



**McMASTER
INNOVATION
PARK**

CBRE

CAMPUS HIGHLIGHTS



\$1B CAD
Capital Investment



2.1M 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

2.8M sq. ft. of Lab, Office, Retail, Biotech Manufacturing, Residential and Hotel

Aligned with the research priorities of McMaster University and occupying 58 acres, McMaster Innovation Park (MIP) is Canada's premier research and innovation park. The goal of MIP is to support researchers, entrepreneurs and large and scaling businesses in Ontario's Life Sciences Corridor. MIP is the preferred destination for companies that require flexible and scalable wet lab, specialty office and GMP manufacturing space. MIP delivers quality, turnkeyed life sciences space quickly and at a fraction of the price of anywhere else in the Greater Toronto Area.

INFRASTRUCTURE HIGHLIGHTS

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

Hamilton

Award winning craft brewers & distillers

Exciting professional sport

Renowned theatre and performing arts

Exceptional fine-dining experiences

World-class golf courses

Outstanding live music events and concerts



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.



McMASTER UNIVERSITY

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.

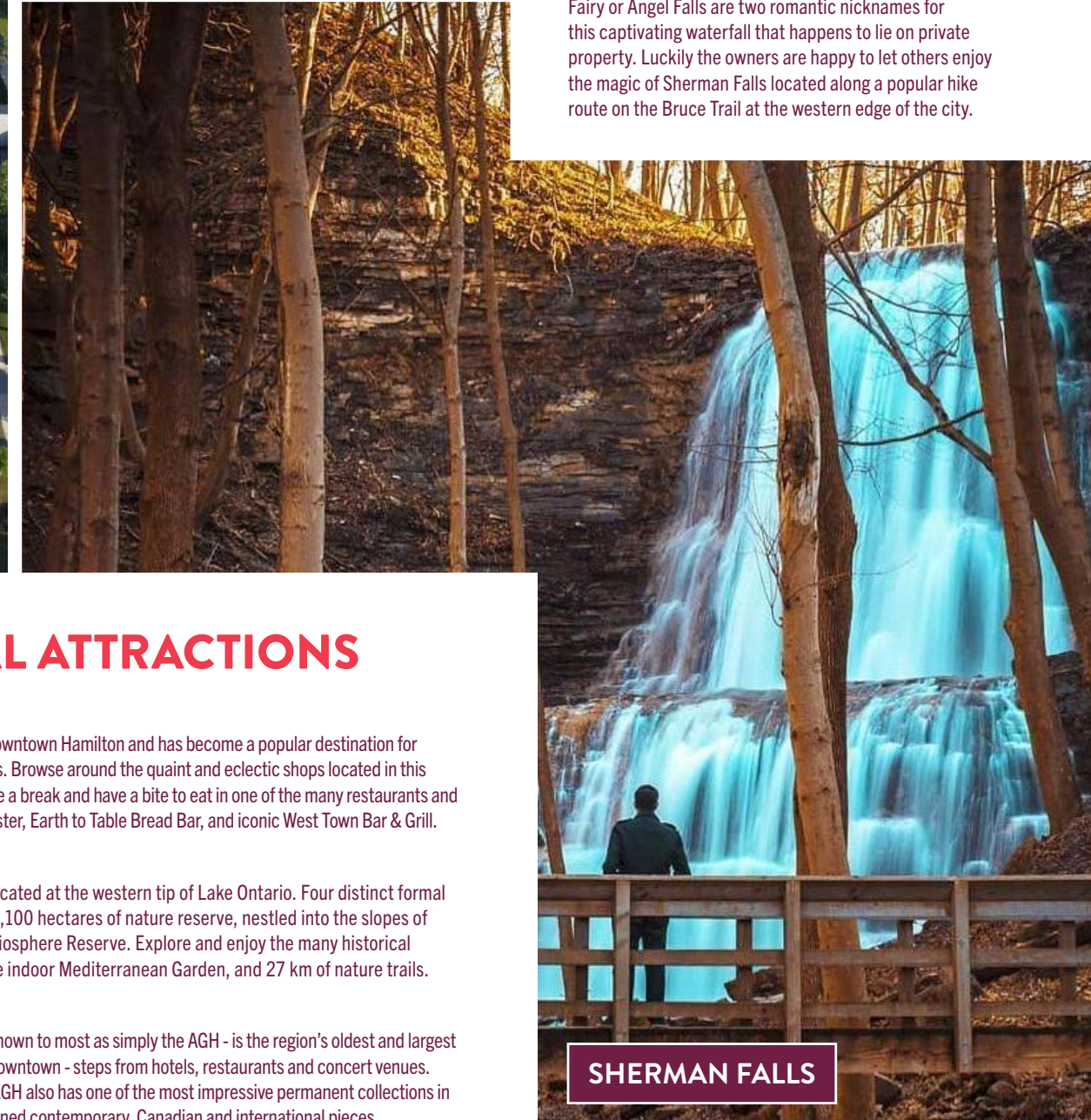
The Chedoke Stairs, accessible from the golf course parking lot, provide a 289-step cardio challenge up to a viewing platform for prime leaf viewing. Join the many locals in the know for this fun workout with a breathtaking reward.

