BGO Properties

HIGH PERFORMANCE OFFICE SPACE IN PRIME GTA BUSINESS HUB

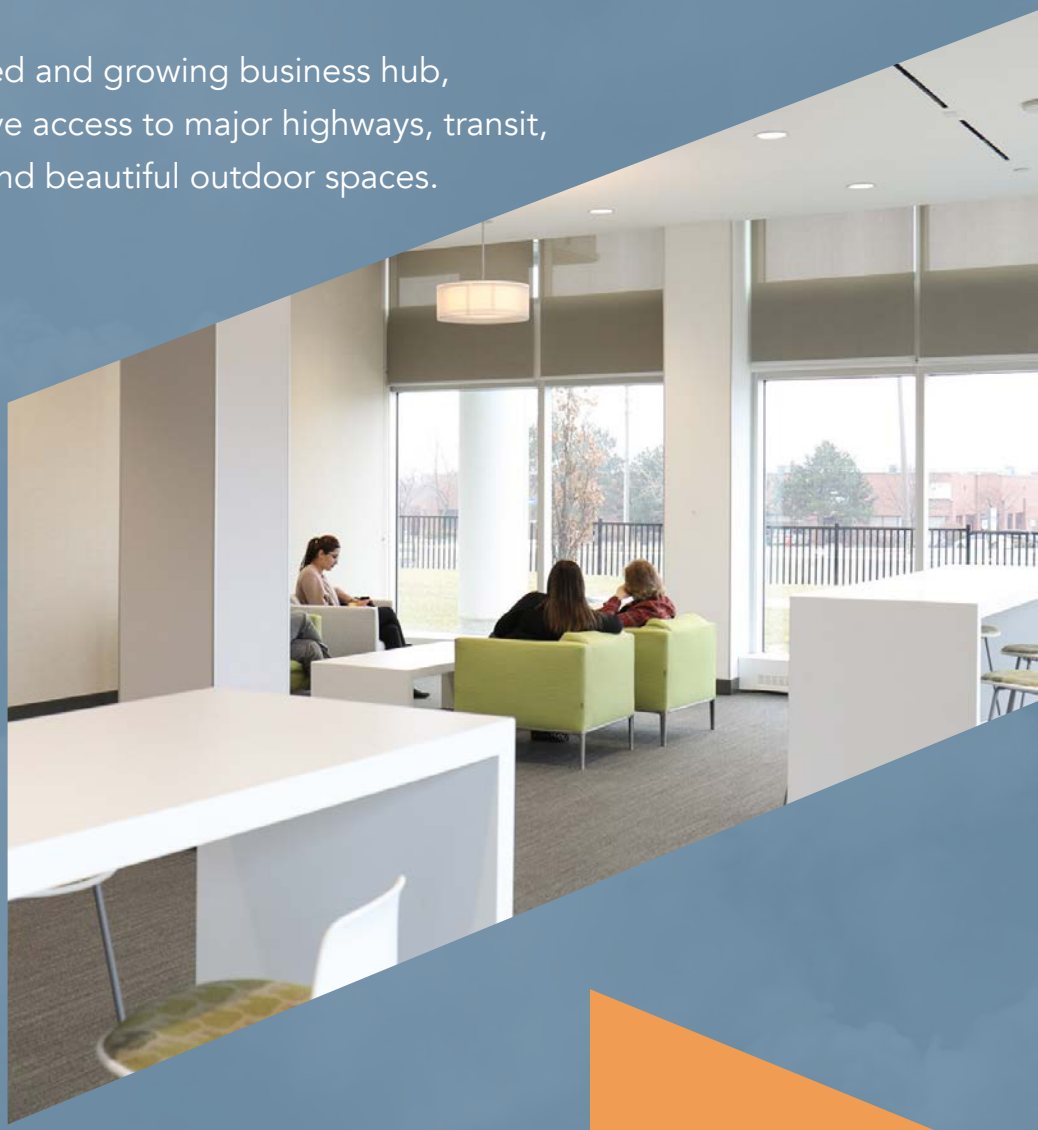
4701 TAHOE BOULEVARD

Mississauga, Ontario

CLASS 'A' OFFICE SPACE BUILT FOR INNOVATION, COLLABORATION, AND GROWTH

4701 Tahoe Boulevard in Mississauga is a Class 'A' building offering 77,793 square feet of office space across three floors. The building is equipped with sustainability-focused systems and features efficient floorplates that can be adapted to multiple configurations.

Be part of this highly-connected and growing business hub, where your employees will have access to major highways, transit, convenient urban amenities, and beautiful outdoor spaces.



