



McMASTER  
INNOVATION  
PARK



# Introduction to MIP

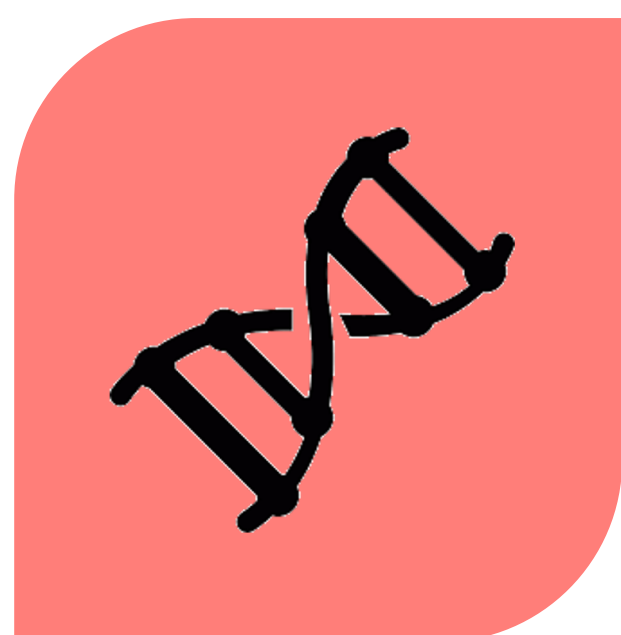
Ty J. Shattuck



Where  
companies  
come to grow.



# Sector Focus



Life Science &  
Biotech



Engineering &  
Advanced  
Manufacturing



Info & Coms  
Technologies

*"aligned with the research priorities of McMaster University and the regional economic pillars."*



# MIP OF TODAY



## 3 Existing Buildings

The Atrium @MIP

The Warehouse @MIP

NRCan: CanmetMATERIALS

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## Remaining Lands

Brownfields

The Glass Warehouse



# Future of MIP – Ontario's Life Science Megahub

- February 2020 - MIP announced plans to develop a Southwestern Ontario Life Science Megahub at 175 Longwood Road
- 1.8M sq ft of new and renovated space including 800K sq ft for life science scale-up companies
- **Phase 1 is a 300K sqft Pandemic Preparedness Centre being led by McMaster University**



- Links and Connections
- Green Roof and Enhanced Landscape
- Short & Long Term Stay (Hotel & Residential)
- Adaptive Reuse
- Commercial & High Tech Uses







# Deep Bench Strength



**Ronald Soskolne, Chief Park Development Advisor.**

Ron will be helping MIP develop and realize a world-class park design that enables spatial alchemy, maximizes collisions and makes economic sense to all stakeholders.



**Dr. Sheila Singh, Life Science Venture Advisor.** Sheila will be helping MIP understand and address the unique ecosystem needs of emerging life science ventures.



**J. David Gibbins, Global Capital Advisor.** David will be helping MIP understand and address the needs of investors and capital markets in our relentless efforts to secure capital for the park's development and the amazing ventures we are supporting.

