

For Lease
Office User/Investor Opportunity

771 Hanlon Creek

70% LEASED

AVAILABLE - 11,798 SF

 **COOPER**

Building on a Century of Experience

CBRE

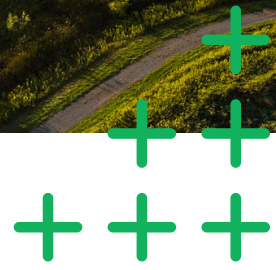


71 Hanlon Creek

3.72 acre lot - Vacant

UNIT 3

Unit 1	12,000 SF - Leased
Unit 2	16,169 SF - Leased (The Ontario Veterinary College)
Unit 3	11,798 SF - Available
Net Rent	Contact Listing Broker
Building	40,474 SF





TOP 10 IN AMERICAS
For foreign direct investment

Source:
fDi intelligence 2017



4th BEST LARGE CITY
To start a business in Canada

Source:
Canadian Federation of Independent Business, 2016



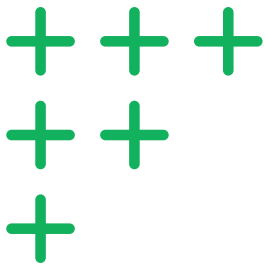
BEST CITY
To buy real estate in Canada

Source:
MoneySense, 2017



2nd For
Talent

Source:
Martin Prosperity Institute 2015



UNIVERSITY of GUELPH



PARTNERSHIPS



Wellington-Waterloo is Canada's fastest growing region
(2020 Stats Canada)



Contains the two fastest-growing tech talent markets in North America: Toronto & Wellington-Waterloo



Wellington-Waterloo is 105 km west of Toronto, located along Canada's 401 superhighway



Second-largest tech cluster in North America
(\$332 billion economy)



Access to over 280,000 tech workers and 9,600+ tech companies within a 90-min. drive



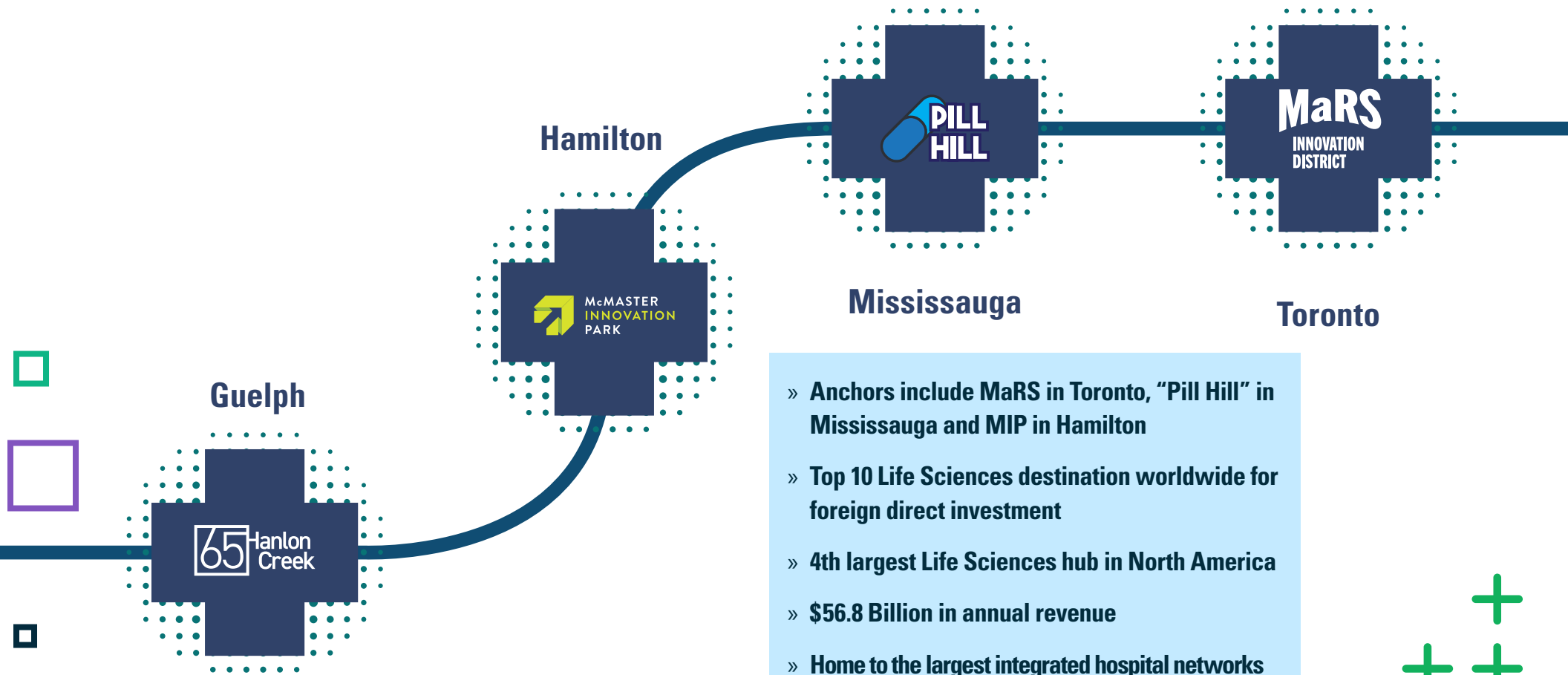
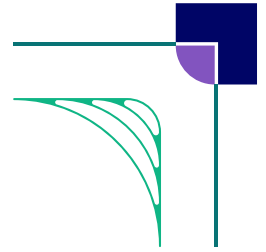
EXCEPTIONAL OFFICE AND LAB SPACE

