



McMASTER INNOVATION PARK

Where Pioneers Discover

CAMPUS HIGHLIGHTS



~\$2.0B CAD
Capital Investment



3.5M Sq. Ft.
of purpose-built lab,
mixed-use and advanced
manufacturing space



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

3.5M sq. ft. of Lab, Office, Retail, Biotech Manufacturing Advanced 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 advanced manufacturing space. MIP occupies 58 acres of land space and is aligned with the research priorities of McMaster University. Its deliver 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 and advanced manufacturing 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.



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 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.



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.



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 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.

ONTARIO LIFE SCIENCES CORRIDOR OVERVIEW

The heart of Ontario’s Life Sciences Corridor, MIP is a 58+ acre community of forward-thinkers coming together in a common space to work, live, play, and create.



**McMASTER
INNOVATION
PARK**
HAMILTON, ON



**PILL
HILL**
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

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



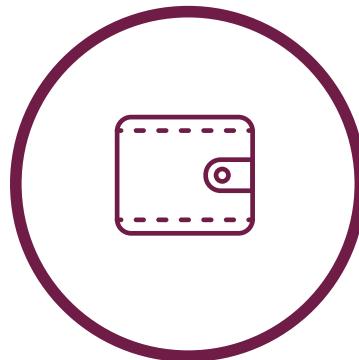
9,000,000
population within
1 hour drive



40%
population growth
over next 20 years



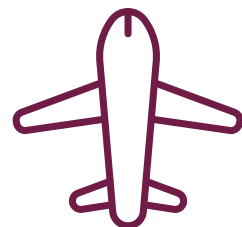
100,000
approximate population
density per km2
(greatest in Canada)



\$104,378
Average household income
(2018 Toronto Region)



\$787,300
Average home price
(2018 Toronto Region)

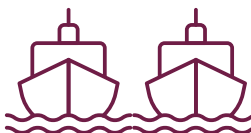


YYZ

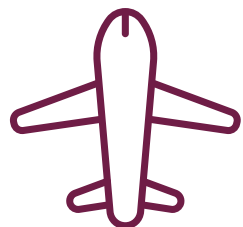
Canada’s busiest
passenger gateway
(Pearson International Airport)



GO Transit passenger rail network



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



YHM

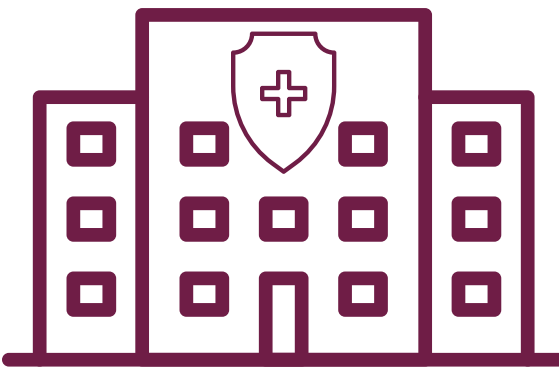
Canada’s largest overnight
express cargo airport
(Hamilton International Airport)



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)*

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

CAMPUS PLAN



EXISTING

RETROFIT

PHASE 1

PLANNED

CAMPUS PLAN



Legend	
Lab	Residential
Office	Parking
Amenity	Landscape
Hotel / Long Term Stay	

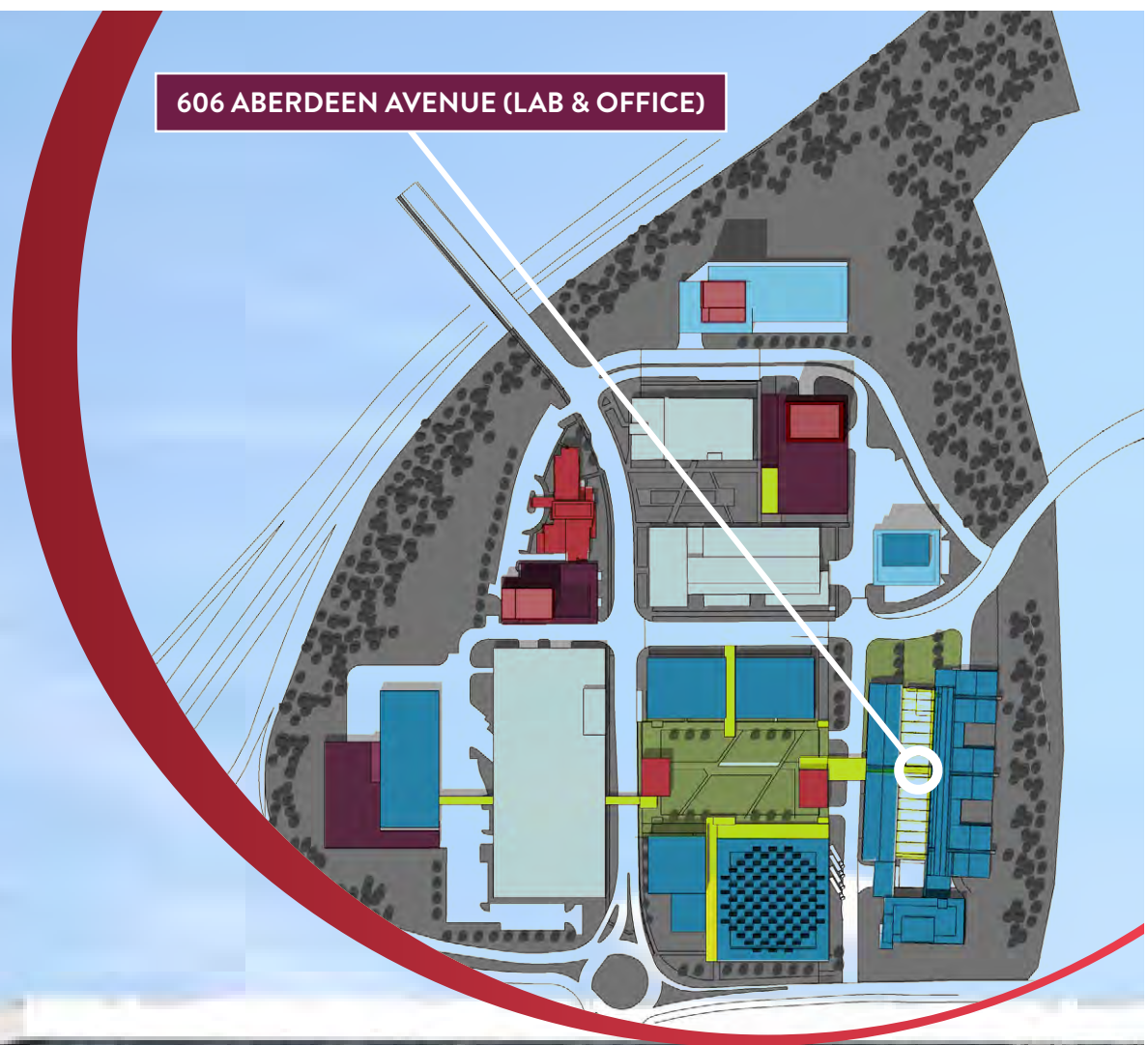
Existing Buildings		
1	Atrium	
2	CANMET	
3	MARC	
4	AMC	
5	Commercialization 1 & 2	
6	BEAM	
7	Bier Garden	

