



Western  
Research Parks

# THE CONVERGENCE CENTRE

Innovating at Western  
Research Parks

33,875 sq. ft. of Purpose-Built Innovation Space  
999 Collip Circle, London Ontario



**CBRE**

PROJECT OVERVIEW

# The Convergence Centre A Premier Innovation Hub for Science and Technology

The Convergence Centre, located in the heart of Western Discovery Park, is a state-of-the-art facility designed to drive innovation and collaboration. Spanning 55,000 sq. ft., the building features over 20,000 sq. ft. of cutting-edge laboratory space with pilot-scale industrial capabilities and just under 10,000 sq. ft. of modern office and collaborative areas. Positioned within one of Canada's life-sciences parks, this fully equipped turn-key facility provides an unparalleled environment for research and development. With direct access to Western University's exceptional talent pool, including faculty, researchers, and students, the Convergence Centre is perfectly tailored to support technology and innovation-driven companies.



# Lab Specification



Compressed air, steam, water and gas feeds



Multiple ventilation and power drops (600V on main floor; 120V drop downs with 240V option)



30 fume hoods



Suitable for cell culture and/or chemistry lab



2 lower level storage rooms



Lower level lab with fume hood



R-O water supply



Fully sprinklered



Dedicated elevator to loading dock (2,040 kg capacity)



9' height loading dock with leveler (can accommodate 53' trailer)



Fresh air circulation every 6 minutes; No re-circulation



9"-12" floor plates



Chemical dispensary/weight station



Gas cylinder storage area in loading dock



Liquid nitrogen fill station infrastructure in loading dock



1 negative pressure lab room

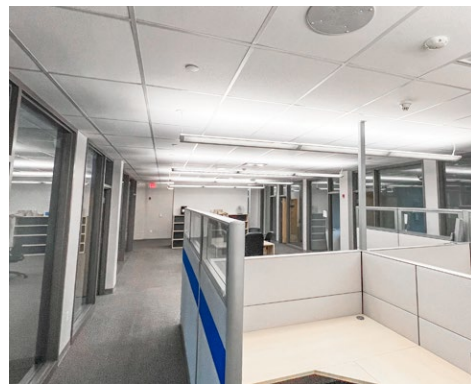


13' basement ceiling height (14' to underside of deck)



