



Northfield Park

2220 & 2300 UNIVERSITY AVENUE E



For Lease

Up to ±97,000 Sq. Ft. of LEED Silver Office Space —
Suites Available for Immediate Occupancy

 Spear Street Capital

 INNOVATION
CORRIDOR
GROUP

CBRE

Northfield Park by  Spear Street Capital
is where your journey to space and
wellness begins.



Northfield Park

2220 & 2300 UNIVERSITY AVENUE E

Welcome to Northfield Park, world class LEED silver office buildings situated in the City of Waterloo. Suites available for immediate occupancy. Providing best in class infrastructure, ample parking and best of all a first of its kind collaborative tenant coffee lounge. Turnkey suites available.

Available Size	Up to 97,233 Sq. Ft.
Parking	4: 1,000 Sq. Ft. 781 Campus Stalls Total
Zoning	E1-27
Lease Rate	\$16.00 Per Sq. Ft.
Additional Rent	\$10.21 Per Sq. Ft.
Gross Up	at 15.1%
Possession	Immediate

Healthy by Design

Awarded LEED Silver certification, Northfield Park's health consciousness is rooted in physical infrastructure and extends to user experience. More than a quarter of construction materials were made with recycled content, 35% were sourced regionally and all paints, adhesives and coatings have low VOC materials. Natural light is optimized through design with 90% of occupied areas in direct line of sunlight. Water use is conscientious with cistern rain collection directed to landscaping irrigation and low-flow plumbing fixtures throughout.



Expansion Opportunities

Business success marries supporting current needs with maintaining flexibility. With two development parcels available immediately, Northfield Park is ideal for those seeking both opportunities. The ±7.3 acre and ±11.44 acre parcels with frontages on Northfield Drive East and Labrador Drive are zoned for development and can accommodate structures up to ±18,000 sq. ft. and ±44,702 sq. ft. respectively.



An Array of Benefits

Boasting best-in-class infrastructure and world-class Waterloo talent, Northfield Park offers an established company every benefit, including room for growth.

Located on 38.6 acres, its four "Class A" office buildings sit alongside ±18.74 acres of developable land. Ample parking, both open and covered, accommodated a thriving work force as do covered bicycle parking, green roof, staff showers and a stop on the iXpress 202 GRT bus line.

A Tier 3 center surpasses standards and virtually column-free floor plates with underfloor cabling support a wide range of users (located in Building D).



Available Suites

2220 University Avenue E

Floor	Sq. Ft.	Lease Rate
Second Floor	18,000	\$16.00 Per Sq. Ft.

2300 University Avenue E

Floor	Sq. Ft.	Lease Rate
First Floor	20,000 (Divisible)	\$16.50 Per Sq. Ft.
Second Floor	11,000	\$16.50 Per Sq. Ft.
Third Floor	44,702 (Divisible)	\$16.50 Per Sq. Ft.
Fourth Floor	21,531 (Divisible)	\$16.50 Per Sq. Ft.

Property Details

Ceiling Heights

Ground Floor: 14'6" slab-to-slab, 13' slab-to-grid
Upper Floors: 10'11" slab-to-slab

Parking

4 per 1,000 sq. ft.
Total of 781 spaces

Window Dimensions

56" x 70"

Interior Column Spacing

30'

Data Centre

Tier 3 (in Building D)

Elevators

There are three Delta overhead geared traction elevators with electronic controls.

Security

Security is currently provided by an access card control system.

Telecom Provider

Bell + Rogers



Green Spaces

2220 University Avenue East is a part of community filled with lush green spaces and vibrant parks for its tenants. Nearby parks include RIM park, and the Walter Bean Grand River Trail. This trail runs the total length of 11 km and is ideal for walking, running, biking and cross-country skiing, making it the ideal escape away from the office, while still being within a diverse city.



LEED Silver Building

Certified LEED Silver building saves on energy, water, resources and generates less waste to support sustainability. All improvements aid in a stronger, performance-based approach to indoor environmental quality for better occupant comfort.