LET YOUR BUSINESS THRIVE

UP TO

77,793

SQ. FT. AVAILABLE

- Premier Class 'A' office tower, designed for longevity and built with premium finishes
- Exterior signage potential, with high visibility along Eastgate Parkway
- Convenient access to series 400 highways, Mississauga Bus Rapid Transit (MBRT), and the Toronto Pearson International Airport
- 1,600 surface parking stalls dedicated to the business campus
- Promixity to multiple amenities: hotels, banks, restaurants, retail centres, and fitness facilities
- High performance building systems for optimized energy consumption
- Open and flexible floorplates for both traditional office and collaboration-focused layouts

A HEALTHIER, MORE SUSTAINABLE WORKPLACE

SUSTAINABILITY

- LUTRON lighting system
- BAS for optimized energy consumption
- Three natural gas-fired boilers with a rated heating output of 1.9 mm BTUs/hours

COMMUNITY AMENITIES & SERVICES

- Located in close proximity to hotel facilities, restaurants, banks and fitness centres
- The Eatery at Spectrum Square offers various food, dental and spa services just three minutes drive away
- Heartland Towne Centre and Square One Shopping Centre are thirteen minutes drive from the site

TRANSPORTATION & ACCESSIBILITY

- Mississauga Bus Rapid Transit Tahoe stop is at the front door of the building with connections to TTC Transit and GO Transit
- Four machine-roomless passenger elevators
- Four EV charging stations

SUSTAINABILITY AND WELLNESS CERTIFICATIONS

FITWEL
Acknowledging our commitment to improving the lives of occupants and the surrounding community.

RICK HANSEN FOUNDATION ACCESSIBILITY CERTIFICATION (RHFAC)
Certifying that the building is a safe, inclusive, and accessible space.

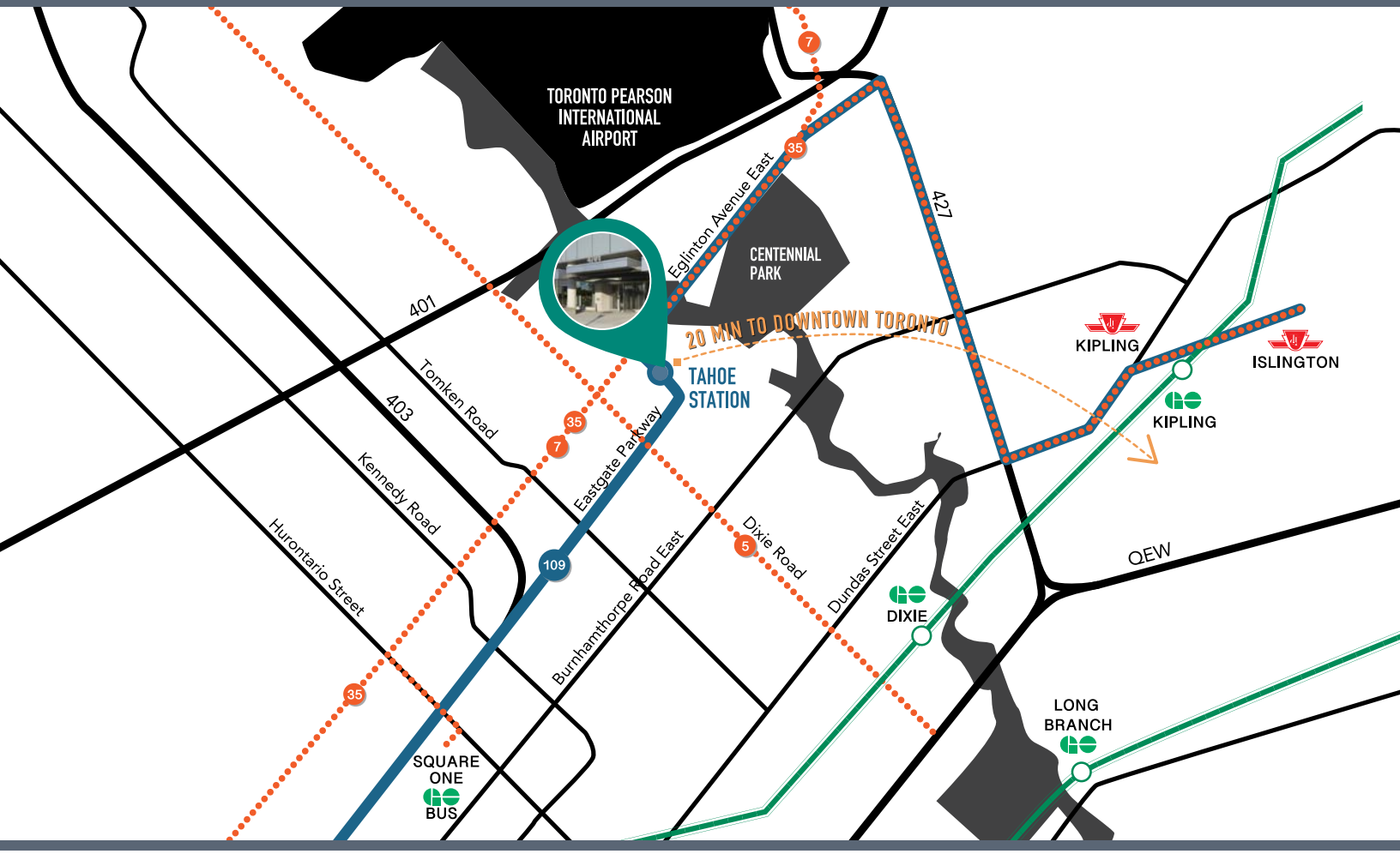
BOMA BEST
A sustainable building certification that highlights our excellence in energy and environmental management and performance.

