



MIP is gaining international recognition as a thriving campus for innovation, commercialization and entrepreneurship. The heart of Ontario's Life Sciences Corridor, MIP is a 50+ acre community of forward-thinkers coming together in a common space to work, live, play, and CREATE.



SUSTAINABILITY

- District Energy System utilizing state-of-the-art Integrated Community Energy management
- Net Zero Carbon building design target
- Use of photovoltaic panels, solar thermal, geo thermal “green” domestic electrical grid
- Adaptive reuse and brownfield renovation



BY THE NUMBERS

- \$1B CDN total investment
- 400 residential condo units
- Available commercial condo's in mixed use space
- Over 1 million sq. ft. of commercial laboratory and office space growth in 11 buildings
- Over 35 acres of developable, Live, Work, Play, CREATE brownfield with world class adaptive reuse opportunity
- Direct highway access and visibility



GLASS WAREHOUSE

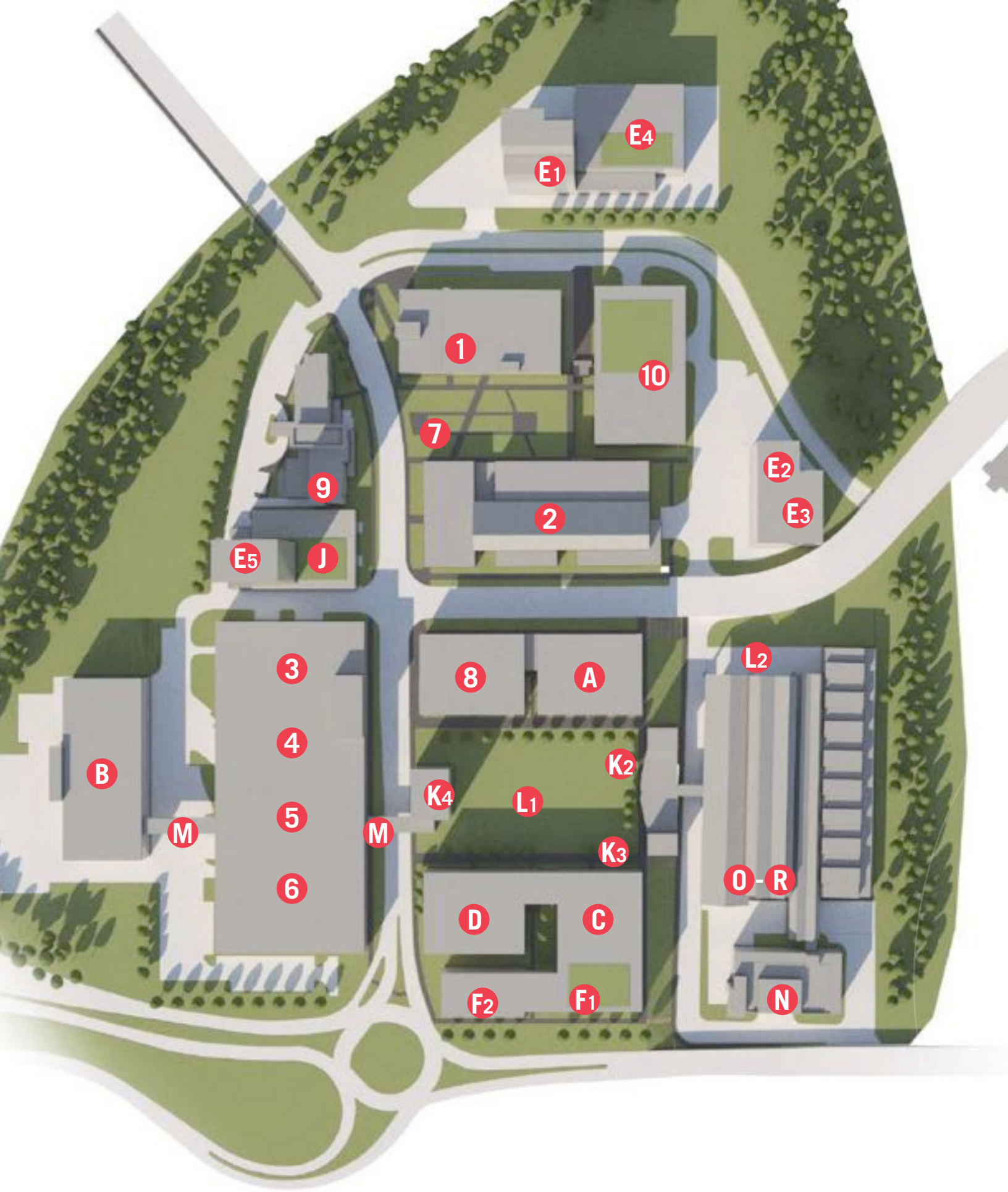
Over 200,000 sq. ft. of adaptive reuse opportunity.



