



THE FINERY

Leasing Opportunity

BUILDING FACTS

Municipal Address	22 Cannon St E, Hamilton	
Building Size	73,650 square feet (sf)	
Floors	0	Restaurant / Microbrewery/Batch Distillery
	1	Café / Showroom / Office
	2	Office
	3	Office
	4	Office
Floor Areas	0	10,600 sf
	1	10,600 sf
	2	10,600 sf
	3	10,600 sf
	4	6,603 sf interior, 3,478 sf patio
Terraces	0	730 sf Restaurant dedicated
	1	330 sf Café dedicated
	Roof	820 sf Tenant exclusive
Ceiling Heights	0	9’ 10’’
	1	9’ 10’’ – 11’10’’
	2	10’ 1’’ – 10’ 3’’
	3	10’ 1’’ – 10’ 3’’
	4	10’ 1’’ – 10’ 3’’
Windows	Operable, historically-styled windows	
Telecom	Dual symmetrical fiber feeds (redundancy) and speeds starting at 100Mbps/100Mbps through to 1Gbps/ 1Gbps & higher	
Life Safety	Fully sprinklered with addressable fire alarm panel	
Floor Loading	150 lbs per square foot +	

Elevators	2 modern high-speed elevators (1m/s); 9’0’’ clear cab height
Restrooms	Unisex single user private room washrooms
Electrical	Building supplied by 800 Amp 347 / 600v 3 phase 4-wire; 10 watts psf supplied to suite; suite panel shall be 120 / 208v sized according to leased area
Mechanical	High efficiency boiler and chiller providing 2-pipe fan coil units capable of providing 25 BTU/sf heating and 440 ton/sf cooling. Ventilation system designed to exceed ASHRAE 62.1
Security	Secure access at all points (exterior, lobby, stairs, elevators), CCTV, nightly guard patrol
Building Operation	8am–6pm 24/ 7 tenant access Professionally managed by Nexus Property Management
Accessibility	Building to be AODA and OBC compliant
Additional Rent	\$7.98 psf
Amenities	Secure bike storage, change room & showers, operable windows, secure shipping & receiving, refrigerated garbage room, common area meeting rooms and call rooms, public café, on-site restaurant, walking distance to the amazing shops and restaurants of James St N