Immediate Term		
44 Frid*	Off Map	
8	ETC 1	
9	Hotel	

Short-Term (1-3 Years)		
N	Canada's Global Nexus	
OR	Canada's Global Nexus	
B _{ay B}	Collision & Event Space	
D	BMC Tower	
C/F _{1/2}	OmniaBio A	
B	OmniaBio B	

Medium Term (3-14 years)		
B	Parking Structure	
A	ETC 2	
E1/E4	Residential and Mixed Use High Rise	
E2/E3	Mixed Use High Rise	
K3	Long Term Stay	
K3	Long Term Stay	
E5/J	Residential High Rise & Parking	
E6/10	Residential High Rise & Parking	
L1	Campus Green Parking Structure	

606 ABERDEEN AVENUE (LAB & OFFICE)



DAY CARE



DRY CLEANER



CAFÉ



GYM



AMAZON LOCKER



CONVENIENCE STORE



01 BIKE RACKS

02 ELECTRIC VEHICLE CHARGING

03 BIER GARDEN



04 CAFÉ
(THE NEWLY RENOVATED CAFÉ IN THE ATRIUM AT 175 LONGWOOD WILL BE OPENING IN APRIL)

05 CONFERENCE CENTRE

06 FITNESS FACILITY



07 A BUDDING LIFE SCIENCES CLUSTER
FOR CONNECTIVITY, COLLABORATION, AND BUSINESS GROWTH

08 PLANNED LRT ROUTE



09 EASE OF ACCESS TO PUBLIC TRANSIT
(ON SITE ACCESS TO DOWNTOWN VIA CITY BUS, AND ALDERSHOT THROUGH GO)

10 KM'S OF HIKING & RECREATIONAL TRAILS
including the Bruce Trail

11 THE CHEDOKE BEDDOE
2x 18-hole golf course

12 NET ZERO READY BUILDING

13 ESCARPMENT VIEWS
a Biosphere Reserve

14 MCMASTER UNIVERSITY
the 2nd most research-intensive in Canada

15 MOHAWK COLLEGE
most research-intensive college in Canada

16 ECOSYSTEM SUPPORT

MCMASTER SCIENCE AND IMAGING FACILITIES

- » Offering access to world class imagining and training (special rates)

ACCESS TO A GLOBAL NETWORK OF UNIVERSITY RESEARCH PARKS & ASSOCIATED SERVICES

- » Soft-landing
- » International market expertise
- » Opportunities to showcase your business in key ecosystems through targeted events

