



101 McNABB STREET,
MARKHAM, ONTARIO

www.101mcnabb.ca

EXECUTIVE SUMMARY



POWER YOUR BUSINESS

101 McNabb has second-to-none business continuity capabilities and systems. 101 McNabb is serviced by two separate electricity feeds from two separate power grids. 101 McNabb is equipped with 3 diesel back-up generators capable of 4,000 kVA and an uninterrupted power system (UPS) capable of 1,000 kVA. Your business can run with uninterrupted power.

POWER YOUR PROFIT

101 McNabb offers unmatched cost efficiency due to large efficient floor plates, competitive lease rates, low operating costs and existing infrastructure. 101 McNabb offers abundant free parking (5.3/1,000 parking ratio).

EMPOWER YOUR EMPLOYEES

Your employees will enjoy a modern office space with an abundance of natural light in a collaborative campus setting. 101 McNabb offers plenty of transportation, with connection to 3 subway stations (at Finch, Fairview Mall and Warden), recreational and restaurant options.

POWER YOUR GROWTH

101 McNabb offers over 300,000 square feet of existing, modern office space, with the ability to grow by an additional 200,000 square feet.

WITH GREAT POWER COMES GREAT RESPONSIBILITY

OPTrust, as one of Canada's largest pension plans and a signatory to the United Nations' Principles for Responsible Investment, offers you the security and peace of mind of a well-established and trusted partner who is firmly committed to environmental, social and governance issues, as well as sustainability and LEED certification.

LOCATION

CENTRAL LOCATION

101 McNabb offers plenty of transportation, recreational and restaurant options. The Property is strategically located just north of Toronto, minutes from Downtown Markham and highways 7, 404 and 404. 101 McNabb has direct bus connections to Don Mills, Finch, and Warden Subway Stations, as well as, GO Unionville Station. The Property also offers abundant free parking (5.3/1,000 sf).



