

THE S.E. PEARMAN  
BUILDING  
9 PAR LA VILLE ROAD  
HAMILTON

FOR  
SAGO LTD.



JANUARY, 2008



THE S.E. PEARMAN BUILDING  
HAMILTON

LOCATED IN THE WESTERN SECTOR OF THE CITY OF HAMILTON, PAR LA VILLE ROAD IS CONSIDERED TO BE IN THE HEART OF THE CITY'S EXPANDING BUSINESS DISTRICT. THIS SPECTACULAR NEW OFFICE DEVELOPMENT BY SAGO HOLDINGS LTD. HAS BEEN DESIGNED WITH ONE PHILOSOPHY IN MIND; TO PROVIDE STATE OF THE ART OFFICE ACCOMMODATION BUILDING WHOSE DESIGN WILL MAKE IT A 'STANDOUT' AMONGST IT'S PEERS.

THE BUILDING WILL FEATURE A LANDSCAPED ENTRANCE PLAZA AND WILL BE FULLY ACCESSIBLE AT GRADE ENTRANCE. THE LOBBY ELEVATOR SERVICES ALL SIX FLOORS PLUS THE BASEMENT. EACH OFFICE FLOOR FEATURES GLAZED CURTAIN WALL, FRONTING ON PAR LA VILLE ROAD. THE SIXTH FLOOR FEATURES A SETBACK TERRACE AREA THAT CAN BE CONFIGURATED TO BE ACCESSIBLE FROM A BOARDROOM OR EXECUTIVE SUITE OF OFFICES.

THE SIX STOREY BUILDING WITH THE DRAMATIC "CURTAIN WALL" WILL PROVIDE PANORAMIC BLENDS OF NATURAL LIGHT, DIFFUSED WITH SHADES AND SHADOWS OF THE PROJECTING ENDS. THE NATURAL LIGHT WILL PROVIDE A WARMTH AND A SENSE OF OPENESS FOR IT'S USERS.

PRIMARILY DESIGNED TO PROVIDE A FIRST CLASS OFFICE ACCOMMODATION, SOME RETAIL BUSINESS SPACE CAN BE INCORPORATED ALONG THE PAR LA VILLE STREET ENTRANCE.

CONSTRUCTION OF THE NEW BUILDING IS TO COMMENCE MARCH, 2008 WITH A COMPLETION DATE, IN THE SUMMER OF 2009, ALLOWING OCCUPATION IMMEDIATELY THEREAFTER.

OVERALL BUILDING AREAS

TOTAL GROSS FLOOR AREA = 51,596 SQ.FT

RETAIL / OFFICE SPACE = 36,727 SQ.FT  
COMMUNAL = 456 SQ.FT  
VERTICAL CIRCULATION = 3,701 SQ.FT  
SERVICE AREAS = 5,135 SQ.FT

FLOOR BY FLOOR GROSS FLOOR AREAS.

BASEMENT - GROSS AREA = 6,339 SQ.FT.

RETAIL/COMMERCIAL = 3,493 SQ.FT.  
VERTICAL CIRCULATION = 486 SQ.FT.  
SERVICE AREAS = 2360 SQ.FT.

GROUND FLOOR - GROSS AREA = 4,423 SQ.F.T

RETAIL/COMMERCIAL = 3,229 SQ.FT.  
VERTICAL CIRCULATION = 486 SQ.FT.  
SERVICE AREAS = 252 SQ.FT.  
COMMUNAL AREA = 456 SQ.FT.

SECOND FLOOR - GROSS AREA = 6,739 SQ.FT.

RETAIL/COMMERCIAL = 6,001 SQ.FT.  
VERTICAL CIRCULATION = 486 SQ.FT.  
SERVICE AREAS = 252 SQ.FT.

THIRD FLOOR - GROSS AREA = 6,739 SQ.FT.

RETAIL/COMMERCIAL = 6,001 SQ.FT.  
VERTICAL CIRCULATION = 486 SQ.FT.  
SERVICE AREAS = 252 SQ.FT.

FOURTH FLOOR - GROSS AREA = 6,739 SQ.FT.

RETAIL/COMMERCIAL = 6,001 SQ.FT.  
VERTICAL CIRCULATION = 486 SQ.FT.  
SERVICE AREAS = 252 SQ.FT.

FIFTH FLOOR - GROSS AREA = 6,739 SQ.FT.

RETAIL/COMMERCIAL = 6,001 SQ.FT.  
VERTICAL CIRCULATION = 486 SQ.FT.  
SERVICE AREAS = 252 SQ.FT.

SIXTH FLOOR - GROSS AREA = 6,739 SQ.FT.

