

Owen Sound Medical Building

1415 1st Ave, Owen Sound, Ontario

General Information

Number of Floors	3
Year Built	2011
Year(s) of Expansion (where applicable)	N/A
Building Modernization / Major Upgrades	2019 Upgraded Exterior Parking lighting to LED
Building Size (sq.ft.)	77,542
Floor Plate (sq.ft.)	25,847
Additional Rent Total (p.s.f.)	\$13.00
Realty Taxes (p.s.f.)	\$7.07
Operating Costs (p.s.f.)	\$5.93
Hydro Costs (p.s.f.)	N/A
In-Suite Cleaning Costs (p.s.f.)	N/A
Building Access Information (# of Access Points)	2
Heating, Ventilation, & Air Conditioning	Rooftop Unit
Heat	Rooftop Unit
Air Conditioning	Rooftop Unit
HVAC Hours	7:00 am - 7:00 pm
Building Security Information	N/A
Washrooms	4
# Per Floor	2 on ground floor and 2 on 3rd floor
# of Designated Male and Female Washrooms	1 Female, 1 Male
Anchor Tenants	Owen Sound Family Health Team, Rexall, Owen Sound Medical Imaging, Hearing Life Canada
AODA	N/A
Life Safety / Fire Panel Information	Mircom (Ground Floor)
NWHPService	Yes
Building Automation Systems	N/A

Electricity

Electricity	Electricity
General Information	800 amp/347/600 Volt 3 Phase
Building Emergency Power	No
Tenant Back-Up Generator	No
Base Building Lights	Yes
Lighting Control	Yes
Electricity Closet	1 Ground Level
Telephone Closet	2 GR and 3rd Comm Closets

Passenger Elevators

Passenger Elevators	Passenger Elevators
Number of Elevators	2 Elevators/2 Escalators
Year Elevators Modernized	2011
Elevator Capacity / Type	Hydraulic
Elevator Speed	125 F/Min
Passenger Cab Size	15 Passenger

Parking

Parking	Parking
Basic Details / Parking Ratio	4.6 Stalls / 1000 sq. ft.
Accessible Parking Spaces	Yes
Parent and Caregiver / Courtesy Parking	Yes
Paid Parking System Type	Open parking lot
Number of Spaces	278 + 47 Covered
Number of Reserved / Unreserved Spaces	Gated reserved for portion of tenants
Parking Facility - Year Built / Modernized / Resurfaced	Covered Parking -2011
Number of Levels	N/A
Parking Type	Surface and Garage

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Amenities

Fitness Centre	Yes
Bicycle Storage (Indoor & Outdoor)	Yes (Bike Rack)
Shipping & Receiving	No
Electric Car Charging	No
Meeting Rooms	No
Meeting Room Costs	N/A
Food Services / Café	Café on 1st Floor
Security Specifications (Onsite, Video, Patrols, etc.)	Video
Public Transit Information	Owen Sound Transit - Bus Stop Out Front
Shared Meeting / Social Space (Indoor & Outdoor)	No
On-Site Building Management	No
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	HVAC
Additional Environmental Initiatives	Bike Racks
Sustainability Initiatives	N/A
Recycling Program	Cardboard/ Recycling
Conservation and Carbon Footprint Initiatives	No

Environmental Initiatives

Additional Information

Hospital Proximity (1km, 1-3km, 3-5km, 5km+)	3-5km
Hospital	3.9km Owen Sound Hospital
Building Wi-Fi	No
WiredScore	Certified
Building Hours	Mon- Thurs: 7:00am-8:00pm Fri: 9:00am-6:00pm Sat: 9am-3:00pm Sunday: Closed