

General Information

Number of Floors	2
Year Built	2011
Year(s) of Expansion (where applicable)	N/A
Building Modernization / Major Upgrades	2018 Common Area Painting and Flooring / 2019 Lobby furniture / 2020 Asphalt partial replacement / 2021 Touchless door operators at main entrance and main floor washrooms
Building Size (sq.ft)	27,950
Floor Plate (sq.ft)	1st Floor - 13,389 2nd Floor - 15,011
Additional Rent Total (p.s.f.)	\$18.77
Realty Taxes (p.s.f.)	\$5.44
Operating Costs (p.s.f.)	\$11.69
Hydro Costs (p.s.f.)	N/A
In-Suite Cleaning Costs (p.s.f.)	\$1.64
Building Access Information (# of Access Points)	4
Heating, Ventilation, & Air Conditioning	Rooftop Units
Heat	Rooftop and Baseboard
Air Conditioning	Rooftop
HVAC Hours	Based on tenant occupancy
Building Security Information	Card Access / CCTV
Washrooms	4
# Per Floor	2
# of Designated Male and Female Washrooms	1 Male, 1 Female
Anchor Tenants	Guelph Medical Laser & Skin Centre), Bayshore Specialty Rx
AODA	conducted 2022
Life Safety / Fire Panel Information	Fully Sprinklered / Honeywell
NWHPService	Yes
Building Automation Systems	Reliable Controls / Delta

Electricity

General Information	Bulk metered by Guelph Hydro
Building Emergency Power	N/A
Tenant Back-Up Generator	Anova Only
Base Building Lights	LED T8
Lighting Control	Timer and Switches
Electricity Closet	Main Floor
Telephone Closet	Main Floor (in Electrical Room)

Passenger Elevators

Number of Elevators	1
Year Elevators Modernized	N/A
Elevator Capacity / Type	Hydraulic
Elevator Speed	100Fpm
Passenger Cab Size	2500lbs

Parking

Basic Details / Parking Ratio	5 Stalls /1000 sq. ft.
Accessible Parking Spaces	Yes
Parent and Caregiver / Courtesy Parking	Yes
Paid Parking System Type	Gated / Pay on foot
Number of Spaces	499 (Shared With 83 Dawson)
Number of Reserved / Unreserved Spaces	1 Reserved
Parking Facility - Year Built / Modernized / Resurfaced	N/A
Number of Levels	N/A
Parking Type	Surface

Amenities

Fitness Centre	No
Bicycle Storage (Indoor & Outdoor)	Outdoor
Shipping & Receiving	yes
Electric Car Charging	N/A
Meeting Rooms	No
Meeting Room Costs	N/A
Food Services / Café	N/A
Security Specifications (Onsite, Video, Patrols, etc.)	CCTV
Public Transit Information	On city route (bus)
Shared Meeting / Social Space (Indoor & Outdoor)	Picnic Tables
On-Site Building Management	Yes
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	LED Lamps
Additional Environmental Initiatives	Green Edition Newsletter / Bicycle Racks
Sustainability Initiatives	Staff Training
Recycling Program	Recycling
Conservation and Carbon Footprint Initiatives	N/A

Additional Information

Hospital Proximity (1km, 1-3km, 3-5km, 5km+)	1km
Hospital	700M St. Joseph's Health Centre Guelph, 2.9km Guelph General Hospital
Building Wi-Fi	No
WiredScore	Certified
Building Hours	Mon to Fri: 6:30 am – 8:00 pm Sat: 8:30 am – 2:00 pm Sun: Closed Stat Holidays : Closed