**WITHIN A 5 KM/
10 MINUTE RADIUS**

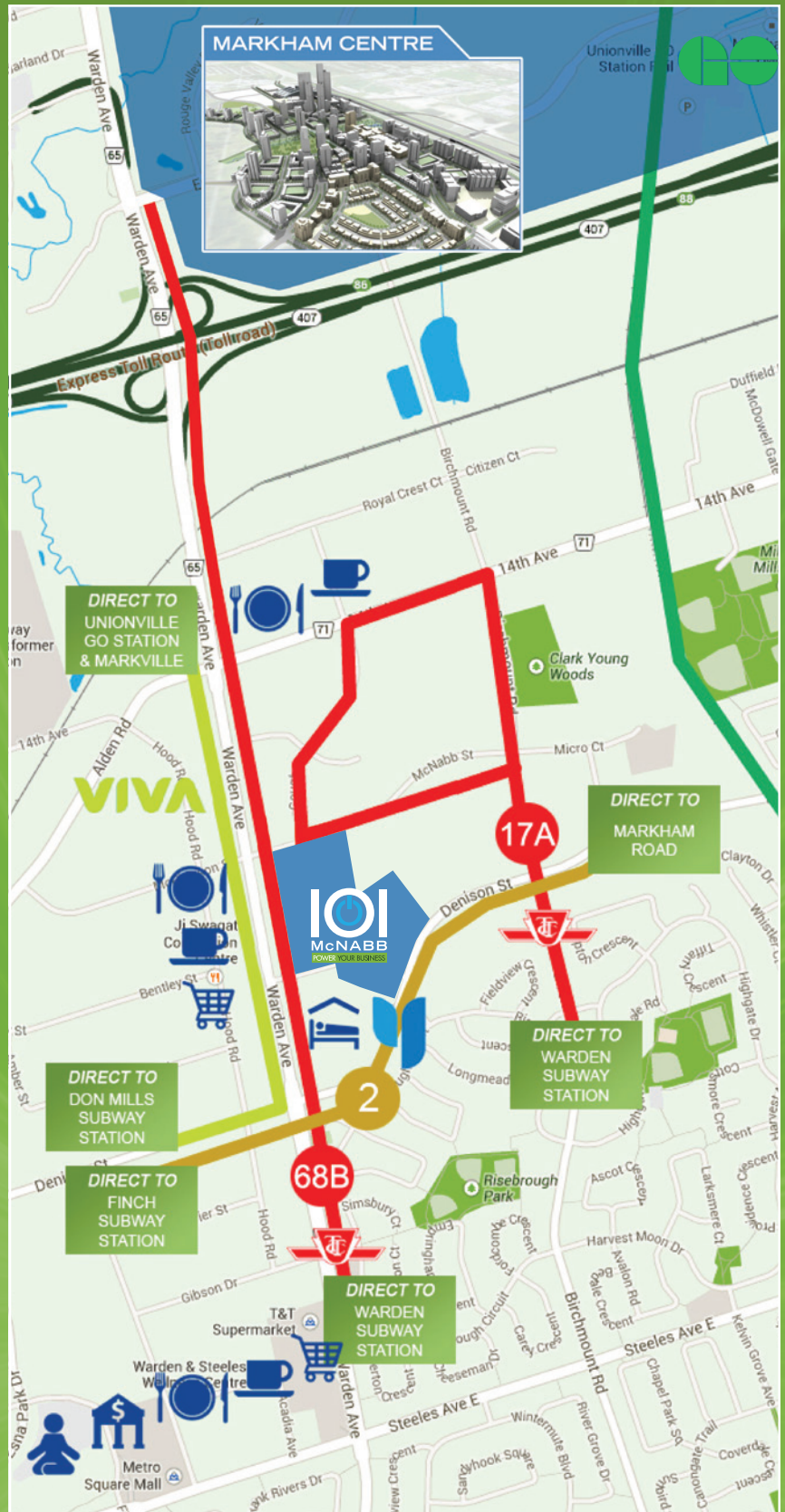
**OVER
200 RESTAURANTS**

8 HOTELS

2 FITNESS CENTRES

20 BANKS

**6 MAJOR
GROCERY STORES**



EMPLOYEE WELLNESS



With abundance of on and off property amenities, the Property offers your employees the conveniences of a Marché style café, professional grade gym and outdoor recreational amenities, while the proximity to Downtown Markham and other nearby amenities will enhance variety and options.

