



OVER 33,000 SF
OF LAB AND INNOVATION
SPACE IN DESIRABLE
CAMPUS COMMUNITY



Colliers

FOSTERING AN ENVIRONMENT OF INNOVATION

Discover Over 33,000 SF of Lab and Innovation Space at Discovery Park, Located within Western Research Parks on Western University's Campus

Are you looking for the perfect location to foster your research and innovation projects? Look no further! We offer over 33,000 square feet of state-of-the-art lab and innovation space situated within the vibrant and supportive campus community of Western University. Our facilities at Discovery Park, located within Western Research Parks, are designed to meet the needs of cutting-edge research and development, providing an ideal environment for scientific breakthroughs and technological advancements.



Key Features:

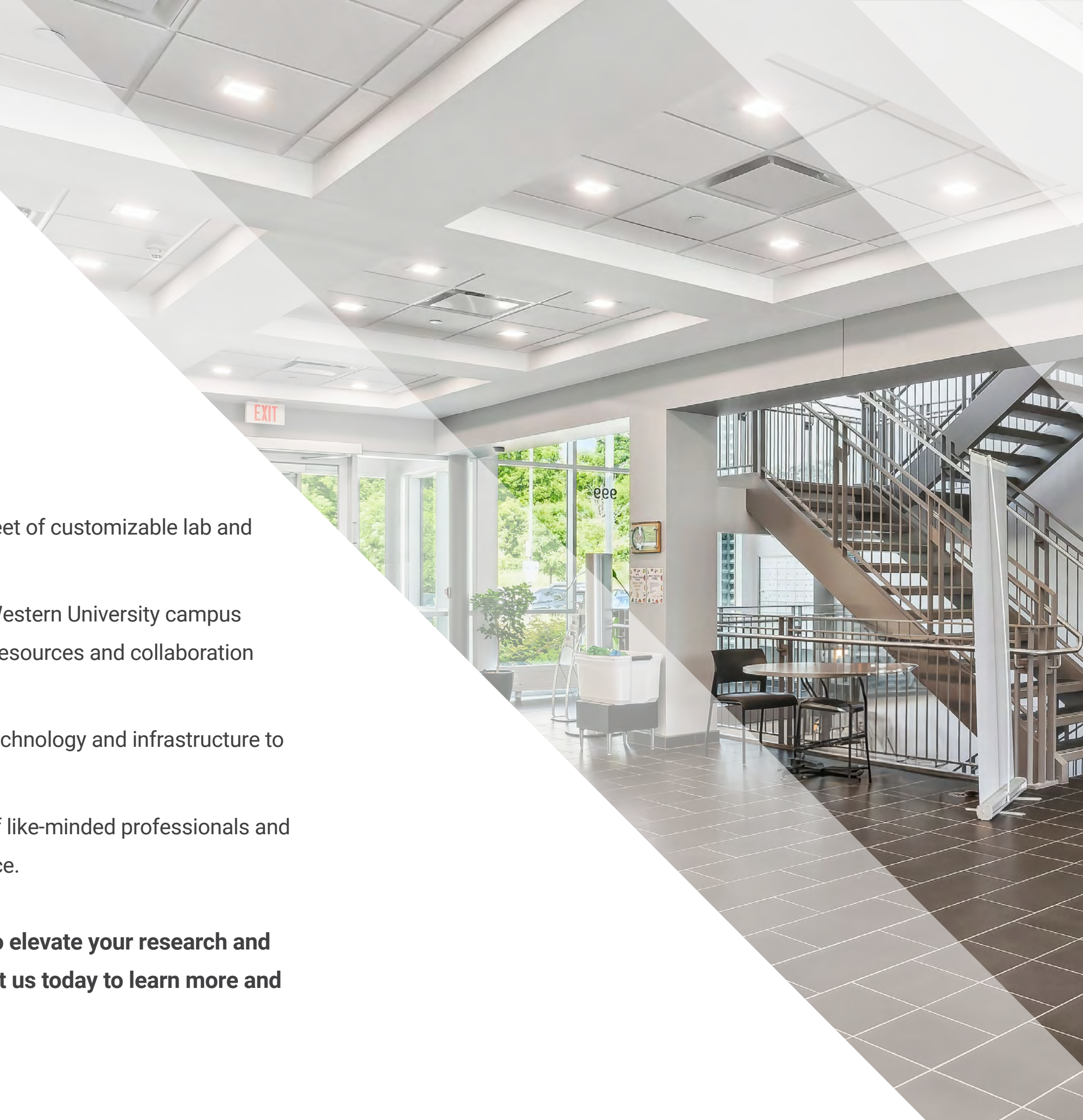
Spacious and Versatile: Over 33,000 square feet of customizable lab and innovation space to suit your specific needs.