Partially padded floors for vibration dampening





**Office**

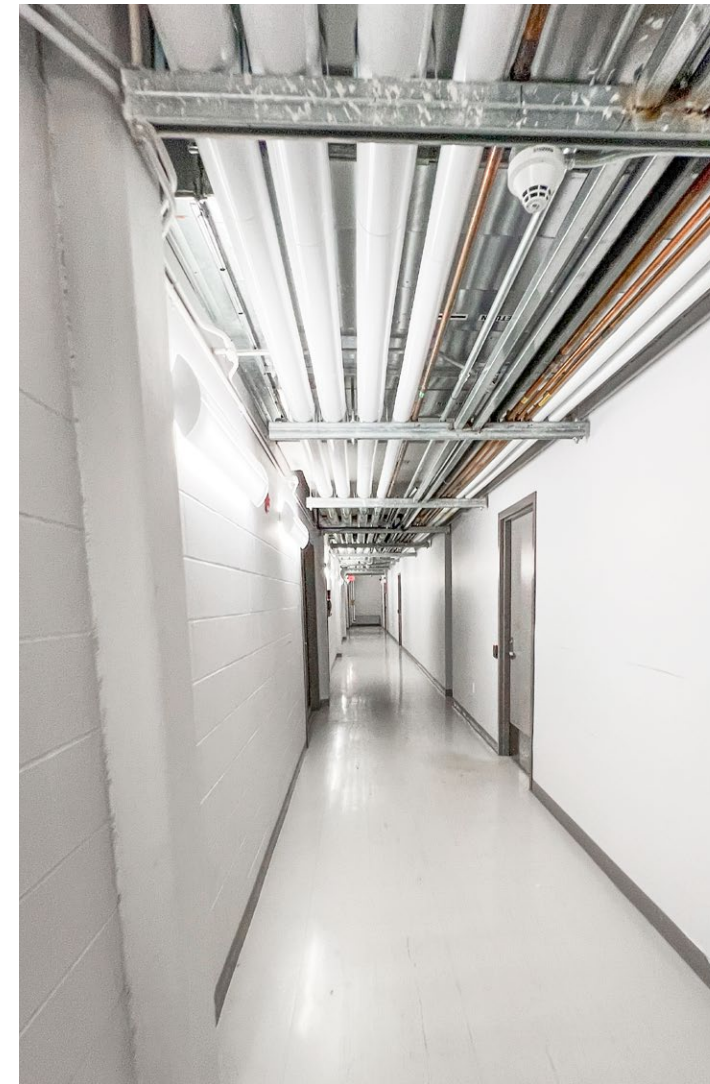
