

# Working Downtown in DUKE TOWER

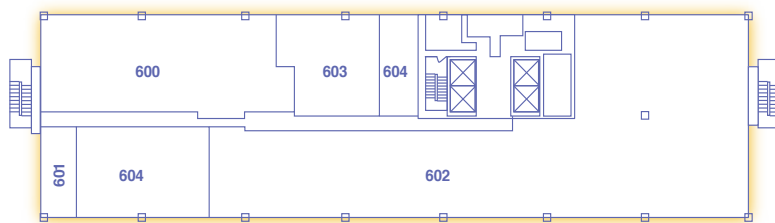
*It's child's play*



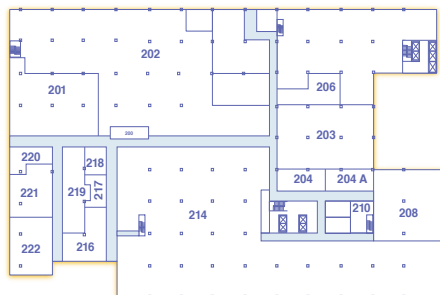
The workday for you and your employees couldn't be easier, with on-site daycare, dedicated parking, and a direct connection to shops, services, entertainment, and everything downtown Halifax has to offer. In today's workplace, employee satisfaction is key, and an office in downtown's Duke Tower ensures you'll create a team of happy campers.



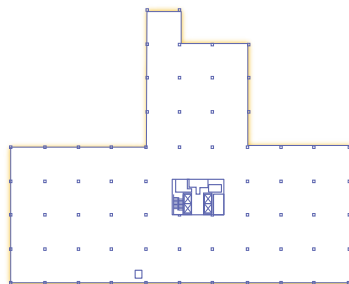
The best location in Halifax. Fourteen floors with all the facilities necessary for the creation of efficient office layouts for all types of businesses. Because of its location within the Scotia Square complex, clients can take the elevator directly to over 80 shops and services of Scotia Square. An extensive pedway network links Duke Tower to the entire downtown core and its range of shops, services and entertainment.



**5th-14th Floor Plans**



**2nd Floor Plans**



**3rd & 4th Floor Plans**

## Specifications

### Size:

- 251,022 square feet on 14 floors
- 11,500 square feet per typical floor

### Climate control:

- Complete H.V.A.C. system with humidification system
- Four new Smardt Chillers installed in 2007-2008
- Heating provided by two dual fired boilers (natural gas and light oil) with high efficiency Weishaupt burners

### Elevators:

- 4 Dover elevators

### Fire & Safety:

- Alarm system rings into Crombie's security control room
- Sprinklered
- New 2-stage Simplex 4100U addressable fire panel
- New 625 kVa Caterpillar Emergency Generator with maintenance by-pass transfer switch

### Security:

- In-house security patrols 24 hours a day, 7 days a week.
- 66 C.C.T.V. cameras in the complex.
- Mobile patrol
- New Chubb-Lenel OnGuard Proximity Card Access system

### Parking:

- Direct access to 1,700 vehicle parkade

### Loading Bay:

- Entrance from Barrington Street

### Accessibility:

- Barrier-free access from Duke Street and parkade
- Unisex barrier-free washrooms

### Amenities:

- Direct access to Scotia Square, food court, restaurants, first class hotels, daycare, fitness centre, casino and entertainment

Duke Tower is recognized for excellence in environmental management and performance by the prestigious BOMA BEST group.