OmniaBio

Available Q3 2023

Overview



CLICK HERE TO VIEW **VIRTUAL TOUR**

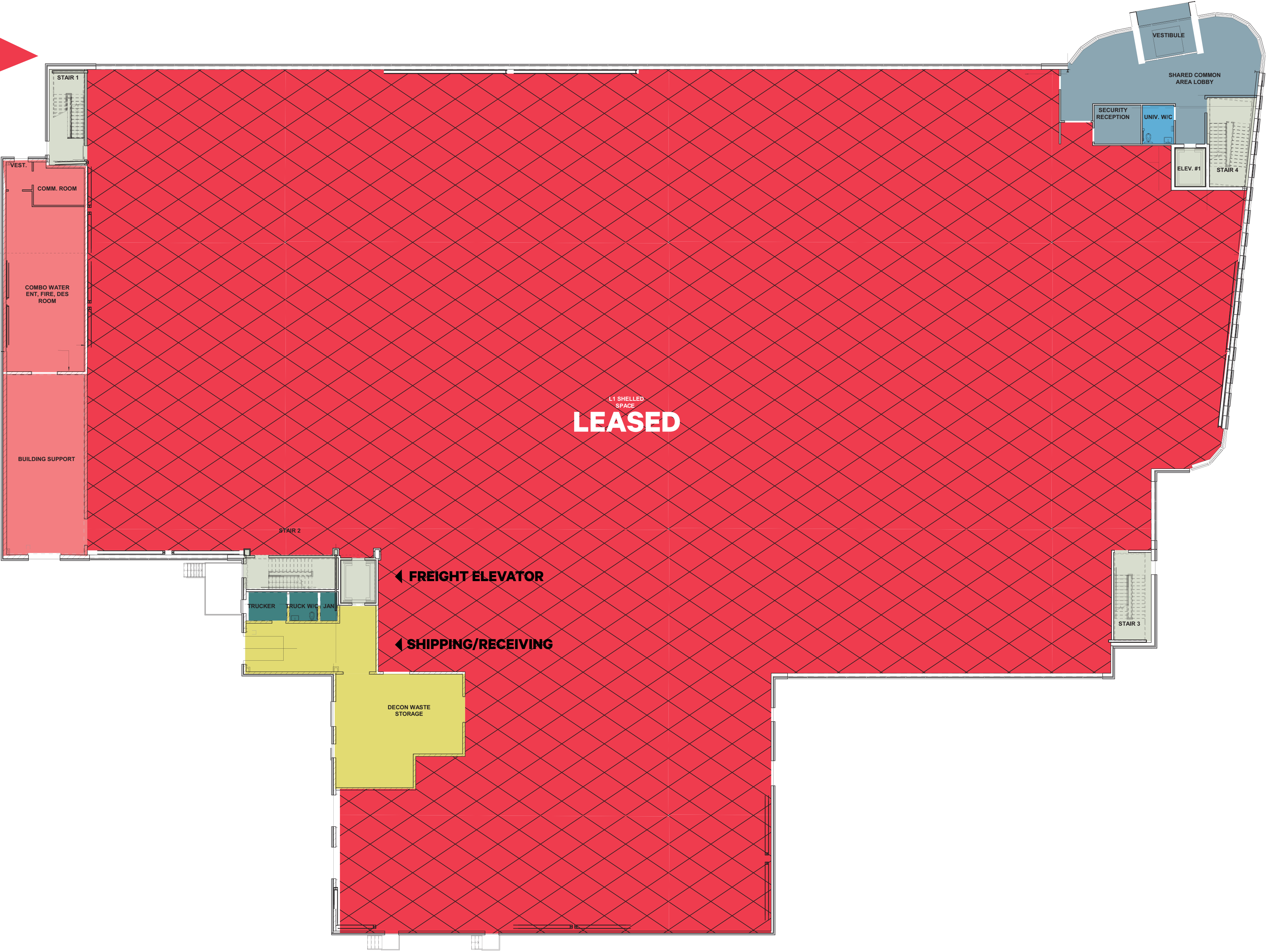
BUILDING SPECIFICATIONS

Deliverable Condition	Lab ready core and shell
Deliverable Date	Delivery Date - Q3 2023
Available Space	Total Square Footage - 119,705 Available Square Footage - 26,410 Gross Up % - Estimated to be 12.5%

Additional Comments

- ▶ 16 ft clear height
- ▶ Shared Truck Level Shipping Door
- ▶ Zero Carbon Building Design Standard
- ▶ Constructed to a LEED Gold and WELL standard
- ▶ Concrete slab-on-grade and steel construction
- ▶ 150 lbs/sq. ft. live load
- ▶ 600 volt, 3 phase, 3 wire power
- ▶ 10 ACH in lab area and office to ASHRAE 62.1-2016
- ▶ MERV 14 air filters
- ▶ Water provided at 35 PSI
- ▶ District Energy System (DES) providing heating and cooling





- COLOUR LEGEND
- CORM
 - COMMON - CIRCULATION
 - COMMON - LOBBY
 - COMMON - OTHER
 - COMMON - W/R
 - MEP
 - MIP
 - TENANT



COLOUR LEGEND

- CORM
- COMMON - CIRCULATION
- COMMON - LOBBY
- COMMON - OTHER
- COMMON - W/R
- MEP
- MIP
- TENANT

BIOMANUFACTURING HUB FOR CELL & GENE THERAPY

HOME TO CANADA'S LARGEST CGT-FOCUSED CDMO

TECHNOLOGY DEVELOPMENT

Technology evaluation, de-risking and development, supporting company ideation, incubation and launch. Tailored, phase-appropriate support for promising new technologies and companies, enhancing deal flow.

CLINICAL TRIALS

Direct access to clinical trial for testing and approval of cell and gene therapies innovation. Assistance with market assessments and investor engagement.

01

03

05

SPECIALIZED SERVICES

Expert contract and consulting services for advanced therapeutics developers and investors. Providing business, regulatory and IP services with commercialization and technology expertise.

02

ROBUST MANUFACTURING PROCESS

Accelerated development and commercialization of cell and gene therapies and regenerative medicines to fast-track market entry in an efficient and effective way.

04

EQUIPMENT & FACILITIES

Access to a worldclass facility with cutting-edge equipment and technology platforms.

26K OF SPACE AVAILABLE FOR LEASE

McMaster Innovation Park's Biomanufacturing Campus, in alliance with anchor tenant OmniaBio, is building a dedicated eco-system for cell and gene therapies and regenerative medicine-based technologies.