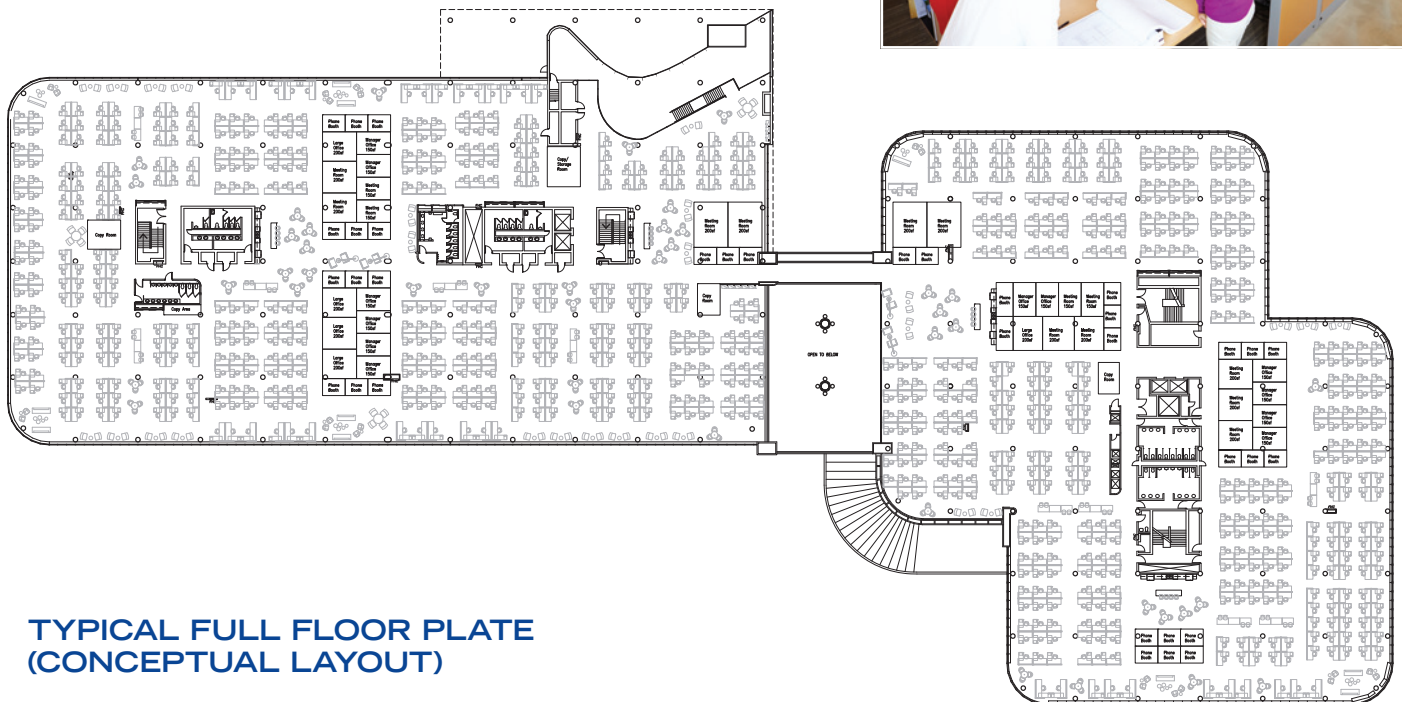


CAMPUS ADVANTAGE

Your employees will enjoy a modern open office space with an abundance of natural light in a collaborative campus setting.

- Big, **FLEXIBLE** floor plates
- Horizontal space organization encourages **COLLABORATION** and **INTERACTION**
- Sense of **COMMUNITY**
- **UNIFIED** departments
- Horizontal **EXPANSION** possible
- **BALANCED** employee traffic
- **OPEN** and **BRIGHT** space with 9' ceiling heights and 30' column spacing