BGO is committed to sustainable management practices to reduce our impact on the environment and provide healthier spaces for our occupants.

To learn how we can support your sustainability needs, please reach out to your leasing representative or visit our ESG report to learn more about our approach.

TRANSIT AND CONNECTIVITY

4701 Tahoe Boulevard is highly-connected to highways and transit, making access fast, easy, and efficient for clients and employees. The Mississauga Bus Rapid transit is right at the door, with connections to the TTC and GO Transit networks.



MIWay/BRT to Tahoe
Multiple BRT Transit Options
Transit Option

- 7 Bus 1 min walk to stop
- 35 Bus 1 min walk to stop
- 5 Bus 5 min walk to stop
- 109 Express Bus at Tahoe Station

GO Express to Tahoe
Multiple GO Option
10 min Away

Connection to Dixie & Kipling

Connection to Long Branch

TTC to Tahoe
1 min Walk to Bus

Connection to Dixie & Kipling

Connection to Long Branch

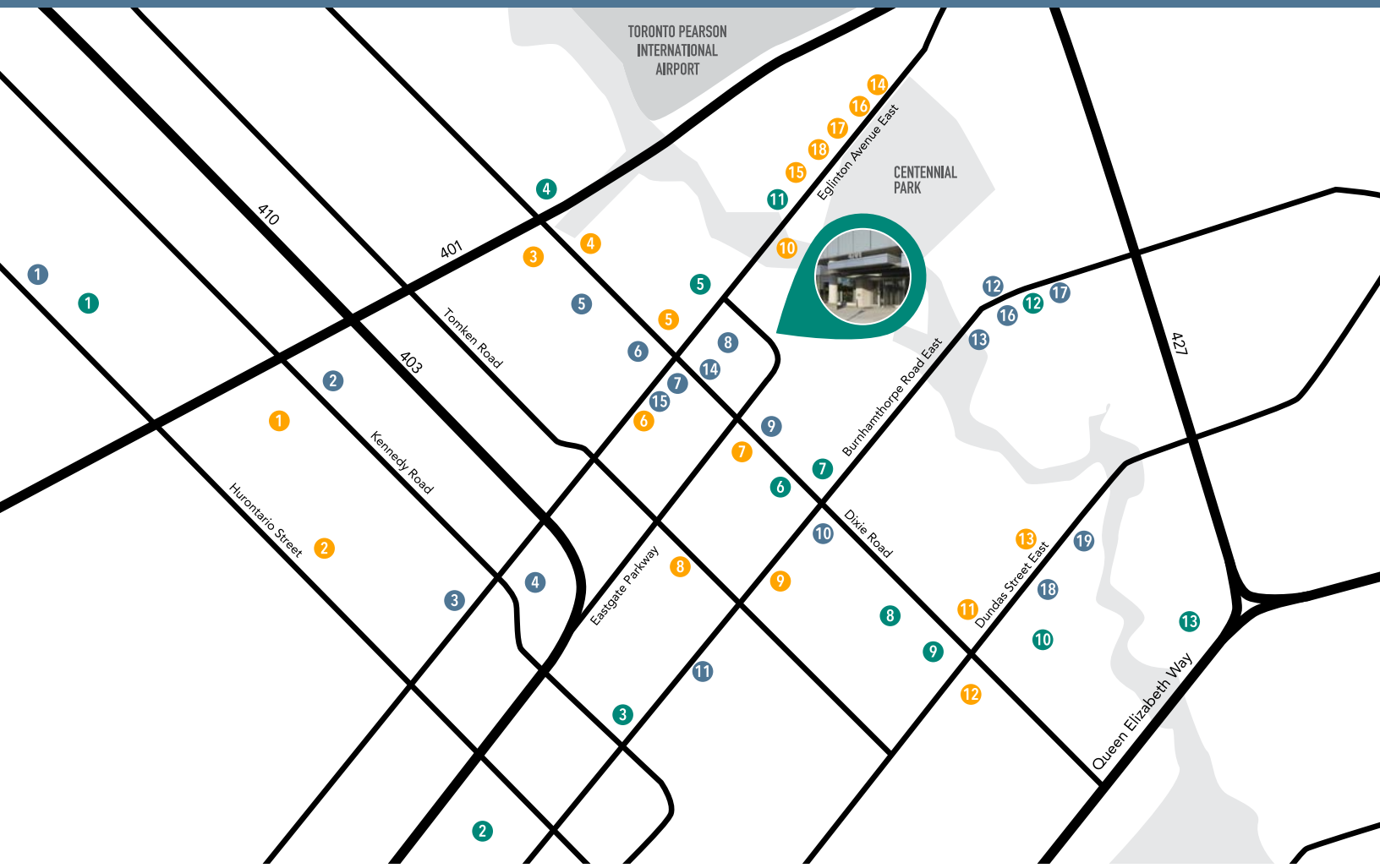
Driving | Highway access within minutes

400-series Highways less than 5 minutes away

Building parking ratio 4/1,000 SF

AREA AMENITIES

4701 Tahoe Boulevard offers unmatched convenience and amenities. With top restaurants, shopping, banks, parks and entertainment just minutes away, everything you need is within easy reach.



SERVICES

1 Cineplex
2 Rexall Pharmacy
3 Petro Canada
4 Shell
5 Shopper's Drug Mart
6 Esso
7 Scotiabank
8 Canada Post
9 TD Bank
10 Burnhamthorpe Library
11 Shopper's Drug Mart
12 Shell
13 Petro Canada
14 Bright Path Dixie Child Care
15 Small Wunders Child Care
16 CIBC
17 BMO
18 CIBC
19 TD Bank

FOOD

1 Kura Sushi
2 Mandarin
3 Kelsey's
4 Boston Pizza
5 Starbucks
6 Paramount
7 Tim Horton's
8 Dairy Queen
9 Domino's Pizza
10 Tim Horton's
11 Pizza Pizza
12 Popeyes Kitchen
13 Swiss Chalet
14 Starbucks
15 Teriyaki Express
16 Pumpernickel's
17 South East Mango
18 Union Social Eatery

RETAILERS

1 LA Fitness
2 Square One Shopping Centre
3 Food Basics
4 Best Western
5 Hilton Inn
6 Jiffy Lube
7 Rockwood Mall
8 LA Fitness
9 Fresh Co
10 Planet Fitness
11 Anytime Fitness
12 LCBO
13 Sherway Gardens