- Host clusters of biotech & life sciences companies
- Enable the provision of critical space & services
- Provide support to cell and gene therapy focused ventures from across Canada and the world

44 FRID STREET

Available Q2 2025

Overview

BUILDING SPECIFICATIONS

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 ▶ Lactation Room ▶ Café ▶ Phone booths ▶ Spiritual/wellness room ▶ Atrium ▶ Break spaces ▶ Auditorium		

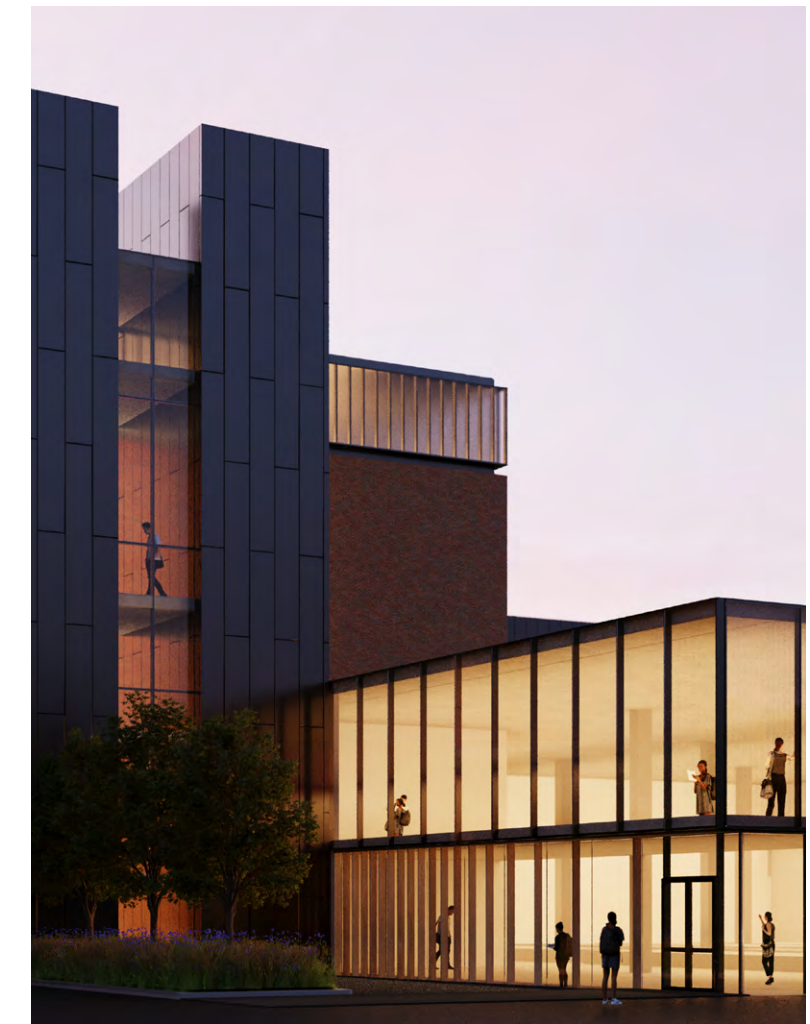
LAB SPECIFICATIONS

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 / hour ▶ PH Neutralization Reverse osmosis central water softening with recirculation system



44 FRID STREET

Available Q2 2025

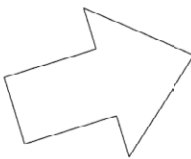


44 FRID STREET

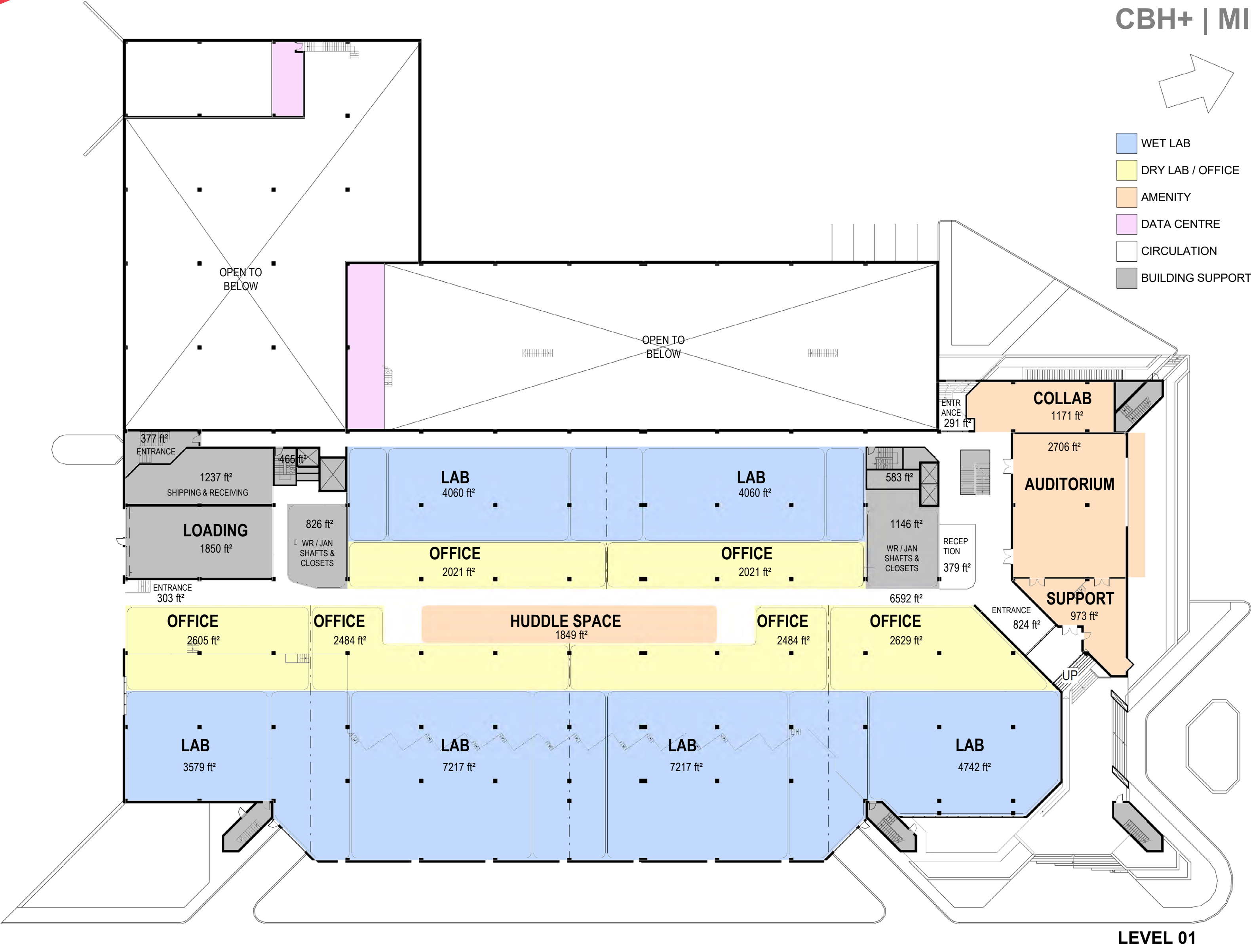
1st Floor floorplan

59,874 Sq. Ft.