FOR LEASE

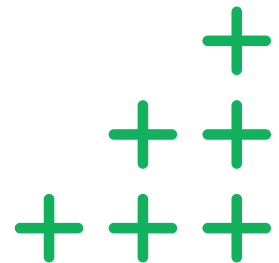


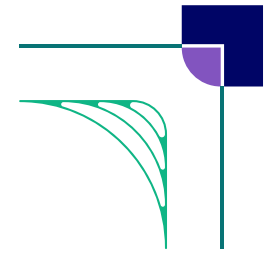
COLLEGE
CENTENNIAL

LIFE SCIENCES CORRIDOR



- » Anchors include MaRS in Toronto, “Pill Hill” in Mississauga and MIP in Hamilton
- » Top 10 Life Sciences destination worldwide for foreign direct investment
- » 4th largest Life Sciences hub in North America
- » \$56.8 Billion in annual revenue
- » Home to the largest integrated hospital networks in Canada
- » Over 50,000 Life Sciences work force
- » Over 4,000 Life Science graduates annually





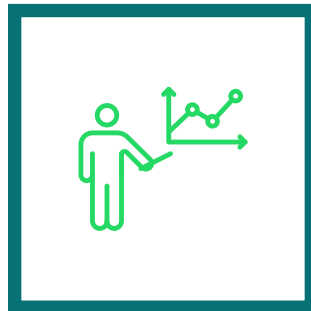
KEY STATISTICS



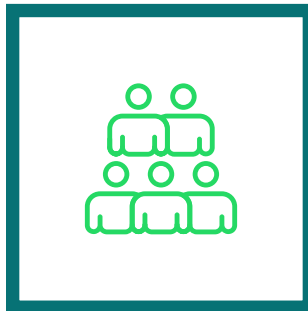
9 Universities
and 2 Colleges



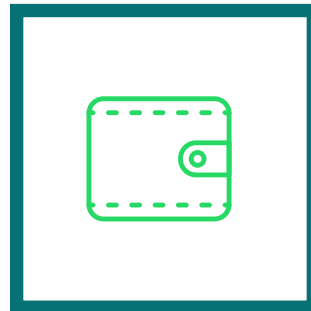
9,000,000
population within 1 hour
drive