*developer reserves the rights to modify/change details presented

THE AMENITIES AT THE FINERY



On-site cafe and restaurant



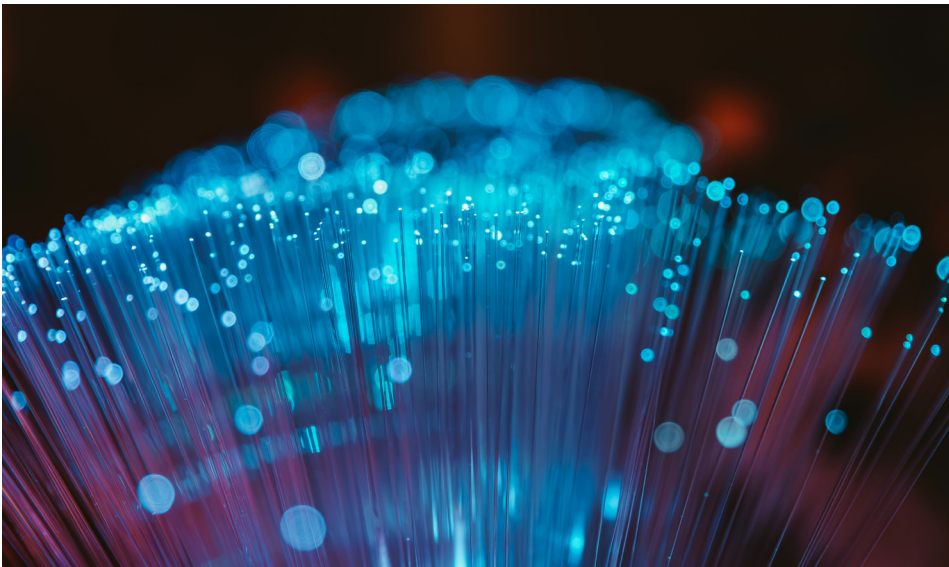
Secure bicycle storage



High speed passenger elevators



Common rooftop terrace for all tenants of the building

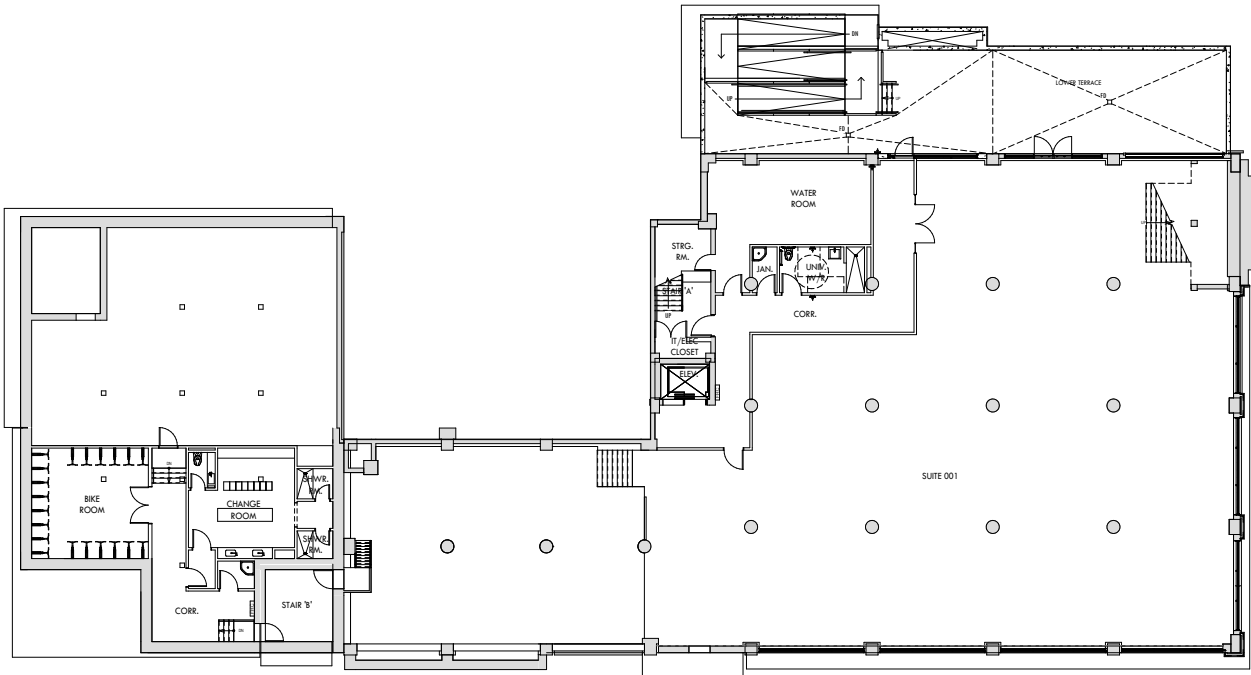


Fiber internet, full redundancy with two points of entry

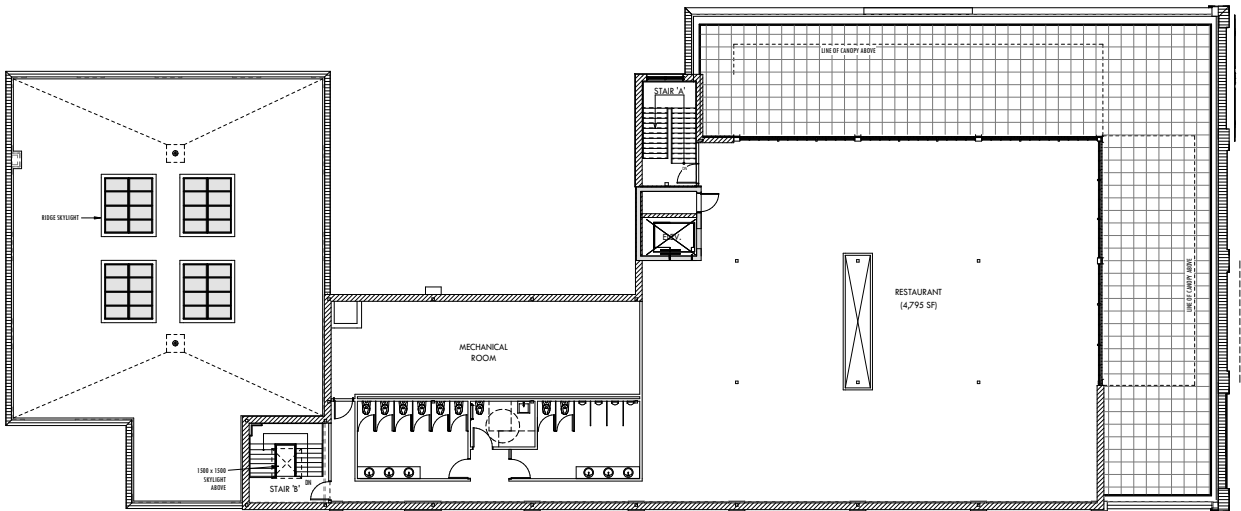


Single user unisex washrooms, fixture count provided above the minimum requirement of the Ontario Building Code

