Pioneers Discover @MIP

McMaster Innovation Park

CBRE
3.1M sq. ft. of Lab, Office, Retail, Biotech Manufacturing, Residential and Hotel

McMaster Innovation Park (MIP), Canada’s premier research and innovation park, is the preferred destination for companies that require flexible and scalable wet lab, specialty office and GMP manufacturing space. MIP occupies 58 acres of land space and is aligned with the research priorities of McMaster University. Its delivery of quality, turnkeyed life sciences space is notably timely and priced at a fraction of comparable prices in the Greater Toronto Area. The Park provides an eco-system that supports researchers, entrepreneurs and large and scaling businesses in Ontario’s life sciences corridor.

INFRASTRUCTURE HIGHLIGHTS

- Designed for biotech & life sciences companies
- Emergency generators with backup power
- Large, flexible floor plates
- Specialty gas distribution
- Dedicated and secure loading facilities
- Wi-Fi 6 campus

CAMPUS HIGHLIGHTS

- $1.7B CAD Capital Investment
- 3.5M Sq. Ft. of purpose-built lab, mixed-use and advanced manufacturing space to be constructed
- Immediate highway access with full interchange
- Adaptive reuse & greenfield development
- Sustainable design via solar & geothermal systems
- Pre-built and Build-to-Suit options available on 58-acre campus
- Retail and residential condominium amenities
Award winning craft brewers & distillers

Exceptional fine-dining experiences

Renowned theatre and performing arts

Outstanding live music events and concerts

World-class golf courses

Exciting professional sport

Hamilton
Hamilton has the benefits of a big city without the drawbacks and high prices of larger cities. With great schools and hospitals, plenty of parks and natural spaces, an abundance of waterfalls, and plenty of urban excitement, Hamilton has what you need.

EDUCATIONAL/RESEARCH PARTNERSHIPS

- McMaster University
  McMaster University is one of only four Canadian universities ranked among the top 70 in the world by the major global ranking systems. As the home to over 70 research institutes and more than 31,000 students, they are a hub for innovation, discovery and growth.

- Hamilton Health Sciences
  Hamilton Health Sciences is a community of 15,000 staff, physicians, researchers and volunteers that serves southwestern Ontario residents. The also provide specialized, advanced care to people from across the province. As the largest employer in the Greater Hamilton region, they are closely connected with their academic partners, including McMaster University and Mohawk College.

- St. Joseph’s Healthcare
  St. Joseph’s Healthcare Hamilton (SJHH) is committed to making a difference in people’s lives and creating a lasting future for our community through integrated health services and internationally recognized programs. Their threefold mission is to provide dynamic research, revolutionary methods in health sciences education, and the highest standard of clinical care in a spirit of compassion, innovation and commitment.

- Mohawk College
  Mohawk College is addressing the demands of the present, with both a global perspective and deeply connected roots in the community, it allows them to also grasp of the needs of the future.

- Royal Botanical Gardens
  Royal Botanical Gardens is located at the western tip of Lake Ontario. Four distinct formal gardens are contained with 1,100 hectares of nature reserve, nestled into the slopes of Niagara Escarpment World Biosphere Reserve. Explore and enjoy the many historical outdoor plant collections, the indoor Mediterranean Garden, and 27 km of nature trails.

- Art Gallery of Hamilton
  The Art Gallery of Hamilton - known to most as simply the AGH - is the region’s oldest and largest public gallery. In the heart of downtown - steps from hotels, restaurants and concert venues. With over 10,000 pieces, the AGH also has one of the most impressive permanent collections in Canada, including many renowned contemporary, Canadian and international pieces.

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LIFESTYLE & THE NATURAL ENVIRONMENT

- Bruce Trail
  A scenic, gradual ascent up the Niagara Escarpment, is the 2.7 kilometre section of the Bruce Trail connecting lower west Hamilton to the top of the city’s escarpment. Through the forest as you walk, you’ll catch breathtaking views of the city. The Chedoke Stairs, accessible from the golf course parking lot, provide a 289-step cardio challenge up to a viewing platform for prime leaf viewing. Join the many locals in the know for this fun workout with a breathtaking reward.

