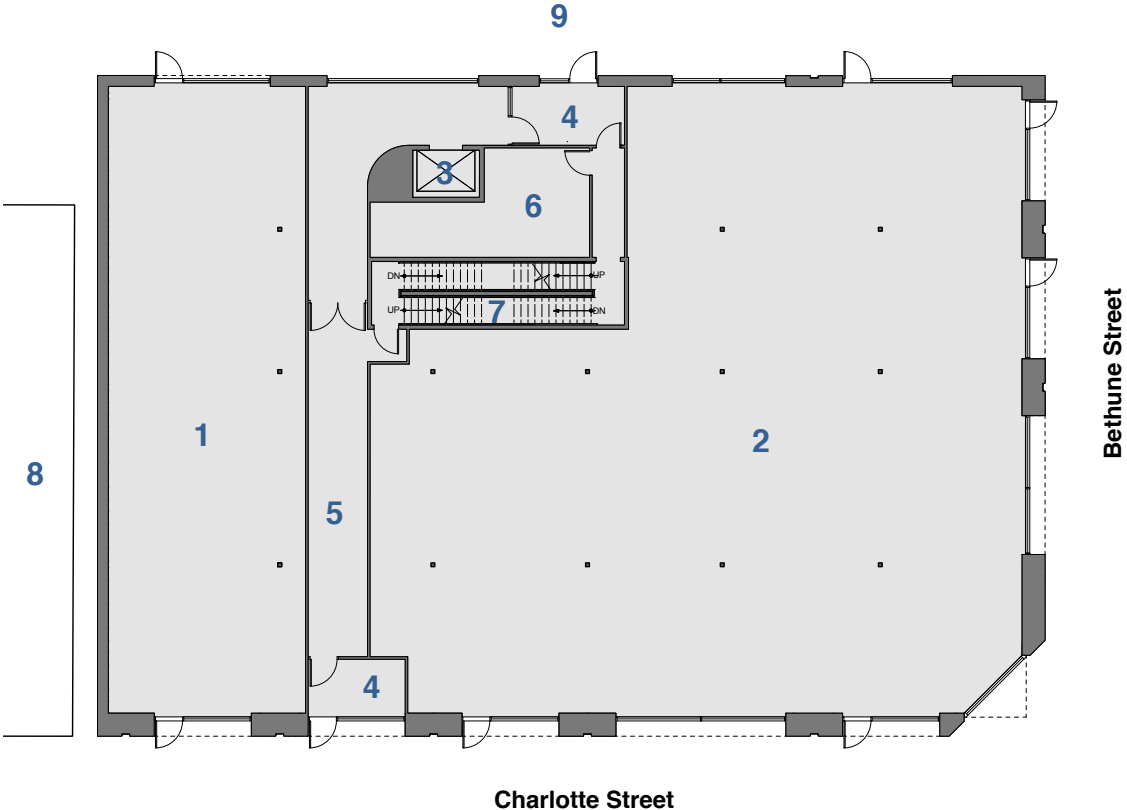
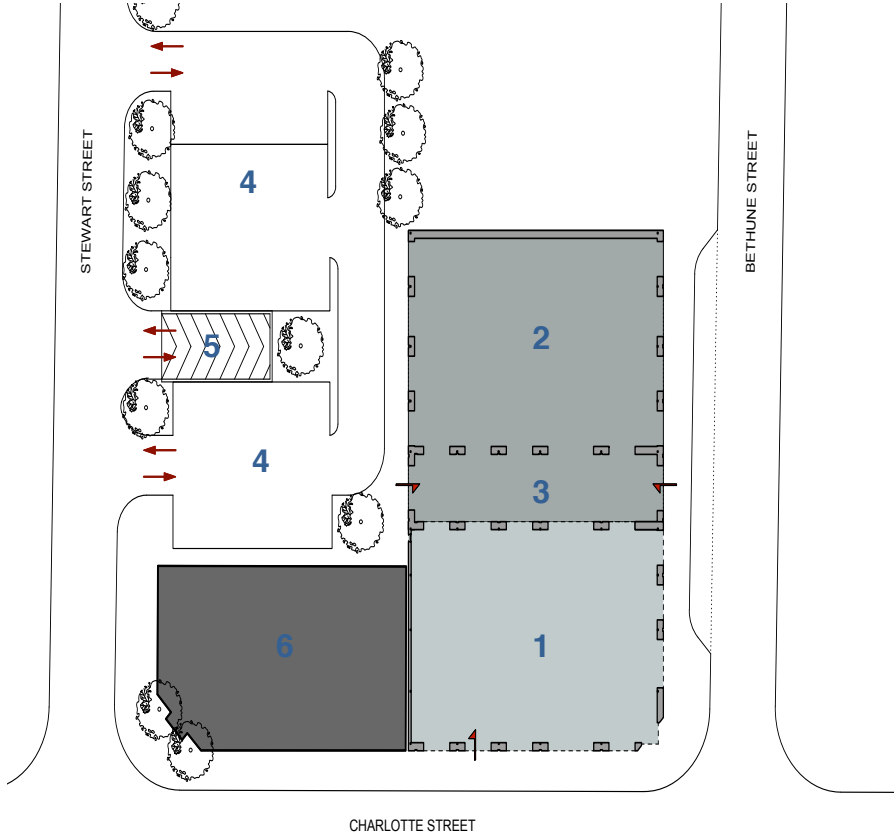