LEASE AVAILABILITIES

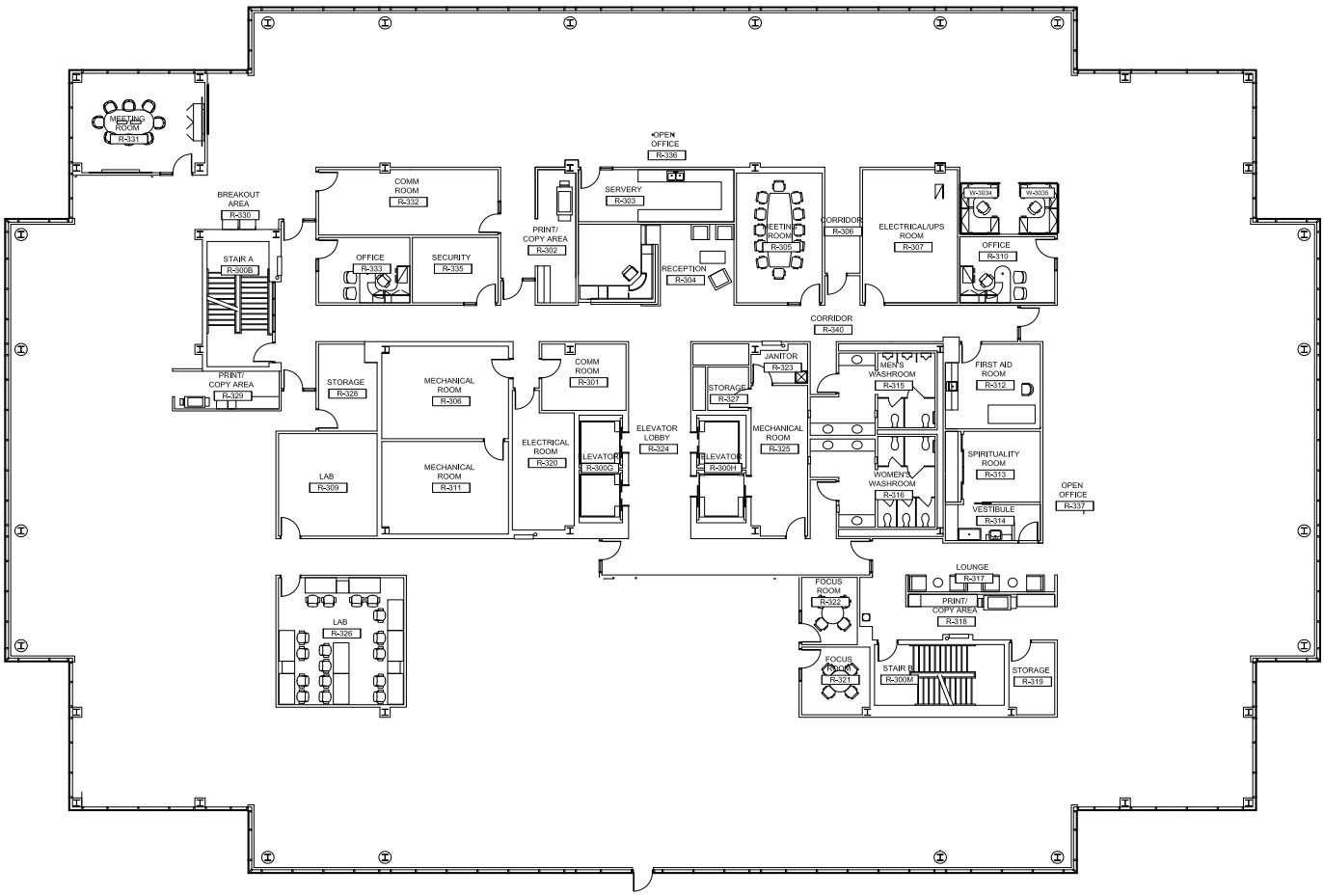
	SQUARE FEET	FLOOR
LEASED	–	6TH
VACANT	22,984	5TH
VACANT	27,406	4TH
VACANT	27,403	3RD
LEASED	–	2ND
LEASED	–	GROUND
TOTAL SPACE AVAILABLE	77,793	All 3

