

One City Centre Drive



BUILDING OVERVIEW

Adjacent to Square One Shopping Centre. Close proximity to Mississauga Transit, Go transit and to all Major Highways. Minutes to Pearson International Airport and downtown Toronto.

Year Built: 1990
Total Rentable Area : 298,114 sq. ft. (approx.)

Anchor Tenant 1: Synopsys Canada ULC
Anchor Tenant 2: CIBC
Anchor Tenant 3: JTI-Macdonald Corp.



PROPERTY DESCRIPTION

			Office	Retail
Posted Net Rate:	Negotiable	PSF Realty Tax:	\$ 5.89	\$ 5.89
Typ. High-Rise Floor Plate:	17,755 sq. ft.	PSF Utilities:	\$ 1.20	\$ 1.20
Typ. Low-Rise Floor Plate:	20,500 sq. ft.	PSF Operating Costs:	\$17.14	\$13.36
Typ. % Gross Up	7.6%	PSF Additional Rent Total:	\$24.23	\$20.45



PARKING

Surface # stalls: 565
Surface ratio: 3.2 space per 1,000 sq. ft.
Below ground # stalls: 381
Monthly parking cost*: \$107/mth P1 Reserved; \$75/mth P2/P3 Reserved; \$60/mth P2/P3 Unreserved; \$31/mth Surface
(* HST is included in the each of the above-captioned parking rates)
Parking description: Large surface lot, with three (3) levels of underground parking, 2 surface level EV charging spots on the West lot



AMENITIES

Concierge: YES
24/7 Security: YES
On-Site PM: YES
A/C: YES



ACCESS

Public transit: YES
Direct subway access: NO
Barrier free access to building: YES
To washroom: YES



TECHNICAL SPECIFICATIONS

Typical power watts/sq. ft.:
Tenant (general power 120v/208v): 4 watts/sq. ft.
Lighting: 2 watts/sq. ft.
Other: 2 watts/sq. ft.
Ceiling Height: 11'- 0'+/- slab to slab
Wall Type: Window glazing
Washrooms per floor: 2
Satellite dish capability: YES
Fibre optic capability: YES (Bell, Beanfield, Cogent, Rogers, Telus, and Zayo)
Shipping receiving: YES
Emergency generator: YES
HVAC dist system: Variable air volume
HVAC hours: 6:00am-6:00pm Monday to Friday
After hours HVAC \$/hr: \$50 (+ Admin Fee & HST)



ELEVATORS

High rise: 6
Mid rise: 0
Low rise: 6
Freight: 1
Parking: 0



SAFETY

Fire detection system: YES
Sprinkler system: YES
Manned security: YES
Security systems: YES



AWARDS & DESIGNATIONS

BOMA BEST Silver
LEED-EB Gold
Rick Hansen Foundation Accessibility Certification