



REAL

## 100 KING STREET WEST



A distinguished office building with the best views in Hamilton

### 100 KING STREET WEST

Situated just west of the King and James intersection, 100 King Street West is right in the centre of downtown Hamilton.

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As part of the Jackson Square complex, 100 King Street West 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

100 King Street West, Hamilton, Ontario

### LOCATION

100 King Street West is located at the intersection of King and James Streets, in the heart of downtown Hamilton.

### TYPICAL FLOOR PLATE

17,000 square feet, with no interior columns

### NUMBER OF FLOORS

Twenty-five

### 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

100 King Street West is owned by First Real Properties Limited. The company was formed in 1970 to develop and acquire real estate in Canada and currently owns over two million square feet of property in Hamilton, Toronto 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 lobby security desk is staffed at all times, 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

100 King Street West is served by nine Otis elevators in two banks, fully modernized and re-built in 2017, providing excellent performance and reliability. One elevator in each bank 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. Individual interior and perimeter fan systems distribute the treated air to each floor and thermostats allow tenants to control their space temperature. A minimum of 10 percent fresh air is supplied at all times. The building is heated by gas-fired boilers and cooling is provided by two Carrier centrifugal chillers.

### 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.