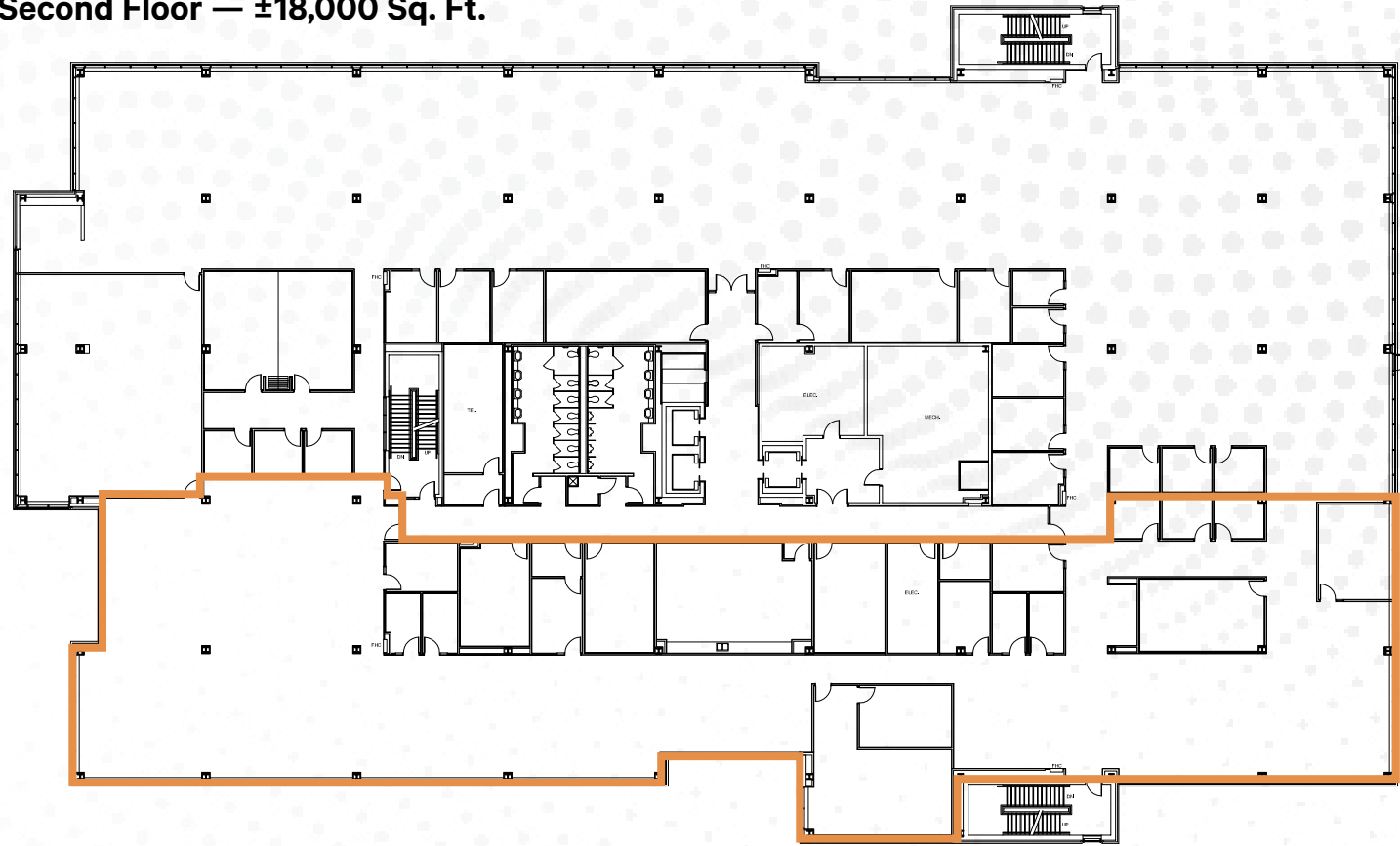
St. Jacobs Farmers Market

World famous, the St. Jacobs Farmers Market is a year round market held Thursday & Saturday, plus Tuesdays throughout summer months. 100s of vendors in a variety of buildings and outdoor stalls.