40%
population growth
over next 20 years



100,000
approximate population density per
km² (greatest in Canada)



\$108,169
Average household income
(2020 Kitchener Region)



\$690,000
Average home price
(March 2021)



61,000+
Life science related
companies
(Ontario)*



**Canada's
central hub
for innovation**



90,000
Health Science Jobs in 2017
(5th largest in North
America)*



47
Hospitals, including
12 research hospitals

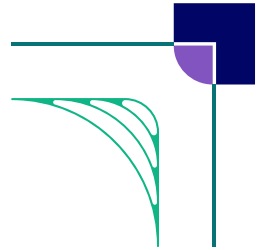


253,355
combined enrollment of
Undergraduate students
and 61,718 Graduates

Site Development	Address	71 Hanlon creek blvd.
	Total Site	Approximately 3.3 Acres
	Site amenities or features	Premium location in the hanlon creek business park, campus flavor incorporating walkways, green spaces and a central landscape feature. Pond directly across the street
Building Description	Plans and drawings available	Yes
	Bay sizes/column spacing	Column spacing: 30' 0" x 30' 0"
	Planning module	5' 0"
	Signage locations	Building fascia above suite entry.
	Dropped ceiling heights -	Ground floor: 9' 0" to underside of t-bar
Electricity	Slab to beam clear height -	Ground floor: 16' 0" to underside of structural joists.
	Service to building	Pad mount transformer to accommodate building requirements
	Distribution for lighting	600/ 347 3
	Distribution for power per floor	120 / 208 3
Security	Ceiling lighting standards	Led ceiling light fixtures to open plan
	24 hour manned security	No
	Card Key access system	No. Tenant may install
HVAC	Camera monitoring Tenant premises.	No. Tenant may install
	Roof top – Heating and Cooling unit	Hvac system will be a heating and cooling roof top unit with ductwork distribution and diffusers to open plan.
Telecommunications	Fibre Optic connection	Landlord will provide empty conduit with pull string from building electrical room d-marc to tenant premises.
	Phone System and Data cables	Tenant to supply and install
Life Safety Systems	Fully sprinklered building	Yes
	Emergency and exit lighting as required by code	Yes
	Tenant's Premises	60" X 20" acoustical ceiling tile
Interior Base Building Finishes		Lights, Sprinklers and Hvac to open plan
		Prime painted gypsum board exterior walls all designed for open plan and ready to receive tenant improvements
	Exterior base building Window Treatments/coverings	Roller shades on exterior base building windows. Tenant to supply and install on interior glass if needed.
Building Shell	Exterior material (R value)	Precast, masonry and metal panel building cladding with window system comprising a thermally broken clear anodized aluminium framing system with glazed vision panels tinted low "e" coated double glazed units with a laminated inner light to achieve a minimum stc rating of 39
	Roof description (R value)	EPDM (r30)



AREA MAP



EXCEPTIONAL OFFICE AND LAB SPACE

FOR LEASE



PERMITTED USAGE

BP (Corporate Business Park) Zone

Permitted Uses

- Conference and convention facility
- Food vehicle
- Hotel
- Manufacturing
- Office
- Research and development establishment
- School, commercial
- Warehouse
- Accessory use
- Community centre
- Day care centre
- Drive-through facility
- Financial establishment
- Fitness centre
- Medical clinic
- Restaurant
- Convenience store
- Recreation facility
- Restaurant, take-out
- Service establishment

10.3.3 Accessory Uses

In accordance with Section 4.21.

- Floor area used for staff facilities such as washrooms, staff rooms, staff recreation facilities, and day care centres is not included in the calculation of net floor area for the accessory use.
- The maximum area for an accessory use in a multi-unit building is determined based on the net floor area of each individual unit.
- Accessory uses must be contained within the building of the primary use or, unit of the primary use when in a multi-unit building.

10.3.4 Minimum building requirement for employment zones

All permitted uses must be associated with a building on the lot.