CBH+ | MIP



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



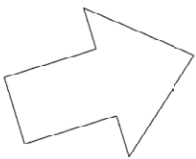
LEVEL 01

44 FRID STREET

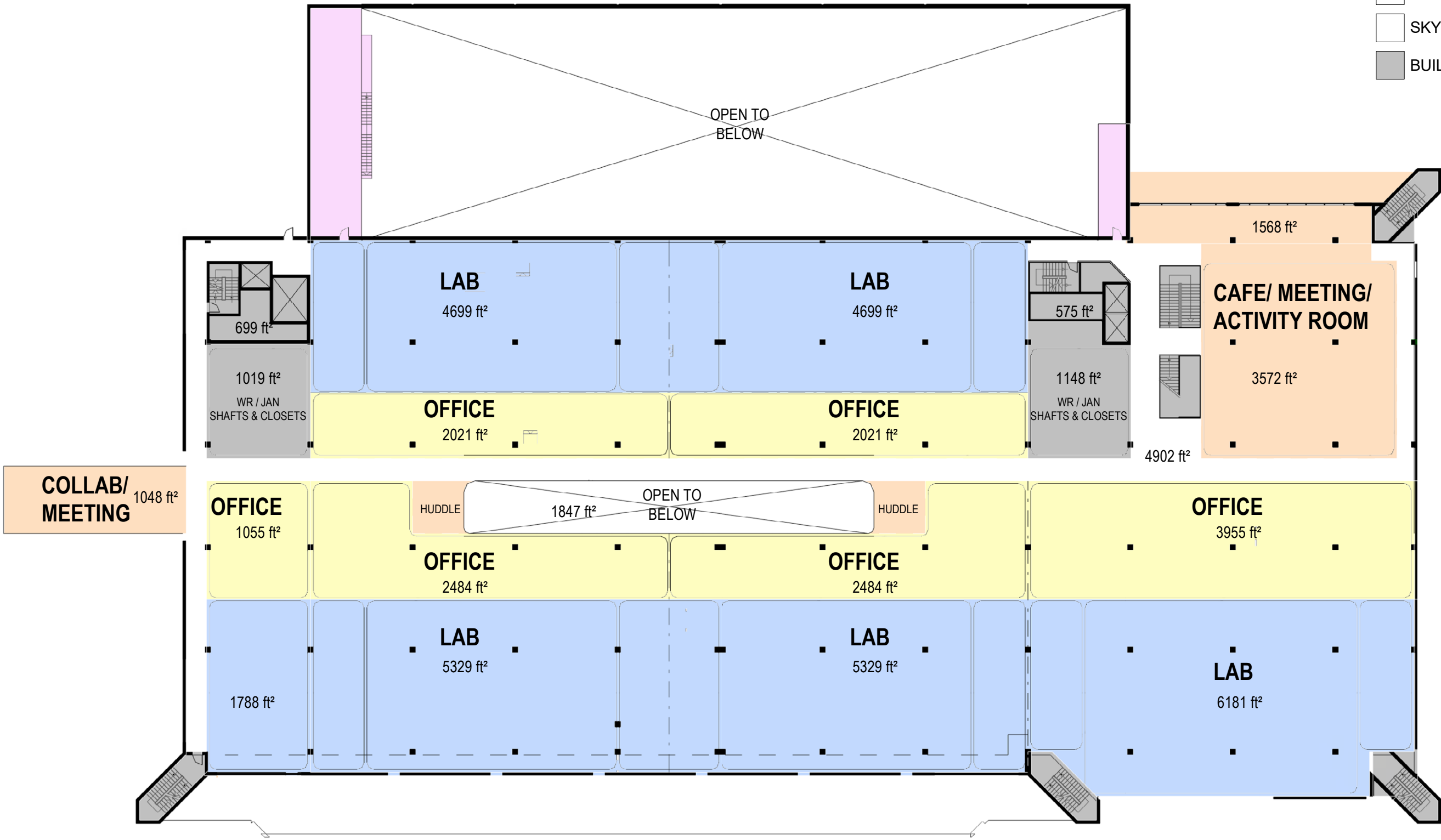
2nd Floor floorplan

54,449 Sq. Ft.