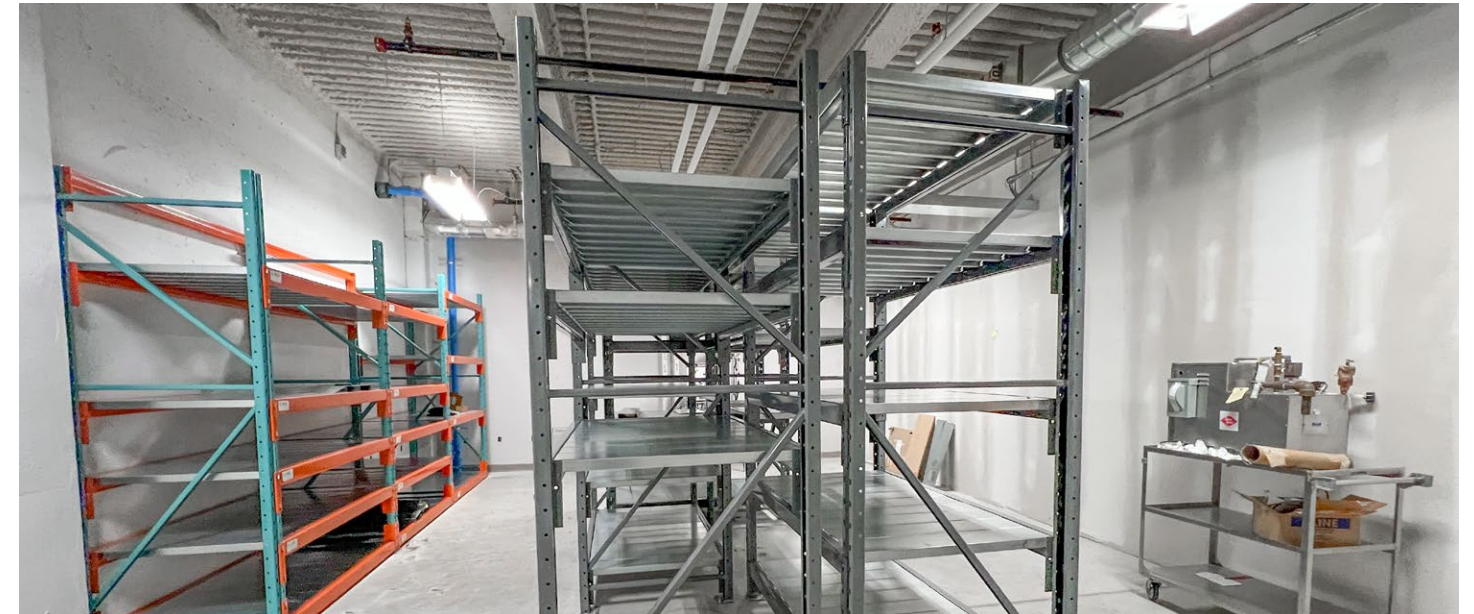
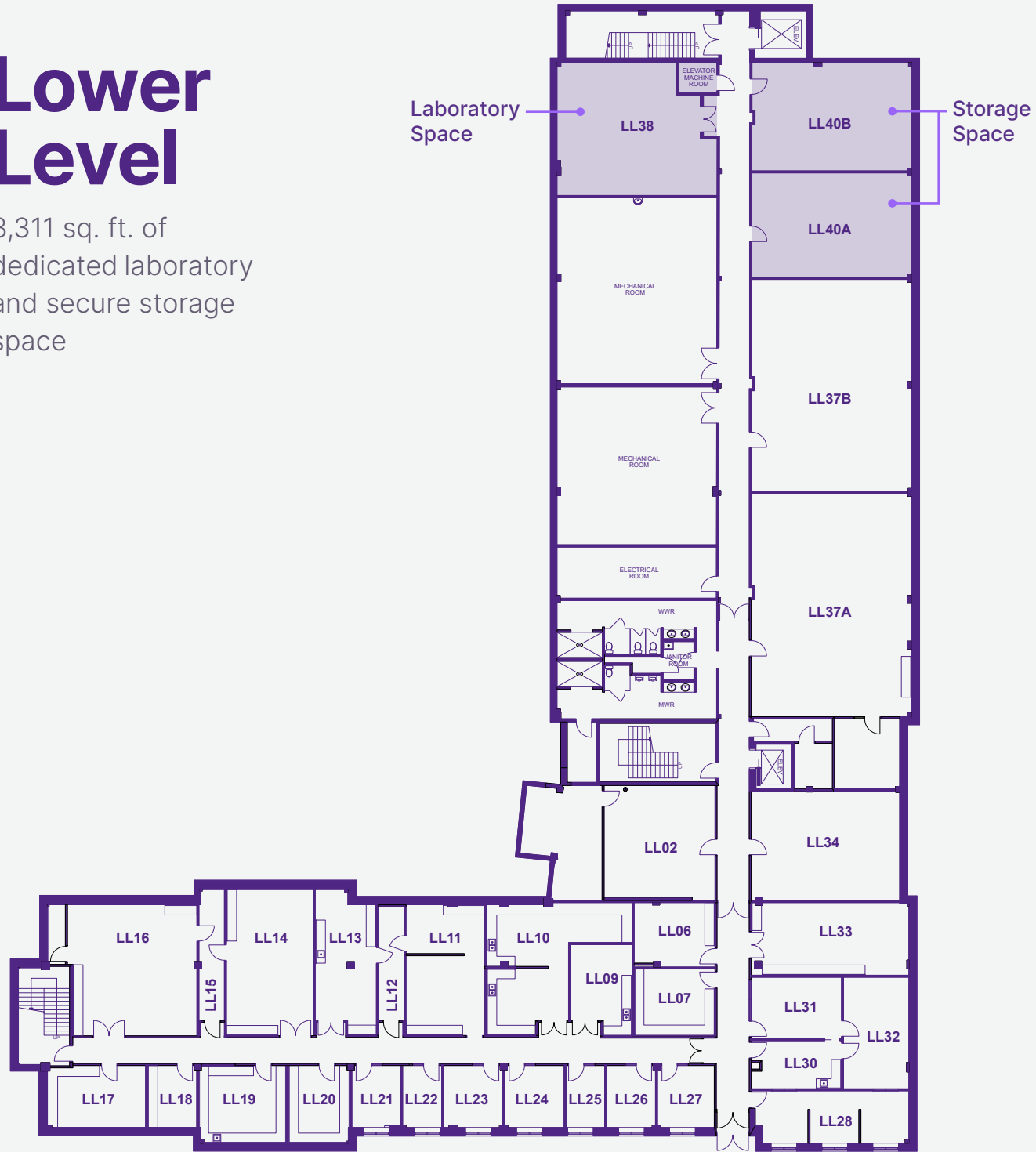


