

one

CITY CENTRE



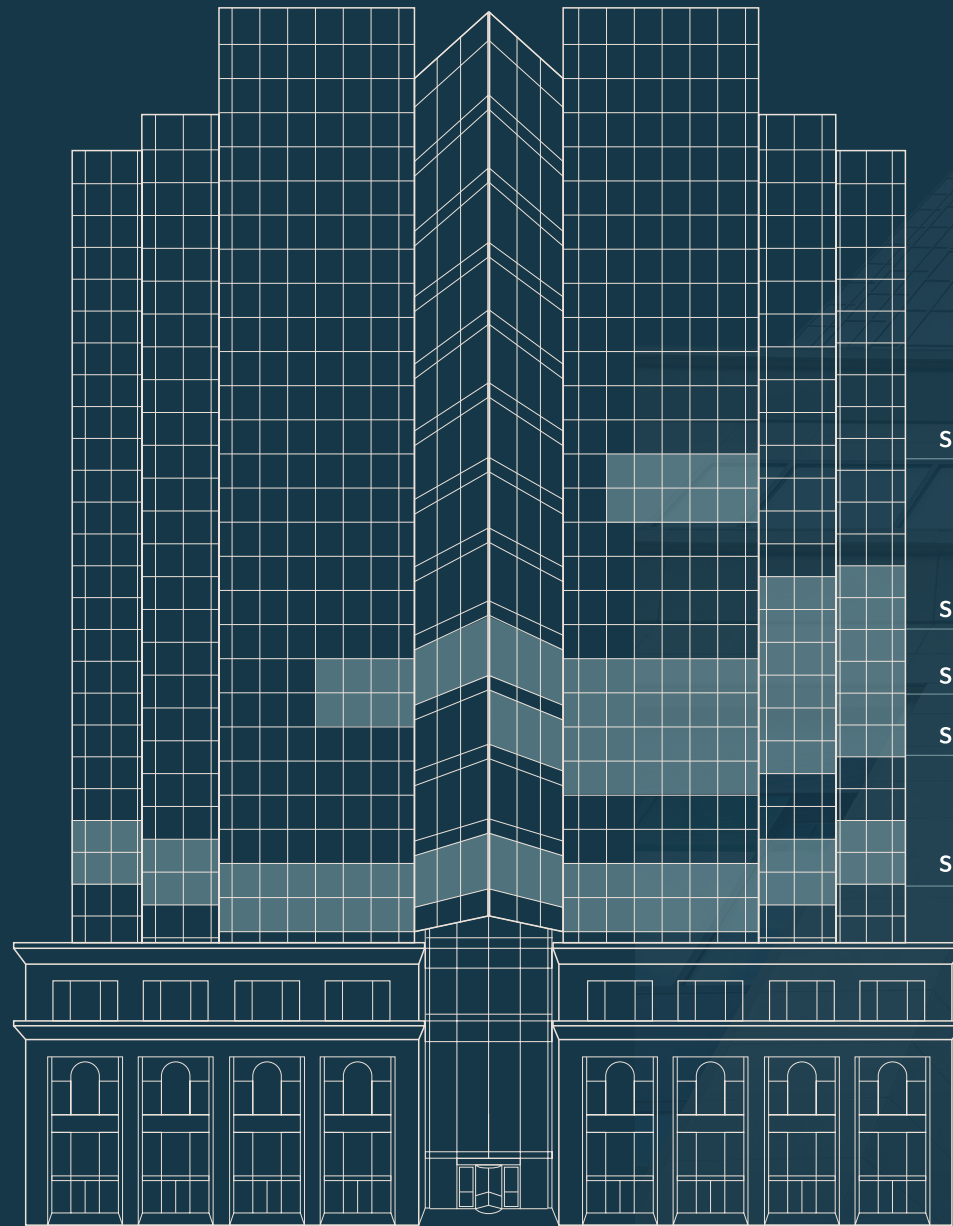
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AVAILABLE SUITES



SUITE 1050 | 3,307 sq. ft

SUITE 800 | 1,124 sq. ft

SUITE 700 | 12,143 sq. ft

SUITE 615 | 8,912 sq. ft

SUITE 400 | 18,203 sq. ft



Additional Rent 2026 Est: \$24.23

BUILDING HIGHLIGHTS

-  CONCIERGE & SECURITY SYSTEM
-  WALKING DISTANCE TO RESTAURANTS & SHOPS
-  DIRECT UNDERGROUND AND SURFACE PARKING
-  ELECTRIC VEHICLE CHARGING STATIONS
-  IN-HOUSE AMENITIES



MAIN LOBBY



EXPERIENCE REFINED COMFORT AND STYLE IN OUR NEW TENANT LOUNGE.