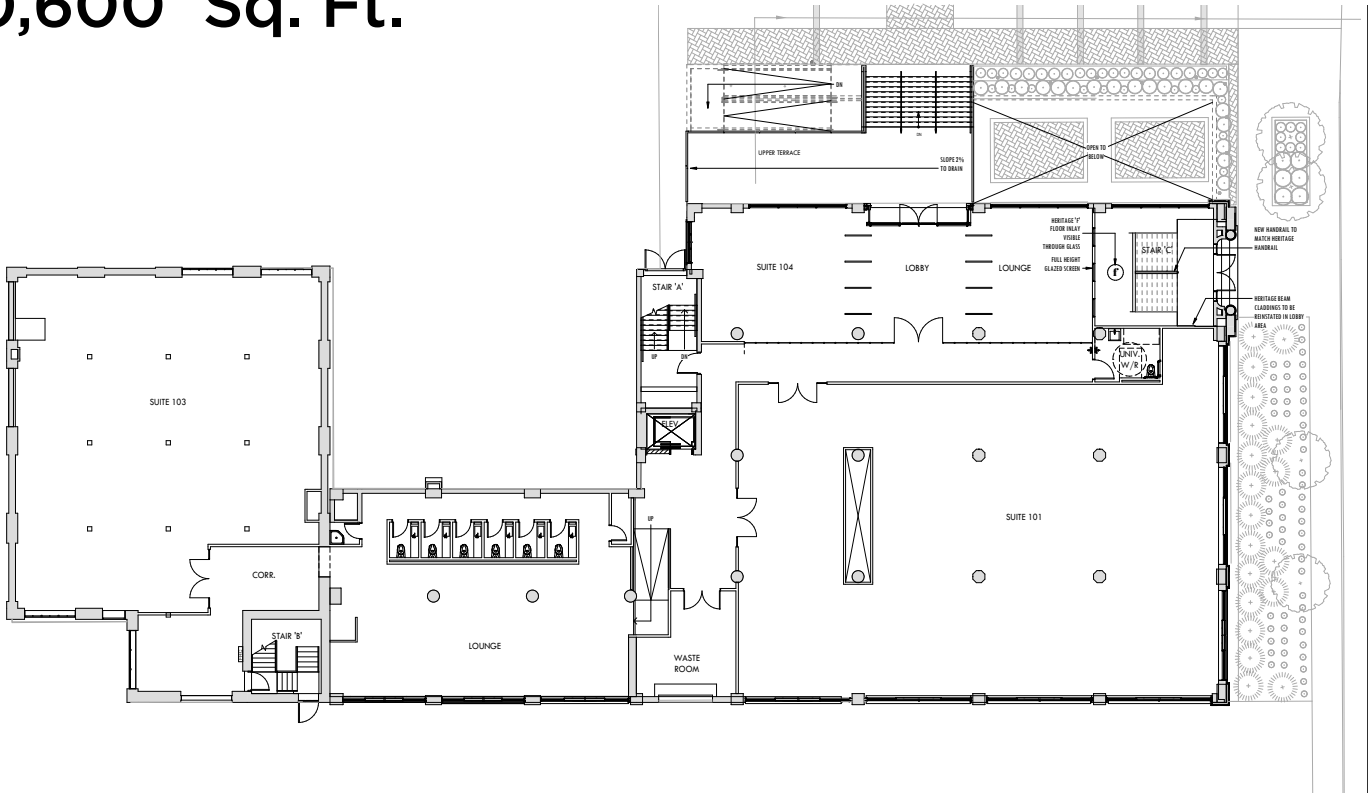
LOWER LEVEL 10,600 Sq. Ft.