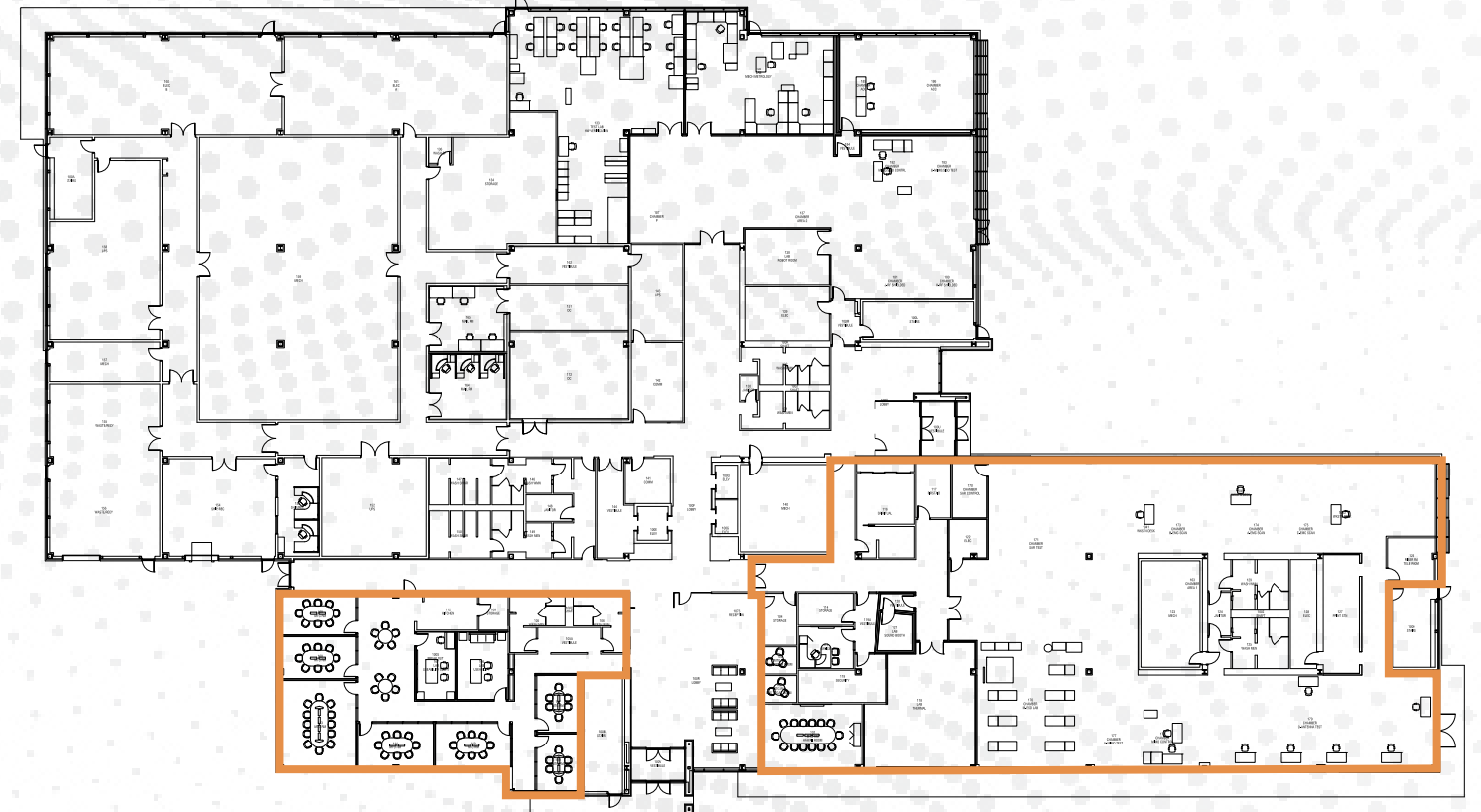


Floor Plans

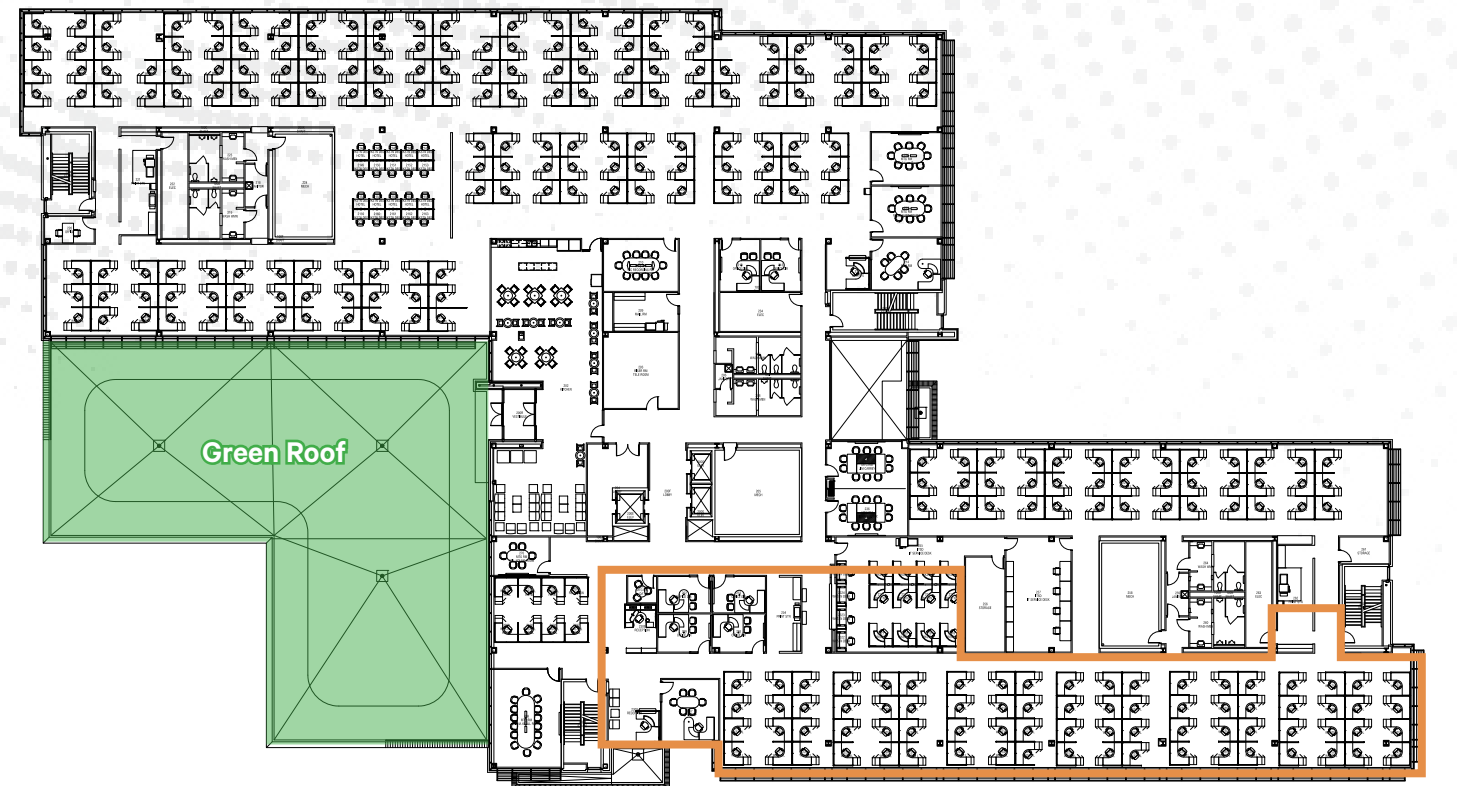
2220 University Avenue E
Second Floor — ±18,000 Sq. Ft.