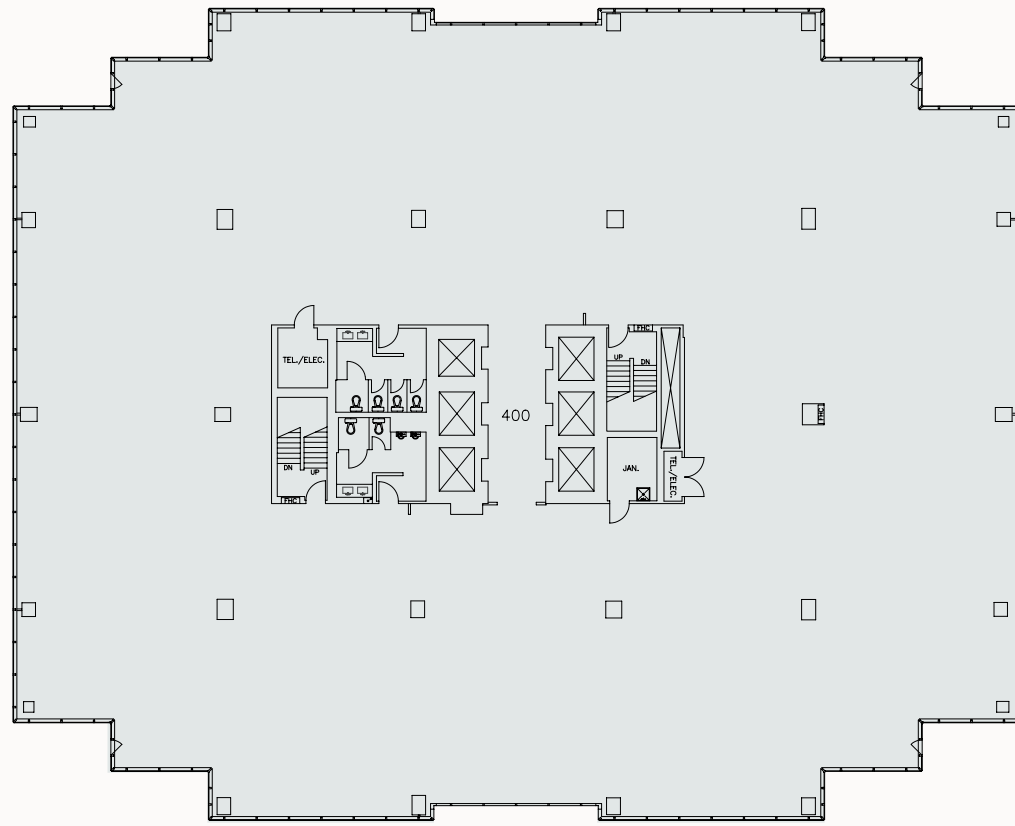
Our tenant lounge is welcoming with sleek architectural lines and contemporary design, and provides tenants with an open style kitchen, inviting lounge areas with elite games, and meeting room. This versatile space sparks innovation and fosters connection and relaxation.

TENANT LOUNGE

SUITE 400

18,203 SQ. FT.

