

LIBERTY SQUARE

3601 & 3621 HIGHWAY 7, MARKHAM



280,000 SQ. FT. OF OFFICE & RETAIL



LIBERTY SQUARE



Artists rendering

Liberty Square is Markham's newest "A" Class Office Complex. Built by Liberty Development Corporation, one of York Region's most established developers with over 30 years of success. The project is part of Phase I of Markham Centre, a new urban plan focused on improved transit, a more vibrant community and increased density through mixed-use developments. This first class facility is a 280,000 square foot complex with 224,000 square feet of

"A" Class office space and 56,000 square feet of ground floor retail amenities. It consists of two stunning glass towers, the five-storey East Tower (Occupancy Nov., 2006) and the twelve-storey West Tower (Occupancy Feb., 2007), the tallest office building in York Region to date.

Liberty Square is centrally located at Highway 7 and Warden Avenue with excellent access to both Highways 407 and 404. The site is conveniently serviced

by VIVA Transit / York Region Transit and has TTC access off Warden Avenue with one bus to Finch Subway Station or the Unionville Go Train Station.

Liberty Square offers the opportunity to join Markham's elite list of Corporate Head Offices including IBM, Motorola, American Express, ATI, CGI, Allstate Insurance, Pfizer, Wyeth, Hewlett Packard, Phillips Electronics, and Sun Microsystems.



Draft site plan subject to change without notice

3601 & 3621 HIGHWAY 7, MARKHAM

Rentable Floor Area

3601 Highway 7 – West Tower

Floors	Area (sq.ft.)
Ground Floor (retail)	16,217
2nd Floor	18,953
3rd Floor	18,712
4th Floor	18,549
5th Floor	18,029
6th – 11th Floors	12,430
12th – Floor	10,988
Total	176,028

3621 Highway 7 – East Tower

Floors	Area (sq.ft.)
Ground Floor (retail)	19,673
2nd Floor	16,370
3rd Floor	16,421
4th Floor	16,256
5th Floor	16,238
Total	82,958

Base Building Standard

- Walls – all demising walls, exterior walls, columns and Tenants demising partitions are taped and sanded drywall on metal studs
- Ceiling – ceiling height approximately 9' on typical office floors with white inlay non-combustible commercial grade acoustic panels, 20" x 60" on a standard white T-bar ceiling grid (unless otherwise noted)
- Tenants doors - 8' height solid core wood
- Floors – Steel troweled concrete
- Windows - Hermetically sealed double glazed units (curtain wall). Reflective glass with Low-E coating, sills located 30" above floor to full ceiling height

Lighting System

- Office lighting is provided by means of 20" x 60" ceiling grid
- Lighting will be provided at an approximate rate of up to one fixture per 50 square feet to provide up to an average of 50 foot candles in open areas using 20" x 60" fluorescent lighting fixtures complete with clear prismatic acrylic lens and two energy efficient 4' white T-8 lamps with electronic ballast

Power and Communications capabilities (approximately)

- Lighting - 2.0 watts per square foot
- Distributed power - 2.5 watts per square foot - "clean" power for computers and electronic equipment
- 3.0 watts per square foot for regular power
- Metering - landlord to provide individual sub-metering system to meter all power consumption for the Tenant's leased premises at the Tenant's expense
- Fibre optics - available at basement communications room, vertical sleeves available for Tenant distribution
- Telephone/cable - capacity is provided in each on-floor telephone/electrical room to handle Tenant's telephone/cable requirements

Parking

- Approximately 3 per 1,000 sq. ft. of rentable area
- Surface parking for 110 vehicles

Elevators

- KONE Gearless with Resolve Control Technology and Group Dispatching Logic
- 3 high-speed elevators serve the West Tower
- 2 high-speed elevators serve the East Tower

Life Safety

- Complete sprinkler system
- Fire hose cabinets as per code
- Monitored closed circuit camera to select building location on the main floor and the garage
- After hours building access provided by card access system

Heating, Ventilating and Air-Conditioning

- Energy conserving 4-pipe fan coil system (hot and chilled water supplied by Markham District Energy) combined with year round automatic heating and cooling at a rate of approximately 1 Ton/400 square feet of leased premises
- Individual temperature control zones 1 per approximately 1000 square feet
- All HVAC distribution by Tenant
- Fresh air exchange - 0.2 cubic feet per minute per square feet; complete fresh air exchange once every 45 minutes

* Note - building specs including plans, vendors work schedules to the lease/purchase agreement are subject to variations for office lease, office sale, retail lease and retail sale.



For further information or to arrange a tour, please contact:

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