Prime Location: Nestled within the desirable Western University campus community, offering easy access to academic resources and collaboration opportunities.

Modern Amenities: Equipped with the latest technology and infrastructure to support advanced research and innovation.

Supportive Environment: Join a community of like-minded professionals and institutions dedicated to progress and excellence.

Take advantage of this unique opportunity to elevate your research and innovation efforts at Discovery Park. Contact us today to learn more and schedule a tour of our facilities



Overview





A COMMUNITY THAT PROMOTES CONNECTION

Western Discovery Park serves as a strong link between academics and commerce and is a key contributor to the movement of an idea or a discovery from concept to marketplace.

Through exceptional client services, networking, programming, amenities, and opportunities, Western Discovery Park helps scale tenant businesses, support research commercialization, and assist local economic development.



50+
In-house
tenants



700+
Number of
knowledge-based
employees



\$40,000,000+
Estimated annual
contribution to the
community

Community

ACCESS

 20 min to HWY 401

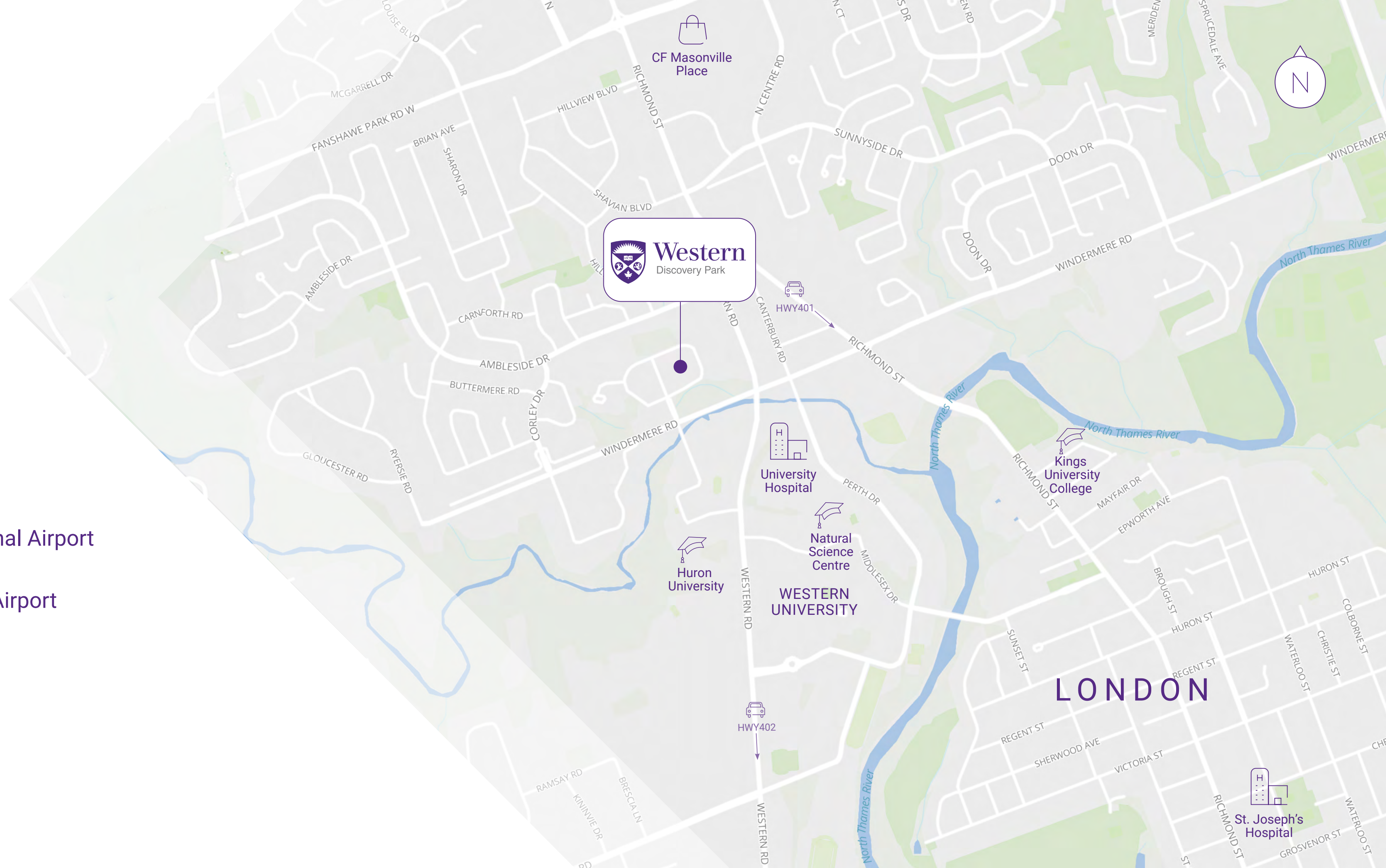
 22 min to HWY 402

 50 min to HWY 403

 1h 30 min to the USA border

 1h 45 min to Pearson International Airport

 20 min to London International Airport



Access



INNOVATION NEIGHBOURS

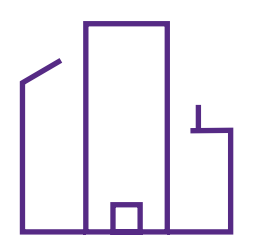
- 1 The Brain and Mind Institute
- 2 Institute for Earth and Space Exploration
- 3 Fraunhofer Innovation Platform for Composites Research
- 4 Bone and Joint Institute
- 5 Wind Engineering, Energy and Environment Research Institute (WindEEE)
- 6 Institute for Catastrophic Loss Reduction
- 7 Robarts Research Institute
- 8 Western Institute for Neuroscience
- 9 Morrisette Institute for Entrepreneurship
- 10 Lawson Health Research Institute
- 11 Western Accelerator
- 12 National Research Council Canada