- Full floor opportunity
- Base building condition

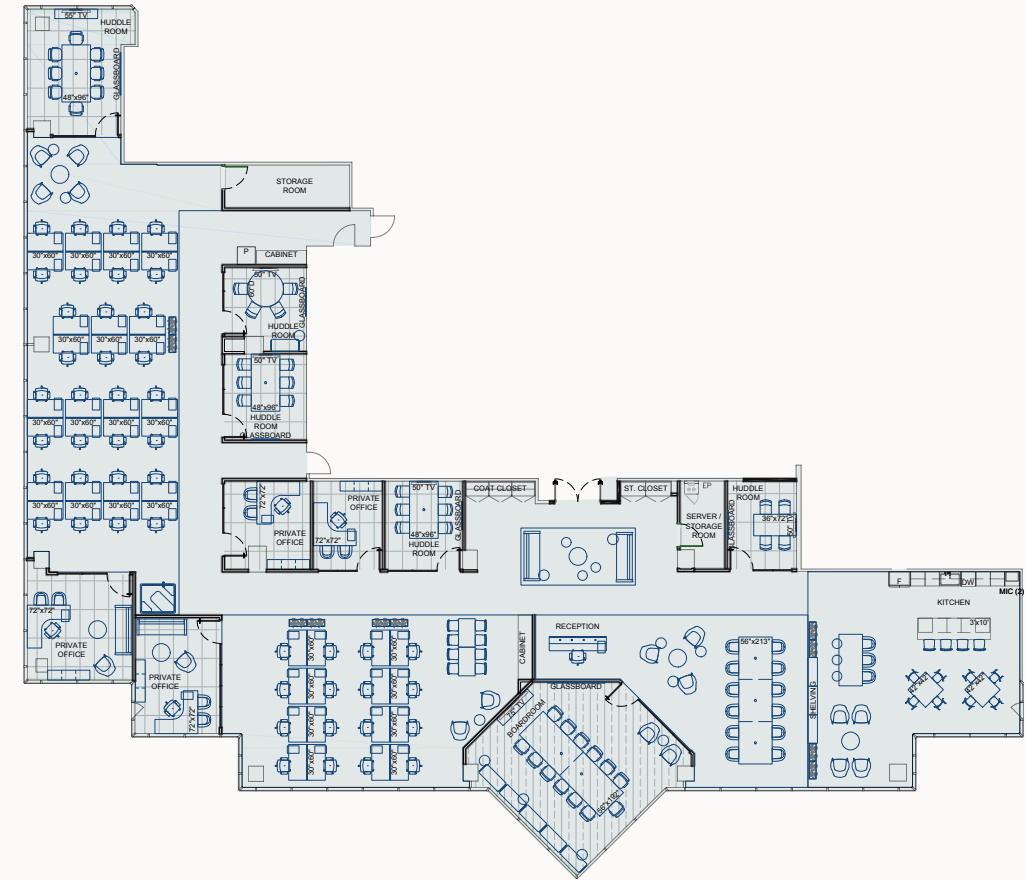


SUITE 615

8,912 SQ. FT.



- Build out includes reception, large boardroom, private offices / meeting rooms, open area, kitchen, and IT room
- Double glass door entry with elevator exposure
- Fully furnished



SUITE 400
VIRTUAL TOUR

SUITE 615
VIRTUAL TOUR

SUITE 615
8,912 SQ. FT.