OPERATING COSTS	$15.15 PSF
REALTY TAX	$6.80 PSF
TOTAL ADDITIONAL RENT	$21.94 PSF

FLOOR PLANS

3RD FLOOR | SF

27,403

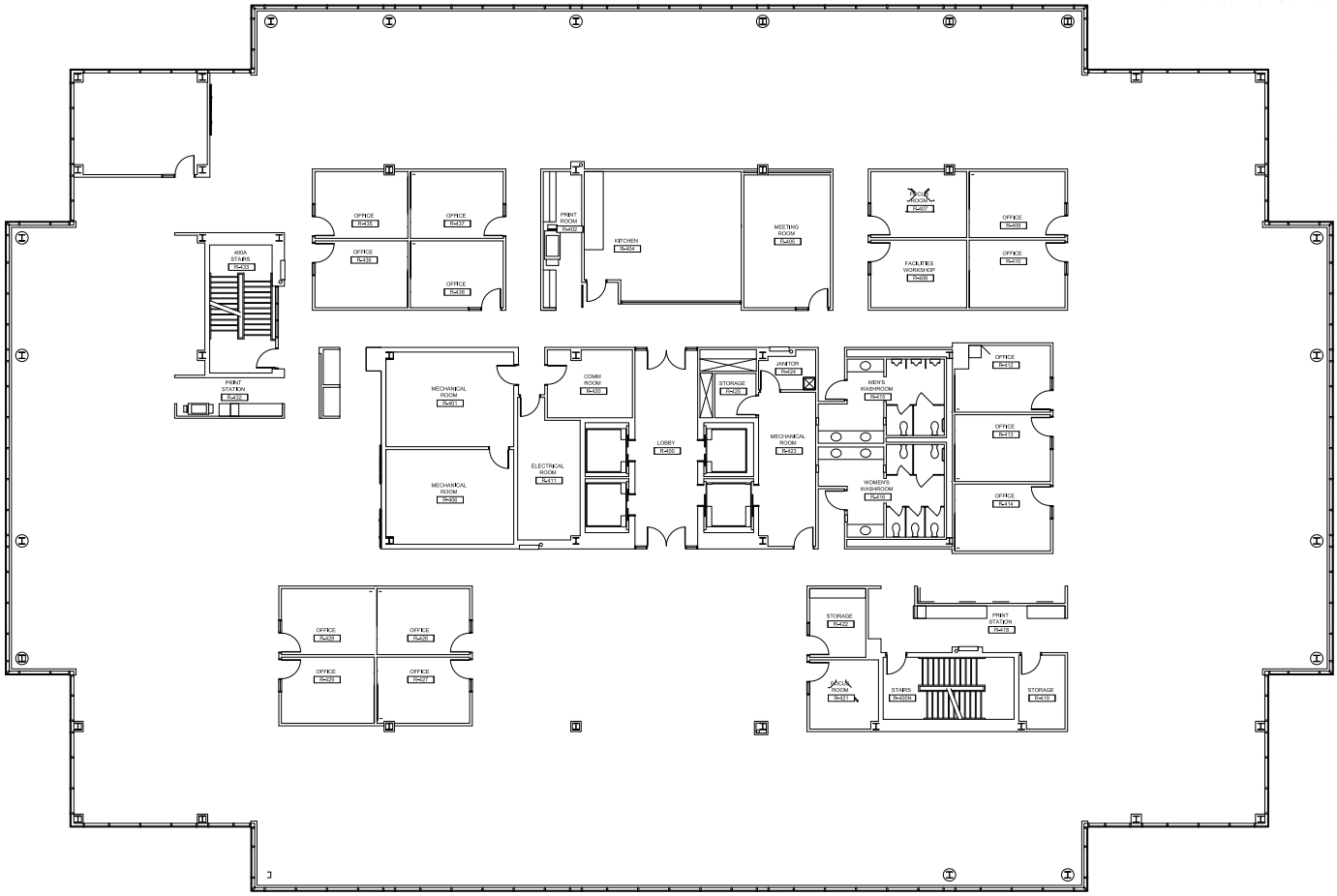


AVAILABLE IMMEDIATELY