- Bayfront Park
  Bayfront Park is located at the foot of Harbourfront Drive near Hamilton’s downtown core. Make use of its asphalt pathway for in-line skating, cycling, walking, and/or jogging, or take in the surrounding harbour area with access to the water’s edge, naturalized areas of wildflowers, shrubs and trees, a free public boat launch, numerous benches and picnic tables, and a natural grass amphitheater. With a parking lot and public washrooms, this park is an ideal, convenient place to enjoy the outdoors.

- Sherman Falls
  Fairy or Angel Falls are two romantic nicknames for this captivating waterfall that happens to lie on private property. Luckily the owners are happy to let others enjoy the magic of Sherman Falls located along a popular hike route on the Bruce Trail at the western edge of the city.

CULTURAL ATTRACTIONS

- Locke Street
  Locke Street is located near downtown Hamilton and has become a popular destination for visitors from surrounding areas. Browse around the quaint and eclectic shops located in this historic neighbourhood, or take a break and have a bite to eat in one of the many restaurants and eateries, including Donut Monster, Earth to Table Bread Bar, and iconic West Town Bar & Grill.

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ONTARIO LIFE SCIENCES CORRIDOR OVERVIEW

The heart of Ontario’s Life Sciences Corridor, MIP is a 50+ acre community of forward-thinkers coming together in a common space to work, live, play, and create.

- Anchors include MaRS in Toronto, “Pill Hill” in Mississauga and MIP in Hamilton
- Top 10 Life Sciences destination worldwide for foreign direct investment
- 4th largest Life Sciences hub in North America

With a focus on Life Science & Biotech, Engineering & Advanced Manufacturing & Data Sciences, MIP is centrally located in the Ontario Life Sciences Corridor and within one hour from both Toronto, Ontario and Buffalo, New York.

- 9,000,000 population within 1 hour drive
- 40% population growth over next 20 years
- 100,000 approximate population density per km² (greatest in Canada)
- $104,378 Average household income (2018 Toronto Region)
- $787,300 Average home price (2018 Toronto Region)

- YYZ GO Transit passenger rail network
- Canada’s busiest passenger gateway (Pearson International Airport)
- Largest and busiest seaport in Ontario (Port of Hamilton 2018)
- Canada’s central hub for innovation
- 1st & 2nd largest life sciences cluster in Canada

- 9 Universities and 2 Colleges
- 253,355 combined enrollment of Undergraduate students and 61,718 Graduates
- 47 Hospitals, including 12 research hospitals
- 61,000+ Life science related companies in Ontario*
- Canada’s central hub for innovation
- 90,000 Health Science Jobs in 2017 (5th largest in North America)*

* Life Sciences Sector in Ontario, Feb 2019 – Deloitte

» Home to the largest integrated hospital networks in Canada
» Over 50,000 Life Sciences work force
» Over 4,000 Life Science graduates annually
» $56.8 Billion in annual revenue
Size: 258,982 Sq. Ft.

Structure: Concrete columns with cast in place concrete slab

Facade: Brick and masonry

Ceiling Height:
- 1st Floor: 16’ (portions as high as 18’)
- 2nd Floor: 14’
- 3rd Floor: 14’

Floor Loads:
- 1st Floor: 150 Per Sq. Ft. (as high as 1,000 Per Sq. Ft.)
- 2nd Floor: 150 Per Sq. Ft.
- 3rd Floor: 150 Per Sq. Ft.

Elevators: 3 passenger, 1 dedicated freight

Sprinklers: Yes

Lighting: Linear LED

Telecom: Fiber Optic ready. WiFi 6 in all common areas. Rough-in ready for tenant systems.

HVAC: MERV 8 and MERV 14 air filters. 8-10 air exchanges per hour

Dedicated Tenant Systems:
- Freezer Farm (-80, -20 and cryo freezers)
- Ice Flaker Alcoves (on each floor)
- Chemical and waste rooms
- Recessed emergency showers and eye wash stations
- Ceiling mounted utility showers and eye wash stations
- Centralized gas panel (200, vacuum & compressed air)

Generator: 600V, 1250 KVA natural gas

Loading: 2 Truck Level docks with interior and exterior doors and levelers

Comments: Net Zero Carbon ready, EV parking stalls

Amenity and Collaboration Spaces:
- Small, medium and large meeting rooms
- Phone booths
- Auditorium
- Collaboration Room
- Cafe
- Spiritual/Wellness room
- Atrium
- Break spaces

Telecom:
- Fiber Optic ready with rough ins for tenant systems.
- WiFi 6 in all common areas.