► 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.



SHERMAN FALLS

Courtesy Hamilton Tourist Board

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. They 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.

► 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.

► 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.



EARTH TO TABLE BREAD BAR

Courtesy Hamilton Tourist Board

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.

► Royal Botanical Gardens

Royal Botanical Gardens is located at the western tip of Lake Ontario. Four distinct formal gardens are contained within 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.

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.



**McMASTER
INNOVATION
PARK**

HAMILTON, ON



MISSISSAUGA, ON

MaRS
INNOVATION
DISTRICT

TORONTO, ON



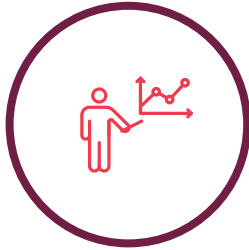
- » Anchors include MaRS in Toronto, "Pill Hill" in Mississauga and MIP in Hamilton
- » Top 10 Life Sciences destination worldwide for foreign direct investment
- » 4th largest Life Sciences hub in North America
- » Home to the largest integrated hospital networks in Canada
- » Over 50,000 Life Sciences work force
- » Over 4,000 Life Science graduates annually
- » \$56.8 Billion in annual revenue

* (Life Sciences Sector in Ontario; Feb 2019 – Deloitte)

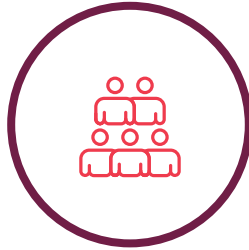
With a focus on Life Sciences, Advanced Materials and Manufacturing and Technology, MIP is centrally located in the Ontario Life Sciences Corridor and within one hour from both Toronto, Ontario and Buffalo, New York



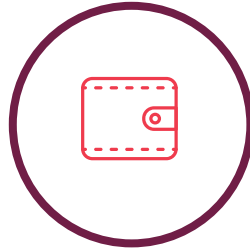
9,000,000
population within 1 hour drive



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

Canada's busiest
passenger gateway
(Pearson International Airport)



GO Transit passenger rail network



YHM

Canada's largest
overnight express
cargo airport
(Hamilton International Airport)



Largest and busiest seaport in Ontario
(Port of Hamilton 2018)