10.3.5 Accessory buildings or structures

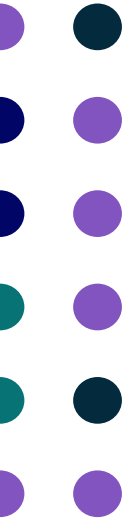
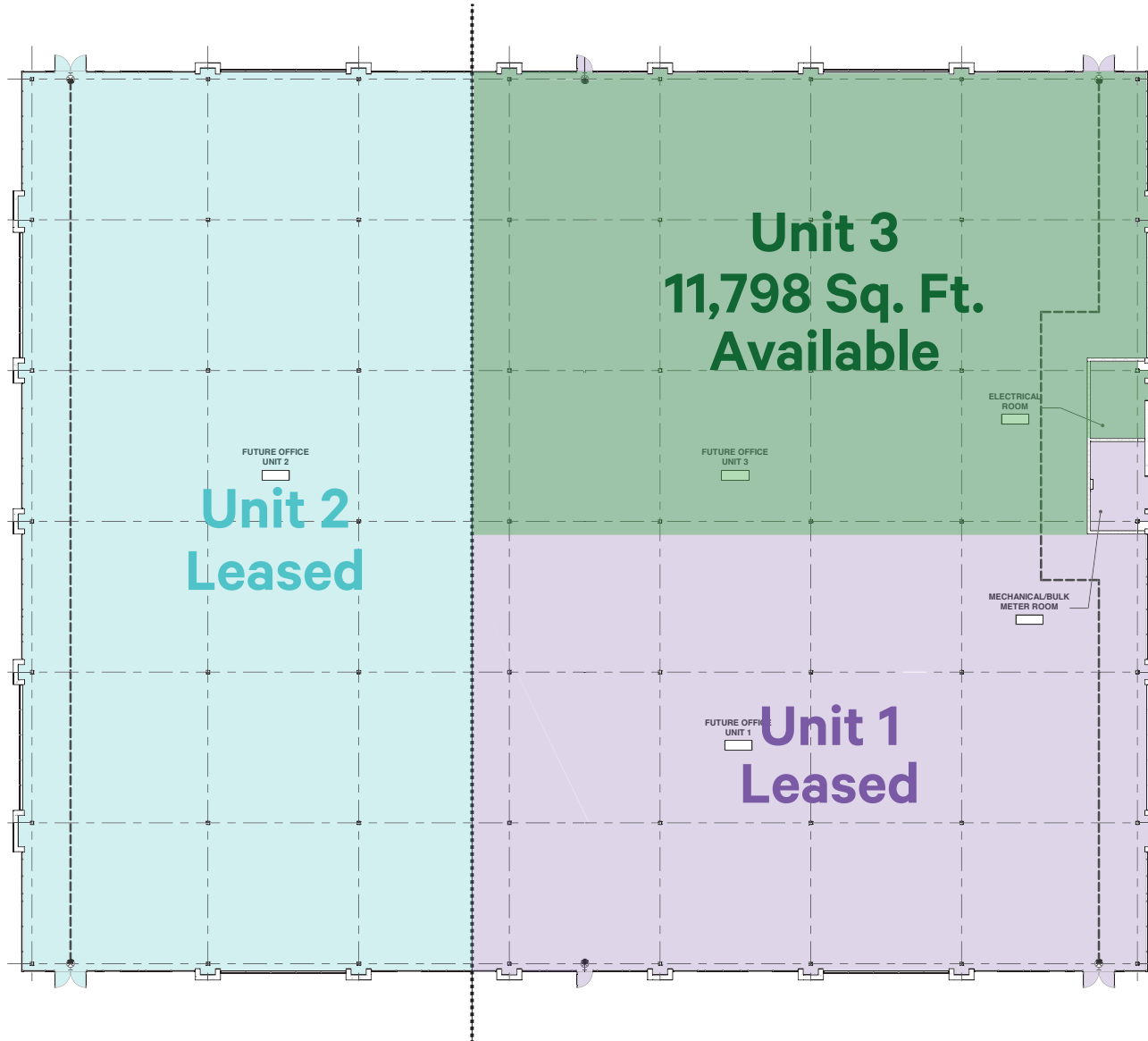
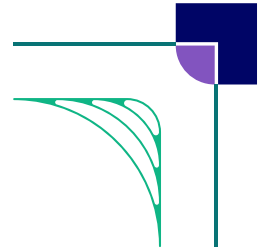
- In the industrial (B) zone, despite Section 4.5, accessory buildings or structures may be constructed to the height of the main building.
- In the BP, IRP, MB, EMU.1 and EMU.2 accessory buildings or structures, shall be in accordance with Section 4.5.

