



BentallGreenOak 

The 150 King Street West Connection

WINTER 2022

Awards and Certification for 150 King Street West

BentallGreenOak and the tenants of 150 King West have continued to excel in the areas of energy performance and health and wellness initiatives.

The latest formal recognition awarded:

2022 Kingsley Award of Excellence to 150 King West for its achievement in exceeding the Kingsley Index industry benchmark for overall tenant satisfaction and going above and beyond to guarantee that tenants are satisfied with their experience.

Award Winner

2022 Kingsley Excellence



The 150 King Street West Connections

Parking Reminders

Parking Garage - Public Parking

As of September 2022, the parking garage at 150 King Street West is open to the public for transient paid parking. The garage and elevator lobby hours have been updated to be from 6:00AM to 8:00AM, Monday to Friday. Signage has been posted to reflect these changes.

For information on the parking garage, please contact our Reef Parking contact Lisa Yee at lisa.yee@reefparking.com or (437) 488-4833.



No Parking on Pearl Street

A reminder that Pearl Street is designated no stopping. This means vehicles cannot stop or park on the street. Please discourage your suppliers from parking on Pearl Street, as it inconveniences all deliveries and parkers and creates dangerous situations for pedestrians.



The 150 King Street West Connections



CP24 CHUM Christmas Wish 2022 (November 23rd to December 20th)

150 King Street West is pleased to support the annual CP24 CHUM Christmas Wish toy drive from November 23rd until December 20th. We encourage you to drop off new unwrapped toys for children aged newborn to 18 years in the donation box on the ground floor, Tmain lobby.



Tenant Holiday Breakfast (December 13th and 14th)

We are looking forward to seeing you at our Annual Tenant Holiday breakfast on the 27th floor. Please keep an eye on your Inbox for your invitation for distribution and posting. Happy Holidays!



January Art Exhibition

In January, three professional artists will be filling our lobby at 150 King St. W. with artwork focussed on Canadian nature. Josy Britton, known for large encaustic, watercolour and oil paintings of water scenes and spectacular trees viewed from below; Barb Simmons, known for soothing natural landscapes reminiscent of work by Doris McCarthy; and Clare Ross, known for surreal reconstructions of nature with ephemeral sculptures presented through archival pigment print photographs. These artists have extensive exhibition experience and are grassroots leaders in Canadian Art either serving or having served as Presidents of the Society of Canadian Artists and/or the Ontario Society of Artists. After showing in galleries province wide and internationally these artists are coming to our lobby for a month long exhibition before they move on to other galleries. You can preview the work at www.josybritton.com, www.barbsimmonsart.com, www.clareross.ca.

This exhibition is brought to you by BentallGreenOak.

PATH Clothing Drive (January)

150 King West is pleased to support the annual Longest Underground Walkway Clothing Drive. In January (dates to follow shortly), we invite you to drop off your gently used clothing at a table that will be set-up in the concourse near the escalators. All clothing will be donated to the Yonge Street Mission. Every donor that brings in a bag of clothing will be given a contest ballot for a chance to win from the prize list. Yonge Street Mission will be drawing the prize winners the week after the clothing drive and will distribute the prizes. Every year, the event collects over 6,000 bags of clothing that goes towards the Yonge Street Mission's Double Take Thrift Store. Double Take Thrift Store provides affordable clothing to the community, first time employment and funds that come back to the charity. More details to follow!



The 150 King Street West Connections

General Building Rules

Deliveries & After-Hour Bookings

Notice, Notice, Notice!

As the building gets busier with many returning to the office, we would like to remind you that we require at least 72 hours notice on requests for special services and/or deliveries.

Courier Deliveries

During business hours, Couriers may deliver material which is readily hand carried through the Main Lobby. All other larger items and material must be delivered through the loading dock.



Freight Elevator/Loading Dock

Tenant move-in/move-out or removal/delivery of a large shipment must be scheduled for after business hours or weekends. To schedule a booking, tenants should complete the "K004 – Request for Movement Supervision or Security Escort/Short Term Work Permit Application form" (available on our website here <https://150kingwest.ca/forms-resources/>) and forward the forms to the Building Management Office at least 72 hours prior to the booking date. After hours moves commence at 5:00PM and cannot extend beyond 7:00AM, Monday to Friday. There is a \$35.00 per hour minimum four-hour charge @ to arrange a mandatory Security Guard to supervise the move and operate the freight elevator.

Freight Elevator/Loading Dock Small Deliveries

All general receiving for 150 King Street West will be accepted at the loading dock, located on Pearl Street, on the North side of the building between the hours of 7:00AM and 5:00PM, Monday through Friday (statutory holidays excluded).

Due to the necessity for rigid truck/dock control, all deliveries requiring more than a twenty (20) minute truck/docking parking time must be scheduled through the Building Management Office. Failure to schedule large deliveries may require that the delivery be rescheduled. Courier and services are not permitted loading dock parking time for delivery of small parcels. Large deliveries (3 or more cartons, 50 lbs. or more, etc.) to one tenant area will be permitted at the dock if they involve no more than twenty (20) minute dock parking time except during peak periods. All deliveries are restricted to Receiving and must be picked up by the Tenant's personnel. All deliveries must be picked up from the loading dock within four (4) hours after the Tenant has been notified. Any deliveries not picked up within the specified time will be sent back to the supplier at the tenant's cost.



The 150 King Street West Connections

Wellness @ Work – Gym Facility Updates

New Classes Added: Fitness Lessons w/ Wellness @ Work

We have added two new classes to the schedule:

- Boxing with Alexey every Tuesday evening at 5:30PM
- Zumba with Anna every Wednesday morning at 7:30AM

Both new classes take place in the Yoga Studio.

We also offer Restorative Yoga (in place of Pilates) on the last Thursday of every month, at 12:00PM.