RETAIL/COMMERCIAL = 5,689 SQ.FT.  
VERTICAL CIRCULATION = 486 SQ.FT.  
SERVICE AREAS = 252 SQ.FT.  
TERRACE AREAS = 312 SQ.FT.

ROOF - GROSS AREA = 6,739 SQ.FT.

VERTICAL CIRCULATION = 299 SQ.FT.  
SERVICE AREAS = 1263 SQ.FT.

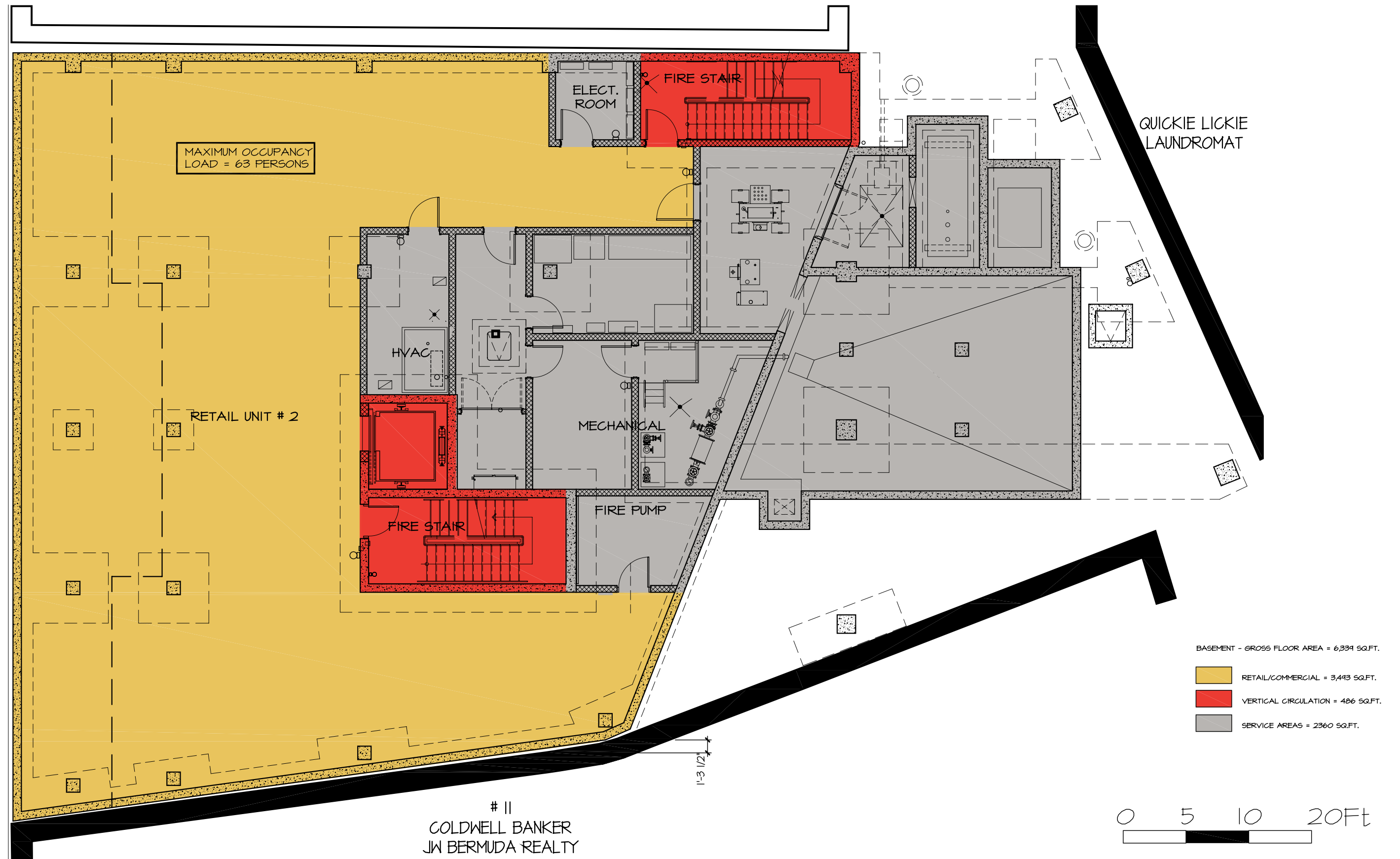


DEVELOPER: SAGO LTD.  
CONTACT: Mr. Sanz (Kitty) Pearman  
TELEPHONE: 535-0141 or 236-6294