2300 University Avenue E
First Floor — ±20,000 Sq. Ft. (Divisible)



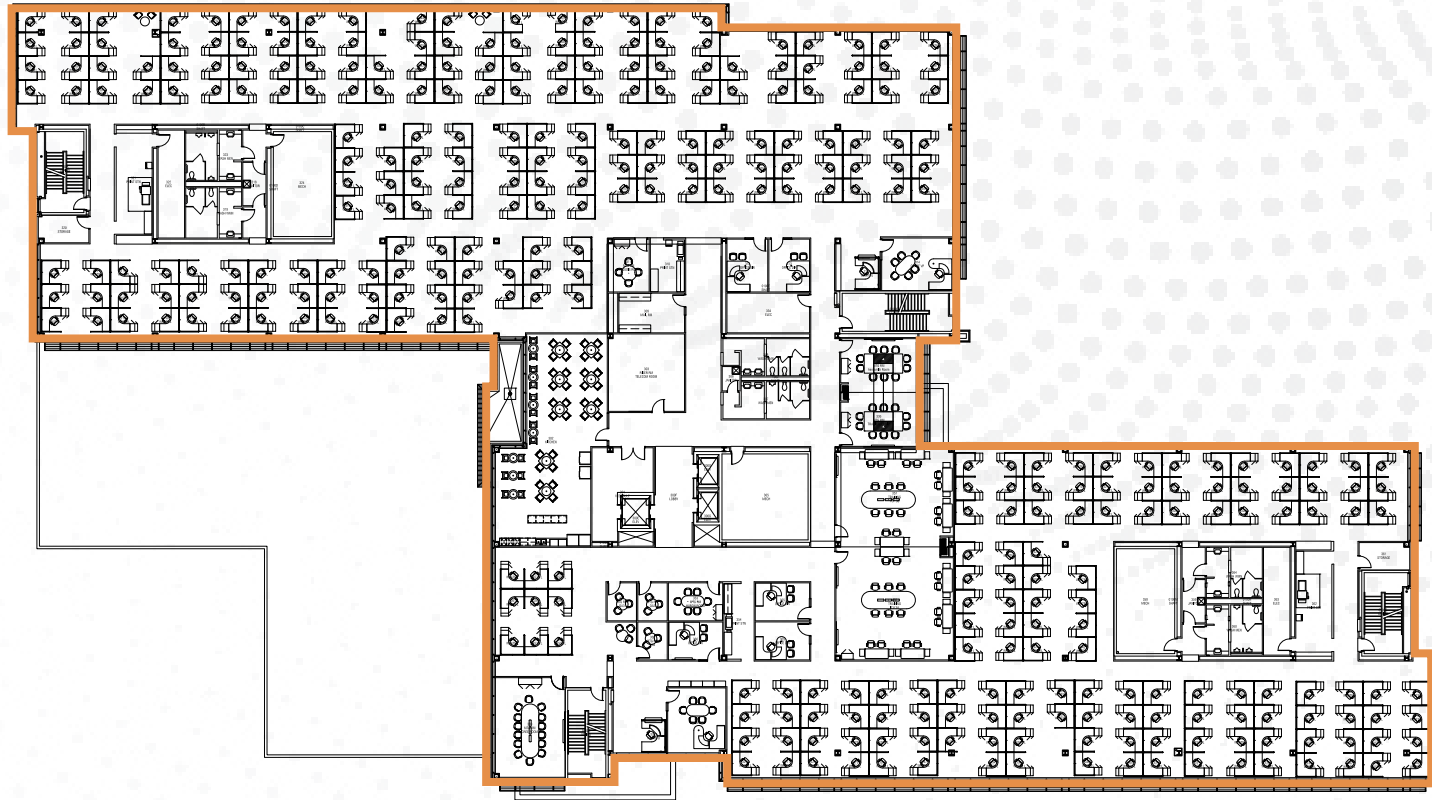
Second Floor - ±11,000 Sq. Ft.



