



REAL

ROBERT THOMSON BUILDING



A distinctive office building in a superior location

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Situated just west of the King and James intersection, the Robert Thomson Building is right in the centre of downtown Hamilton.

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As part of the Jackson Square complex, the Robert Thomson Building is connected to the Sheraton Hotel, FirstOntario Centre, Hamilton Farmer's Market, Hamilton Convention Centre, Hamilton Public Library and is located directly across from the MacNab Transit Terminal.

ADDRESS

110 King Street West, Hamilton, Ontario

LOCATION

The Robert Thomson Building is situated at the very centre of Lloyd D. Jackson Square, on King Street just west of James Street.

TYPICAL FLOOR PLATE

20,500 square feet

NUMBER OF FLOORS

Seven

PARKING

- Underground parking for up to 1,300 vehicles, available EV charging stations
- Secure underground bike room capable of accommodating 50 bicycles

AMENITIES

- Conference Centre available for tenant use
- Numerous retail stores and services
- Full service grocery store
- Major bank branches plus ATMs representing all major banks
- Several licensed restaurants and a large food court
- All major government services (Federal, Provincial and Municipal), either on-site or within one block including an on-site passport office
- Other services such as a cinema, public library, farmers' market and a fitness club
- Large outdoor plaza with mature landscaping

OWNERSHIP

Robert Thomson Building is owned by Second Real Properties Limited. The company was formed in 1975 to develop and acquire real estate in Canada and currently owns over one million square feet of property in Hamilton and Calgary.

MANAGEMENT

The building is managed by the owner, part of the Real group of companies. The management office is on-site and includes a knowledgeable building operations staff. The Real group has been operating in Canada for over 45 years and currently manages over 3.3 million square feet of office, industrial and retail space across the country.

SECURITY

The building is secured with guards patrolling regularly and available on-site 24 hours a day. The building is also secured by a card-access system controlling after-hours access to the building entrance and elevators.

ELEVATOR

The Robert Thomson Building is served by three Otis elevators, fully modernized and re-built in 2017, providing excellent performance and reliability. One elevator accesses the parkade.

LIFE SAFETY

The building is equipped with a double-stage addressable fire alarm system. Each floor is fully sprinklered along with speakers to alert, evacuate and/or page tenants. A smoke-shaft fan exhausts smoke from the floor that is in alarm, and stairwells are pressurized with 100 percent outdoor air. There is also an emergency generator that powers the elevator, lighting and fire-equipment systems.

MECHANICAL

A computerized facility management system monitors and controls HVAC equipment. Fan systems supply treated air to variable air volume (VAV) boxes on each floor, with a minimum of 10 percent fresh air supplied at all times.

LIGHTING

The building is equipped with a computerized lighting control system. Floor lighting is programmed depending on occupancy, and tenants can control after hours lighting.

BOMA BEST



The Robert Thomson Building has achieved a Silver Certification awarded by the Building Owners and Managers Association of Canada (BOMA), recognizing Best Practices in environmental leadership within the commercial real estate industry.