9 Universities
and 2 Colleges



253,355
combined enrollment of Undergraduate students
and 61,718 Graduates



47
Hospitals,
including
12 research
hospitals

1st & 2nd largest life sciences cluster in Canada 



61,000+
Life science related companies
(Ontario)*



**Canada's central hub
for innovation**



90,000
Health Science Jobs in 2017
(5th largest in North America)*

CAMPUS PLAN



- EXISTING
- RETROFIT
- PHASE 1
- PLANNED

44 FRID STREET

Available Q1 2023

Overview



Size	258,982 Sq. Ft.		
Structure	Concrete columns with cast in place concrete slab		
Façade	Brick and masonry		
Ceiling Height:	1 st Floor: 16' (portions as high as 18')	2 nd Floor: 14'	3 rd Floor: 14'
Floor Loads:	1 st Floor: 150 Per Sq. Ft. (as high as 1,000 Per Sq. Ft.)	2 nd Floor: 150 Per Sq. Ft.	3 rd Floor: 150 Per Sq. Ft.
Elevators	3 passenger, 1 dedicated freight		
Sprinklers	Yes		
Lighting	Linear LED		
Telecom	» Fibre 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		
Amenity and Collaboration Spaces	» Small, medium and large meeting rooms » Phone booths » Auditorium	» Lactation Room » Spiritual/wellness room » Break spaces	» Café » Atrium

LAB SPECIFICATIONS

Telecom

- ▶ Fibre Optic ready. WiFi 6 in all common areas.
- ▶ Rough-in ready for tenant systems

Electrical

- ▶ 120/208V

HVAC

- ▶ MERV 8 and MERV 14 air filters, 8-10 air exchanges per hour

Dedicated Tenant Systems:

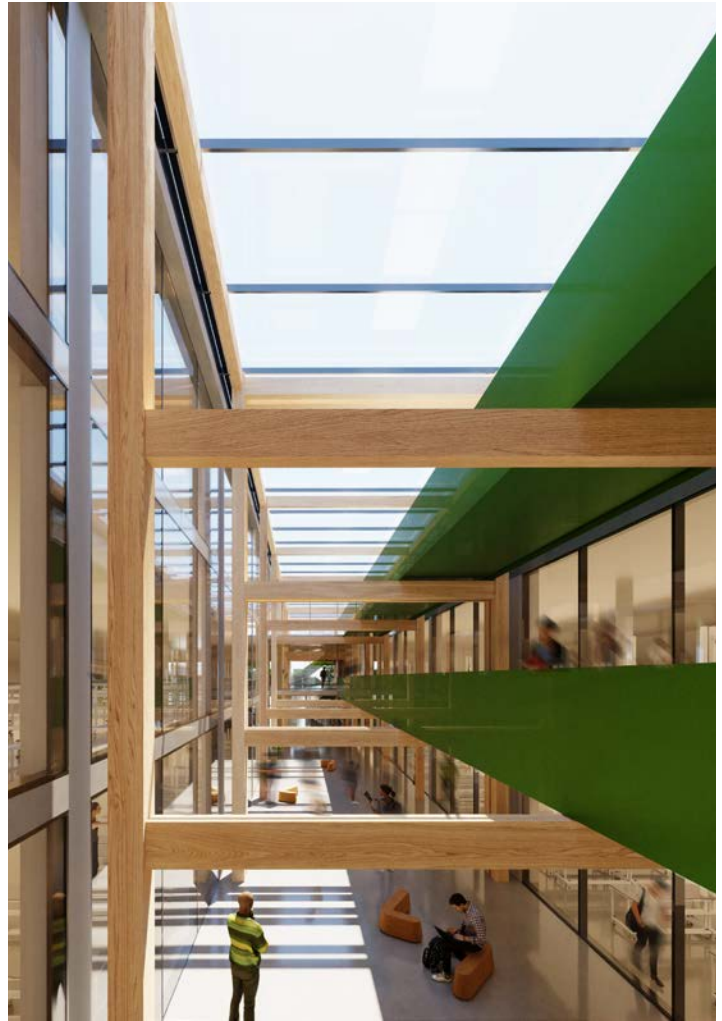
- ▶ Freezer Farm (-80, -20 and cryo freezers)
- ▶ Ice Flaker Alcoves (on each floor)
- ▶ Chemical and waste rooms
- ▶ Recessed emergency showers and eye wash stations
- ▶ Ceiling mounted utility panels (1 per 4 benches)
- ▶ Centralized gases (CO2, vacuum & compressed air)