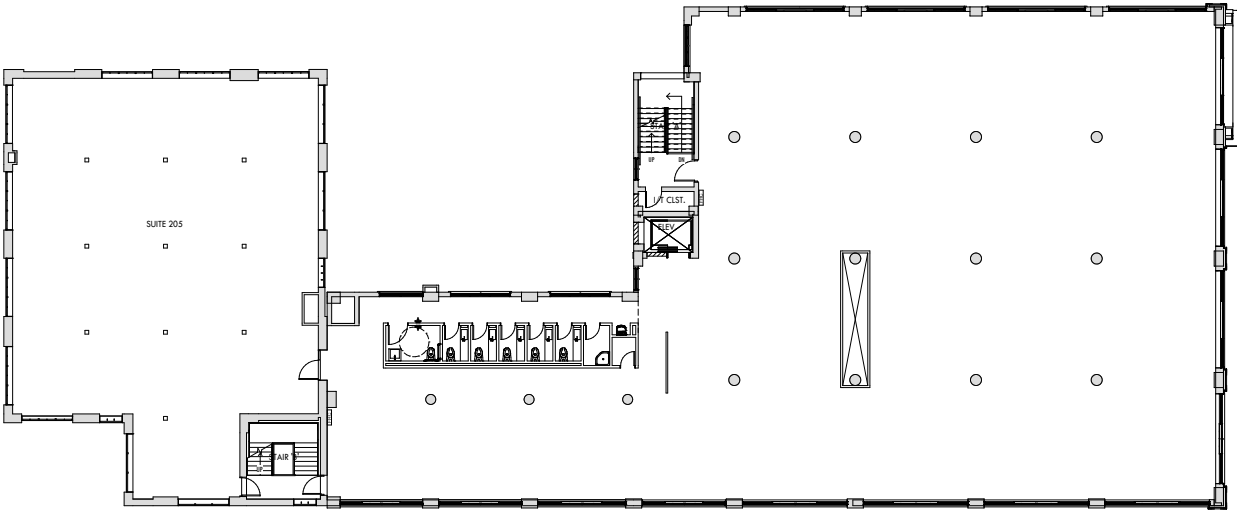
ROOF PLAN 6,603 Sq. Ft. + 3,478 Sq. Ft. Patio



LEVEL ONE 10,600 Sq. Ft.



LEVELS TWO THROUGH FOUR 10,600 Sq. Ft.