# Bio-Themed Development Timelines



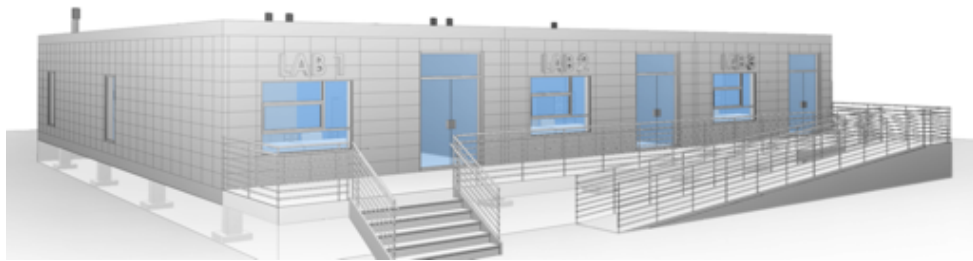
175 Longwood



44 Frid



Bio-Manufacturing



Modular Labs



191 Longwood



606 Aberdeen



# Details ...



175 Longwood

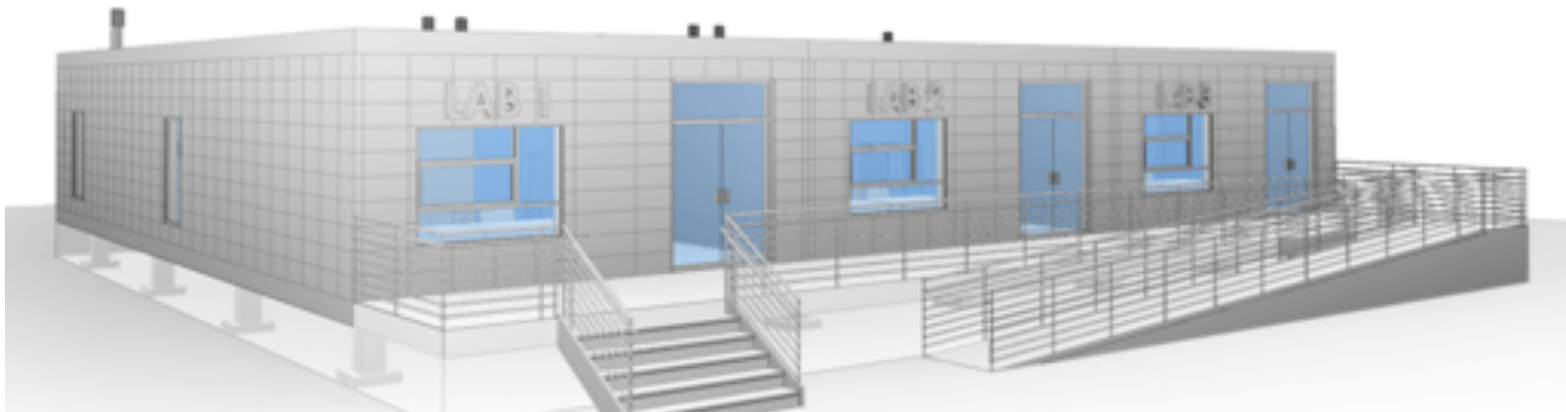


**THE ATRIUM AT MIP IS NOW LEASING  
OFFICE / DRY LAB SPACE:**

Suite 110A:	913 sq ft
Suite 207:	2,822 sq ft
Suite 401:	3,500 sq ft (Wet lab space capable)
Suite 105:	2 cubicle spaces

