

OFFICE SPACE FOR LEASE

3115 HARVESTER ROAD Burlington, Ontario



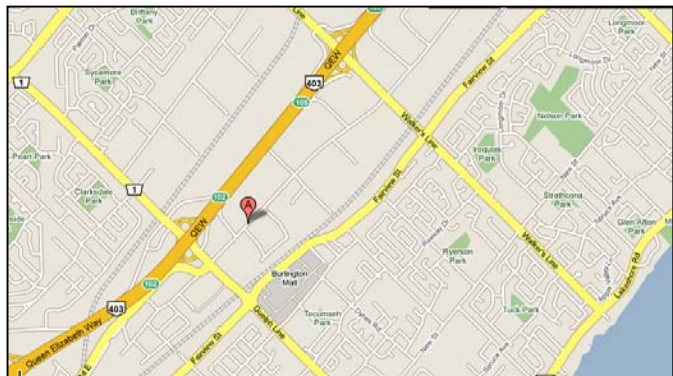
SPACE AVAILABLE:	2 nd Floor	10,293 square feet
	3 rd Floor	22,068 square feet
	5 th floor #1	477 square feet (storage)
	5 th floor #2	983 square feet (storage)

RENTAL RATE:	Years 1-5:	\$17.95 per square foot Net
	Years 6-10:	\$19.95 per square foot Net

ADDITIONAL RENT: \$10.70 per square foot (2010 estimate)

LEASEHOLDS: Custom designed and built to tenant specifications

LOCATION:



FOR FURTHER INFORMATION PLEASE CONTACT:



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BLAIR BLANCHARD STAPLETON LIMITED

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Parking and Transportation

- 4 per 1,000 rentable square foot
- On two City of Burlington bus routes
- Bicycle racks and showers

LEED® Silver

- Building targeted for LEED® Silver classification
- LEED® strategy focused on lower overall building operating and life cycle costs, benefiting both tenant and landlord, while also providing a positive contribution to global environmental conservation
- Upgraded building envelope thermal characteristics to reduce both building solar gain and heat loss
- High reflectivity (TOPO) roof material to reduce heat island effect
- Water conservation features including diverting roof water to below ground cistern and re-use for flushing toilets and for landscaping
- High efficiency mechanical equipment and systems
- Building CO2 sensors
- Enhanced lighting controls/occupancy sensors as well as enhanced HVAC controls to allow for better individual control over the building environment
- Recycled building material content
- Construction waste minimization and high diversion of waste from landfill, at least 50%
- Use of low off-gassing paints, adhesives, sealants and other materials in the construction of the building and tenant improvements
- Bicycle storage and shower facilities for occupants
- LEED® best practice commissioning of all building system components

Mechanical

- Extensive use of modern heat pumps
- Heat recovery makeup air for fresh air requirements
- Condensing boilers
- CO2 sensors for each air handler
- Variable speed drives on heating, chiller water pumps and cooling tower
- Water efficient fixtures including dual flush toilets, low water urinals and sensor controlled lavatories
- Dyson hand dryers

Electrical

- Main Service: 2000A, 347/600V3P4W
- Office Lighting Level: 35 FTC Maintained average; 20"x60" ceiling grid with lighting to suit open concept
- Office Power: Typical Floor equipped with a 200A 347/600V lighting panel complete with a 45kVA C802 K13 transformer and 84 cct 120/208V panel
- 250 kilowatt indoor emergency generator with 200A automatic transfer switch to support emergency lighting and elevators
- Parking Lot Lighting: 2 FTC initial average, to suit LEED requirements and controlled BAS
- Zoned lighting control.

Nearby Amenities

- Holiday Inn, 240 rooms and meeting facilities, located next door
- Six free-standing restaurants located in immediate vicinity, Sotiris (Greek), Tony Roma's, Tuckers Marketplace, Boston Pizza, Keg and Jack Astor's
- Cedar Springs Racquet Club, largest private athletic facility in the City
- 3155 Harvester Road (Burlington Professional Centre), large medical facility
- Burlington Mall (Bay, Zellers, Winners, Canadian Tire) located south of property

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