**Lobby**

**FLOOR PLAN**

# Lower Level

3,311 sq. ft. of dedicated laboratory and secure storage space



**Storage**



Lower Level Laboratory Space

FLOOR PLAN

# First Floor

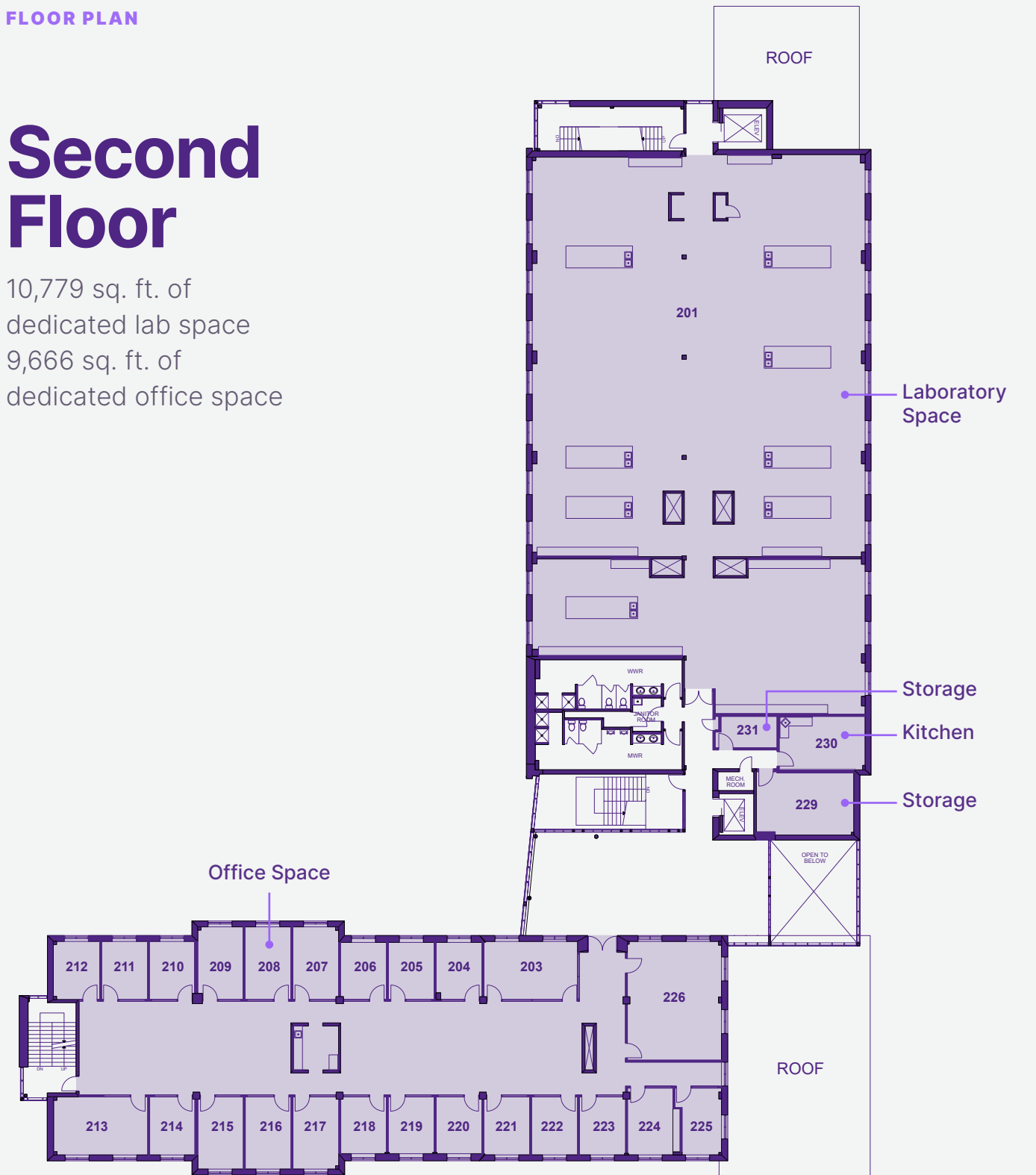
10,119 sq. ft. of purpose built laboratory space