Introducing the Medical Arts Building



Plans



Legend

- 1. Medical Arts Building Phase One
- 2. Medical Art Building Phase Two
- 3. Medical Arts Building Phase Two Atrium
- 4. Parking
- 5. Underground Parking Access, Phase Two
- 6. Collins Barrow Place

Site Plan

Phase One of the Medical Arts Building takes advantage of the prominent corner of Charlotte and Bethune Streets. The building is designed for future expansion to the north that will accommodate a second phase and a three-storey entrance atrium with access from Bethune Street and the parking lot.

Access to phase two underground parking is anticipated to occur from Stewart Street.

Ground Floor Plan

With access from the parking area to the north and directly off Charlotte and Bethune Streets, the Peterborough Medical Arts Building provides a prestigious address to all types of clientèle - those driving, taking the bus and pedestrians.

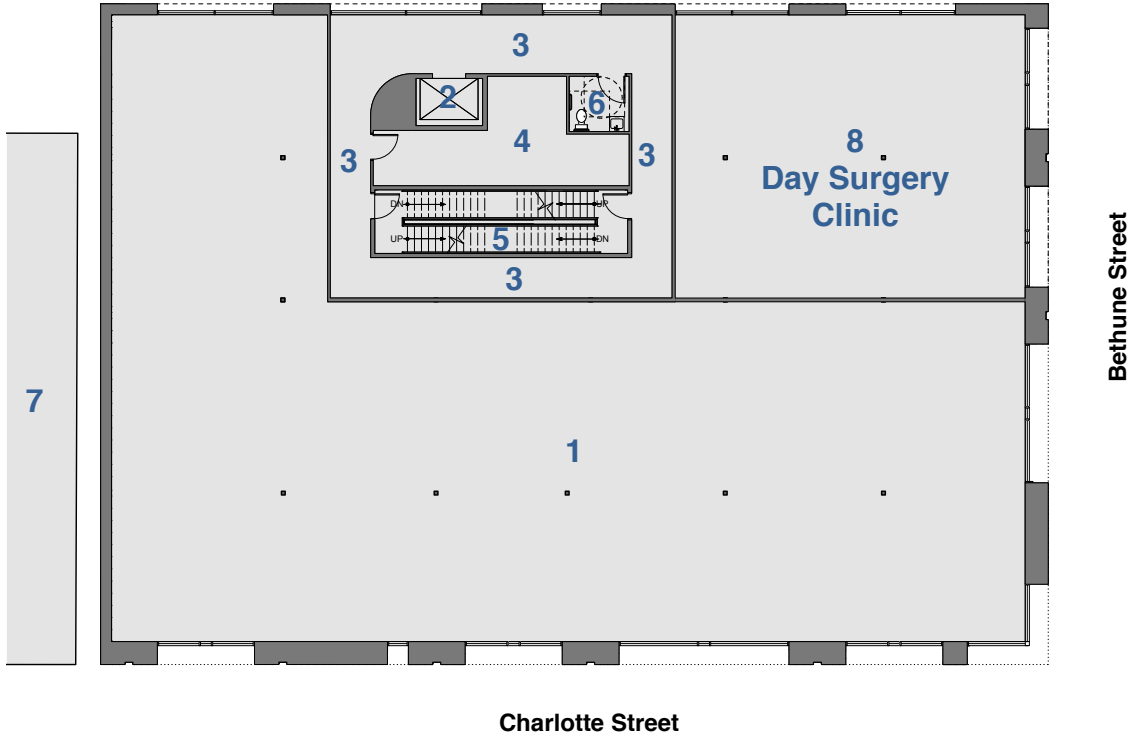
At grade retail with sidewalk access and interior building access will provide the opportunity for commercial space that will cater to complimentary tenants. Large full-height glazing will clearly define the retail entries. Clinic entries are defined by canopies and facade architecture.

All floors will have barrier-free accessibility. Interior finishes will be warm and rich in all public areas.