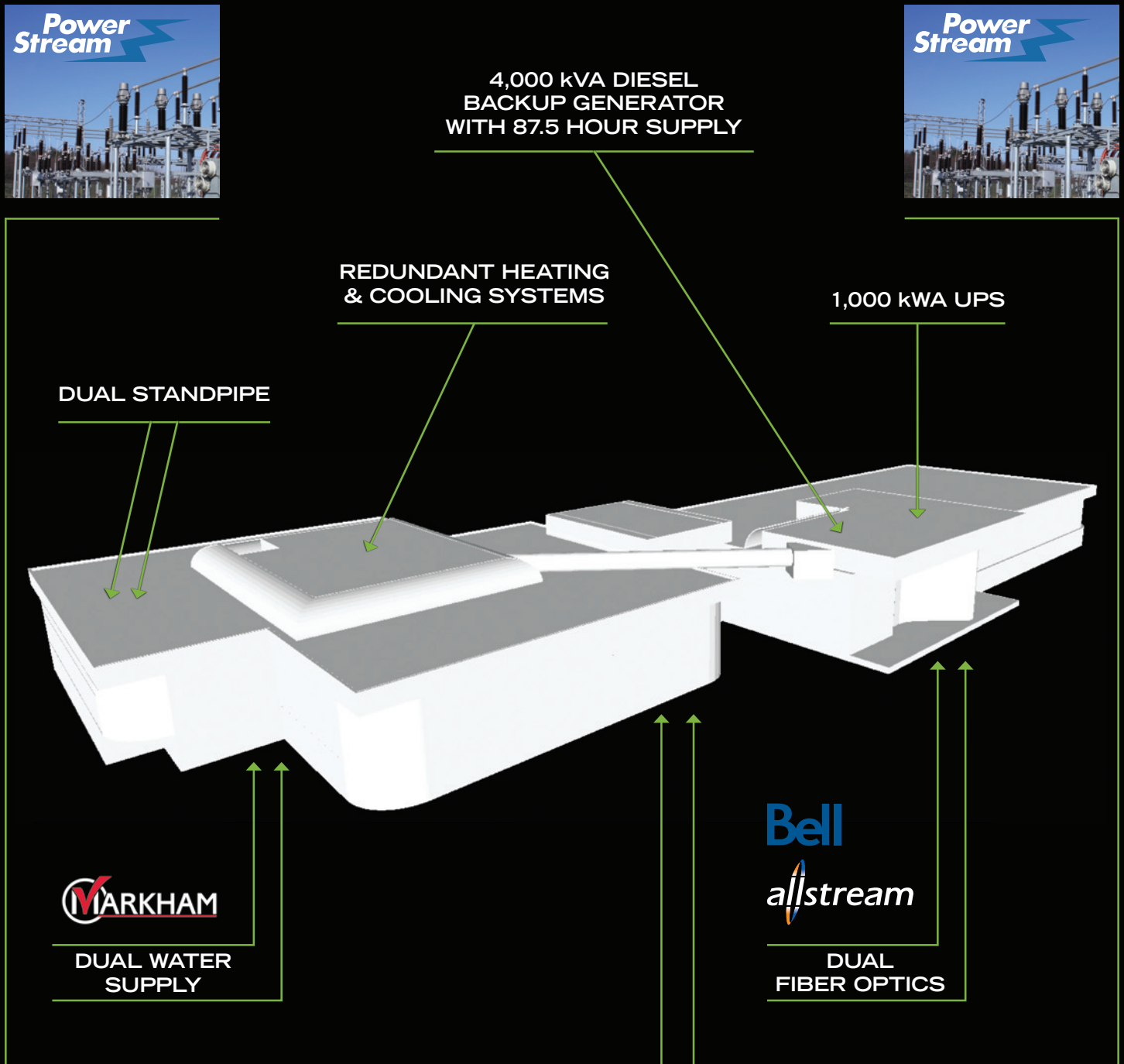
125 SF
PER PERSON



**TYPICAL FULL FLOOR PLATE
(CONCEPTUAL LAYOUT)**

UNINTERRUPTED POWER

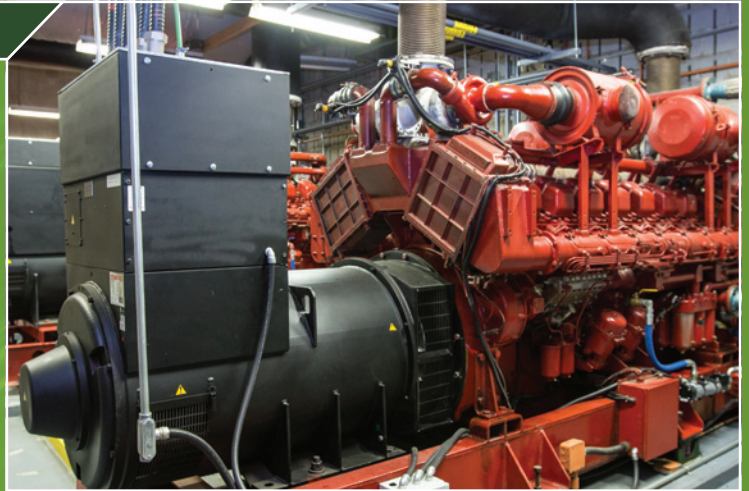
101 McNabb provides tenants with second-to-none business continuity capabilities, including backup power and redundant building systems. The Property is serviced by two separate electricity feeds from two separate power grids. The Property is equipped with 3 diesel backup generators capable of 4,000 kVA and uninterruptible power system (UPS) capable of 1,000 kVA. Together, with a 33,000 litre diesel tank, the Property can run uninterrupted power for up to 87.5 hours.