Additional Comments

- ▶ Office air circulation as per ASHRAE 62.1 10 l/s per person at 6 air exchanges per hour
- ▶ PH Neutralization Reverse osmosis central water softening with recirculation system



44 FRID STREET



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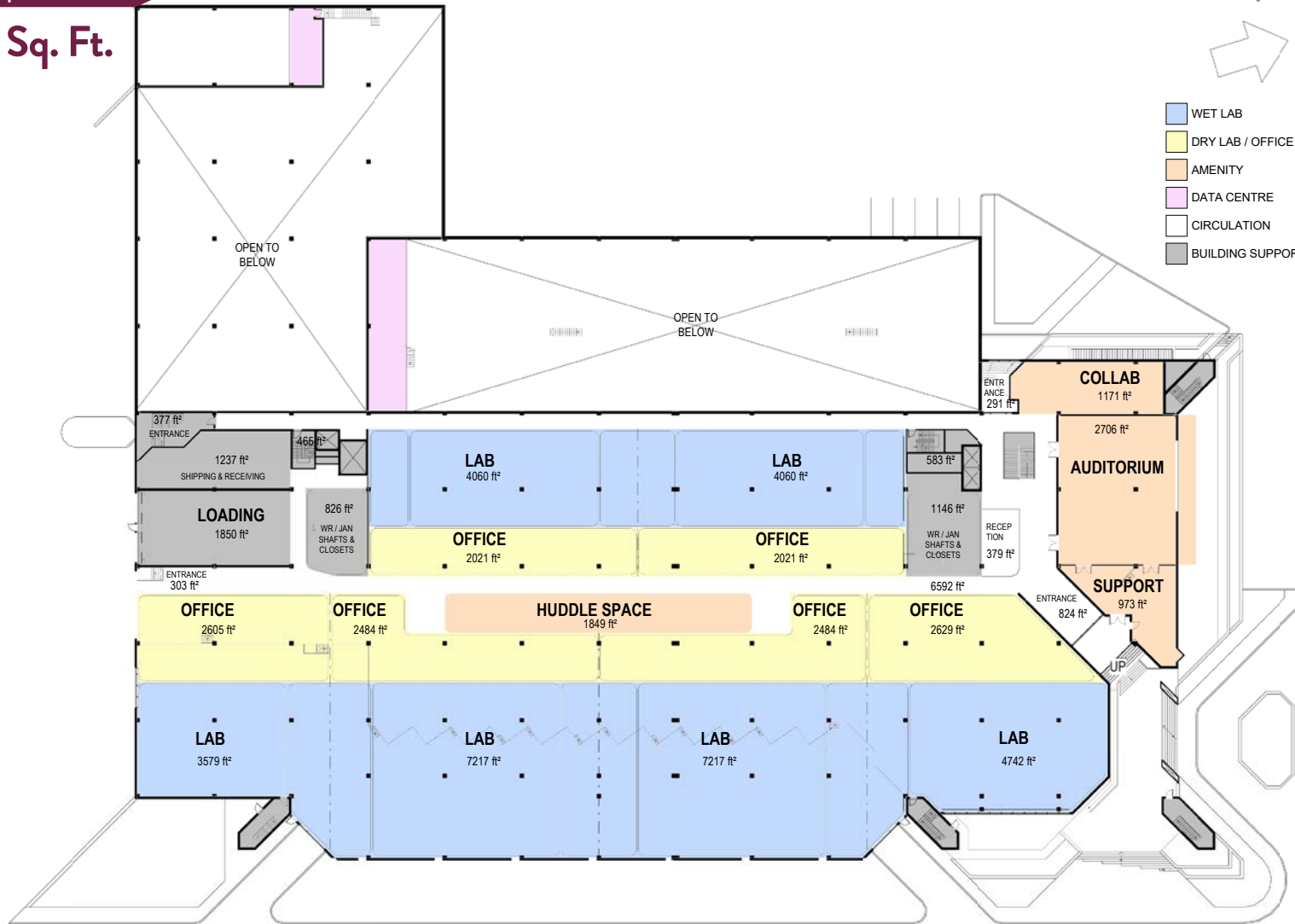
1st Floor floorplan

59,874 Sq. Ft.

