

FOR SALE / LEASE
**Spectacular
Facility**
IN CAMPUS SETTING



150 Savannah Oaks Drive, Brantford, Ontario

**Strategic Potential - 105,200 sf
Prime Office &
Research/Development Facility**

Quality office space and technical development centre on
41+ acres with building expansion for future development potential.

This premiere A-Class facility is situated strategically in the North West Business Park on Hwy 403, minutes from Hamilton International Airport, one hour from Toronto and accessible to multiple US/Canada border crossings including Windsor/Detroit and Niagara. The location and facility are ideal for an office headquarters, multi-tenancy, campus or institutional use with ample parking and easy accessibility to the growing population bases of Hamilton, the Greater Toronto Area and Southwestern Ontario.

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Global Real Estate SolutionsSM

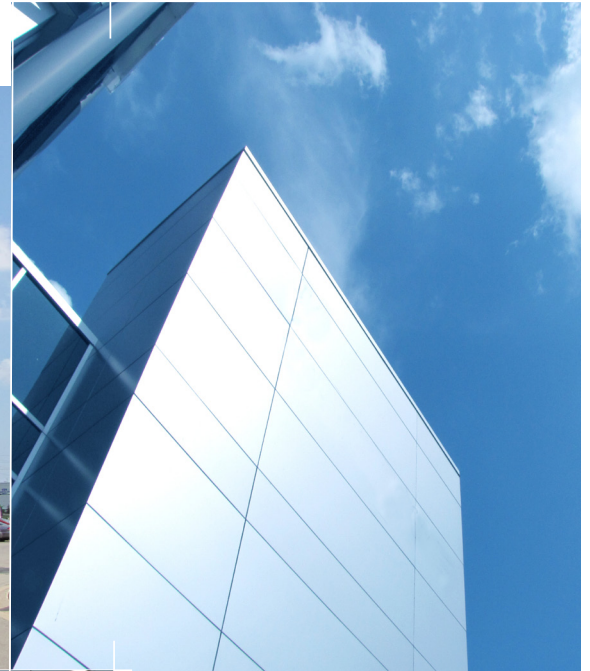
150 Savannah Oaks Drive, Brantford



The Facility

- 105,200 sf of quality office space and research development centre on 41+ acres with building expansion or future development potential
- Two buildings connected:
 - 68,800 sf spectacular two-storey office. Fully built out and improved.
 - 36,400 sf 2-storey technical development building.
- Constructed in 2002
- Integrated audio visual capability in all meeting rooms and boardrooms

Natural light enhances well-equipped attractive cafeteria



Attractive structure and impressive elevations from any direction



North West Business Park

150 Savannah Oaks Drive has many prominent neighbours such as Proctor & Gamble, Ferraro-Roche and Lavalin. These leading edge firms value the corporate campus style environment that North West Business Park offers, contributing to better recruiting and retention of high value employees. Further, North West Business Park is evolving to accommodate business needs with the latest addition of a 84 room modern hotel (with business centre and fitness room), within walking distance of the building.

Business campus location with big city amenities



Current Tenants

- 36,400 sf technical facility and approximately 20,000 sf office space currently occupied by owner - Wescast Industries Inc. (a possible Sale/Leaseback opportunity)
- 16,800 sf ground floor office are leased to Sure-Gro Inc. (expiry Sept. 30, 2013 @ \$12.00 psf/yr net rent)

Amenities

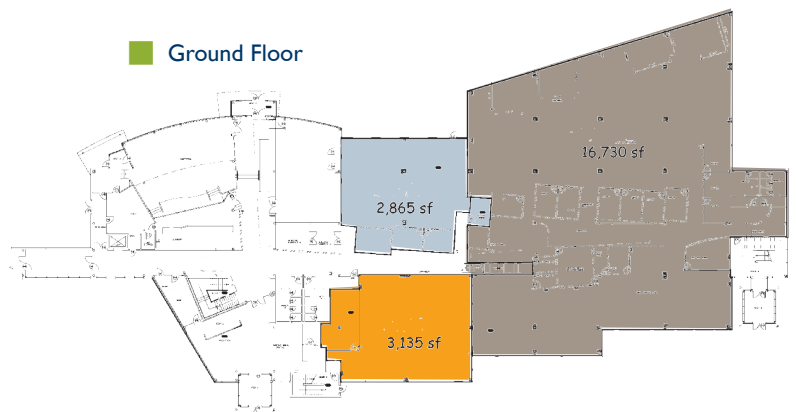
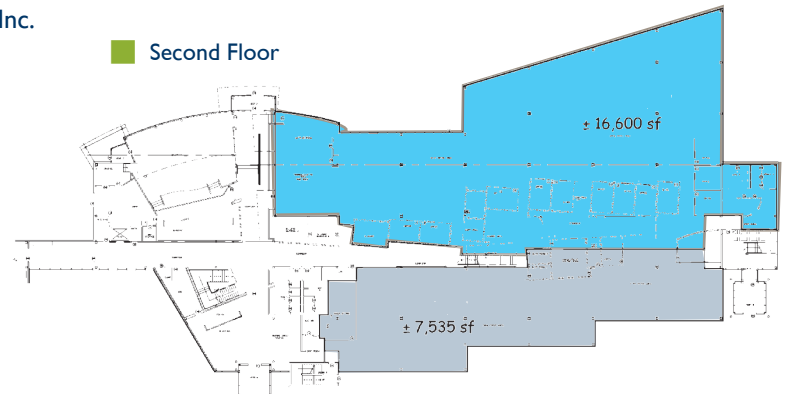
- 3,400 sf fully outfitted cafeteria
- Walking trails, pond and green space
- Professionally landscaped outdoor patio
- The Hampton Inn & Suites within walking distance with 84 rooms with business centre, fitness facility

