pathogens in supply air, destroying bacteria and viruses
- Smart building system technology, monitoring flow in high traffic areas
- Building mobile phone app for a premier Milestone touchless tenant experience emphasizing contactless and seamless communication
- Touchless sanitizer dispensers everywhere
- Spacious lobby to ensure physical distancing and minimize congestion
- Hands-free washroom fixtures, faucets and towel dispensers with easy-to-clean surfaces
- Increased cleaning and maintenance services for all common areas and available in-suite
- Continual monitoring and implementation of evolving best practices

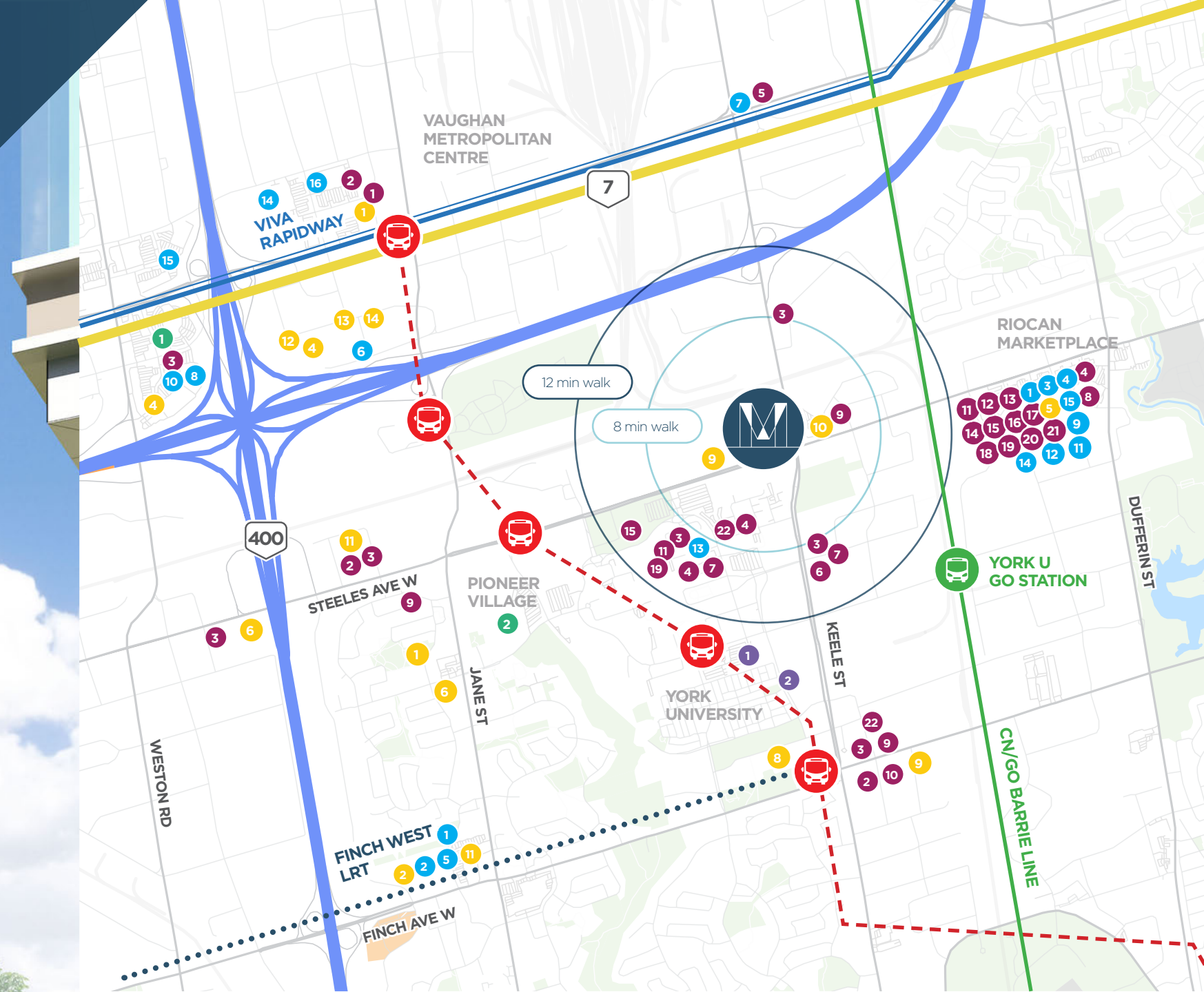
Natural light, through its full height central atrium, air quality through its multi-storey Living Wall, and green space through its central urban park, all highlight a deep focus on employee health and wellness.



# Milestone Campus is Connected

Milestone Campus boasts a prime location, with immediate access to highways and transit.

The City of Vaughan will continue to be an economic driver and trend-setter within the GTA for decades to come.



## Restaurants

1. St. Louis Bar & Grill
2. McDonald's
3. Tim Hortons
4. Starbucks
5. Harvey's
6. Dominos Pizza
7. Pita Pit
8. Montana's
9. Subway
10. Fox & Fiddle
11. Freshii
12. East Side Mario's
13. Wendy's
14. Thai Express
15. Pizzaville
16. Bagel Nash
17. South St Burger
18. Wild Wing
19. Booster Juice
20. Teriyaki Experience
21. Mucho Burrito
22. Pizza Pizza

## Shopping

1. LCBO
2. The Beer Store
3. The Wine Rack
4. Real Canadian Superstore
5. Yorkgate Mall
6. Ikea Vaughan
7. National Sports
8. Costco Wholesale
9. Winners
10. Pet Smart
11. Ardene
12. Dollarama
13. Shoppers Drug Mart
14. Lowes
15. Home Depot
16. Walmart

## Services

1. RBC Royal Bank
2. Planet Fitness
3. Service Ontario
4. GoodLife Fitness
5. Canada Post
6. Petro-Canada
7. BMO
8. CIBC
9. TD Canada Trust
10. Husky
11. Esso
12. Monte Carlo Inn
13. Hilton Garden Inn
14. Residence Inn by Marriott

## Entertainment

1. Cineplex Cinemas Vaughan
2. Pioneer Village

## Schools

1. York University
2. Seneca@York Campus

## Transit

- Viva Rapid Way
- TTC
- Finch West LRT
- CN/GO





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## Milestone Group

For over 30 years, Milestone Group has earned its reputation for excellence by developing, owning and managing a commercial portfolio of high quality industrial, retail and office properties, primarily in the Greater Toronto Area.

As a privately owned and operated company, Milestone Group is part of the Global Furniture Group along with its sister firm Teknion. Today, Milestone Group owns and manages a diverse and growing portfolio of assets in excess of 10,000,000 square feet throughout North America.

As an owner/manager and strategic long-term investor, Milestone Group insists upon the highest standards of quality and design.

The team at Milestone Group also believes in investing in and building strong, lasting relationships with its tenant partners. As property managers, the number one priority is to create and sustain quality, high-performance environments so that office, retail and industrial tenants can focus their valuable time and energy on what they do best.

Milestone Campus provides Milestone Group with a unique and exciting opportunity to take its commitment to innovation, performance, sustainability and community to an even higher level.

## Workplace **Reimagined.** Wellness **Inspired.**

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