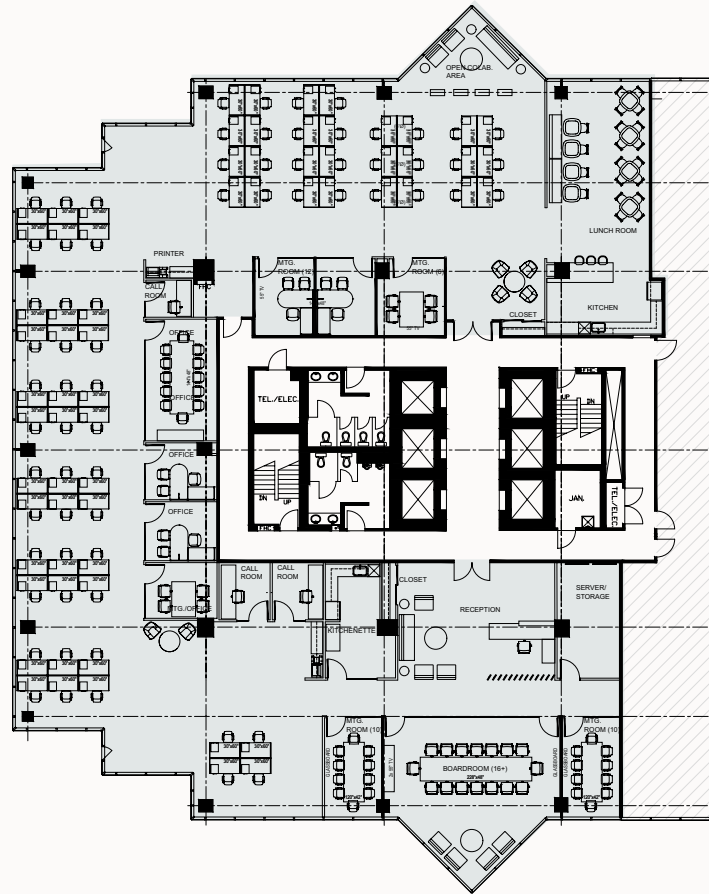


SUITE 700

12,143 SQ. FT.



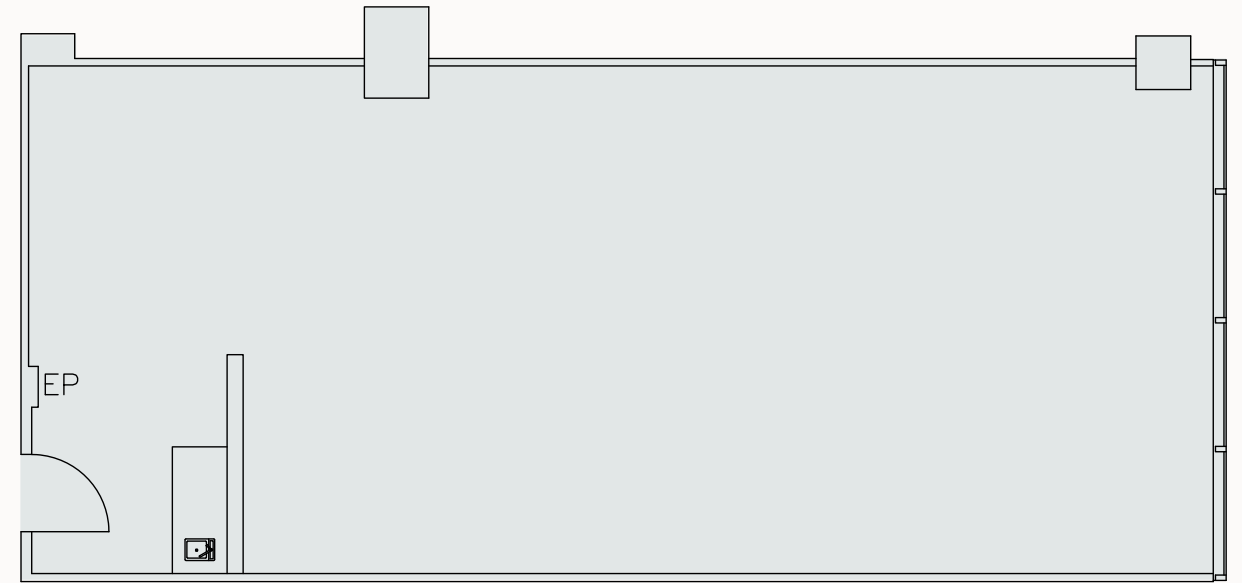
- Model Suite Coming Q3 2026
- Layout will include reception with seating area, large lunchroom and kitchenette, 6 meeting rooms of various sizes, 4 offices, 3 call rooms, open area for 68 desks, and an IT room
- To be fully furnished



SUITE 800

1,124 SQ. FT.