THE FINERY

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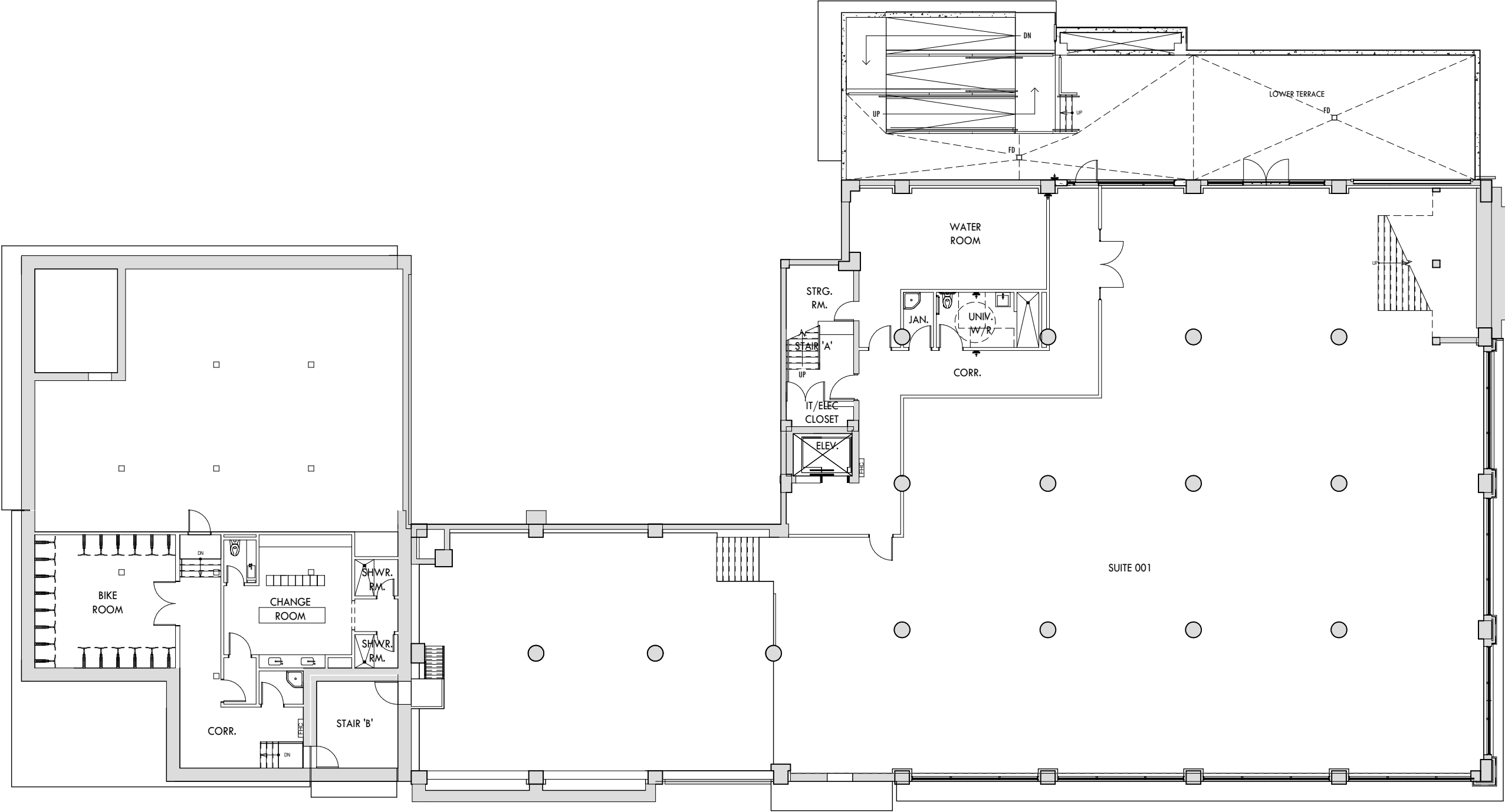
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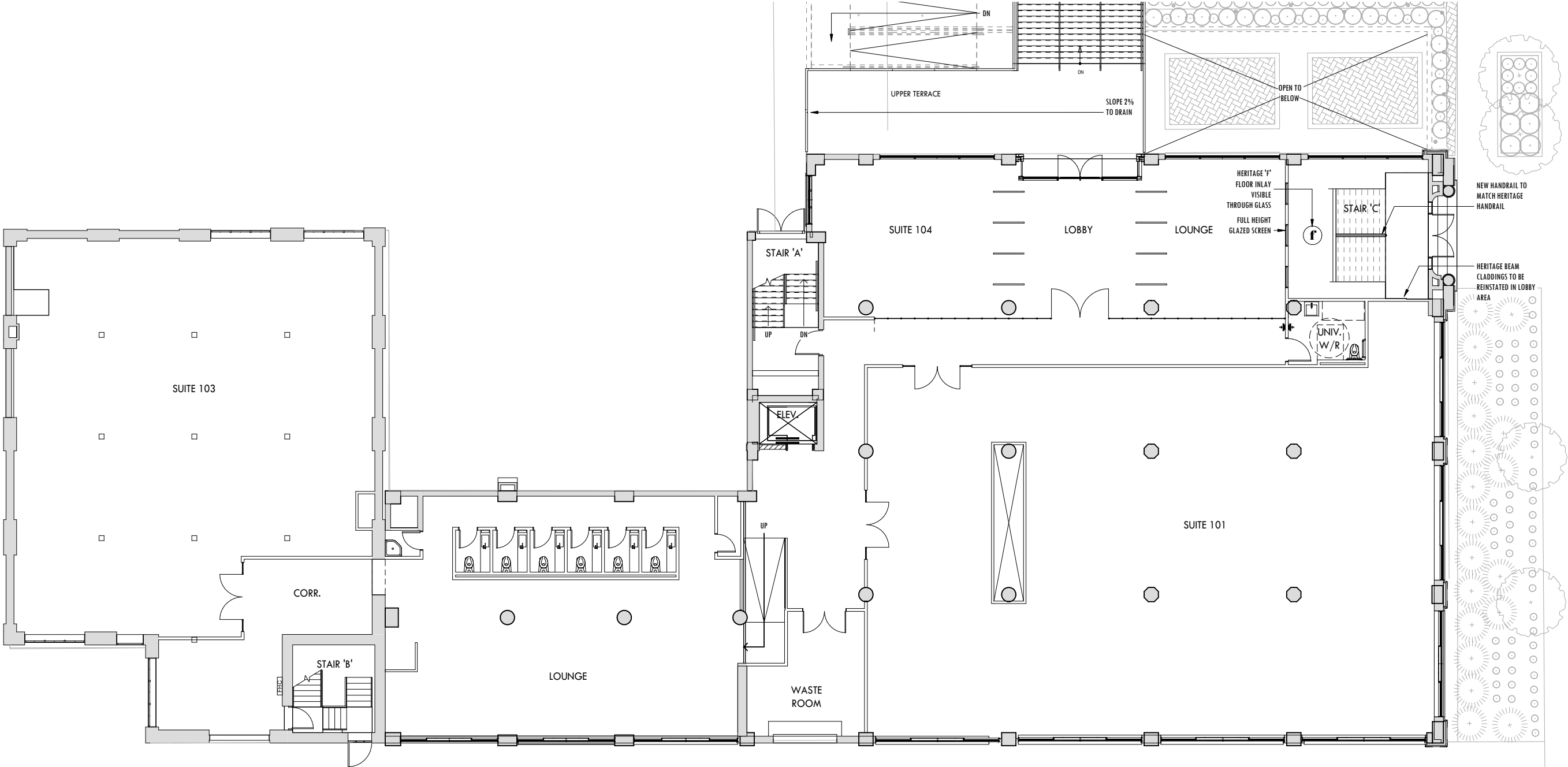
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LOWER LEVEL
10,600 Sq. Ft.