INFRASTRUCTURE

3 GENERATORS—4,000 kVA

- Three diesel generators for cost savings of **\$3.84 million**
- Diesel tank for the generators with a 33,000 litre capacity (87.5 hour run time)
- Sufficient capacity to operate all building and business on “as usual” basis



UPS—1,000 kVA

- UPS for a cost savings of **\$1.98 million**
- Existing data centre infrastructure
- Allows for switch from one power grid to another or to generators

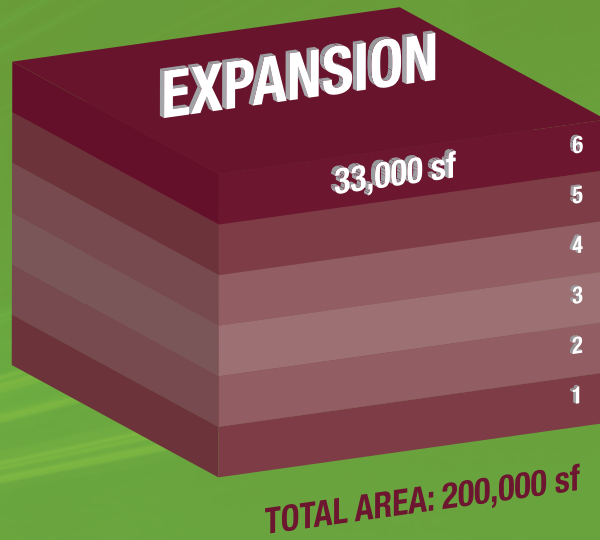
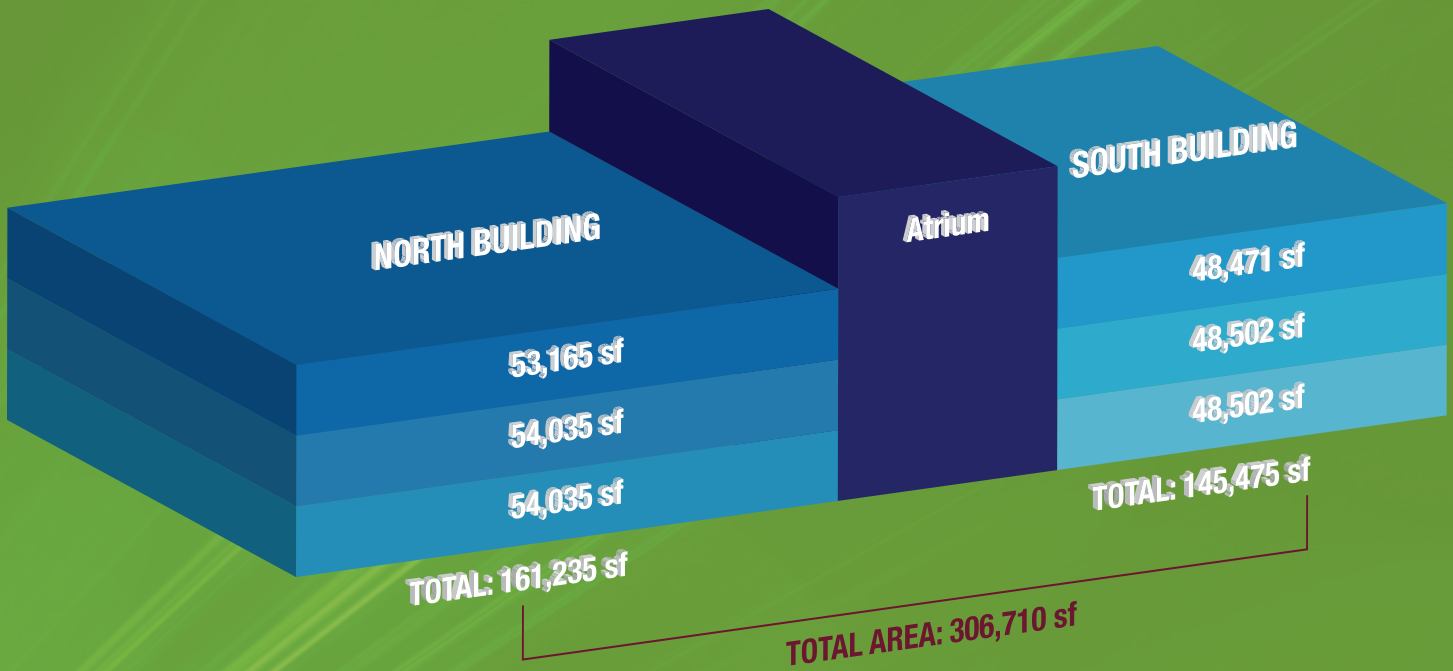