The 45-minute classes are complimentary with your annual Wellness @ Work membership and vary from yoga to cycling to HIIT to Pilates, and more! The sessions are led by certified instructors and are suitable for all skill levels.

The more people in attendance, the more classes we can offer, so sign up for the annual Wellness @ Work membership, try out a class, and tell your friends! You can find the class schedule posted in our elevator lobbies, or on our website at <https://150kingwest.ca/amenities/>.



Gym Etiquette and Locker Clean-Out

It has been a joy to see how many of you have been using our facilities regularly. We would like to provide a few friendly reminders regarding etiquette and cleanliness while using the facilities:

- Please use the spray bottles and paper towels to wipe your stations/equipment when you are finished
- There are hangers for wet towels that can be used in the changerooms – please refrain from hanging towels throughout the changeroom for hygiene purposes and in consideration of other members

Lockers in the changerooms are for day-use only. Security will be conducting a locker clean-out in mid-late December, during which any contents left in lockers overnight will be removed and placed in the lost and found located in the Security Office at 150 King Street West. We will provide notice of the exact date in advance.

Ongoing Fan Upgrades

Our Operations team continues to upgrade the fans in the building to improve energy efficiency, making the building greener, and reducing energy costs significantly. Due to the size of the building, this project is ongoing. We appreciate your patience as we work towards more eco-friendly and cost-effective solutions for our building and its tenants.

The 150 King Street West Connections

Security

December Audit

Security will be doing a pass card audit in December. Our Property Management team will require your assistance, as we reach out to Tenant Representatives to review active passes. This is incredibly important in order to help maintain security in the building and within your spaces, as well as alleviating the scarcity of pass cards as a result of the ongoing global chip shortage.

Building Access Cards

The BentallGreenOak Property Management staff and Security team is here to support your safety, security, and well-being.



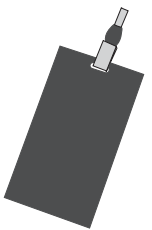
Important Reminder: Returning Pass Cards

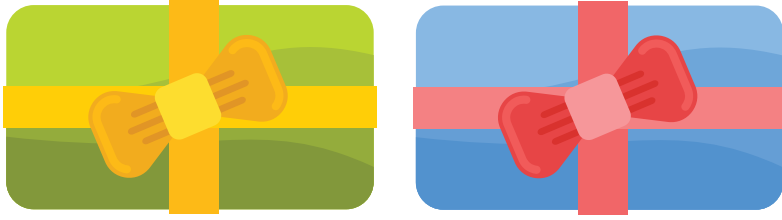
- o All pass cards must be returned to Property Management if you are no longer working in the building. Pass Card(s) are non-transferrable.
- o We need your support in ensuring the cards are returned – this is especially important as we endure a global chip shortage, as well as for Security and environmental purposes.

Pass Card Hours and Turn-Over Time

The access card office hours are Monday to Friday from 8:00AM to 2:00PM. These are the ONLY times that cards can be picked up.

Our Security team works very hard to ensure pass cards are processed as quickly as possible, while tending to their many other duties to keep our building safe. We ask for your patience and to expect a minimum of 24 hours turn-over time and to consider the access card office hours when sending your request.





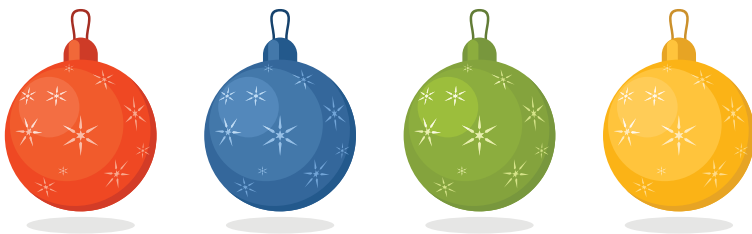
Holiday Hours 2022

Please note that on the following days, the BentallGreenOak Office will be closed along with the loading dock, and entry into 150 King Street West will be restricted to card access only:

- Monday, December 26th, 2022
- Tuesday, December 27th, 2022
- Monday, January 2nd, 2023

The concourse corridors on the PATH system will be open in accordance with subway hours. If you require any special requests such as work permits, pass card requests or after hour requests for these dates, please notify building management before 10:00AM on Tuesday, December 20th, 2022 to ensure your requirements are met. The management office and building will resume normal operating hours on Tuesday, January 3rd, 2023.

Happy holidays and best wishes for the New Year!



Management Team:

General Manager:

Marcie Sherwood

Marcie.sherwood@bentallgreenoak.com

Operations Manager:

Steve Ellis

Steve.ellis@bentallgreenoak.com

Operations Supervisor:

Douglas Lees

Douglas.lees@bentallgreenoak.com

Assistant Property Manager:

Sean Dawson

Sean.dawson@bentallgreenoak.com

Property Administrators:

Lamia Shamsuddin

Lamia.shamsuddin@bentallgreenoak.com

Loriedelle Addun

Loriedelle.addun@bentallgreenoak.com

Administrative Assistant:

Tyler Hunt

Tyler.hunt@bentallgreenoak.com

Manager Security Operations:

Mohamed Arale

Mohamed.arale@bentallgreenoak.com

Please consider the environment before printing this newsletter.

Copyright: This document is the property of BentallGreenOak (Canada) LP. Permission is required to copy, download or use this newsletter in part or in its entirety. For individual or corporate use, please contact BentallGreenOak (Canada) LP for permission. Disclaimer: Although we have done our best to ensure that all information in this newsletter is accurate, we accept no responsibility for any errors or omissions on the part of BentallGreenOak (Canada) LP or on the part of any all or personnel or companies who have provided information contained herein. Information in this newsletter is subject to change without notice.