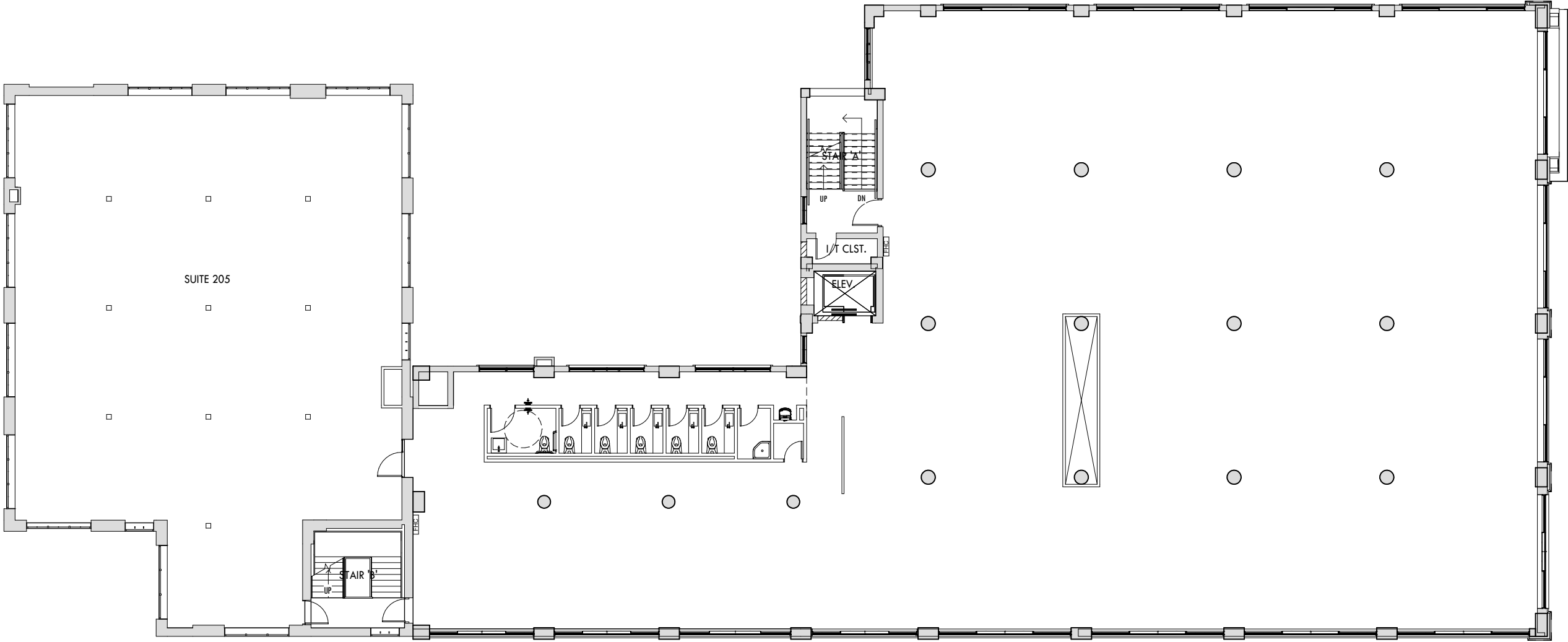


LEVEL ONE
10,600 Sq. Ft.

