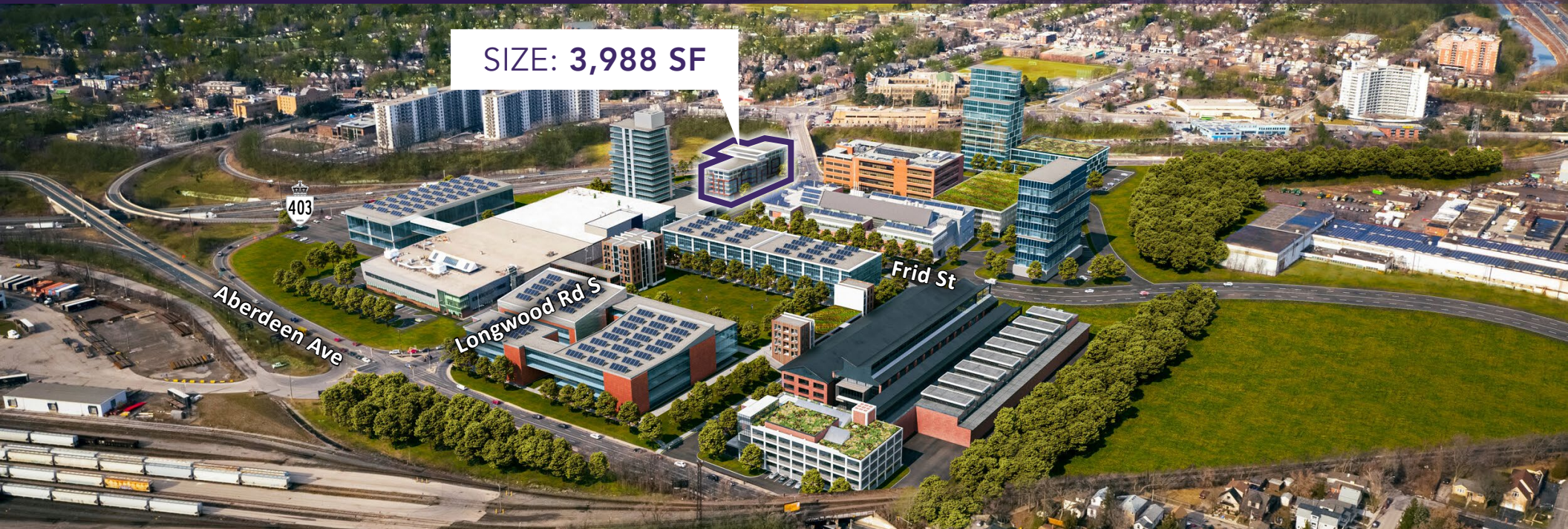


McMaster Innovation Park - Restaurant Space (Main Floor - Future Hyatt) **FOR LEASE**

180 LONGWOOD ROAD SOUTH, HAMILTON

Opportunity to lease a premier restaurant space at the base of a future 7-storey, 162-room Hyatt hotel, located within Hamilton's thriving McMaster Innovation Park (MIP). Be part of a vibrant, fast-growing community at the heart of innovation, research, and business.



FOR REAL ESTATE INQUIRIES, PLEASE CONTACT:

KAREN KOENIG *

Vice President, Commercial & Retail Services
416.636.8898 EXT. 275 | kkoenig@thebehargroup.com

AVI BEHAR **

Chairman & CEO
416.636.8898 EXT. 227 | abehar@thebehargroup.com



The Behar Group Realty Inc., Brokerage * Sales Representative ** Broker

THE SUBJECT PROPERTY

ADDRESS:

180 Longwood Rd S, Hamilton, ON

SIZE:

3,988 ft²

NET RENT:

CONTACT AGENT

TMI (ESTIMATED):

\$17.50 psf

HIGHLIGHTS:

- New restaurant space available within an internationally renowned hotel.
- Easy access and exposure to Hwy 403 (117,000 AADT, 2021)
- Steps from McMaster University (37,589 students) and McMaster Children's Hospital (165 acute care beds, 10 day beds and 80 subspecialty clinics).
- McMaster Innovation Park (MIP) is a world-class research and innovation hub in Hamilton, fostering collaboration between leading academic, corporate, and entrepreneurial partners across life sciences, advanced manufacturing, and technology sectors.
- The Biergarten @ MIP & The Atrium Café@MIP are currently the only two restaurant players in the complex.
- Possession estimated Q4 2026.