- 13 TechAlliance
- 14 BioNext



Neighbours

HIGH PERFORMANCE FEATURES AT THE CONVERGENCE CENTRE

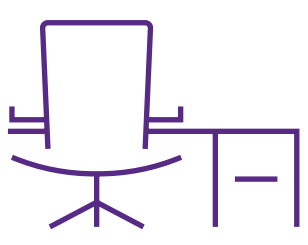
33,875 RSF Total available November 2024



55,000 SF building



LEED Gold (2012)



9,666 SF Office Space

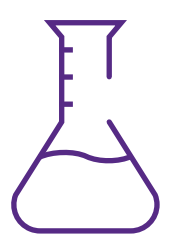
 22 Offices

 2 Meeting Rooms

 Full Kitchen

 M/F Washrooms

 Showers



24,209 SF Lab Space

- Compressed air, steam, water and gas feeds
- 30 fume hoods
- Multiple ventilation and power drops (600V on main floor; 120V drop downs with 240V option)
- Suitable for cell culture and/or chemistry lab
- 2 Lower level storage rooms
- Lower level lab with fume hood
- RO water supply
- Fully sprinklered
- Fresh air circulation every 6 minutes; No re-circulation
- Dedicated elevator to loading dock (2,040 kg capacity)
- 9' height loading dock with leveler (can accommodate 53' trailer)
- Liquid nitrogen fill station infrastructure in loading dock
- Chemical dispensary/weight station
- Gas cylinder storage area in loading dock
- 9"-12" floor plates
- Partially padded floors for vibration dampening
- 1 Negative pressure lab room
- 13' Basement ceiling height (14' to underside of deck)

Features



Western
Research Parks

WESTERN RESEARCH PARKS

Western Research Parks, one of Canada's leading science and technology parks, is the catalyst for commercialization, partnership development, research translation, and entrepreneurial learning opportunities at Western University. For over three decades, Western Research Parks has served as a strong link between academics and commerce and is a key contributor to the movement of an idea or a discovery from concept to the marketplace. Established in 1989, the Western Research Parks program spans over 76 acres and includes Western Discovery Park and Western Advanced Manufacturing Park.



Project



Western
Research Parks



Project



Western
Research Parks

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