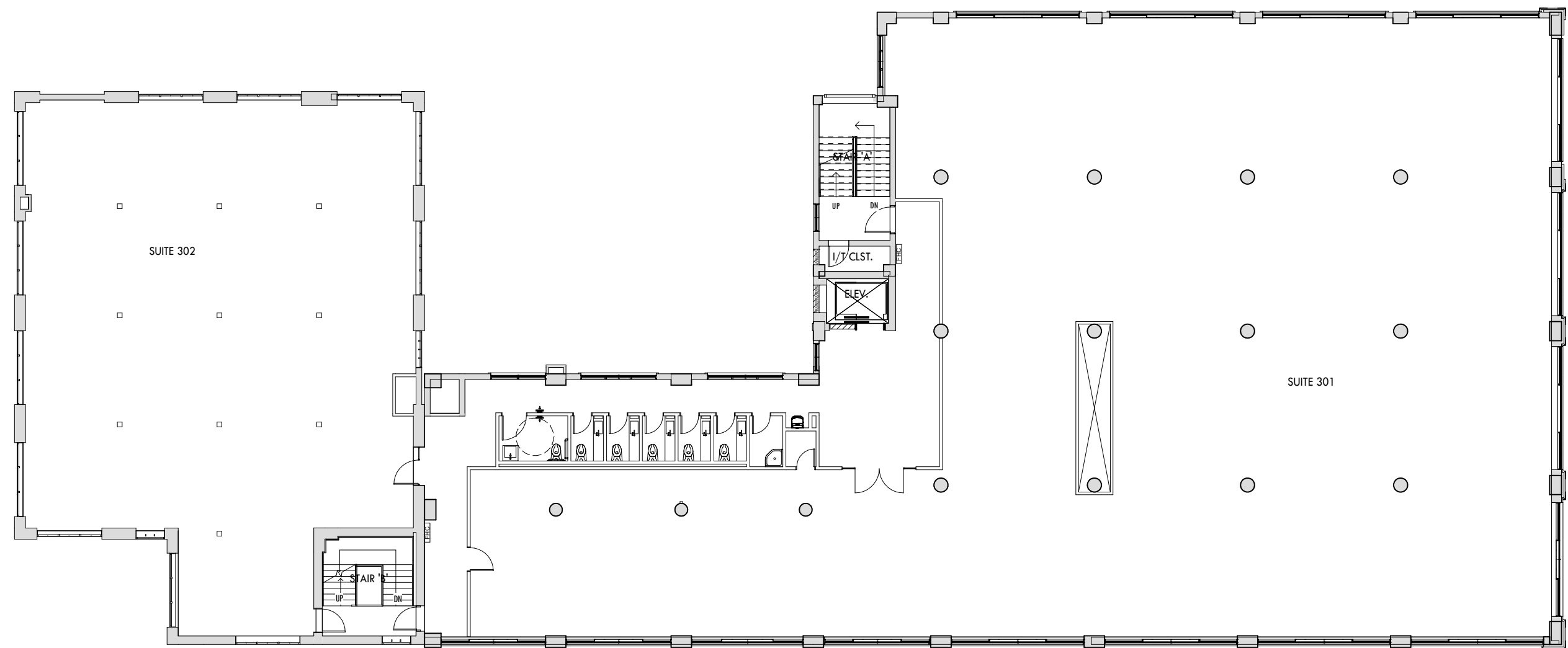


LEVEL TWO

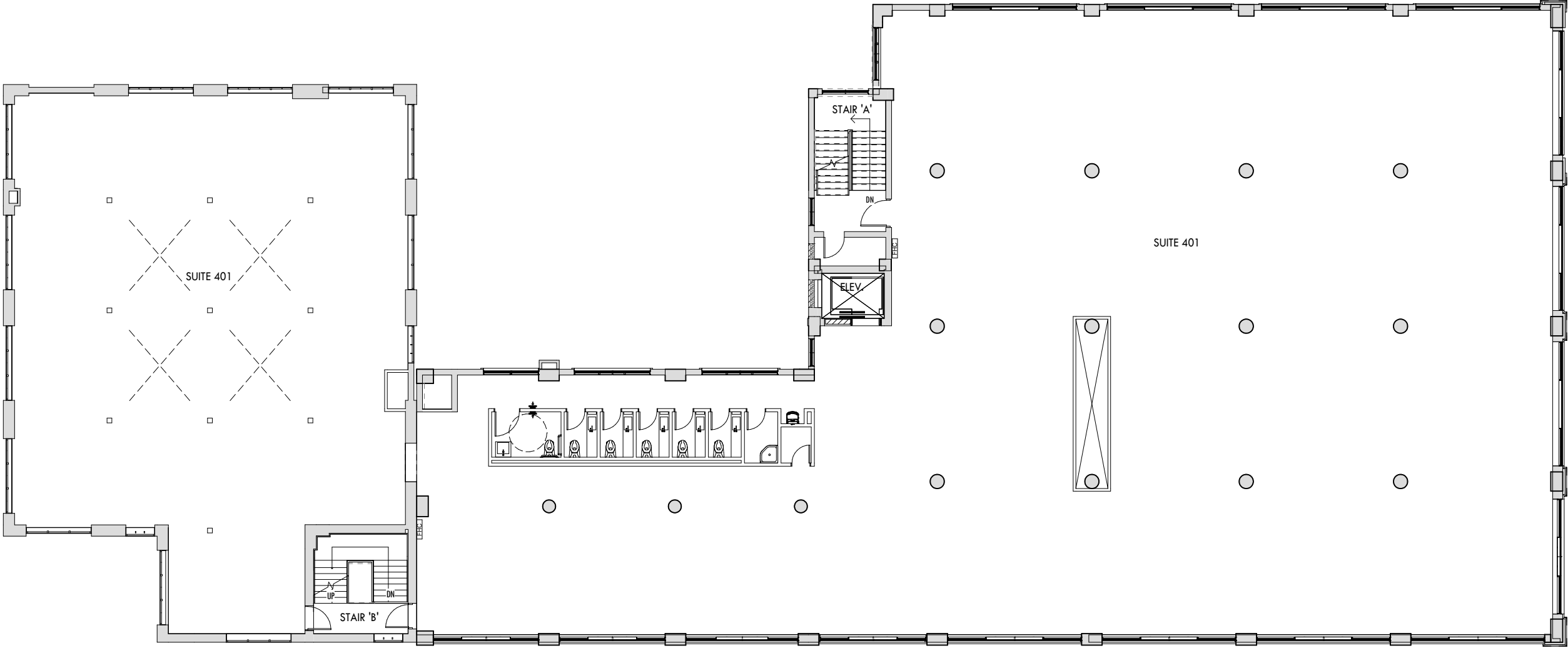
10,600 Sq. Ft.