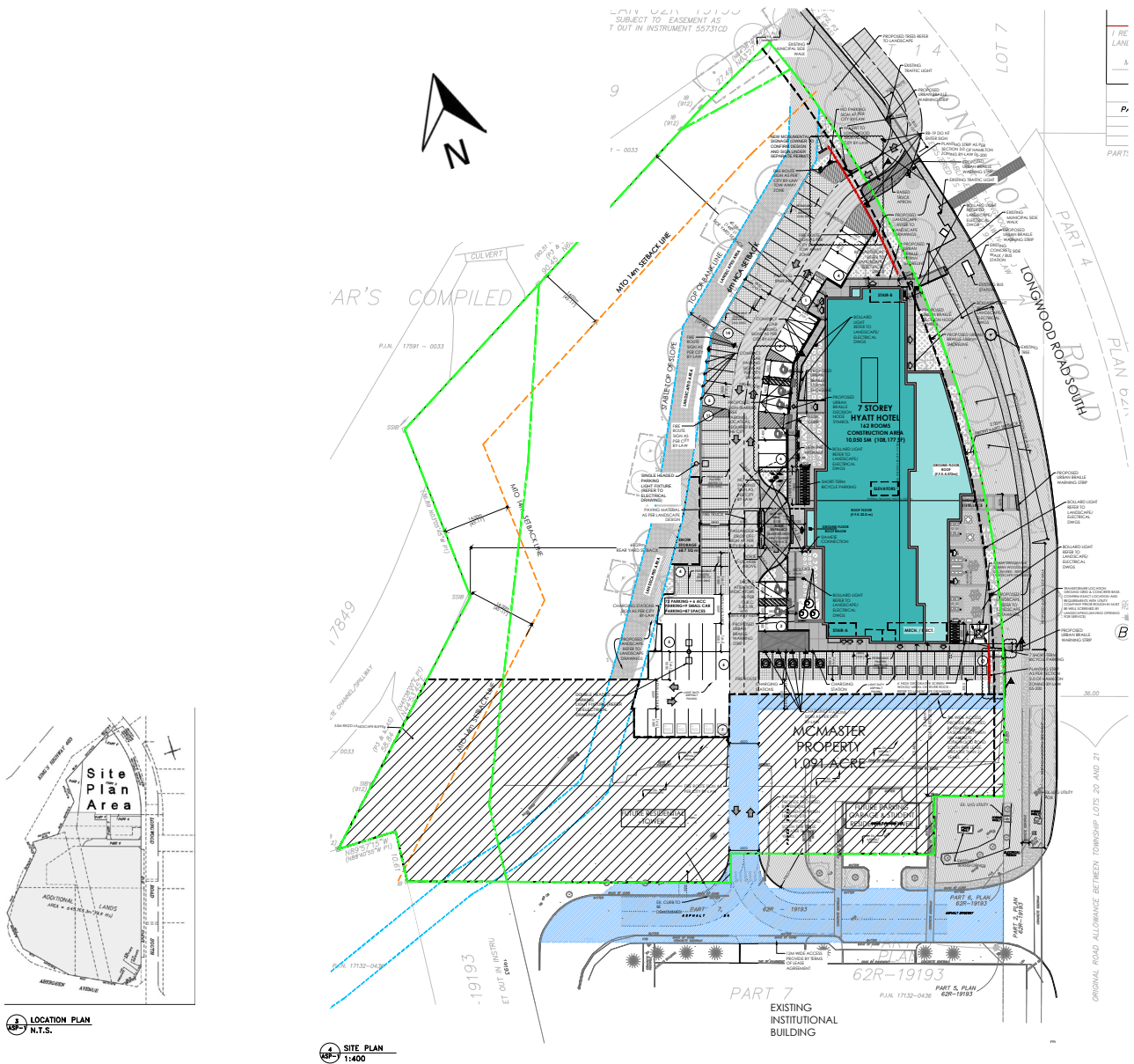


TENANT REQUIREMENTS

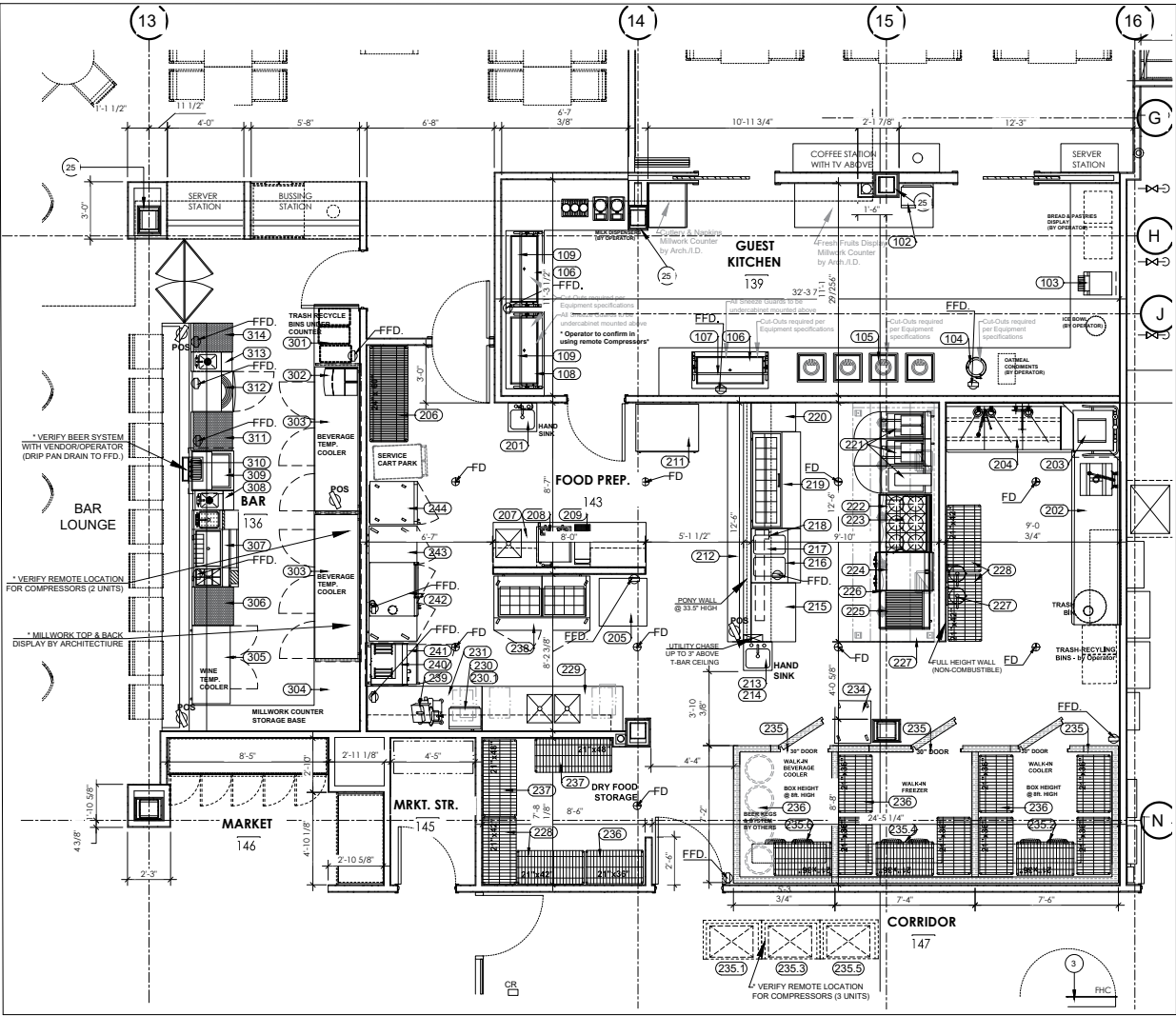
- Must service all dayparts from breakfast, lunch, through dinner and afterwards.
- Breakfast buffet is a must!!!
- Casual dining, full service/sit down; not fast food or QSR.
- Varied menu options.
- Meet Hyatt brand standards for quality, service, food and beverage offerings.