- Open concept plan with kitchenette



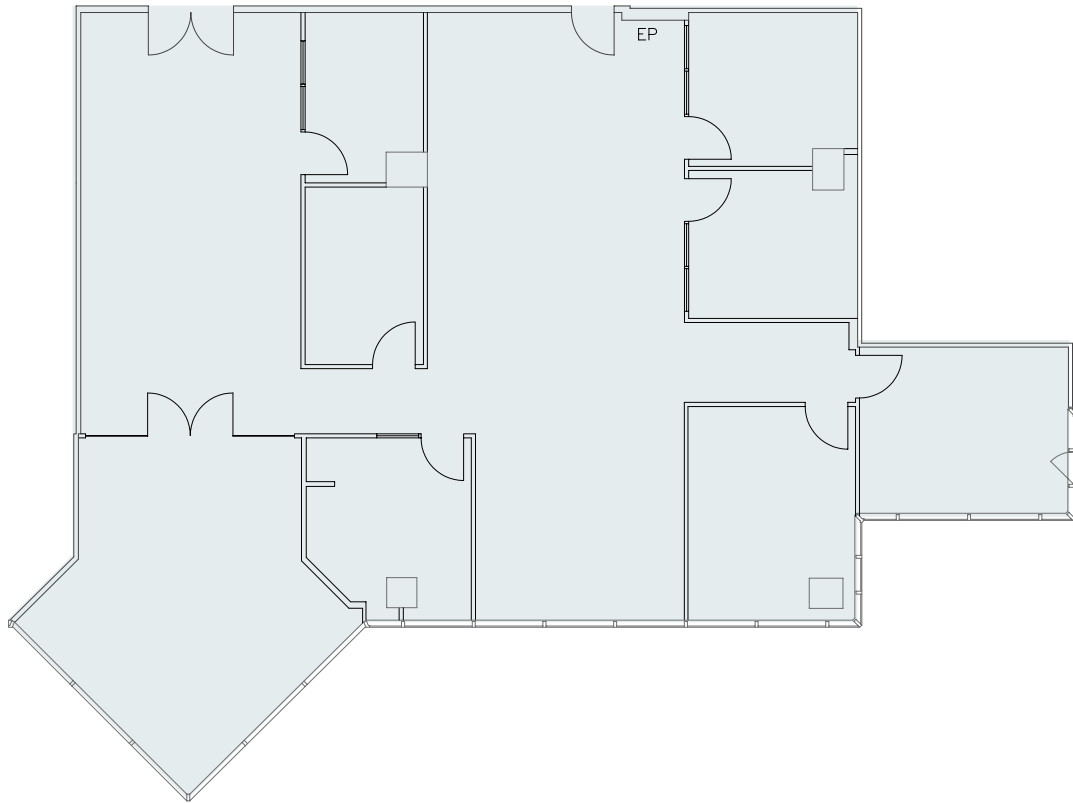
*Reference Images

SUITE 800
VIRTUAL TOUR

SUITE 1050

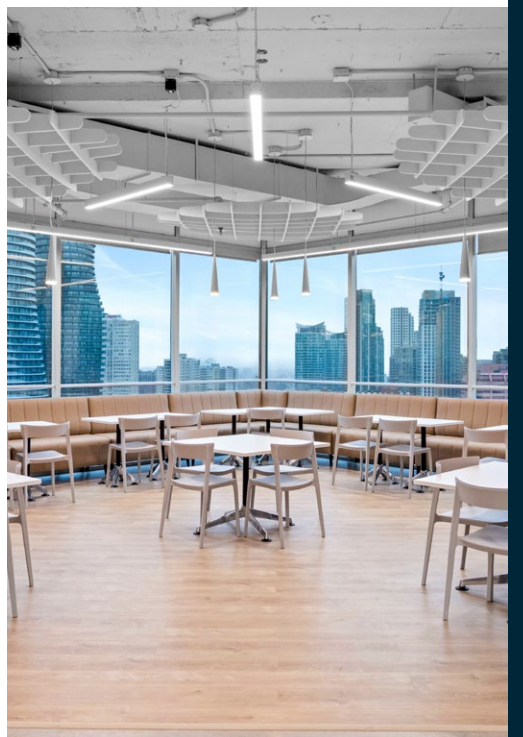
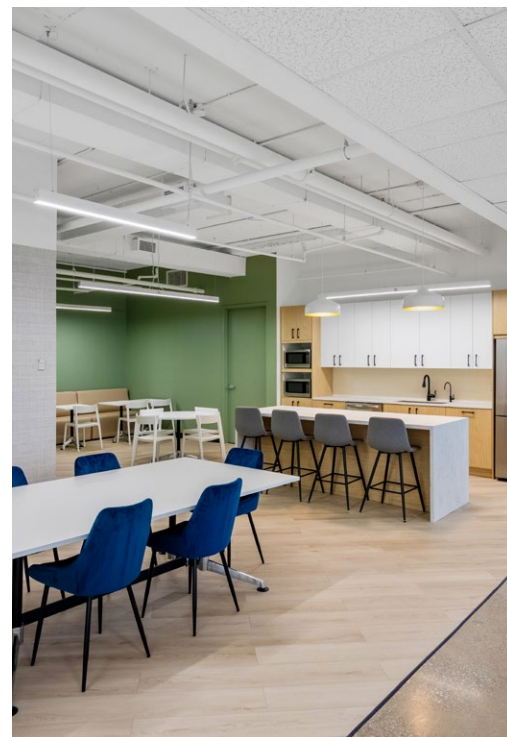
3,307 SQ. FT.