BIOTECH 1

Over 100,000 sq. ft. of custom laboratory development.





EXISTING

- 1 Atrium
- 2 CANMET
- 3 MARC
- 4 AMC
- 5 Commercialization 1 & 2
- 6 BEAM
- 7 Bier garden/outdoor event

SHORT TERM

- 8 ETC 1
- 9 Hotel
- 10 Parking Structure

NEW

- A ETC 2
- B Advanced tech.
- C Biotech No.1
- D Biotech No.2
- E Tower: office/hotel and condo (w. structured parking)
- F Class A office/anchor tenant
- J Parking structure w. rooftop amenity
- K Mid rise residential (6 storey max.)

RENOVATION

- L Outdoor event
- N Class A office/anchor tenant
- O-R Laboratory, Collaborative/amenity, Commercial Office (scale and start up)

IN PERSPECTIVE...



MIP

2.1 million sq. ft. of commercial office and laboratory space.



GLASS WAREHOUSE

220,000 sq. ft. mixed use facility with amenity and retail space to support the park.



Our Area

With a focus on Life Sciences, Advanced Materials and Manufacturing, and Technology, MIP is situated close to downtown Hamilton, centrally located an hour from both Toronto, Ontario and Buffalo, New York.



People and Housing

Population 579,105
(Maclean's 2019)

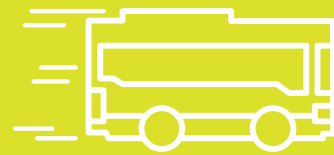
30% growth rate for next 20 years

Average age 41

Ave value of primary real estate \$595,593 (Jan. 2020 – listing.ca)

Average rent for 2 bedroom Apt. \$1,654 (rentals.ca 2020)

Median Household income is: \$76,193 (Maclean's 2019)



Transportation

Maclean's 3rd BEST Communities – Large Cities (2019)

Largest and Busiest Seaport in Ontario (Port of Hamilton 2018)

Largest overnight Express Cargo Airport in Canada (Hamilton International Airport)

Part of extensive Regional public transit hub – Go transit linked to a local transit system.

Central Hub for both CN and CP rail freight



Talent

30,066 Mohawk College Students (Mohawk College)

31,265 McMaster Students (McMaster University)

Canada's most research intensive University and College (The University Impact Rankings 2019, Research Info Source 2018)

2nd in Global Impact – McMaster University (The University Impact Rankings 2019)

Top 75 University in the World (The University Impact Rankings 2019)

3rd in Canada for Research Hospitals – Hamilton Health Sciences (Research Info Source 2018)



MIP

Home to largest Canadian Life Sciences Series 'B' funding (Fusion Pharmaceuticals)

North America's largest Automotive research facility – McMaster Automotive Resource Centre

Canada's largest materials research facility – CanmetMATERIALS – Natural Resources Canada



Business Climate

4th largest number of Startup 50 Companies by City (Canadian Business)

2nd Tech City of Opportunity in North America (CBRE 2019 Scoring of Tech Talent Report)

Number one large city to buy real estate in Canada (MoneySense 2019)

Unemployment rate 3.9% (City of Hamilton 2019)



MIP

The only Life Sciences campus in development in Ontario's Life Science Corridor.





**MIP is part of Ontario's Life Science Corridor.
A region from Hamilton to Toronto, Ontario.**

People and Housing

- 9 Million population within 1 hours' drive
- 40% growth rate over next 20 years
- Highest population density in Canada
- Average Household Income \$104,378 (2018 Toronto Region)
- Average Home price \$787,300 (2018 Toronto Region)
- Average 2 Bedroom apartment \$2914 ([Toronto] rentals.ca 2020)

Talent

- 9 Universities, 2 Colleges
- Combined enrollment of 253,355 Undergrads and 61,718 Graduates
- 47 Hospitals, including 12 research hospitals
- 1st and 2nd largest Life Science Cluster Canada
- Next to the 2nd Largest Life Science Cluster in U.S.

Transportation

- Home to Canada's busiest Passenger gateway (Pearson International Airport) (45 Min away)
- Canada's Largest overnight Express Cargo Airport in Canada (Hamilton International Airport) (15 Min away)
- 500 Km network of passenger rail transit with over 1 Million passengers weekly (Go Transit)
- Largest and Busiest Seaport in Ontario (Port of Hamilton 2018)
- 3 Billion in goods movement resulting in 6B in economic activity

Business Climate

- Home to Ontario Centres of Excellence, and Canada's central hub for Innovation
- Unemployment rate 6.4%
- \$56.8B Ontario Industry in 2016 (Life Sciences Sector in Ontario; Feb 2019 – Deloitte)
- 90,000 Health Science Jobs in 2017 (5th largest in North America) (Life Sciences Sector in Ontario; Feb 2019 – Deloitte)
- Over 6,100 Life Science related companies (Ontario) (Life Sciences Sector in Ontario; Feb 2019 – Deloitte)





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