



REAL

## 120 KING STREET WEST



Superior office space overlooking the intersection of King and Bay Streets

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Situated at the intersection of King and Bay Streets, 120 King Street West is right in the centre of downtown Hamilton.

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As part of the Jackson Square complex, 120 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

120 King Street West, Hamilton, Ontario

### LOCATION

120 King Street West is located at the southwest corner of Lloyd D. Jackson Square, overlooking the intersection of King and Bay Streets.

### TYPICAL FLOOR PLATE

Low Rise: 38,400 square feet

High Rise: 40,400 square feet

### NUMBER OF FLOORS

Eleven

### PARKING

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

### AMENITIES AND FEATURES

- 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

120 King Street West is owned by Fourth Real Properties Limited.

### 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 during business hours, 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

120 King Street West has eight Schindler 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 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 a variable air volume (VAV) distribution system. Cooling is provided by two Trane CenTraVac chillers and hot-water boilers supply a hot-water perimeter heating system.

### 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

120 King Street West 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.