Details

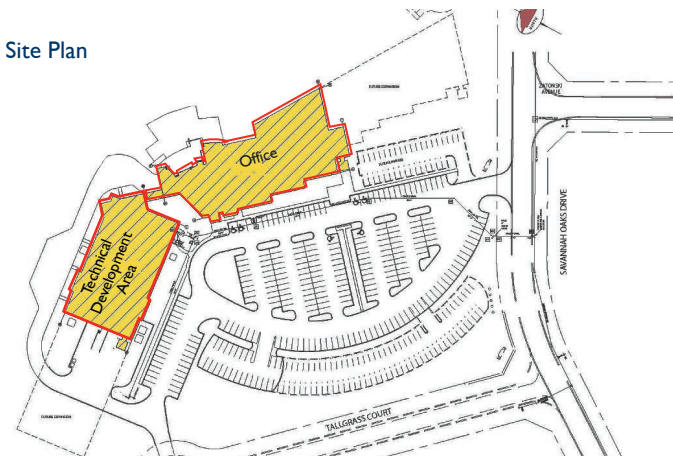
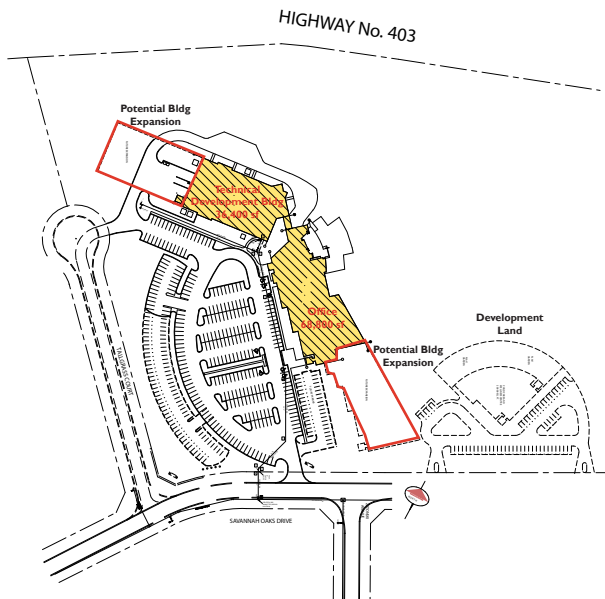
- Ample Power – Office 1,200 Amps, 600 volts
– Warehouse 4,000 Amps, 600 Volts
- Ample Parking – potential of 346, surface stalls
- Card access and CCTV Security System
- Trane “Traser Summit” building automation system controlling HVAC & lighting
- Fully equipped meeting and boardrooms
- Emergency power generator
- Herman Miller - furniture, fully wired and available
- Plans for building available

**See Facility Information sheet for all details*

Potential for Multi-Tenancy



■ Site Plan





AERIAL VIEW AND LOCATION MAP OF 150 SAVANNAH OAKS DRIVE

Easy access to 150 Savannah Oaks Drive by Highway 403. Travel time to Pearson International Airport is under one hour and travel time to Hamilton International Airport is 35 minutes. The United States border at Buffalo is one hour driving time. The Toronto financial core is 50 kilometres east along Highway 403, the QEW and Gardiner Expressway. Locally, 150 Savannah Oaks Drive is serviced by Brantford transit.

Brantford's strong and diversified economic base offers an excellent location for both new and expanding businesses. Brantford's Top 25 Employers include companies from the automotive, manufacturing, food preparation, professional service, and construction industries. Brantford companies have access to a high quality local work force. While manufacturing industries account for 21% of employment - managerial/business/administrative categories make up 37% of occupations. Brantford has an available labour force of 563,000 people within a 30 minute drive time and access to a workforce of over 1.07 million workers within 45 minutes.

(courtesy Brantford Economic Development)



Pricing

Asking Price: **\$16,995,000**
 Taxes: **\$522,614 (2010 est.)**

For further information on this building and other site specifics or a property tour please contact the listing agents below:

Represented By:



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