



MaRS Centre Phase 2

Toronto's innovation hub;
centrally located in the Discovery District.

The MaRS Centre, centrally located in the heart of downtown Toronto, is a vibrant, architecturally inspiring space that has become the undisputed hub of Toronto's Discovery District. Every day, over 2,300 people from the communities of science, business and capital come to work at the 750,000 sq. ft. complex.

MaRS Centre Phase 2 will more than double the size of the centre, making it one of the world's largest science, technology and research centres.



MaRS Centre Phase 2

BUILDING OVERVIEW

Architectural features:

- Total building area: 770,000 sq. ft. (rentable).
- 20 stories of lab and office space, generally designed as 60% lab space and 40% office space.
- Connected to the adjacent MaRS Heritage Building and towers through atria and a concourse-level food court.
- Direct connection to TTC (Queen's Park subway station) and Toronto General Hospital.
- Two-level underground parking garage with dedicated bicycle parking and showers.
- Thermally broken high-performance unitized aluminum and double-glazed curtain wall with laminated glass accent fins.
- Atrium features: 62 ft.-high glazed skylight, metal mesh and terracotta walls and stone flooring.
- One of Toronto's most prominent addresses for research and development, located in the heart of the Discovery District.
- Building designed to achieve LEED® Silver Certification.

Location:

- Situated at the corner of University Ave. and College St. in Toronto, Ontario, Canada.



Floor specifications

Approximately:

38,500–41,500 sq. ft. per floor (rentable).

Ceiling heights:

Designed for 9 ft.-high suspended ceiling.

Planning module:

Average 31'6" × 31'6" bay size.

Window size:

Floor-to-ceiling glass with 5' × 11' high-vision glass.

Core-to-window depth:

Generally 51' to 56', with some lower dimensions within the north-south direction.

Structure:

- 80 lbs. per sq. ft. (live load).
- 15 lbs. per sq. ft. ceiling and mechanical load allowance.
- 20 lbs. per sq. ft. partition load allowance.
- Concrete substructure, caisson foundation bearing on bedrock.
- Poured-in-place reinforced concrete superstructure.
- Shallow floor framing system (typical 12" slab plus 10" drop panels), maximizing available ceiling zone for services.
- Lateral loads resisted entirely by the reinforced concrete core.

For more information, contact:

MaRS Discovery District

www.marsdd.com/phase2

T: 416-673-8100

F: 416-673-8181



ALEXANDRIA.