**AVAILABLE NOW.**  
**PLEASE CALL FOR PRICING.**

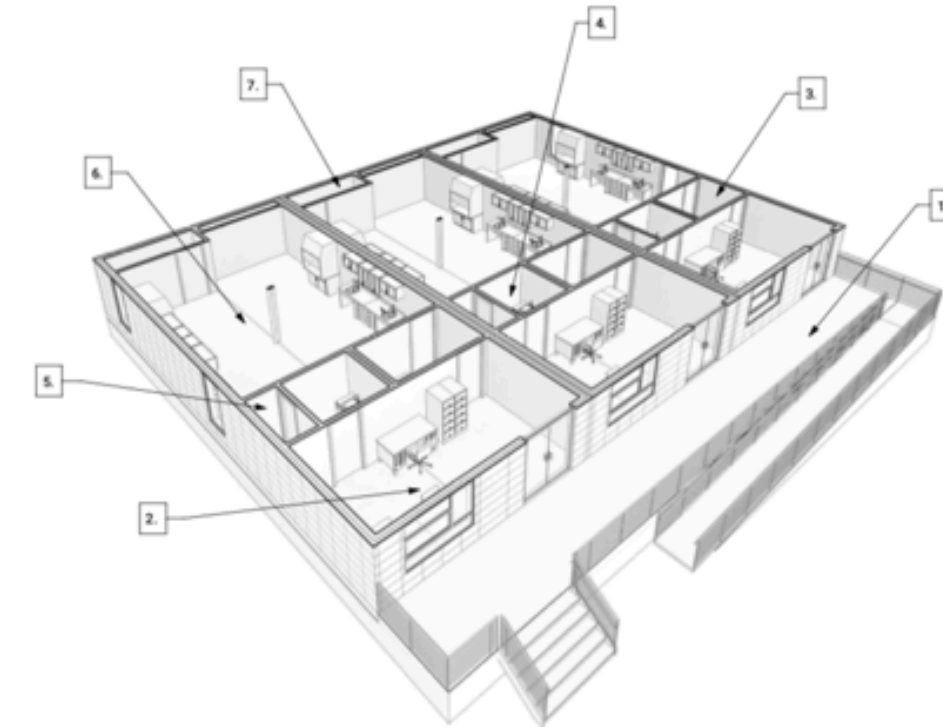
## Modular Labs



**MODULAR BUILDING SPECIFICATIONS:**

OVERALL FOOTPRINT:	72' X 54' BIO-TECH LAB FACILITY
BUILDING SPECIFICATIONS:	<ul style="list-style-type: none"><li>• METAL PANEL EXTERIOR CLADDING</li><li>• NON-COMBUSTIBLE STEEL STRUCTURE &amp; COLD FORMED STEEL STUDS</li><li>• TEMPORARY CONCRETE BLOCK &amp; PAD FOUNDATION (ABOVE GRADE PIERS)</li><li>• MOLD &amp; PEST RESISTANT STRUCTURE</li><li>• INDEPENDENT HVAC &amp; PLUMBING SYSTEMS</li><li>• 400AMP MAIN POWER CONNECTION</li><li>• HIGH PERFORMANCE/SEALED WINDOWS &amp; DOORS</li><li>• EXTERIOR LIGHTING</li><li>• FIRE ALARM, SECURITY ACCESS AND CCTV SYSTEM ROUGHED-IN (SYSTEM INSTALL BY OTHERS)</li></ul>
LAB SPECIFICATIONS:	3 SELF-CONTAINED 24' X 54' LABS <ul style="list-style-type: none"><li>• ONE ANTE ROOM PER LAB</li><li>• ONE JANITOR CLOSET PER LAB</li><li>• ONE OFFICE/RESEARCH ROOM PER LAB</li><li>• ONE WASHROOM PER LAB</li><li>• NEGATIVE PRESSURIZED LAB SPACE</li><li>• CHEMICAL RESISTANT EXPOXY WALLS &amp; FLOORS</li><li>• CHEMICAL RESISTANT MILLWORK/CASEWORK</li><li>• TWO FUMEHOODS WITH WORK SURFACE/CABINETS PER LAB</li><li>• FOUR ADA SINK CABINETS PER LAB</li><li>• TWO DRAWER BASE, COUNTERTOPS &amp; WALL HUNG CABINET KITS PER LAB</li><li>• ONE EYE WASH STATION PER LAB</li><li>• 100% SEALED &amp; FRESH AIR</li><li>• 10 AIR CHANGES PER HOUR</li><li>• 100AMP PANEL PER LAB</li><li>• DRY FIRE ALARM SYSTEM</li><li>• VAPOUR PROOF LIGHTING</li><li>• BUBBLE COVERED WASHABLE SWITCHES</li><li>• ONE GPS CLOCK PER LAB</li><li>• ONE WATER BOTTLE STATION PER LAB</li><li>• GASKETED CEILING TILE SYSTEM</li><li>• CONTROLS FOR ALL MECHANICAL SYSTEMS</li><li>• WIFI, VOICE DATA, CAT 6A ROUGHED-IN</li><li>• EMERGENCY EXIT LIGHTING</li><li>• COMPRESSED AIR, RO SYSTEM AND PURIFIED WATER</li><li>• TWO 10,000 GALLON EFFLUENT TANKS</li></ul>

FLOOR PLAN LEGEND	
1.	STAIRS, DECKING & RAMPING (SUPPLY & INSTALL BY OTHERS)
2.	OFFICE & RESEARCH ROOM 270 SF (12' x 24' APPROX.)
3.	ANTE & LOCKER ROOM 75 SF (12' x 7' APPROX.)
4.	WASHROOM 50 SF (7' x 7' APPROX.)
5.	JANITOR CLOSET 20 SF (7' x 3' APPROX.)
6.	LABORATORY 670 SF (31' x 24' APPROX.)
7.	SERVICES ROOM 45 SF (12' x 4' APPROX.)