CBH+ | MIP



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



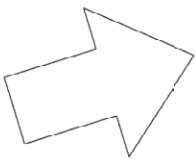
LEVEL 02

44 FRID STREET

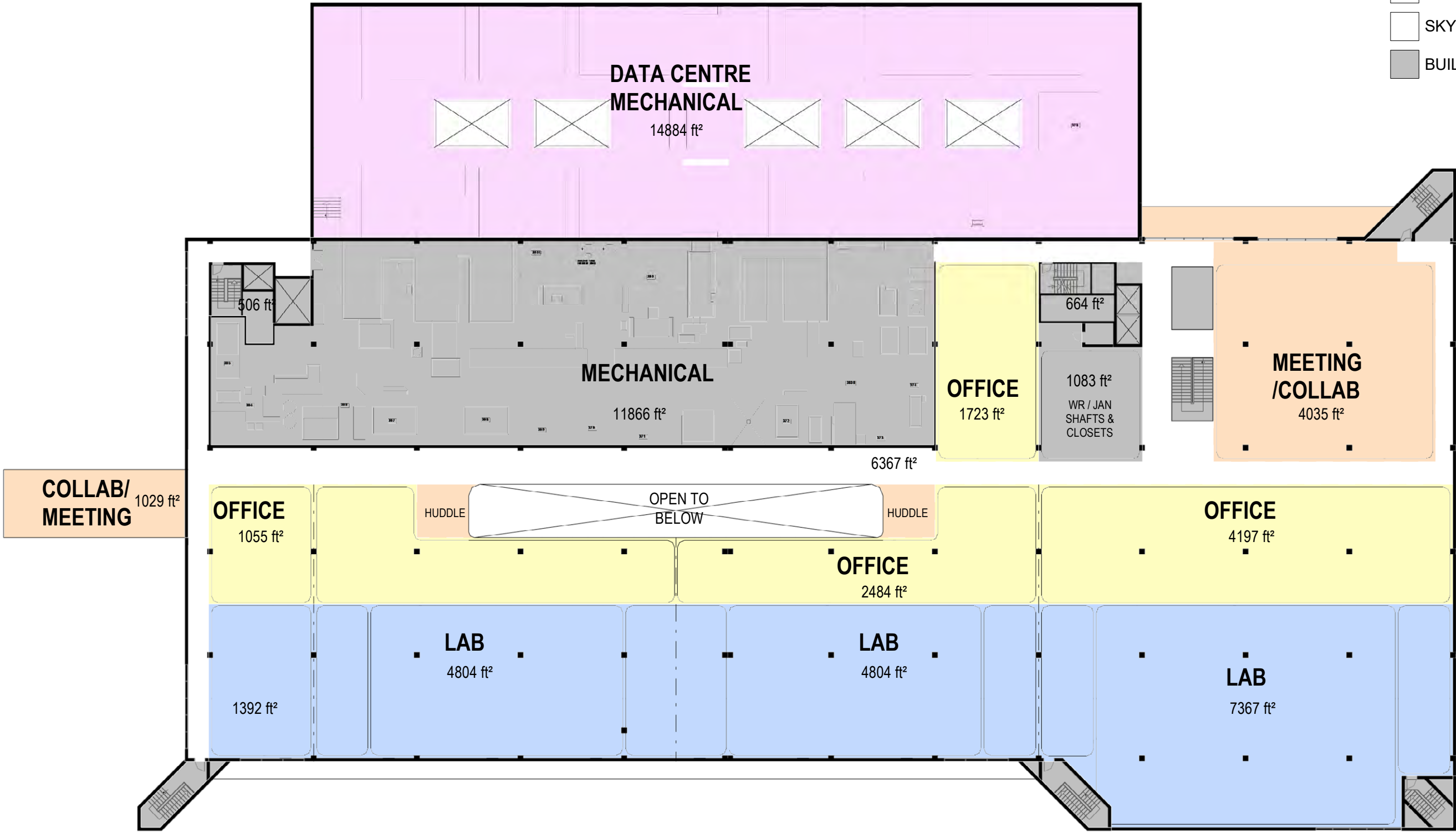
3rd Floor floorplan

41,585 Sq. Ft.

CBH+ | MIP



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



LEVEL 03

191 LONGWOOD ROAD S

Available 2024

Overview

BUILDING SPECIFICATIONS

Size	90,417 Sq. Ft.
# of Floors	4
Typical Floor Plate	22,000 Sq. Ft.
Net Rent	\$25 Per Sq. Ft (Year 1)
Additional Rent	\$16.16 Per Sq. Ft. (2021 Est.)
Elevators	2 passenger
Sprinklers	Yes
Lighting	Linear LED
Telecom	<ul style="list-style-type: none">▶ Fibre Optic ready with rough-ins for tenant systems.▶ WiFi 6 in all common areas.
Comments	<ul style="list-style-type: none">▶ Net Zero Carbon ready, EV parking stalls & Turnkey build outs available
Amenity and Collaboration Spaces	<ul style="list-style-type: none">▶ Direct access to Campus Green amenity area▶ Ground floor cafe/food service (planned)