LEVEL THREE
10,600 Sq. Ft.

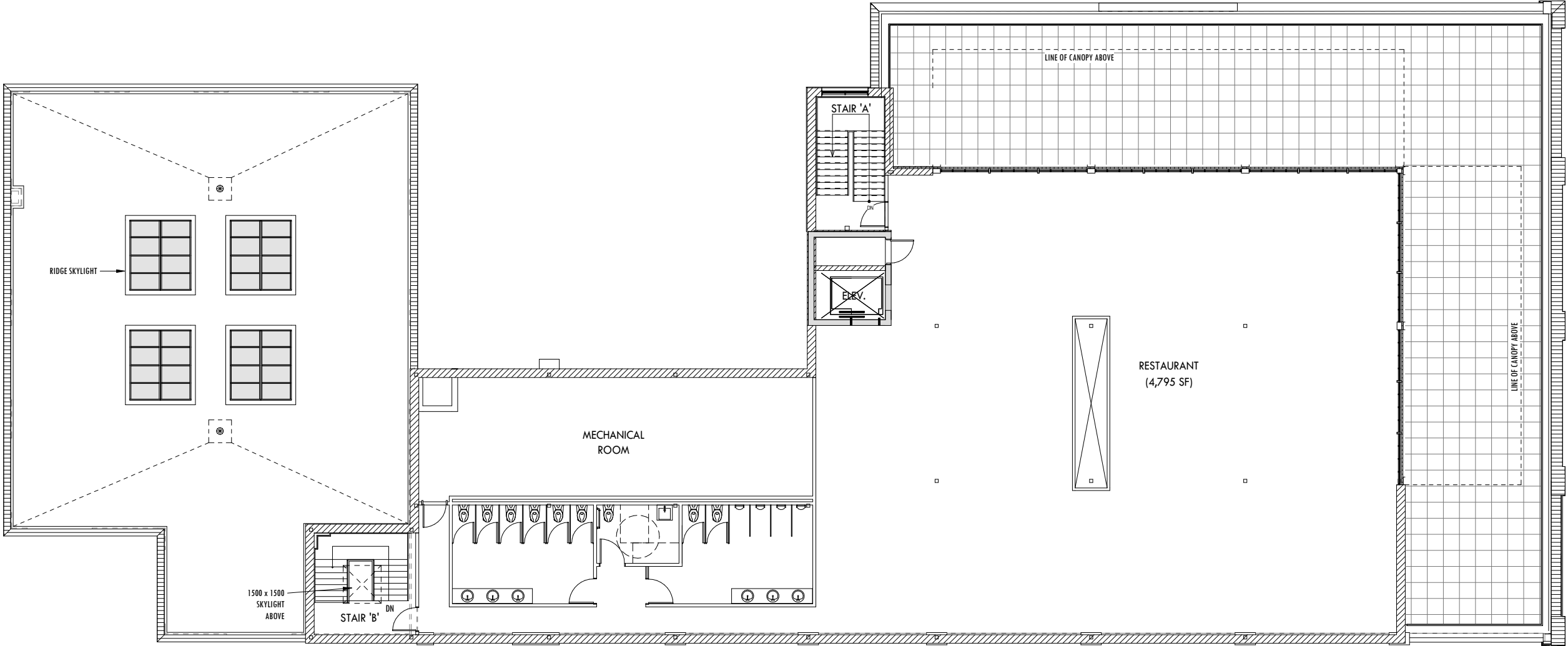


LEVEL FOUR
10,600 Sq. Ft.



ROOF PLAN

6,603 Sq. Ft. + 3,478 Sq. Ft. Patio



ROOF PLAN

820 Sq. Ft.