Generator:
- 600V, 1250 KVA natural gas

Loading:
- 2 Truck Level docks with interior and exterior doors and levelers

Comments:
- Net Zero Carbon ready, EV parking stalls

Overview:
- Available Q2 2024
### Overview

**191 Longwood Road S**

**Available Q2 2024**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size</td>
<td>90,417 Sq. Ft.</td>
</tr>
<tr>
<td># of Floors</td>
<td>4</td>
</tr>
<tr>
<td>Typical Floor Plate</td>
<td>22,000 Sq. Ft.</td>
</tr>
<tr>
<td>Net Rent</td>
<td>$25 Per Sq. Ft. (Year 1)</td>
</tr>
<tr>
<td>Additional Rent</td>
<td>$16.16 Per Sq. Ft. (2021 Est.)</td>
</tr>
<tr>
<td>Elevators</td>
<td>2 passenger</td>
</tr>
<tr>
<td>Sprinklers</td>
<td>Yes</td>
</tr>
<tr>
<td>Lighting</td>
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<td>Fibre Optic ready with rough ins for tenant systems.</td>
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<tr>
<td></td>
<td>WiFi 6 in all common areas.</td>
</tr>
<tr>
<td>Comments</td>
<td>Net Zero Carbon ready, EV parking stalls &amp; Turnkey build outs available</td>
</tr>
<tr>
<td>Amenity and Collaboration Spaces</td>
<td>Direct access to Campus Green amenity area</td>
</tr>
<tr>
<td></td>
<td>Ground floor cafe/food service (planned)</td>
</tr>
</tbody>
</table>

**Vacant**

- **14,000 Sq. Ft.**
- **22,000 Sq. Ft.**

**The Future New Home of**

![Gowling WLG](image)

**191 Longwood Road S**

**Overview**

- Available Q2 2024
- Vacant
- 14,000 Sq. Ft.
- 22,000 Sq. Ft.

**Vacant**

- **14,000 Sq. Ft.**
- **22,000 Sq. Ft.**

**The Future New Home of**

![Gowling WLG](image)
Lab & Office Future Home of McMaster’s Global Nexus For Pandemics And Biological Threats

- Approx. 280,000 Sq. Ft. of mixed use facility
- Adaptive reuse of 1913 Westinghouse factory
- Up to 100,000 Sq. Ft. of contiguous laboratory space on two floors (Chemistry and Life Science capabilities) currently under LOI
- Connected to a 6-storey mixed-use development
- Restaurants, retail and other amenities within building with retail and amenity space available for lease.

“COVID has exposed the world’s vulnerabilities and we need to bring expertise together in new ways. McMaster is ready to lead that effort drawing on more than 15 years of world-class research in infectious disease and antimicrobial resistance.”

David Farrar
McMaster University President

Canada’s Global Nexus for Pandemics and Biological Threats
BMC (BIO-MANUFACTURING CAMPUS)

Future Home of CCRM for their contract development and manufacturing organization

- 313,000 Sq. Ft. of Custom Lab Space
- 78,000 Sq. Ft. Floor Plate
The CBRE Canada Life Sciences Group was created when the company recognized occupiers of wet lab space in biotech and life sciences need assistance with workplace strategy, specialized space planning and engineering along with traditional real estate brokerage and advisory services.

The CBRE Canada Life Sciences Group offers experience in lab development, occupier services and workplace strategy and is currently working on projects in Toronto’s Discovery District, near the David Johnston Research and Development Park in Waterloo and McMaster Innovation Park in Hamilton.

Headquartered in Toronto, CBRE Canada is part of CBRE Group Inc which currently employs more than 80,000 professionals across 450 offices worldwide, making it one of the world’s largest commercial real estate services and investment firms in the world.

Daniel Lacey*
Associate Vice President
+1 (416) 798-6248
daniel.lacey@cbre.com

Todd Cooney*
Senior Vice President
+1 (519) 744-4200
todd.cooney@cbre.com

Justin Bates*
Associate Vice President
+1 (905) 315-3698
justin.bates@cbre.com

Phil Ainlay**
Vice President
+1 (416) 815-2358
phil.ainlay@cbre.com

CBRE Limited, Real Estate Brokerage
5935 Airport Road, Suite 700, Mississauga, ON L4V 1W5

** Broker * Sales Representative