SITE PLAN

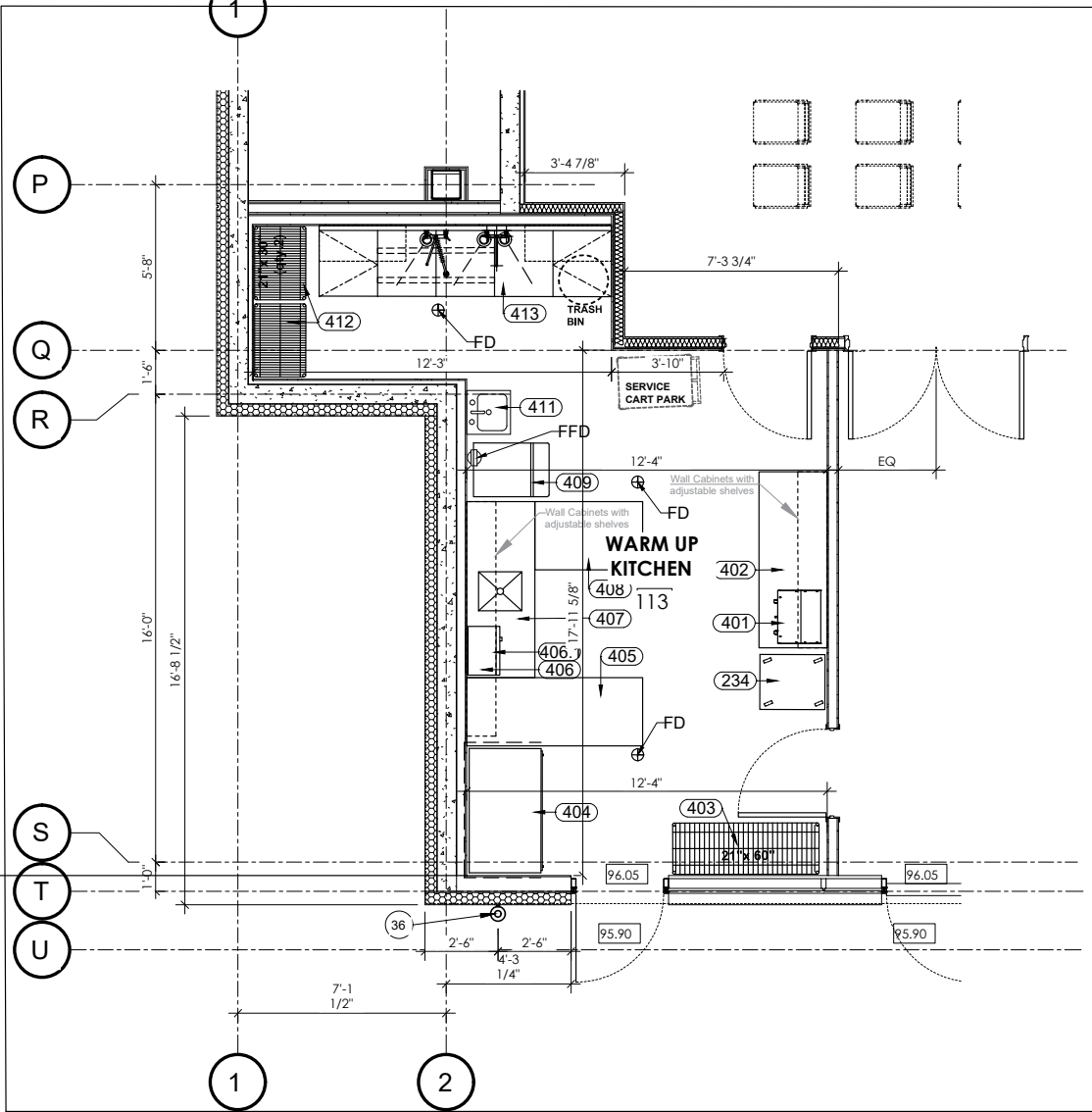


KITCHEN BUFFET & BAR PLAN



A
1 KITCHEN, BUFFET & BAR PLAN
SCALE: 1/4" = 1'-0" 20240507

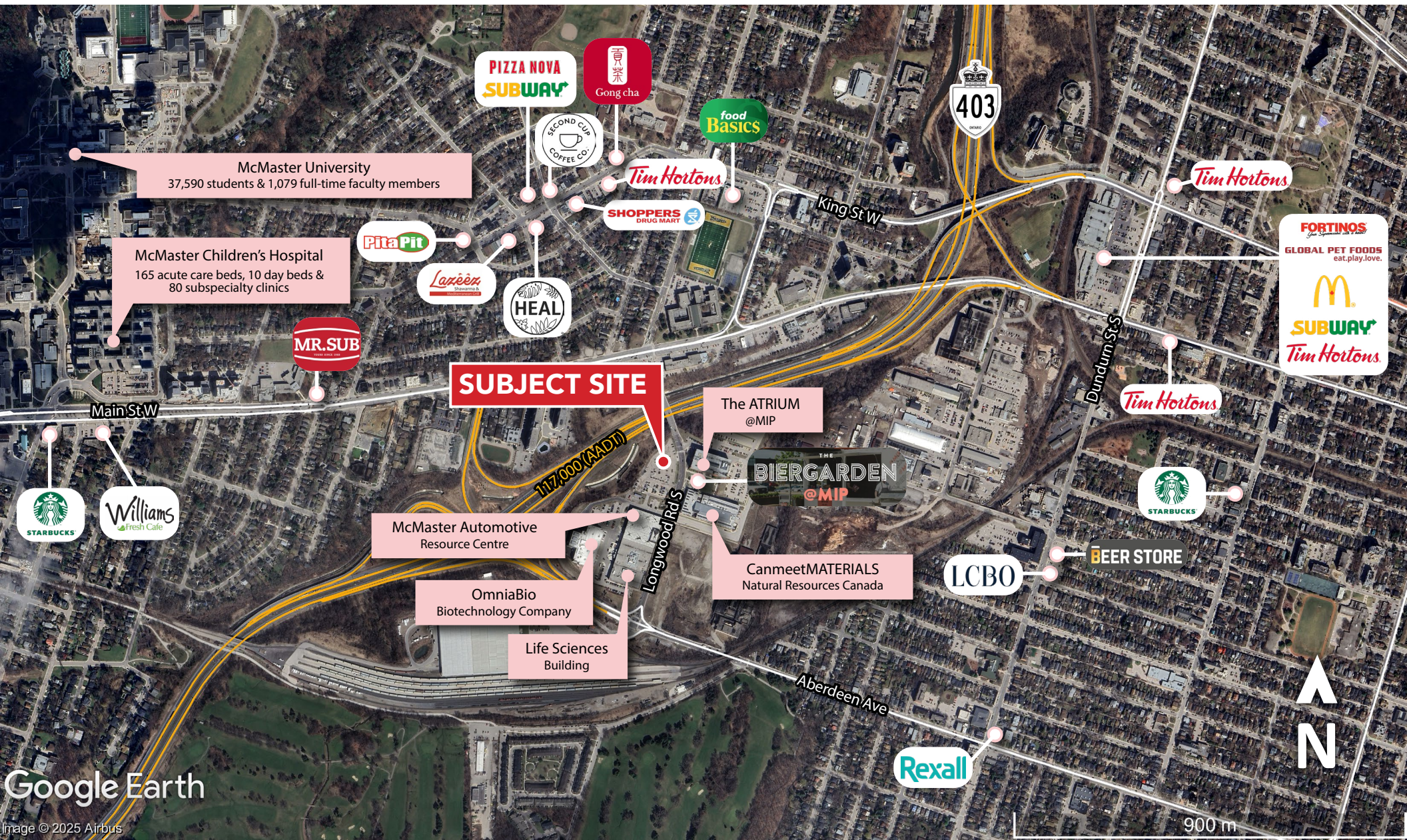
WARM UP KITCHEN PLAN



A
2 **WARM UP KITCHEN**
SCALE: 1/4" = 1'-0" 20240507

KEY MAP

POINTS OF INTEREST *Surrounding McMaster Innovation Park*



ADDITIONAL PHOTOS



SITE DEMOGRAPHICS

	DRIVE TIMES			BENCHMARK
2024 Estimates	5-MIN	10-MIN	15-MIN	HAMILTON
Total Population	36,757	234,168	530,844	627,530
% Pop Change (2024-2029)	6.8%	7.8%	7.0%	7.6%
Total Daytime Population	42,750	239,886	520,317	596,708
Daytime Population at Work	24,622	115,749	239,253	258,962
Households	18,296	98,032	211,198	240,346
Average Household Income	\$106,730	\$115,295	\$124,993	\$124,072
Median Age	36.8	39.3	40.5	39.8
Total Restaurant Expenditure	\$99,297,732	\$532,615,311	\$1,219,749,919	\$1,369,467,810
Annual Household Restaurant Expenditure	\$5,427	\$5,433	\$5,775	\$5,698

Source: Environics

CONTACTS

All listing inquiries should be directed to the Designated Representative(s):

KAREN KOENIG

Vice President, Commercial & Retail Services | Sales Representative
O: 416.636.8898 EXT. 275
kkoenig@thebehargroup.com

AVI BEHAR

Chairman & CEO | Broker
O: 416.636.8898 EXT. 227
abehar@thebehargroup.com



LANDLORD SERVICES • TENANT SERVICES • CAPITAL MARKETS • ADVISORY SERVICES

Head Office (Mailing Address)

1170 Sheppard Avenue West, Unit 24, Toronto, ON M3K 2A3
Tel: 416.636.8898 Fax: 416.636.8890

Downtown Toronto Office