10.3.6 Loading space requirements

- In accordance with Section 5.4.
- In the BP zone, no loading space shall be located in the front yard or exterior side yard or any yard between the lot line abutting the Hanlon Expressway and the nearest wall of the main building on the same lot. A landscaped strip consisting of trees, shrubbery and/or berms shall screen the loading space so that it is not visible from any street, public.
- In addition to Section 4.14, within the BP zone adequate space shall be provided on-site for the temporary parking of vehicles awaiting access to loading spaces, exclusive of areas used for parking or storage, and loading space access areas shall be designed to avoid interference with the normal use of the street and with internal on-site vehicle circulation.

1	Zone	BP-6	10	Minimum Landscaped Open Space	15% - The required front yard and exterior side yard, except the driveway, parking areas, or loading areas, shall be landscaped
2	Minimum Lot Frontage	30 metres	11	A 3 m wide buffer strip is required adjacent to interior side and rear lot lines	Where a B.5 Zone abuts any Residential, Institutional, Wetland, or Urban Reserve Zone, a Buffer Strip shall be developed.
3	Minimum Front and Exterior Side Yard	6 metres and in accordance with Section 4.24.	12	Maximum Building Height	20m and in accordance with Section 4.14
4	Minimum Side Yard	6 metres and in accordance with Section 7.4.4.1	13	Fences	In accordance with Section 4.20.
5	Minimum Rear Yard	6 metres and in accordance with Section 7.4.4.1.	14	Garbage, Refuse Storage and Composters	In accordance with Section 4.9.
6	Accessory Use	Every accessory use shall be located in the same building or structure as the permitted use to which it is devoted and shall not occupy more than 25% of the net floor area of the said building or structure - in accordance with Section 4.21	15	Maximum Public Floor Space	A maximum of 30% of the Gross Floor Area of an industrial mall building may be used for display and sales areas or assembly occupancies open to the public. In the case of phased construction, not more than 30% of the actual area shall be used for display and sales area of public assembly occupancies at any time.
7	Off-Street Parking	The minimum off-street parking required shall be 1 parking space per 23 square metres of gross floor area (GFA).	16	Minimum Building Size Requirements	There must be a building on the lot for all permitted uses.
8	Loading Space	In accordance with Section 10.3.6	17	Accessory Buildings or Structures	In accordance with Section 4.5.
9	Outdoor Storage	Prohibited			

FLOOR PLAN





TODD COONEY , SIOR**

Senior Vice President, Broker

+1 (519) 340-2315

todd.cooney@cbre.com



KYLE HANNA*

Vice Chairman

+1 (416) 798-6255

kyle.hanna@cbre.com



EVAN WHITE*

Executive Vice President

+1 (416) 798-6232

evan.white@cbre.com



DEAN MARIANI*

Senior Sales Associate

+1 (519) 340-2308

dean.mariani@cbre.com



JESSICA KOULEAS*

Sales Representative

+1 (519) 340-2328

jessica.kouleas@cbre.com

CBRE

CBRE Limited, Real Estate Brokerage
72 Victoria Street S | Suite 200 | Kitchener, ON | N2G 4Y9 |

www.cbre.ca

*Sales Representative, **Broker

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