

General Information

Number of Floors	1
Year Built	2007
Year(s) of Expansion (where applicable)	2017
Building Modernization / Major Upgrades	2019 Parking Lot Lighting / 2021 Partial Asphalt Replacement
Building Size (sq.ft.)	86,633
Floor Plate (sq.ft.)	84,386
Additional Rent Total (p.s.f.)	\$11.22
Realty Taxes (p.s.f.)	\$5.30
Operating Costs (p.s.f.)	\$5.92
Hydro Costs (p.s.f.)	N/A
In-Suite Cleaning Costs (p.s.f.)	N/A
Building Access Information (# of Access Points)	Tenant direct access
Heating, Ventilation, & Air Conditioning	Rooftop
Heat	Rooftop
Air Conditioning	Rooftop
HVAC Hours	Tenant Specific
Building Security Information	CCTV
Washrooms	2
# Per Floor	2
# of Designated Male and Female Washrooms	1 Male , 1 Female
Anchor Tenants	Two Rivers Family Health Team, Rexall, Lifelabs, True North Imaging, Coronation Dental
AODA	conducted 2022
Life Safety / Fire Panel Information	Sprinkler (Building B Only)
NWHPService	Yes
Building Automation Systems	None

Electricity

General Information	Tenant premises individually metered by Cambridge Hydro
Building Emergency Power	No
Tenant Back-Up Generator	Coronation Dental Only
Base Building Lights	LED T8
Lighting Control	Switch and Sensor
Electricity Closet	Main Electrical Room
Telephone Closet	Main Electrical Room

Passenger Elevators

Number of Elevators	N/A
Year Elevators Modernized	N/A
Elevator Capacity / Type	N/A
Elevator Speed	N/A
Passenger Cab Size	N/A

Parking

Basic Details / Parking Ratio	4.9 Stalls / 1,000 sq. ft.
Accessible Parking Spaces	Yes
Parent and Caregiver / Courtesy Parking	N/A
Paid Parking System Type	N/A
Number of Spaces	350
Number of Reserved / Unreserved Spaces	N/A
Parking Facility - Year Built / Modernized / Resurfaced	2021 - Partial Asphalt Replacement
Number of Levels	N/A
Parking Type	Surface

Amenities

Fitness Centre	N/A
Bicycle Storage (Indoor & Outdoor)	Outdoor, multiple locations
Shipping & Receiving	N/A
Electric Car Charging	N/A
Meeting Rooms	N/A
Meeting Room Costs	N/A
Food Services / Café	N/A
Security Specifications (Onsite, Video, Patrols, etc.)	Video Monitoring
Public Transit Information	On city routes (bus)
Shared Meeting / Social Space (Indoor & Outdoor)	No
On-Site Building Management	N/A
Management Office Suite Number and Contact Information	Property Manager: Lynn Fox 416-366-2000 Ext 4560 460 Springbank Drive, Suite 110 London, ON N6J 0A8

Environmental Initiatives

Energy Savings	N/A
Additional Environmental Initiatives	N/A
Sustainability Initiatives	Staff Training
Recycling Program	Recycling
Conservation and Carbon Footprint Initiatives	N/A

Additional Information

Hospital Proximity (1km, 1-3km, 3-5km, 5km+)	3-5km
Hospital	3.2km Cambridge Memorial Hospital
Building Wi-Fi	N/A
WiredScore	Certified
Building Hours	N/A - Each tenant sets their own business hours (building access is direct to tenant premises)