



25 SHEPPARD AVENUE WEST



Built by H&R REIT in 1994, 25 Sheppard Avenue West is a Class 'A' commercial office building located in a vibrant central business area in Toronto, Ontario. This 22-storey office tower provides convenient ground floor retail, directly connects to the subway transit system, and achieved LEED Platinum Certification in 2020. 25 Sheppard showcases H&R REIT's dedication to sustainability and excellence in building operations.

Over the past ten years, substantial building system upgrades such as the complete replacement of base-building light fixtures with dimming LED models, advanced lighting control system, and an elevator modernization have combined to reduce annual energy consumption and costs by over 20%. HVAC equipment operation is optimized continuously through ongoing real-time monitoring and automated fault detection of building automation system data.

To enhance water management and drive water efficiency, 99% of building water use has been submetered. A 12,000-litre Rainwater Harvesting System minimizes stormwater runoff, and potable water use in irrigation is reduced by over 88% in a typical summer month.

25 Sheppard's advanced lighting control system can provide each occupant with individual control of their light levels. Occupancy and daylight sensors communicate wirelessly with individual fixtures, all of which are dimmable, to both drive energy efficiency and promote occupant comfort and well-being.

LEED Scorecard - Platinum

Sustainable Sites	20 / 26	Materials & Resources	6 / 10	Regional Priority	4 / 4
Water Efficiency	12 / 14	Indoor Environmental Quality	11 / 15	TOTAL	86
Energy & Atmosphere	28 / 35	Innovation in Operations	5 / 6		