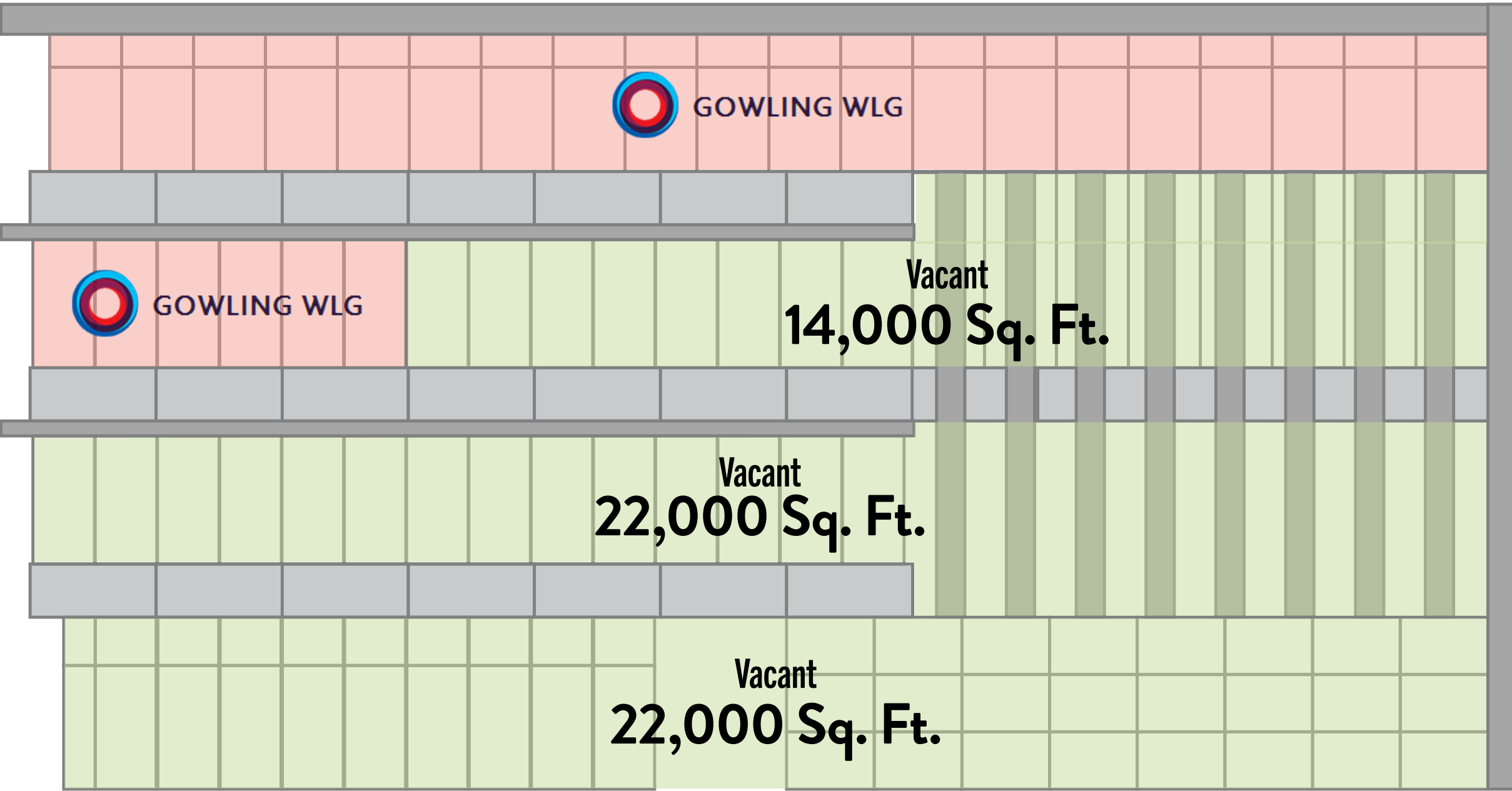


GOWLING WLG

191 LONGWOOD ROAD S

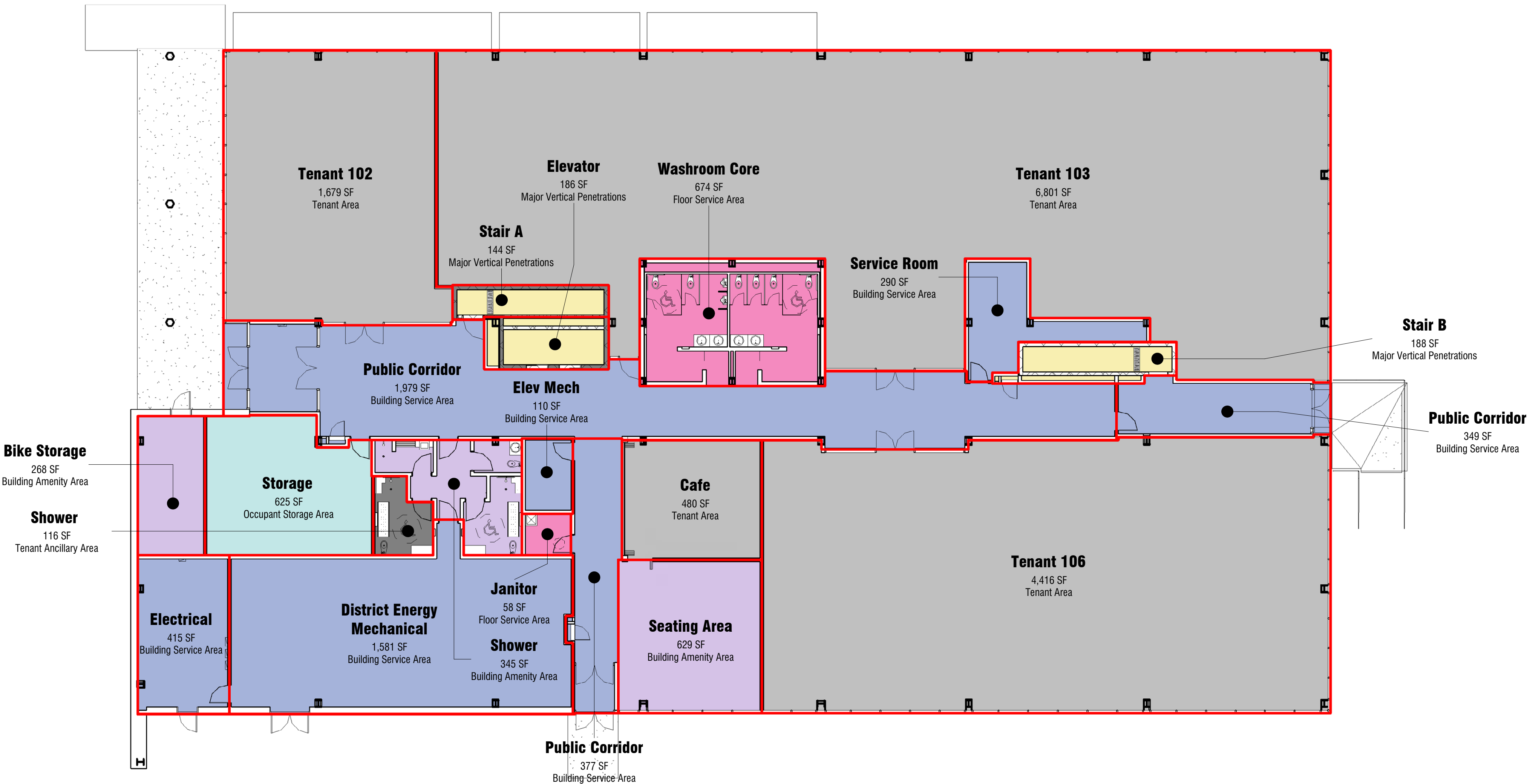
Available 2024

Overview



191 LONGWOOD ROAD S

Ground Floorplan



191 LONGWOOD ROAD S

2nd Floor Floorplan

22,047 Sq. Ft.



606 ABERDEEN AVENUE

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.



Canada's Global Nexus for
Pandemics and Biological Threats

"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."

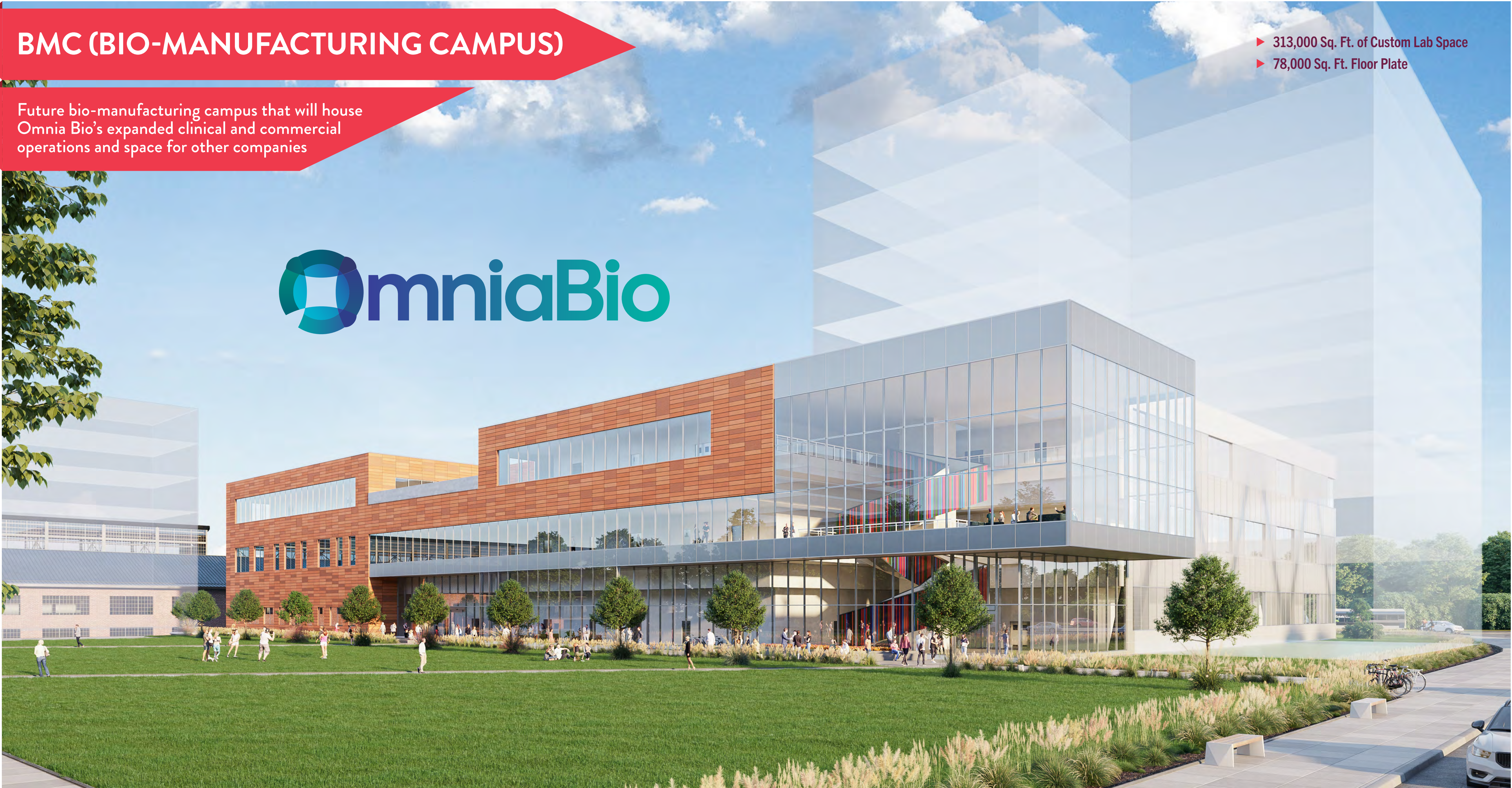
David Farrar
McMaster University President



BMC (BIO-MANUFACTURING CAMPUS)

Future bio-manufacturing campus that will house Omnia Bio's expanded clinical and commercial operations and space for other companies

- ▶ 313,000 Sq. Ft. of Custom Lab Space
- ▶ 78,000 Sq. Ft. Floor Plate



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.

Daniel Lacey*

Associate Vice President

+1 (416) 798-6248

daniel.lacey@cbre.com

Phil Ainlay**

Vice President

+1 (416) 815-2358

phil.ainlay@cbre.com

CBRE

CBRE Limited, Real Estate Brokerage

5935 Airport Road, Suite 700, Mississauga, ON L4V 1W5

** Broker * Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth