
# 560

## WESTMOUNT RD N

WATERLOO, ON

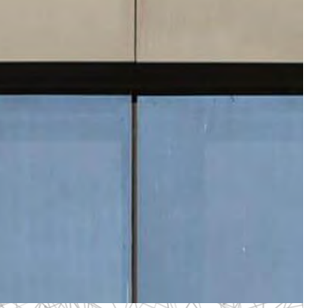
## Premier Office / Research Facility

Adjacent to the Research & Technology Park at the University of Waterloo

90,430 SF | 5.3 Acres

WHITNEY

Commercial Real Estate Services

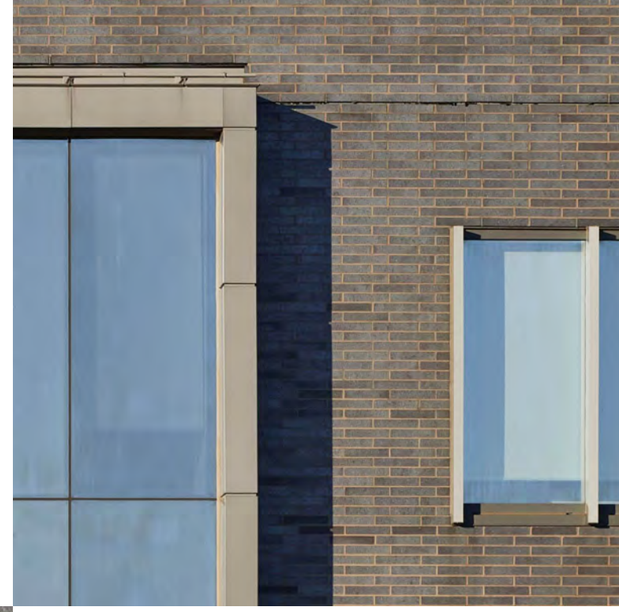


# Specifically designed to foster high technology research and development.

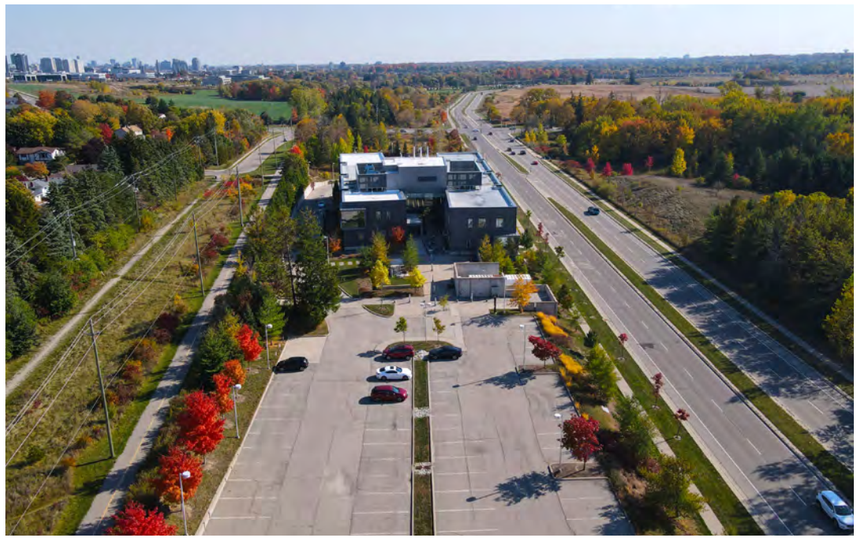
Completed in 2013, 560 Westmount Rd N was originally intended to be used as a research-focused destination where employees could collaborate on new initiatives. The three storey building has a mix of private offices and meeting rooms with generous open collaborative office areas. The building was constructed to a premier level of quality and was awarded LEED Silver certification.

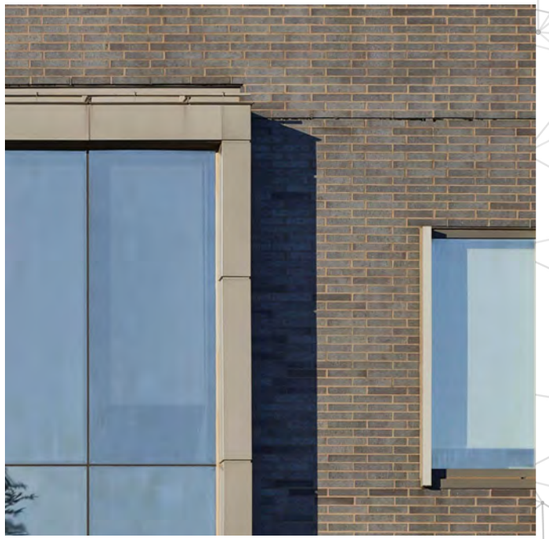
The building is approximately 90,430 SF in size and is ideally suited for a variety of research and/or conventional office uses in a single tenancy configuration. With advanced technology throughout the building and a 1,180 SF data centre, this property is well suited for a variety of technology companies. Alternately, the building is well-positioned for educational purposes given its unique layout and design.

- Exceptional office / research facility with advanced infrastructure
- Ideal for a corporate head office / education / IT / research
- Institutional level of quality and finishes
- Irreplaceable location adjacent to Laurel Creek Conservation Area and near the University of Waterloo



## CONSTRUCTED TO A PREMIER LEVEL OF QUALITY





# Property Specifications

**SITE PAVING**
- Asphalt paved parking lots and driveways and poured concrete curbs at the pavement perimeter.
- A concrete-paved apron at the loading dock on the south side.
- Concrete paving at the generator enclosure.
- Concrete sidewalks and unit-pavers at the north and south entrance courtyards.

**BUILDING ENVELOPE**
Masonry veneer. The bricks are vertically supported by metal shelf angles. Weep holes located at the top and bottom of each masonry panel suggests that the walls are intended to function as a drained system. There are vertical control joints to accommodate thermal movement.

**DOORS**
Main entrances: glass and metal doors at the north and south entrances, both installed in a vestibule configuration. A single door in each set has a power door opener for barrier-free access. Side entrances: double-glazed single-swing doors in aluminum frames. Service doors: metal doors in metal frames.

**WINDOWS**
Double-glazed insulating glazing units (IGUs) in aluminum frames installed in a punched configuration. There are sections of three-storey curtainwall glazing at the north and south building entrances and at side entrances/exits along the east and west sides.

**ROOF**
New silicone based top coat, uniform membrane and a warranty of 10 years. 85% of the roof completed.

**ELEVATORS**
Two machine roomless passenger elevators located at the northeast and southwest sides.

**HVAC**
Heating, cooling and ventilation is provided with AHU units for each floor and distributed by ceiling mounted ductwork and VAV boxes for each space controlled by thermostat.

**HEATING**
Three high-efficiency boilers manufactured by Viessmann in 2010 (model CT3-57) with a rated heating input capacity of 2,160,000 BTU/hr and a rated heating output capacity of 2,078,000 BTU/hr, giving the boilers a simple efficiency factor of 96%. The boilers supply heating water to the fan coil units, various hydronic unit heaters in service rooms and provide heating for a glycol loop via two plates heat exchangers (one for the MAU and one for the snow melt loops at each entrance and loading dock). There is also a heat exchanger for cooling towers for free cooling.

**PLUMBING**
20 washrooms + 2 shower rooms, 3 kitchenettes.

**BUILDING AUTOMATION SYSTEM**
Delta Air System for heating/cooling.

**DATA CENTRE**
1,180 SF (tier 3 equivalent) with HVAC and power redundancy.
- (25) 48-U racks with independent A and B power PDUs and remote power panels (fed from emergency power system).
- Raised flooring with structured Fiber / Ethernet distribution to communication rooms per building floor.
- 2-factor authentication access with camera security.

**COOLING**
Cooling plant consists of:
- Two centrifugal chillers, each with a cooling capacity of 200 tons, manufactured by McQuay (model WSC063-DAABM).
- Two open-circuit cooling towers manufactured by Baltimore Air Coil (model VTL-198-N). Based on the chillers.

**ELECTRICAL**
Electricity supplied to the building underground. There is a pad-mounted transformer rated at 1500kVA, with a primary voltage of 27.6 kV and a secondary voltage of 347/600V.

**HOT WATER DOMESTIC**
Two hot water heaters (one A.O Smith -1,000,000 BTU, second Rheem 36,000 BTU, total 136,000 BTU) in the penthouse. As well as a few electric heaters for Janitorial rooms and kitchenette (3 dishwashers).

**FIRE PROTECTION**
One 150mm diameter shared incoming service for fire and domestic water which splits to a 76mm diameter service for domestic water and a 150mm diameter service for fire suppression.

The suppression systems include the following:
- A wet sprinkler system serving the office areas (three 4” wet alarm valves).
- A pre-action chemical suppression system serving the Data Centers, including a compressor and chemical storage tanks for the FM-200 gas.
- A standpipe system with a fire department connection (located on the exterior wall outside the south entrance).

**FIRE ALARM & LIFE SAFETY**
Edwards brand fire alarm control panel with integrated voice communication. Separate fire panel (Fenwal-NET 8000-ML) for the Data Centers monitoring the chemical suppression system, located in one of the UPS rooms.

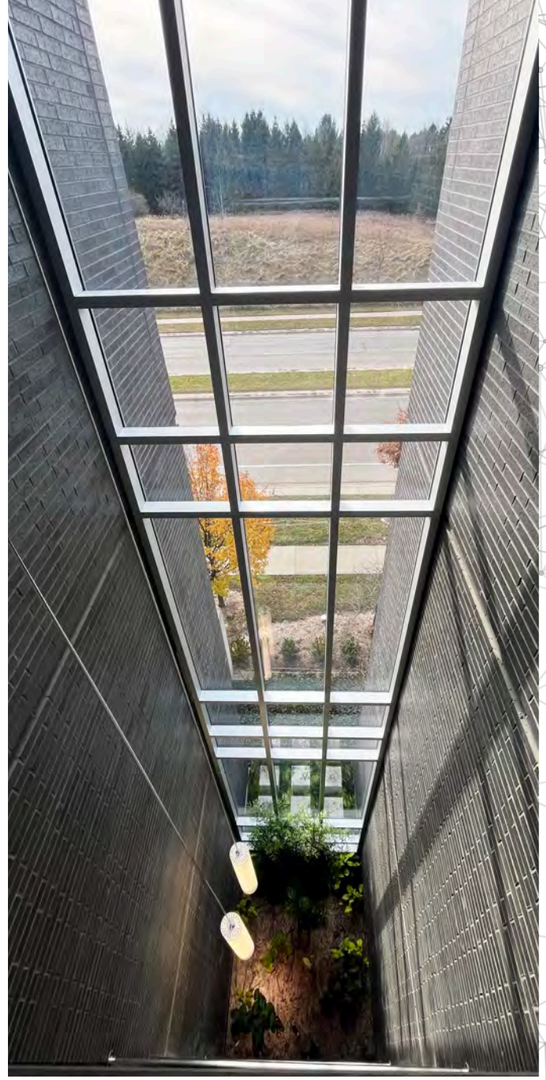
**EMERGENCY POWER SYSTEM**
One 800 kW packaged diesel generator manufactured by Baldor. There are emergency light packs with individual batteries throughout. 4 uninterruptable power supply (UPS) units power the Data Center during a power-outage prior to generator start-up. According to the data plates, the units range in capacity from 125A to 267A, 600V AC.

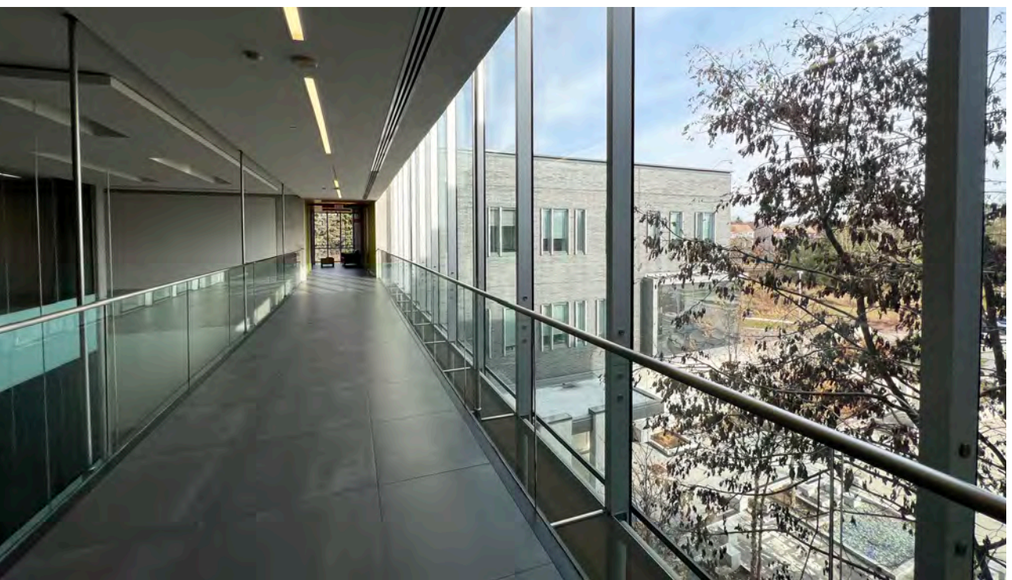
**LIGHTING**
Occupied areas: typically 2 x 4ft ceiling-mounted strip fluorescent fixtures with T5 lamps. There are motion sensors in the corridors. All offices have motion sensors and 4 staircases are LED lights with motion sensors.

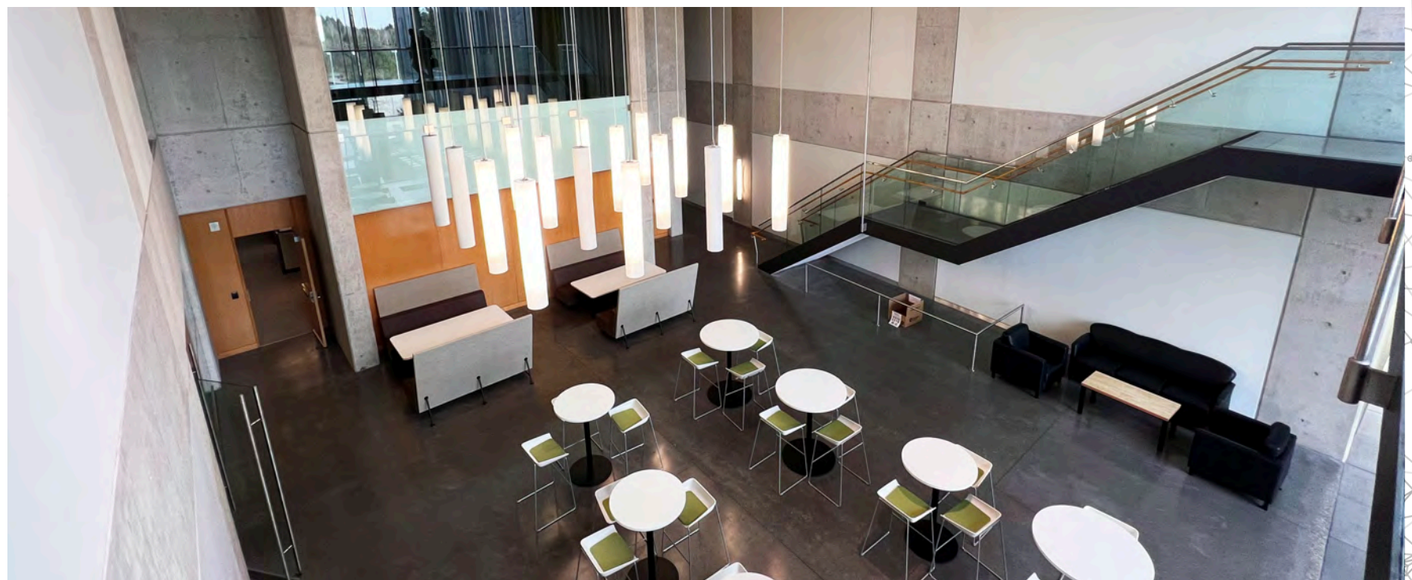
Service rooms: 4ft suspended strip fluorescent fixtures with T8 lamps.

Exterior: wall-mounted lights around the perimeter of the building, bollard lights at the courtyard and pole mounted lights in the parking lots. The Building Operator reports the exterior lighting is controlled by timers.

**PARKING**
Asphalt paved parking lots and driveways, with about 145 stalls at the north side and about 65 stalls at the south side.







# The Area

If you are looking for a location to establish your head office, educational institution or research facility, 560 Westmount Road North is a one-of-a-kind property in a sought after area. The building is situated in a beautiful location surrounded by Laurel Creek Conservation Area on the North side of Waterloo. Its close proximity to the University of Waterloo, Wilfrid Laurier University and David Johnston R+T Park provides access to talent, resources and one of the fastest growing tech sectors in North America.

# The Toronto-Waterloo Corridor is a global centre of talent, growth, innovation and discovery.


The Toronto-Waterloo Corridor super-cluster has over seven million people and is one of Canada's strongest economic regions representing over 17 percent of the national GDP. The access to human, intellectual, financial and physical capital from the finance and tech industry clusters is why the Toronto-Waterloo Corridor is Canada's main innovation driver. Waterloo Region itself has one of the world's fastest growing tech sectors and the world's second highest start-up density after Silicon Valley.