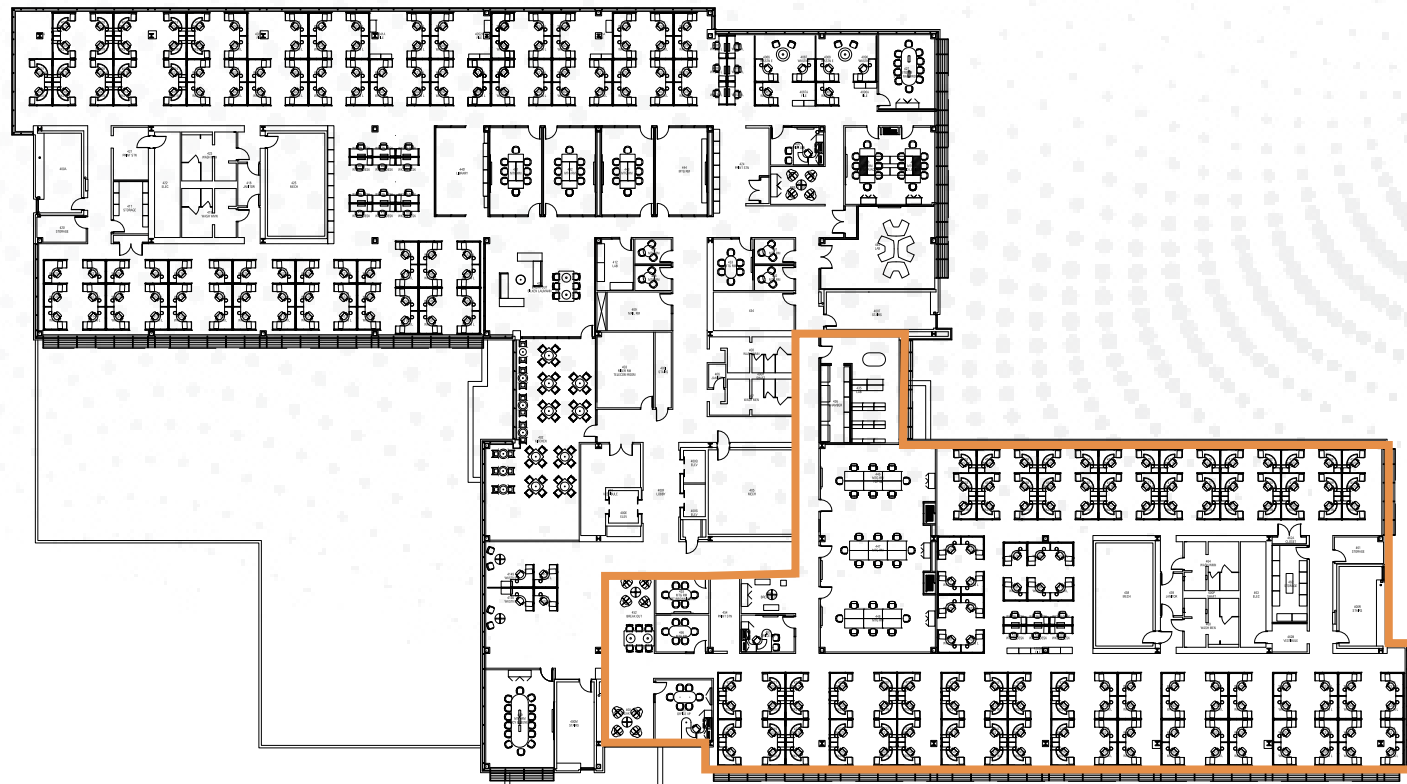
Floor Plans

2300 University Avenue E

Third Floor — ±44,702 Sq. Ft. (Divisible)



Fourth Floor - ±21,531 Sq. Ft.



Third Tier Data Centre

Location

Over the past decade, the Waterloo area has seen a pronounced growth in business-friendly services including a variety of local and nationally recognized restaurants and other retailers within 2 km of the Campus. Positioned at the intersection of two major arterial roads, Northfield Drive and University Avenue, the Northfield Campus offers excellent accessibility with ample parking and is serviced by the Grand River Transit Bus (Route 202).

Tier 3 Data Centre

11,019 Sq. Ft.

Building

Building D, (Northfield Campus)

Access

The buildings are accessible from the north via a driveway from University Avenue East

Ceiling & Floor

Ground Floor: 14'6" slab-to-slab, 13' slab-to-grid
Upper Floors: 10'11" slab-to-slab

Electrical

Redundant source electrical systems, with two separate incoming 27.6 kV feeds from Waterloo Hydro. Two high-voltage substations are located in the main electrical room(s). This facility has 4 megawatts.

Emergency Power System

Five dual-fuel Generac generators (diesel/natural gas), each supplying 600 kW. Each generator has an integrated 5,115 L fuel storage tank on the bottom, filled from outdoor connections.

UPS

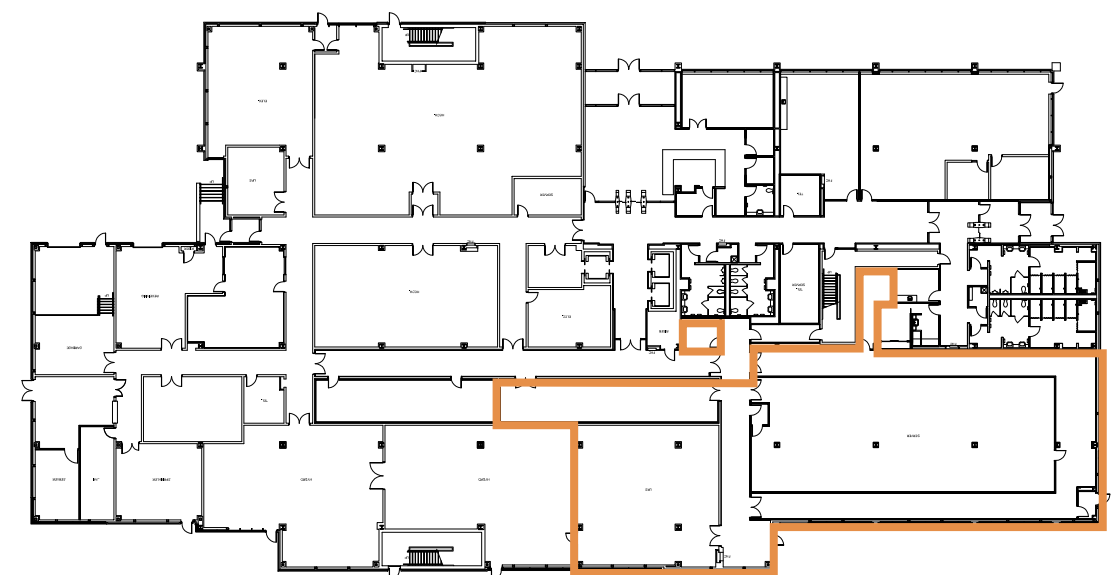
Two (2) Moeller units with an output of 480V and 560 amps each

