

Wentworth-Limeridge Medical Centre

849 Upper Wentworth Street, Hamilton, Ontario

General Information

Number of Floors	4
Year Built	1988
Year(s) of Expansion (where applicable)	N/A
Building Modernization / Major Upgrades	Parking Lot Resurfacing 2015 / New Parking System 2018 / Washrooms 2016 / Lobby 2018 / Main Floor Common Area 2021 / Touchless Door Operators 2021 / CCTV Camera Upgrades 2020-21
Building Size (sq.ft.)	40,716
Floor Plate (sq.ft.)	10,500
Additional Rent Total (p.s.f.)	\$19.86
Realty Taxes (p.s.f.)	\$5.21
Operating Costs (p.s.f.)	\$13.25
Hydro Costs (p.s.f.)	N/A
In-Suite Cleaning Costs (p.s.f.)	\$1.40
Building Access Information (# of Access Points)	3
Heating, Ventilation, & Air Conditioning	Yes
Heat	Electric, Gas
Air Conditioning	2 Rooftop Units
HVAC Hours	Mon-Fri 7:00 am - 9:00 pm, Sat 11:00 am - 5:00 pm, Sun 11:30 am - 3:00 pm
Building Security Information	Access Card Readers, Cameras incl. NVR
Washrooms	7
# Per Floor	1 Ground Floor, 2 per Upper Floors
# of Designated Male and Female Washrooms	1 Male, 1 Female
Anchor Tenants	Dynacare, Guardian Pharmacy, Limeworth X-Ray & Ultra-Sound, Bayshore Healthcare
AODA	N/A
Life Safety / Fire Panel Information	Sprinkler & Standpipe Systems / Simplex 4002
NWHP Service	Yes
Building Automation Systems	HVAC 2021

Electricity

General Information	3000 A - 347/600V - 60 Hz - 3Ph 4W
Building Emergency Power	N/A
Tenant Back-Up Generator	N/A
Base Building Lights	LED T8
Lighting Control	Electric Timers
Electricity Closet	4
Telephone Closet	4

Passenger Elevators

Number of Elevators	2
Year Elevators Modernized	N/A
Elevator Capacity / Type	Hydraulic
Elevator Speed	125 Fpm
Passenger Cab Size	2500lbs

Parking

Basic Details / Parking Ratio	3 Stalls / 1000
Accessible Parking Spaces	Yes - 4 Stalls
Parent and Caregiver / Courtesy Parking	N/A
Paid Parking System Type	Gated, Pay By Plate
Number of Spaces	156
Number of Reserved / Unreserved Spaces	N/A
Parking Facility - Year Built / Modernized / Resurfaced	N/A
Number of Levels	1
Parking Type	Surface

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Amenities

Fitness Centre	N/A
Bicycle Storage (Indoor & Outdoor)	N/A
Shipping & Receiving	N/A
Electric Car Charging	N/A
Meeting Rooms	N/A
Meeting Room Costs	N/A
Food Services / Café	N/A
Security Specifications (Onsite, Video, Patrols, etc.)	Security Cameras
Public Transit Information	Hamilton Transit - 42/41/25
Shared Meeting / Social Space (Indoor & Outdoor)	
On-Site Building Management	N/A
Management Office Suite Number and Contact Information	N/A

Environmental Initiatives

Energy Savings	Lighting Retrofit
Additional Environmental Initiatives	Bike Racks
Sustainability Initiatives	N/A
Recycling Program	Yes
Conservation and Carbon Footprint Initiatives	N/A

Additional Information

Hospital Proximity (1km, 1-3km, 3-5km, 5km+)	5km+
Hospital	6km St. Josephs Healthcare Hamilton, 7.9km Hamilton General Hospital
Building Wi-Fi	N/A
WiredScore	Certified
Building Hours	Mon to Fri: 7:00 am – 9:00 pm Sat: 11:00 am – 5:00 pm Sun: 11:30 am – 5:00 pm Stat Holidays: Closed