LOCATION

**THE S.E. PEARMAN BUILDING**  
9 PAR LA VILLE ROAD, HAMILTON



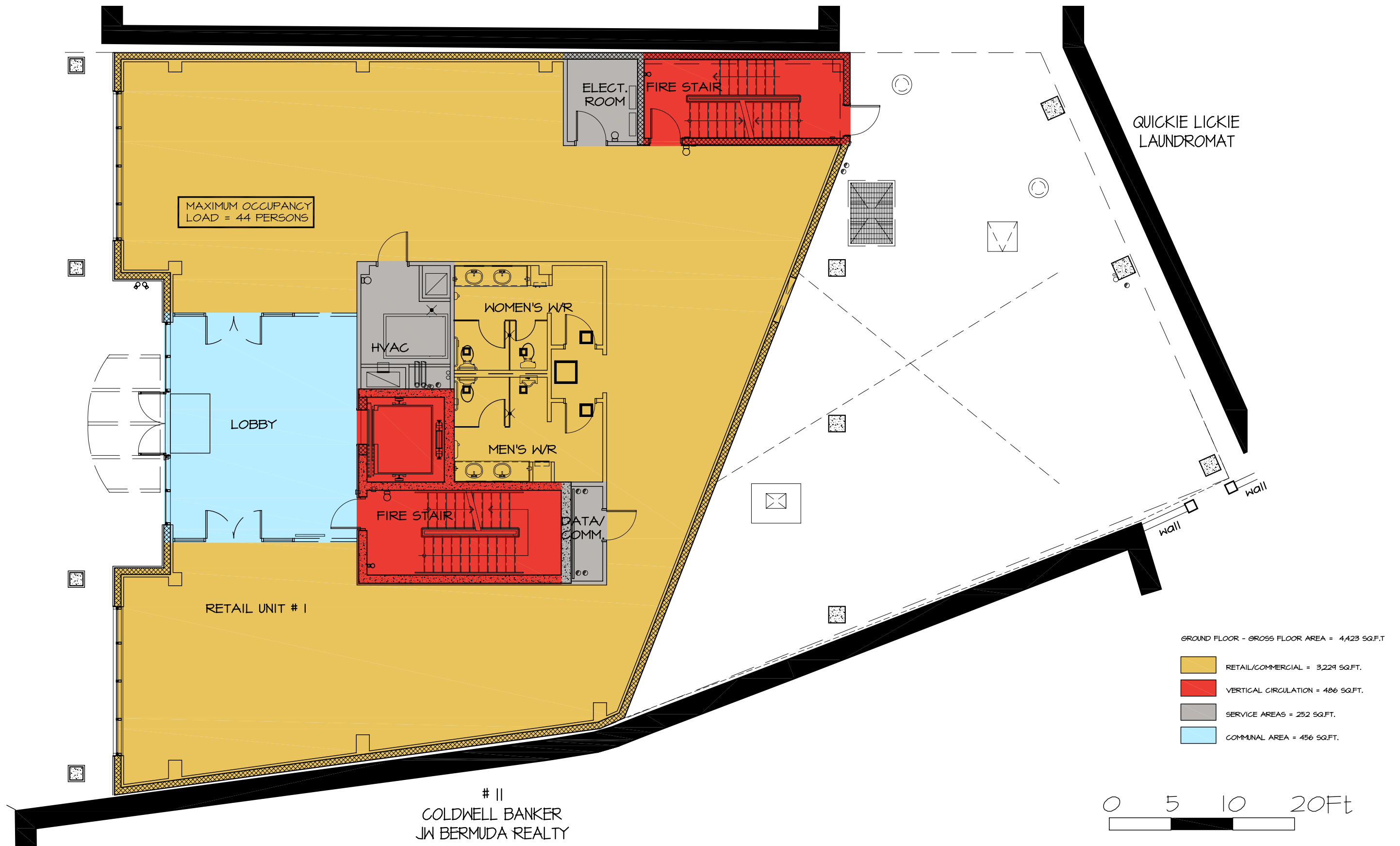


# 11  
 GOLDWELL BANKER  
 JW BERMUDA REALTY

# BASEMENT FLOOR LEVEL

**THE S.E. PEARMAN BUILDING**  
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# GROUND FLOOR LEVEL

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# THIRD FLOOR LEVEL

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MAXIMUM OCCUPANCY  
LOAD = 67 PERSONS

FIFTH FLOOR - GROSS FLOOR AREA = 6,734 SQ.F.T.  
 RETAIL/COMMERCIAL = 6,001 SQ.F.T.  
 VERTICAL CIRCULATION = 486 SQ.F.T.  
 SERVICE AREAS = 252 SQ.F.T.



FIFTH FLOOR LEVEL

THE S.E. PEARMAN BUILDING  
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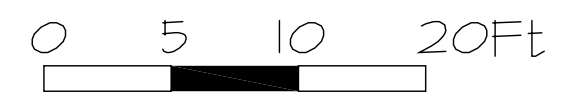




MAXIMUM OCCUPANCY  
LOAD = 67 PERSONS

SIXTH FLOOR - GROSS FLOOR AREA = 6,734 SQ.F.T.