FLOOR PLAN

# Second Floor

10,779 sq. ft. of dedicated lab space  
9,666 sq. ft. of dedicated office space





# A Strategic Location for Innovation: the Convergence Centre Is More Than Just a Facility

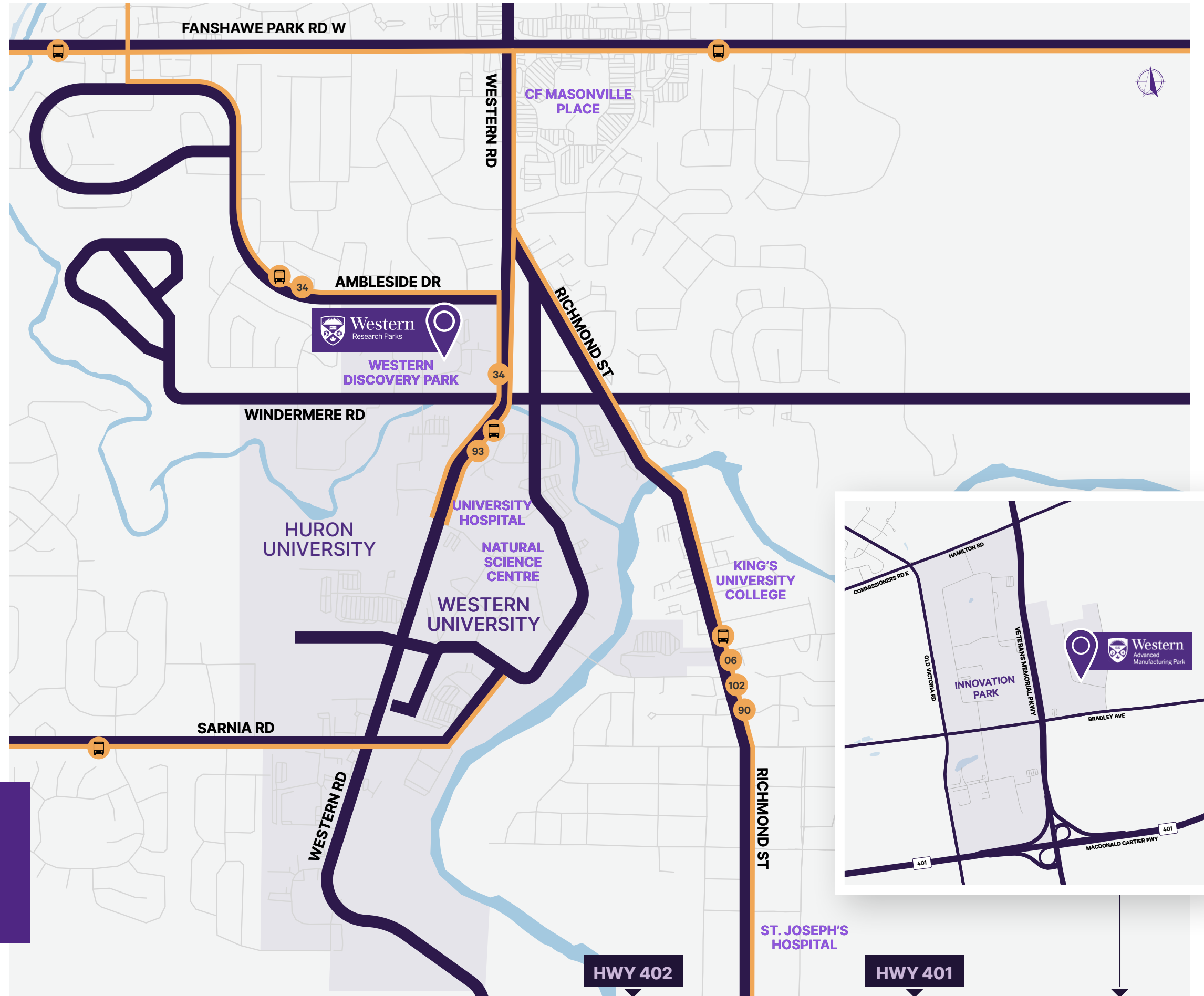
It's a gateway to success within a thriving ecosystem of innovation. Situated within the campus-like setting of Western Discovery Park, tenants benefit from proximity to Western University, a renowned institution that fuels the park with top-tier talent and groundbreaking research. This location ensures easy access to a diverse and highly skilled workforce while promoting collaboration across industries. Whether you're advancing research or scaling industrial operations, the Convergence Centre offers an ideal setting to drive growth and innovation in a community that's built for discovery.

LOCATION MAP

# Seamless Connectivity at Western Research Parks

The Convergence Centre is well positioned within Western Discovery Park, offering unparalleled ease of transportation with direct access to major highways, including Hwy 401, Hwy 402, and Hwy 403. Its prime location is just a 20-minute drive to London International Airport and convenient connections to regional and national transportation routes. Additionally, its proximity to the Western Advanced Manufacturing Park enhances collaboration opportunities, making it the ideal setting for innovative research, talent development, and business growth.

<b>20</b> min to Hwy 401	<b>22</b> min to Hwy 402	<b>50</b> min to Hwy 403	<b>20</b> min to London Airport
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# Western

## Research Parks

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