FLOOR PLANS

4TH FLOOR | SF

27,406



AVAILABLE IMMEDIATELY

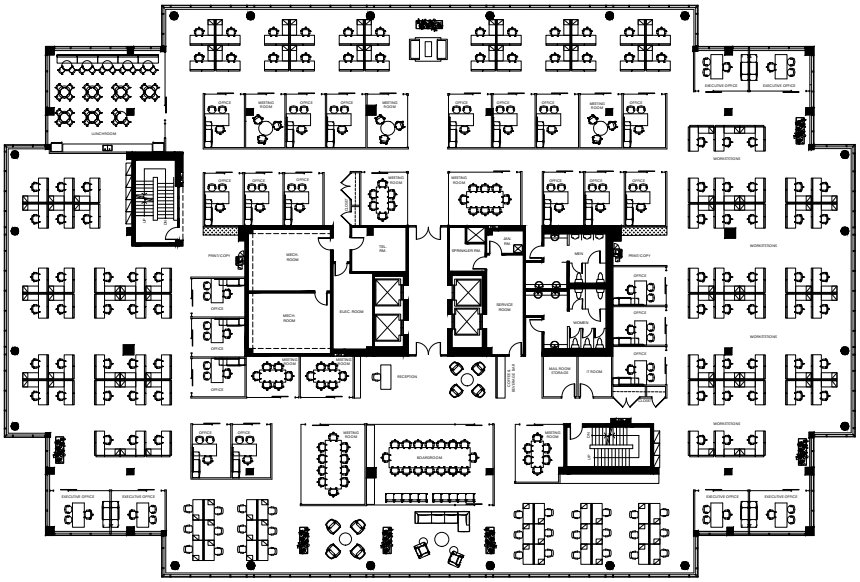
FEASIBILITY PLANS

4TH FLOOR | SF

27,406

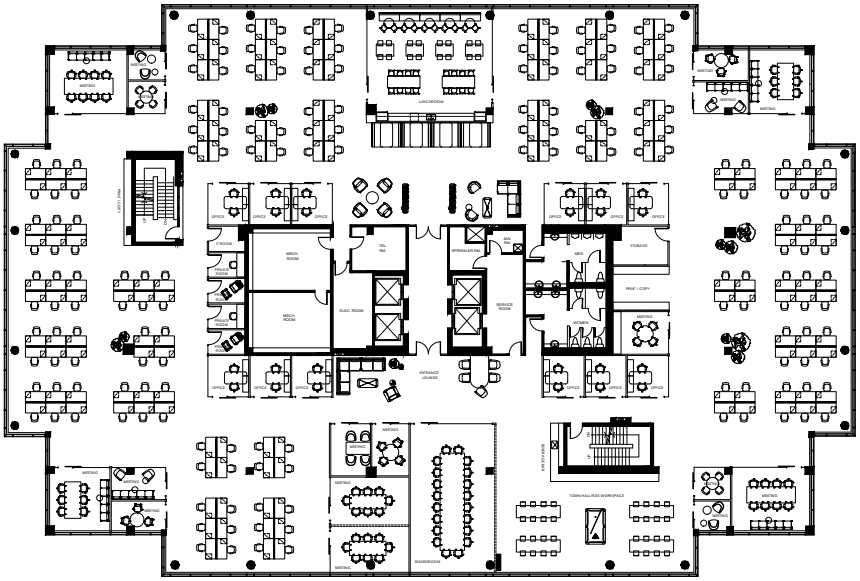