- Built out with reception, boardroom, a good mix of offices / meeting rooms, and server room



MODEL SUITE PROGRAM

SAMPLE FINISHES



one CITY CENTRE

Situated at the corner of Hurontario Street (Highway 10) and Robert Speck Parkway, located in Mississauga city centre. This building is committed to environmental sustainability and has achieved BOMA Best Gold.

1 City Centre is adjacent to Square One Shopping Centre. Close proximity to Mississauga Transit, Go Transit, and all major highways, providing easy access to Pearson International Airport and downtown Toronto.



86

WALK SCORE



53

TRANSIT SCORE



SUSTAINABILITY

Our ongoing focus on Environmental, Social and Governance management is an integral part of our strategy as a real estate investment advisor, and is essential to our long-term competitive success. We believe effectively managing and optimizing the sustainability attributes of our assets-under-management contributes to stable long-term investments for our clients, while improving livelihoods and creating prosperity for the communities and economies where we operate.

1 City Centre



ENVIRONMENT

We are committed to improving our environmental performance and mitigating the impacts of climate change.



SOCIAL

We are committed to ensuring the comfort of our tenants, developing our people and providing a safe and inclusive workplace, while creating positive impacts for the communities where we operate.



GOVERNANCE

We are committed to acting in a responsible and ethical manner, achieving our clients' portfolio objectives, proactively managing risk and openly engaging with our stakeholders.



PERFORMANCE REPORTING

We are committed to accurate, transparent, and focused reporting on the topics that matter most to our business and our stakeholders.

BOMA BEST
SCORE



80%

2017 ENERGY
TARGET MET



Actual change
in total energy use,
2013-2017: -17.7%

2017 WATER
TARGET MET



Water efficiency
<55L/ft2

PROGRAMS AND HEALTH/ WELLNESS ACTIVITIES



CHEMICAL FREE CLEANING



INDOOR/OUTDOOR
GREEN SPACE

SUSTAINABILITY TARGETS

-7.0%

TARGET CHANGE
IN EMISSIONS

-41.6%

ACTUAL CHANGE
IN EMISSIONS

-22%

DECREASE IN
OFFICE EMISSIONS
SINCE 2013

ENVIRONMENT

When we use resources more efficiently, we are shrinking our environmental footprint, reducing costs, improving the competitiveness of the buildings that we manage, and creating value for our clients.



ENVIRONMENTAL MANAGEMENT

We are committed to the management of efficient, healthy and safe buildings.



WASTE REDUCTION

Our programs reduce the amount of waste that is generated and improve diversion rate.



CARBON MONITORING AND MANAGEMENT

We strive to reduce the carbon footprint of the buildings that we manage.



WATER MANAGEMENT

We implement programs that optimize the use of water.



ENERGY EFFICIENCY

We are committed to improving the energy efficiency of the buildings that we manage.



GREEN BUILDING CERTIFICATIONS

We pursue BOMA BEST® and LEED® designations for all eligible commercial buildings.



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FOR LEASING INFORMATION, PLEASE CONTACT JLL

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