Fire Protection

The building is fully sprinklered, and monitored by multi-zone, two-stage fire alarm systems. There are pre-action and dry chemical (FM-200) suppression systems for water-sensitive areas.

HVAC

A Delta Building Automation System (BAS) controls the operation of the HVAC systems. The building has hot water heating boilers located in the mechanical penthouse. Central chilled water system consists of two centrifugal chillers, two cooling towers, pumps and heat exchanger for free cooling. The system is sized to provide full redundancy.



Amenities



Wide Stairwells

Allow for elevator-free access. Creating distance between those using them allowing for 6ft of physical distance.



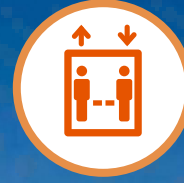
Only Four Floors

Interactions can be kept to a minimum, unlike high rise office building. Allows for privacy and security.



More Square Footage Per Person

Suburban office space allows for more square footage without the added cost.



Elevator Strategy - 2 People at a Time

Current strategy involves a maximum allowance of two people per elevator ride. Continuing to be monitored.



Surrounded by Walking Trails & Green Space

Campus is surrounded by many walking trails and greenspace, allowing for a healthy work-life balance and outdoor opportunities.



91% Exposed Natural Light

Building boasts and abundance of natural light throughout



Outdoor Patio & Green Roof

Flexible outdoor spaces allow for exposure to the outdoors throughout the work day as well as opportunity for outdoor events.



Sanitizing Stations Throughout

Already located throughout office spaces as well as shared spaces.



Enhanced Cleaning & Ventilation

Building procedures and HVAC systems are currently being monitored and upgraded as needed.



Global Institutional Owner Who is Responding to Covid-19 Concerns

Spear Street Capital is monitoring the situation on a global and local level and using their expertise to respond.



Abundance of Parking On Site

Parking available for both vehicle and bicycles



'Solo' Commute Focused

Suburban location relies less on public transit, although it is still available.



LEED Silver Building

Saves on energy, water, resources and generates less waste to support sustainability.



NEW Free On Site Fitness Facility

Currently under construction, this new facility will be free for all campus employees providing health and convenience.



NEW Lobby & Outdoor Space

New lobby will provide a sleek, modern space to greet guests as well as hold meetings or events



Modern Chic Design

Chic meets comfort, Lobby 2.0 is skillfully designed to house all needs, whether it be a meeting with a client or a grabbing a quick cup of joe.



Open Concept Lobby

Lobby 2.0 features bright open spaces to welcome all that walk through its doors.



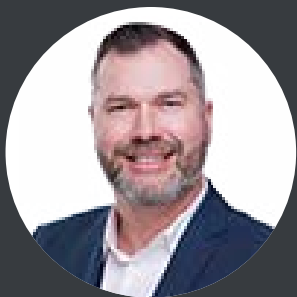
Collaborative Spaces

Central to success, Lobby 2.0 brings creativity and synergy in its effective spaces.



Northfield Park

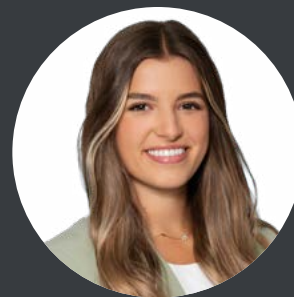
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