OPTION 1

108 Workstations
27 Offices
10 Meeting Rooms
135 People



OPTION 2

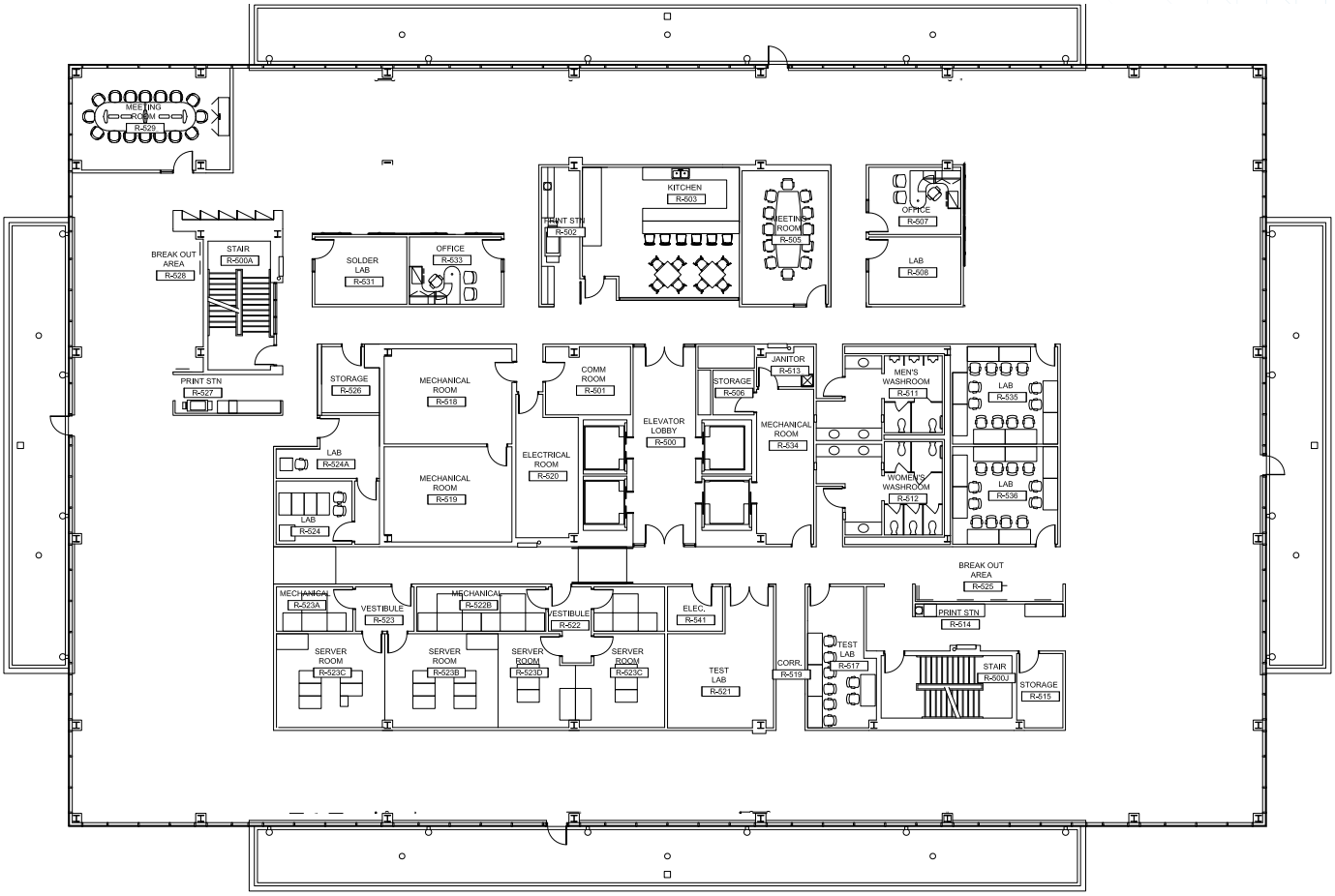
176 Workstations
12 Offices
21 Meeting Rooms
188 People