30 Duncan Street, Suite 201, Toronto, ON M5V 2A3

Vancouver Office

1090 Homer Street, Unit 310, Vancouver, BC V6B 2W9
Tel: 604.616.0013

Calgary Office

639 5th Ave SW, Suite 2500, Calgary, AB T2P 0M9

The Behar Group Realty Inc., Brokerage
www.TheBeharGroup.com

DISCLAIMER & DISCLOSURE - IMPORTANT INFORMATION - PLEASE READ

Brokerage Duties and Representation Disclosure: The Real Estate Council of Ontario (RECO) regulates real estate professionals in Ontario. RECO's mandate is to protect the public interest by promoting a safe and informed marketplace and administering the rules that real estate agents and brokerages must follow.

As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

If you are represented by another Brokerage under a Tenant or Buyer Representation Agreement (Brokerage or Designated), please have your Designated Representative contact us on your behalf. This marketing material is not intended to solicit clients who are represented by another brokerage or Designated Representative. If you are not represented by another brokerage or another Designated Representative, and wish to hire brokerage representation, please contact us for details on our Landlord, Tenant, Advisory and Capital Markets Services.

This property is a Listing of The Behar Group Realty Inc. ("TBG") and the Designated Representative(s) named on these materials. The Landlord/Seller is our client to whom the Designated Representative(s) owes Fiduciary Duties.

Unless you are also a Client of TBG (and you consent to Multiple Representation), then you are a Self Represented Party (SRP). It is important that you understand and acknowledge the risks and role as a SRP. Please read the RECO Information Guide, and before asking for assistance from the Designated Representative listed on this flyer be prepared to sign and acknowledge the RECO Information and Disclosure form for Self Represented Parties: [Click Here](#).

TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

For all transactions completed with TBG, you will be required to sign a Confirmation of Cooperation and Representation Agreement, whether you are a SRP or not, to ensure acknowledgement of representation disclosure.

Photo/Renderings Disclosure: Any photos used in these materials may have been digitally manipulated for illustrative purposes, and the actual property's appearance may differ; please verify details independently. Any property renderings used are artistic concepts only and may not reflect the final build of the project.

Errors and Omissions Disclosure: All information is from sources deemed reliable and is subject to errors and omissions which we believe to be correct and assume no responsibility. Changes in respect of price, rental, prior sale and withdrawal may be changed without notice. None of the information contained herein is intended to be construed as legal or tax or other professional advice. You should consult your legal counsel, accountant, planner/architect/engineer or other advisors as necessary on matters relating to these materials.