**$350B+**
ECONOMY

**7.7M**
PEOPLE

**16**
UNIVERSITIES & COLLEGES

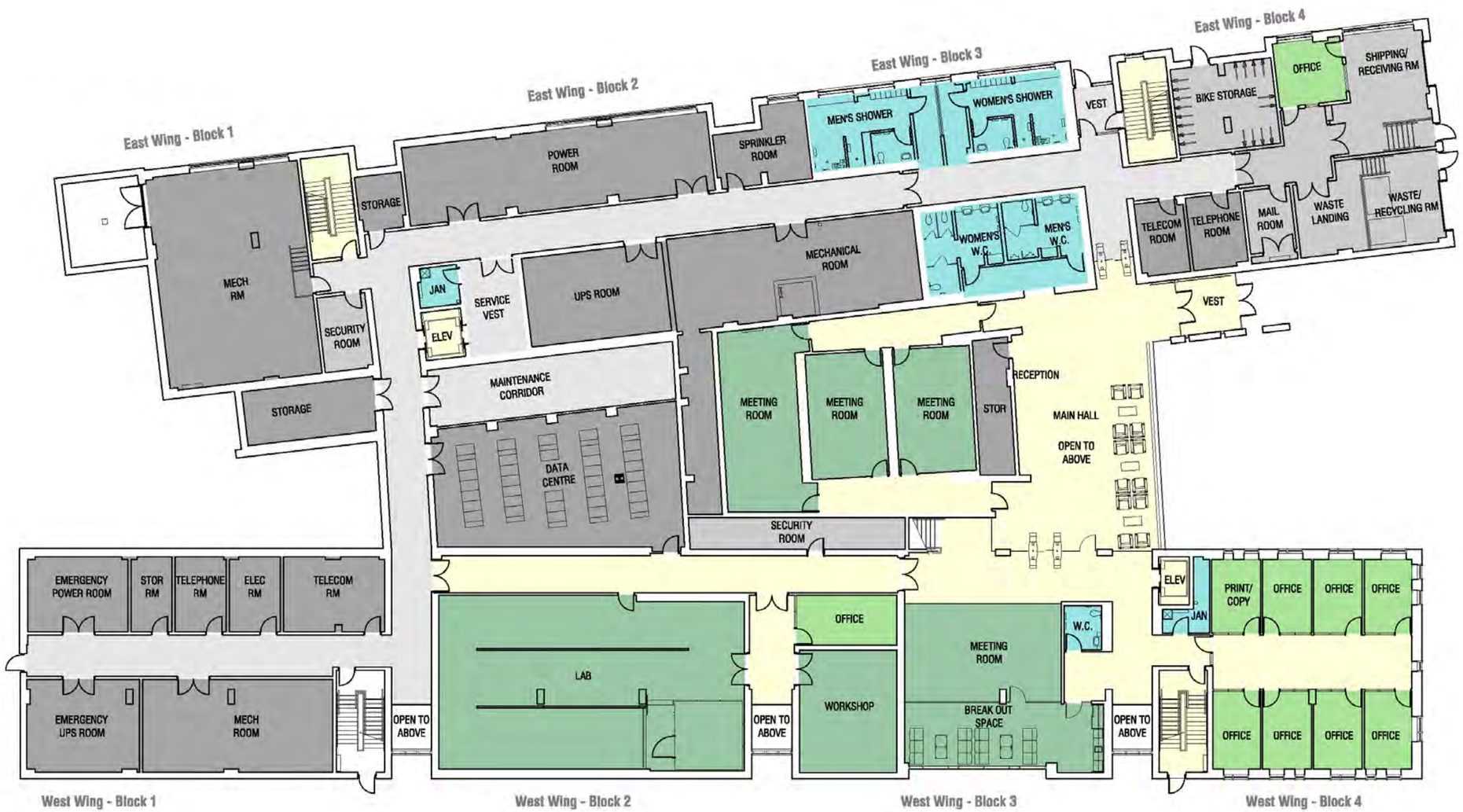
**400K+**
STUDENTS

**300K+**
TECH WORKERS

**450K+**
MANUFACTURING WORKERS

# One-of-a-kind location beside Laurel Creek Conservation Area and near the University of Waterloo

# Floor Plans | LEVEL 1 - 30,232 SF



# Floor Plans | LEVEL 2 - 30,115 SF

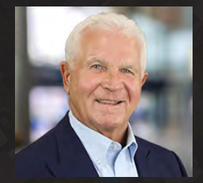
# Floor Plans | LEVEL 3 - 30,083 SF

# WHITNEY

Commercial Real Estate Services

WHITNEY & Company's long-standing presence in the commercial real estate industry is a testament to our expertise and commitment to the industry. Over the course of more than a century, WHITNEY & Company has maintained strong connections within Southwestern Ontario and beyond.

WHITNEY & Company offers a personalized, customer-centric approach to real estate services. We ensure that our clients receive individual attention and tailored solutions to meet their specific needs, helping them navigate the complexities of the commercial real estate market.



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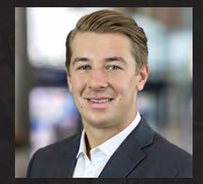

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