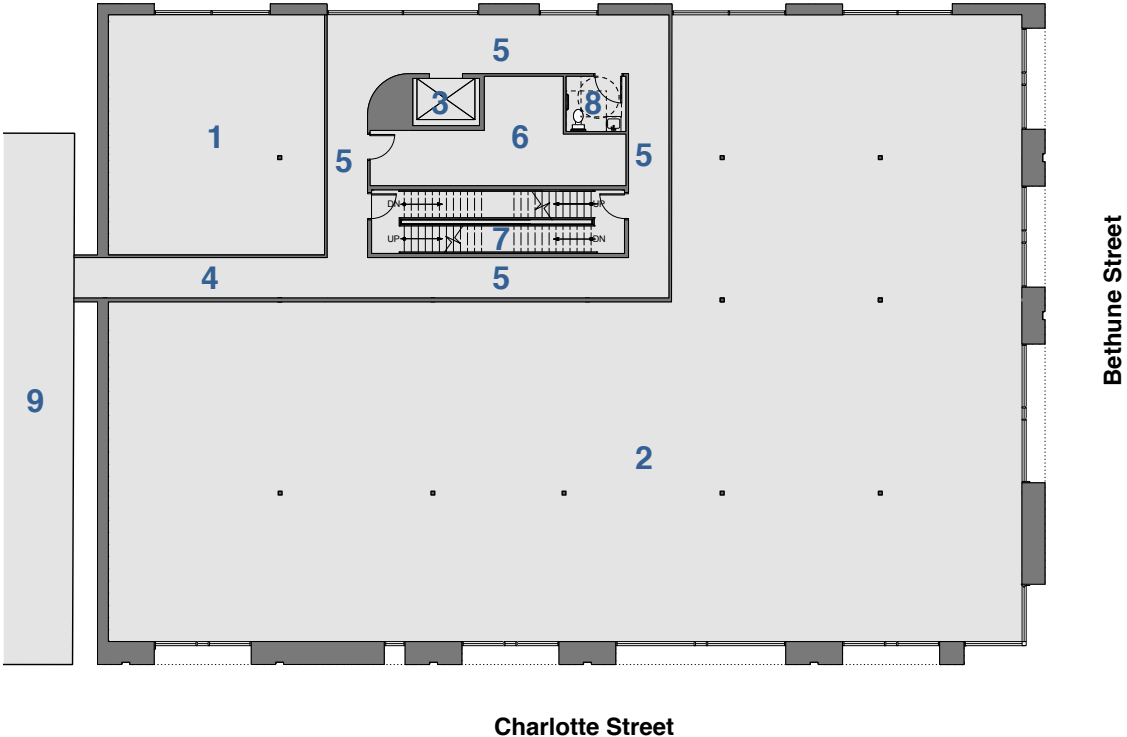
Legend

- 1. Leasable Space
171 sm. (1,840 sf.)
- 2. Leasable Space
473 sm. (5,100 sf.)
- 3. Elevator
- 4. Building Entry
- 5. Corridor
- 6. Building Service
- 7. Stairwell
- 8. Collins Barrow Place
- 9. Parking

Plans



Charlotte Street



Charlotte Street

Legend

- 1. Leasable Space
511 sm. (5,500 sf.)
- 2. Elevator
- 3. Corridor
- 4. Building Service
- 5. Stairwell
- 6. Barrier-Free WC
- 7. Collins Barrow Place
- 8. Day Surgery Clinic
136 sm. (1,465 sq. ft.)

Second Floor Plan

With the core of the building being internalized, leasable space with windows around the perimeter of the building is maximized providing many options for suite layouts. The core design also provides a public corridor that is a loop without confusing dead-end corridor conditions. This corridor is also lit from the north by natural light which will assist in wayfinding for clientèle.

Interior finishes will be warm and rich in all public areas with custom interior design for your suite.

Third Floor Plan

As with the second floor, leasable space with windows around the perimeter of the building is maximized, providing many options for suite layouts. A corridor will also connect the medical suites on the third floor of Collins Barrow Place with the new Medical Arts Building. Collins Barrow Place is home to medical practices for a general surgeon, an endocrinologist and Peterborough's first private endoscopy clinic.

Interior finishes will be warm and rich in all public areas with custom interior design for your suite.

Legend

- 1. Leasable Space
71 sm. (765 sf.)
- 2. Leasable Space
564 sm. (6,070 sf.)
- 3. Elevator
- 4. Corridor to
Collins Barrow Place
Medical Suites
- 5. Corridor
- 6. Building Service
- 7. Stairwell
- 8. Barrier-Free WC
- 9. Collins Barrow Place

Features



SITE FEATURES

Within the heart of downtown Peterborough

86 free parking spaces for tenants and clientèle.

On major bus routes.

Entrances to the building from the parking area, Charlotte and Bethune Streets.

Charlotte and Bethune Streets are scheduled for redevelopment in the coming years to create a pedestrian-friendly streetscapes.

Retail and building entrances are all at-grade and accessible.

EXTERIOR BUILDING FEATURES

A distinct facade of limestone and red clay brick - both finishes that are historically represented in many buildings in Peterborough and the Kawarthas.

Large windows with operable awnings to allow fresh air into the building.

South-facing sun shades to prevent direct sun from entering the building in the summer and shoulder seasons.

MEDICAL CLINIC FEATURES

Physically connected to the Charlotte Street Medical Arts clinic on the third floor of the Collins Barrow Place building.

In close proximity to the Turnbull Medical Building and Turnbull Diagnostic Imaging Centre.

In close proximity to other neighbourhood allied health care professionals.

Individual HVAC systems.

Backbone for security and IT infrastructure.

RETAIL FEATURES

Individual HVAC systems.

High ceilings.

Great 'curb appeal'.

Backbone for security and IT infrastructure.