FLOOR PLANS

5TH FLOOR | SF

22,984



AVAILABLE IMMEDIATELY

BUILDING SPECIFICATIONS

EXPERIENCED ONSITE MANAGEMENT TEAM AVAILABLE TO RESPOND IMMEDIATELY TO TENANT ENQUIRIES OR BUILDING EMERGENCIES.

ELECTRICAL

5000 A, 600 V, 3-phase, 4 wire service that is distributed to electrical rooms on each floor and stepped down to 10/208 V for local distribution. Hot water is generated by two gasfired tank heaters located on the second floor of the link. Each tank has a rated heat input of 310,000 BTUs/hour and a storage capacity of 100 US gallons.

BACKUP POWER

10 diesel-fired 600 kW (750kVA) generators, with a power factor of 0.8 each. The generators are manufactured by Generac Power Systems Inc which provide power through 23 automatic transfer switches to emergency lighting, fire safety systems, selected outlets, all elevators, Liebert cooling units, chillers and cooling towers and associated pumps, and communication rooms and data centre. The rating of the transfer switches ranges from 400 to 1,200A, 600V.

MECHANICAL

A Delta building automation system (BAS) monitors and controls the automation of the HVAC systems. The equipment is controlled by electric actuation. Three natural gas-fired boilers with a rated heating output of 1.9mm BTUs/hour. The building maintains a central chilled water system. The chilled water system is connected to compartmental air handling units located in dedicated mechanical rooms in the core of each floor. Each compartmental air handling unit has chilled water cooling, hot water heating, steam distributor and variable speed controls.

BGO Properties

Where integrated service meets lasting value.

BGO Properties is a leading provider of property management and leasing services in Canada, with a broad range of real estate services aimed at creating sustainable value for our clients.
Our trusted team of industry experts sees opportunities where others don't, seeking creative solutions to solve challenges big and small. We strive to develop deep partnerships and provide unrivaled service to enhance our clients' experience and returns.

69M+
SQ.FT. OF ASSETS MANAGED / 38% FOR 3RD PARTY CLIENTS

440+
PROPERTIES MANAGED ACROSS CANADA

950+
EMPLOYEES IN CANADA

BGO's exclusive tenant service contact centre.

Designed to make it easy for the Tenant, ClikFIX provides a central resource for service needs. ClikFIX personnel are available 24 hours per day, seven days a week to receive requests via phone, email, or online.

BGO Properties

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4701 TAHOE BOULEVARD, MISSISSAUGA, ONTARIO L4W 0B5

GENERAL	**Hours of Operation**	7:00 am - 6:00 pm (M-F) Mobile Patrols After Hours
	Parking Stalls/Ratio	4/1,000 SF
	Bike Racks/Storage	Yes
CONSTRUCTION	**Floor Design Load**	Live Load: 150 psf Dead Load: 70 psf
	Ceiling Height	3,600mm/12' Slab to Slab 2,745mm/9' Slab to Ceiling Grid 5" Raised Floor
	Windows	Double Pane
	Electrical Capacity	8.6 W/sqft
	Risers/Shafts	4 inch (size)
	Generator	Life Safety Equipment 50% Lighting
	Sprinkler System	Wet System Capacity: 750 usgpm Rating: 75 psi
	Elevators	4 Passenger Access to Floors B to 6 Capacity: 1,600 kg 1 Service Elevator with access to Loading Dock Access to Floors B to 1 Capacity: 1,815 kg
HVAC	**Heating/Cooling**	Compartment Unit/VAV With re Heat/Thermostat Control MERV Filter Rating 13 Capacity: 15,000 CFM
	Ventilation	Person at 15CFM/Person
	Exhaust	Cafeteria Hood - 4715 Tahoe
	BAS System	Delta - Digital Controls

BGO
Properties

SECURE YOUR NEXT OFFICE SPACE. CONTACT US TODAY.

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