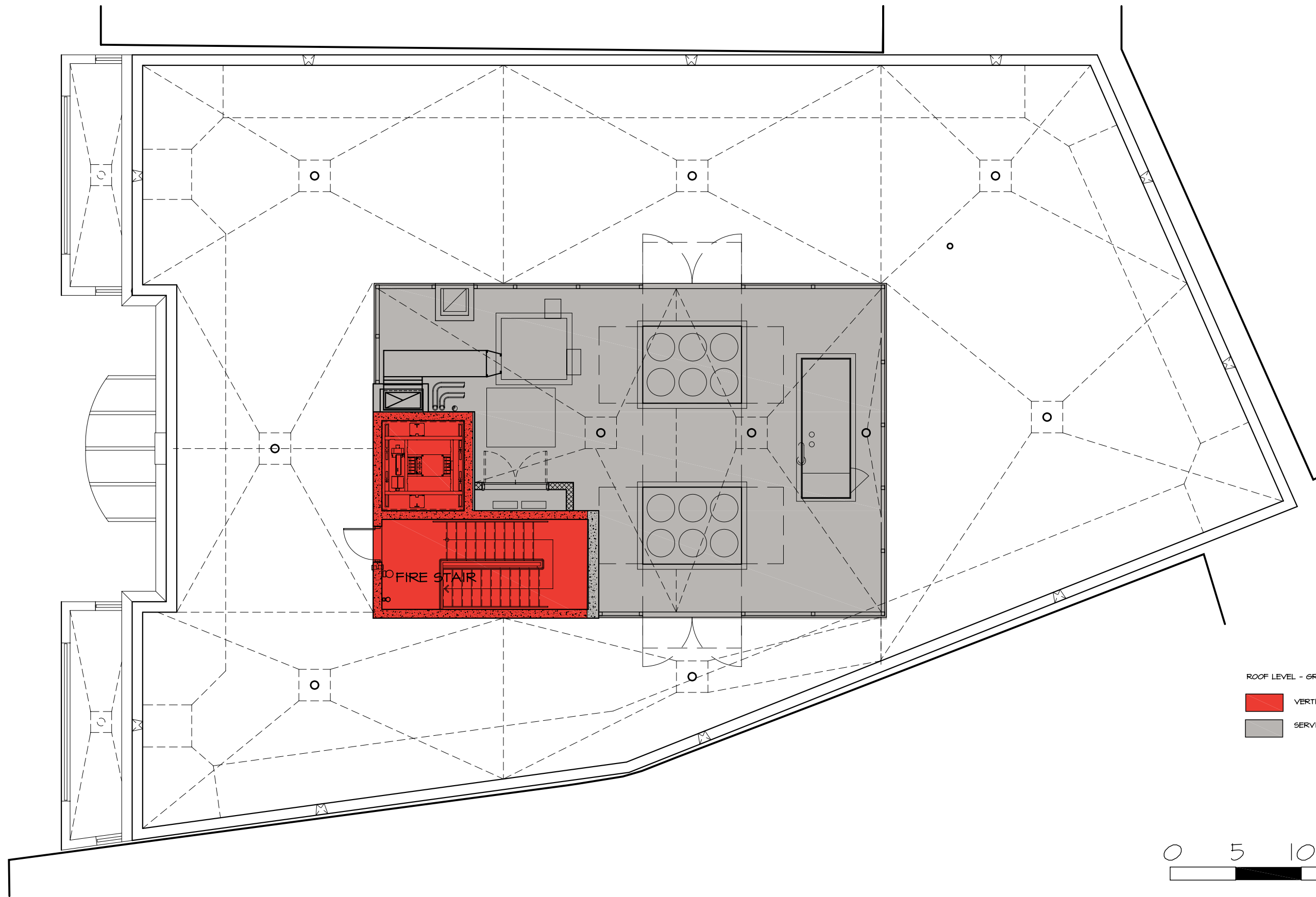
- RETAIL/COMMERCIAL = 5,684 SQ.F.T.
- VERTICAL CIRCULATION = 486 SQ.F.T.
- SERVICE AREAS = 252 SQ.F.T.
- TERRACE AREAS = 312 SQ.F.T.



# SIXTH FLOOR LEVEL

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ROOF LEVEL - GROSS FLOOR AREA = 6,734 SQ.FT.

 VERTICAL CIRCULATION = 299 SQ.FT.

 SERVICE AREAS = 1,263 SQ.FT.



**ROOF LEVEL**

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