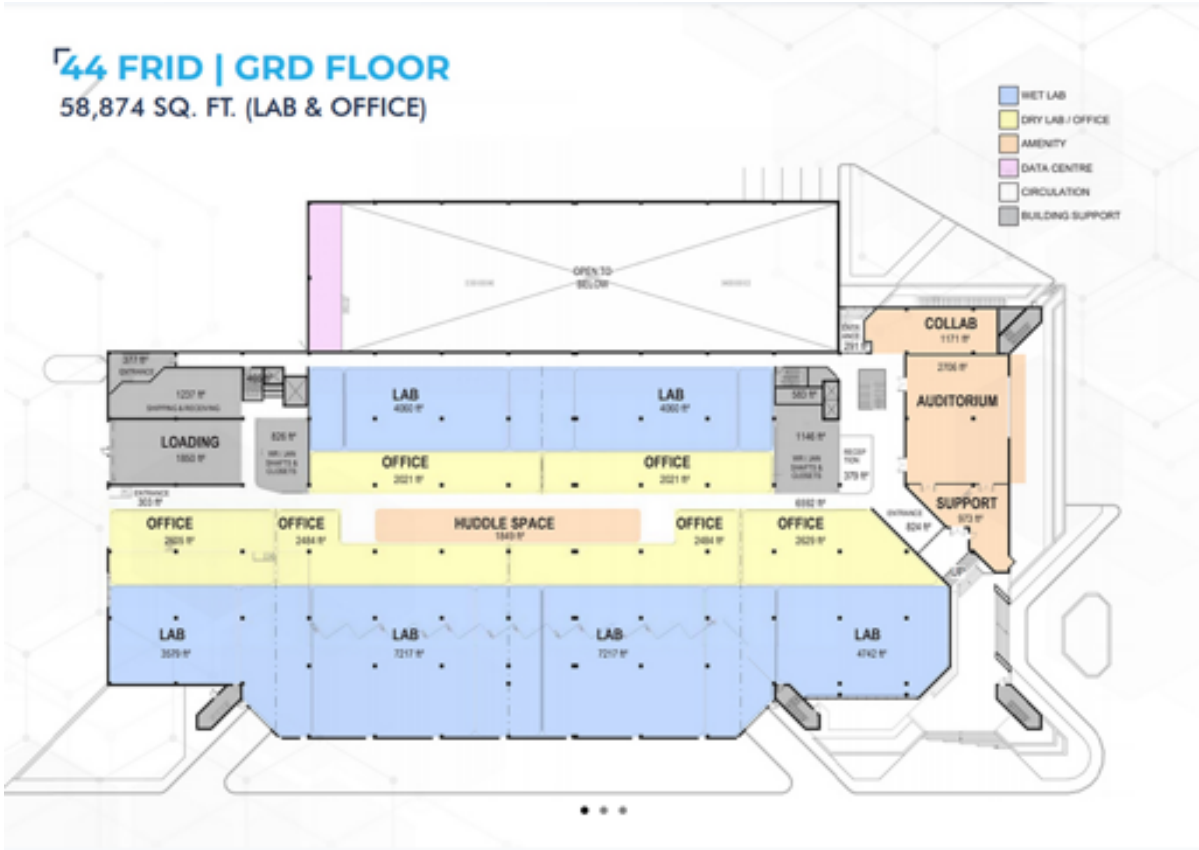
# Details ...

## 44 Frid



### BUILDING STATS

Floor plate:	60,000 sq ft
Floor loading:	150 lbs/sqft
Clear height:	14-16 ft
Power:	10w psf
Laboratory standard:	BSL 2
Mechanical Air Changes:	10-12 per hour
Emergency power backup:	600V, 1250 KVA, natural gas
Delivery Date:	July 2022



## 197 Longwood



### BUILDING STATS

Floor plate:	22,500 with 15,000 sq ft available
Floor loading:	100-150 lbs/sqft
Clear height:	14 ft
Power:	10w psf
Laboratory standard:	BSL 2
Mechanical Air Changes:	10-12 per hour
Emergency power backup:	Negotiated
Delivery Date:	December 2022

Unit 201 on the Second floor is up to 5,000 sq ft with the same specifications but designed for office / dry lab uses.



EXPLORE OUR PROPERTIES

PHASE 1 LEASING INQUIRIES

## MIP COMMUNITY QUICK VIEW





LIVE. WORK. PLAY... CREATE.



Minimize Friction.  
Maximize Collisions.

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Individually we are strong,  
together we are unstoppable.







# THANK YOU



Ty J. Shattuck

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