



145 WELLINGTON STREET WEST

Built in 1987, 145 Wellington Street West is a 13-storey Class A Office Building that continues to compete with its newer neighbours within Toronto, Ontario's financial core. Ideally located near the PATH, St. Andrew TTC Station and Union Station, this building has undergone numerous upgrades to attain LEED Platinum Certification.

Upgrades, including pneumatic thermostats to direct digital control, elevator modernization, and LED lighting retrofits throughout the building, have contributed to greater occupant comfort and energy efficiency. HVAC operation is optimized through real-time monitoring and automated fault detection of BAS data. These advanced programs, along with a submetering system and ongoing commissioning, continuously drives and improves building performance.

In addition to achieving LEED Platinum certification, 145 Wellington Street West was awarded ENERGY STAR Certification in 2021 with a score of 85, proving once again it is top class in energy performance, and showcasing H&R REIT's dedication to sustainability and excellence in building operations.

LEED Scorecard – Platinum

Sustainable Sites	23 / 26
Water Efficiency	6 / 14
Energy & Atmosphere	30 / 35
Materials & Resources	5 / 10
Indoor Environmental Quality	10 / 15
Innovation in Operations	6 / 6
Regional Priority	4 / 4
TOTAL	84