CBH+ | MIP



- WET LAB
- DRY LAB / OFFICE
- AMENITY
- DATA CENTRE
- CIRCULATION
- BUILDING SUPPORT



LEVEL 01

1:500

44 FRID STREET

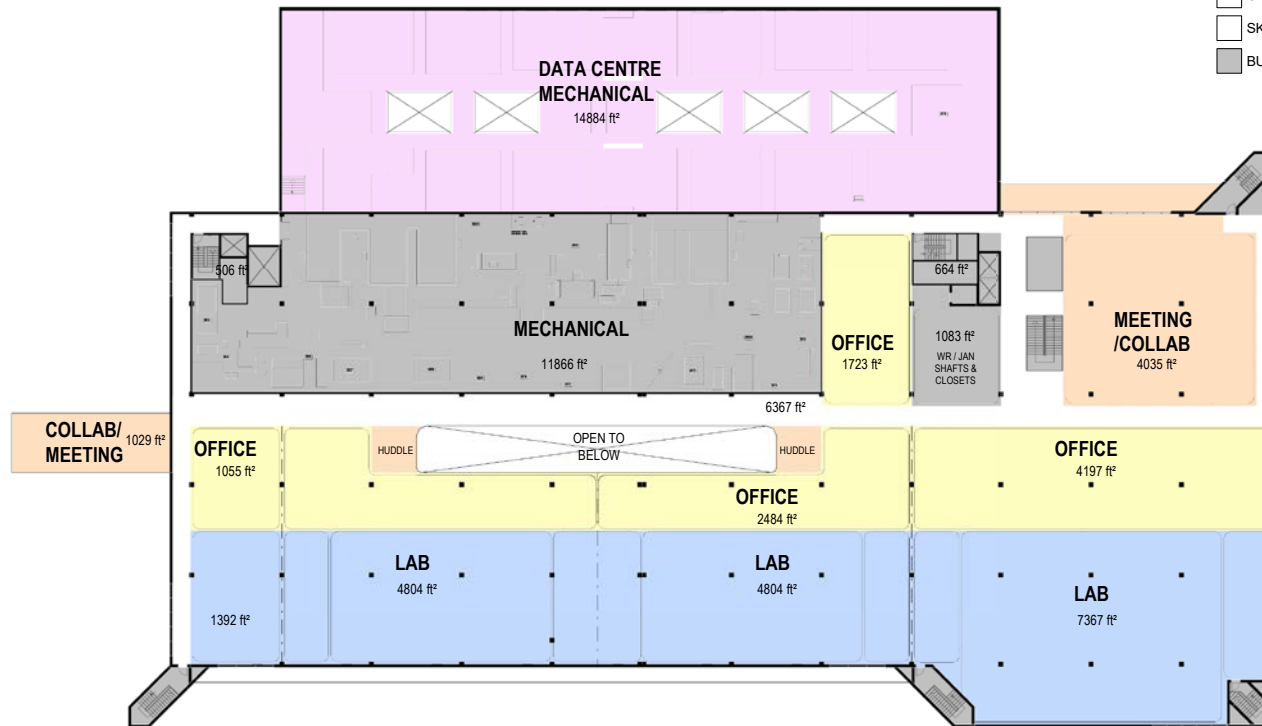
3rd Floor floorplan

41,585 Sq. Ft.

CBH+ | MIP



- WET LAB
- DRY LAB / OFFICE
- AMENITY
- DATA CENTRE
- CIRCULATION
- SKYLIGHT
- BUILDING SUPPORT



LEVEL 03

1:500

606 ABERDEEN AVENUE

Availability July 2024



- ▶ 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.



BMC (BIO-MANUFACTURING CAMPUS)

Available Q2 2023



CBRE CANADA LIFE SCIENCES GROUP

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.

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