STATE-OF-THE-ART SECURITY

- Security system and optical turnstiles
- Interior and exterior security cameras
- 24/7 manned security



A PLACE TO GROW



North Building	161,235 sf	} Existing
South Building	145,475 sf	
Expansion	200,000 sf	} Expansion
TOTAL:	506,710 sf	

PRICING FOR VALUE

10 YEAR TERM

NET RENT	Years 1-5: \$15.95 Years 6-10: \$17.95
ADDITIONAL RENT	\$9.95 psf (2014) excluding hydro
CASH ALLOWANCE	Negotiable
AVAILABILITY	Q2 - 2015
PARKING	5.3/1,000 sf free surface parking
LANDLORD'S WORK	The Landlord is committed to a LEED EB upgrade of the entire existing office facility to provide a sophisticated and healthy workplace environment



SITE PLAN



Existing Site

101 McNabb Street

26 June 2014

--- Existing Site Boundary

1

Existing Site Access

URBAN
STRATEGIES
INC .



FEATURES & TECHNICAL SPECIFICATIONS

AVAILABILITY

- Q2 – 2015 for fixturing

SITE

- 29.3 Acres

AVAILABLE AREA

- 306,710 sf
- North Building 161,235 sf
- South Building 145,475 sf
- Divisible to 48,000 sf
- 200,000 sf expansion capacity

AGE

- North Building - 1983 (Phase 1)
- South Building - 1987 (Phase 2)

LOCATION

- Close to Markham Centre
- Access to Highway 407, 7 and 404
- Educated neighbourhood workforce
- Close proximity to Pan Am Games Centre, YMCA & GoodLife in Downtown Markham

TRANSIT

- VIVA, TTC and YRT
- Connection to 3 subway lines
- Express bus link to Finch subway station

SIGNAGE

- High profile building & site signage opportunity
- Exposure on Warden Avenue

AMENITIES

- Collaborative campus setting
- Marché style cafeteria
- Fitness Centre, Tennis/Basketball courts
- Outdoor patio/lounge area
- 2,900 sf full service kitchen

CHILLER CAPACITY

- 4 x 250 ton chillers
- 4 x 250 ton cooling towers

ATRIUM LOBBY

- 40 ft. high

CEILING HEIGHT

- 9 ft.

RAISED FLOOR

- 18" (south tower only)

BUILDING & HVAC HOURS

- 7:00 am to 6:00 pm (Monday to Friday)

SECURITY

- 24/7 manned security
- Turnstile access in place
- Extensive monitoring systems

ELEVATORS

- 4 passenger & 1 freight

HVAC CAPACITY

- Supports 125 sf per person
- Constant volume system
- 20 CFM per person

FIRE & LIFE SAFETY

- Combined sprinkler & stand pipe system throughout

REDUNDANT POWER

- 3 Generators—4,000 kVA (87.5 hours)
- UPS—1,000 kVA

MAIN ELECTRICAL FEEDS

- 2 x 27.5 KW feeds

TENANT POWER

- 3.5 W/sf
- 1.5 W/sf for lights

FIBRE OPTICS

- Bell & Allstream

PARKING

- 5.3 spots per 1,000 sf leased
- Free surface parking

SUSTAINABILITY

- LEED EB
- Electric car parking

Committed to
LEED EB
Designation





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D'ARCY SMITH BPE, MBA, SIOR
Senior Vice President & Broker
Cushman & Wakefield Ltd.
(416) 756 5404
darcy.smith@ca.cushwake.com

JIM HIGGS CPA, CA
Senior Vice President & Broker
Cushman & Wakefield Ltd.
(416) 359 2414
jim.higgs@ca.cushwake.com

MIKE BROWN
Sales Representative
Cushman & Wakefield Ltd.
(416) 756 5416
mike.brown@ca.cushwake.com