

7070 / DERRYCREST DRIVE



PREMIER OFFICE SPACE
FOR LEASE | 32,755 SF



WELCOME TO

7070

DERRYCREST DRIVE

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PREMIER OFFICE
SPACE FOR LEASE

32,755 SF

Modern Buildout – Plug N Play
space in the heart of Mississauga

This leasing opportunity offers 32,700 sf of modern space in a brand new building with a plethora of onsite amenities including a full service cafeteria, fitness room, townhall space, outdoor patios and terraces, and beautifully landscaped grounds. 7070 Derrycrest also offers an abundance of parking – half of which is located in the covered deck which offers major convenience during the harsh winters. Located at the crossroads of Derry and in close proximity to the planned Hurontario LRT, 7070 Derrycrest Drive is truly at the heart of Mississauga.

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PROPERTY DETAILS

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**COMPETITIVE
GROSS RENT OFFERING**

FURNISHED
Modern buildout &
furniture available

AVAILABILITY
3rd Floor / 32,755 sf

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BUILDING HIGHLIGHTS

- Impressive 2-storey atrium entrance
- Brand new construction and modern buildout
- Barely used furniture - plug'n play offering
- Beautifully landscaped outdoor areas
- Shared common amenities (townhall, gym, cafeteria)

SPECIFICATIONS

TYPICAL FLOOR PLATE	42,000 sf (approx.)
PARKING STALLS	200 surface / 200 covered (Shared for entire building)
RAISED FLOORS	16 inches throughout (for connectivity and HVAC purposes)
SHIPPING/RECEIVING	1 Drive In Door
SIGNAGE	Building signage potential



BUILDING SPECIFICATIONS

DOORS

Main entrance has glass doors in a vestibule configuration. Offices and meeting rooms have hemlock doors and also have glass doors within the facility. There is one chain hoisted motor-operated door at the loading dock.

WINDOWS

View Smart Windows used throughout the building which intelligently adjust in response to outdoor conditions, providing continuous access to natural light and outdoor views, while maximizing occupant comfort without the need for blinds. Scientifically proven to help you sleep, think, and feel better. More info at www.view.com

View Smart Windows maximize usable floorspace and reduce energy usage from lighting and HVAC by up to 20%.

View Intelligence uses AI to determine whether, when, and how much to tint each window based on the position of the sun, cloud cover, outdoor temperatures, interior floorplans, and more.

63 operable windows on the third floor to get access to fresh air.

ELECTRICAL

1200 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 gas-fired tank heaters located in the penthouse.

MECHANICAL

An Alerton building automation system (BAS) monitors and controls the operation of the HVAC systems. The equipment is controlled by electric actuation. Four natural gas-fired boilers and dedicated roof top units for each office floor

LIGHTING

Fully programmable POLARIS lighting control system with perimeter daylight dimming control.
Fully programmable POLARIS lighting control system with perimeter daylight dimming control.
Office Areas/Meeting Rooms: LED pendent lighting and LED strip lighting
Stairwells: Wall mounted LED fixtures (one per landing).

Common Areas: LED pot light lamps
All interior lights are equipped with occupancy sensors to illuminate lighting and seating area with dimmers to adjust lighting based on sunlight
Exterior: A combination of recessed pot lights, bollard lights and pole-mounted lights

EMERGENCY POWER SYSTEM

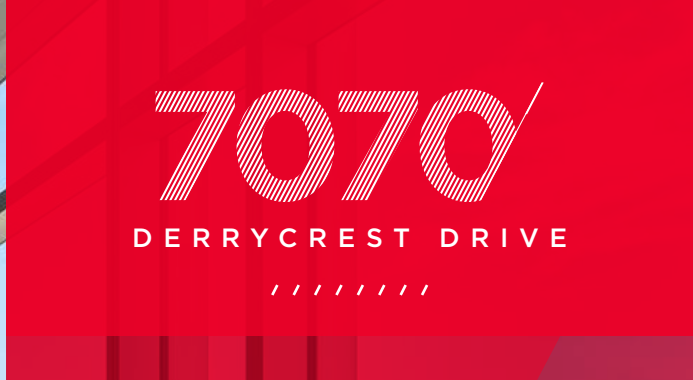
1 diesel-fired 200 kW (750kVA) generator, with a power factor of 0.8. The generator is manufactured by Generac Power Systems Inc which provide power through 2 automatic transfer switches to emergency lighting, fire safety systems, selected outlets, all elevators, communication rooms and data centre.

ELEVATORS

Two passenger elevators. Elevators were manufactured by Kone and have a load capacity of 1588 kg/22 persons each.

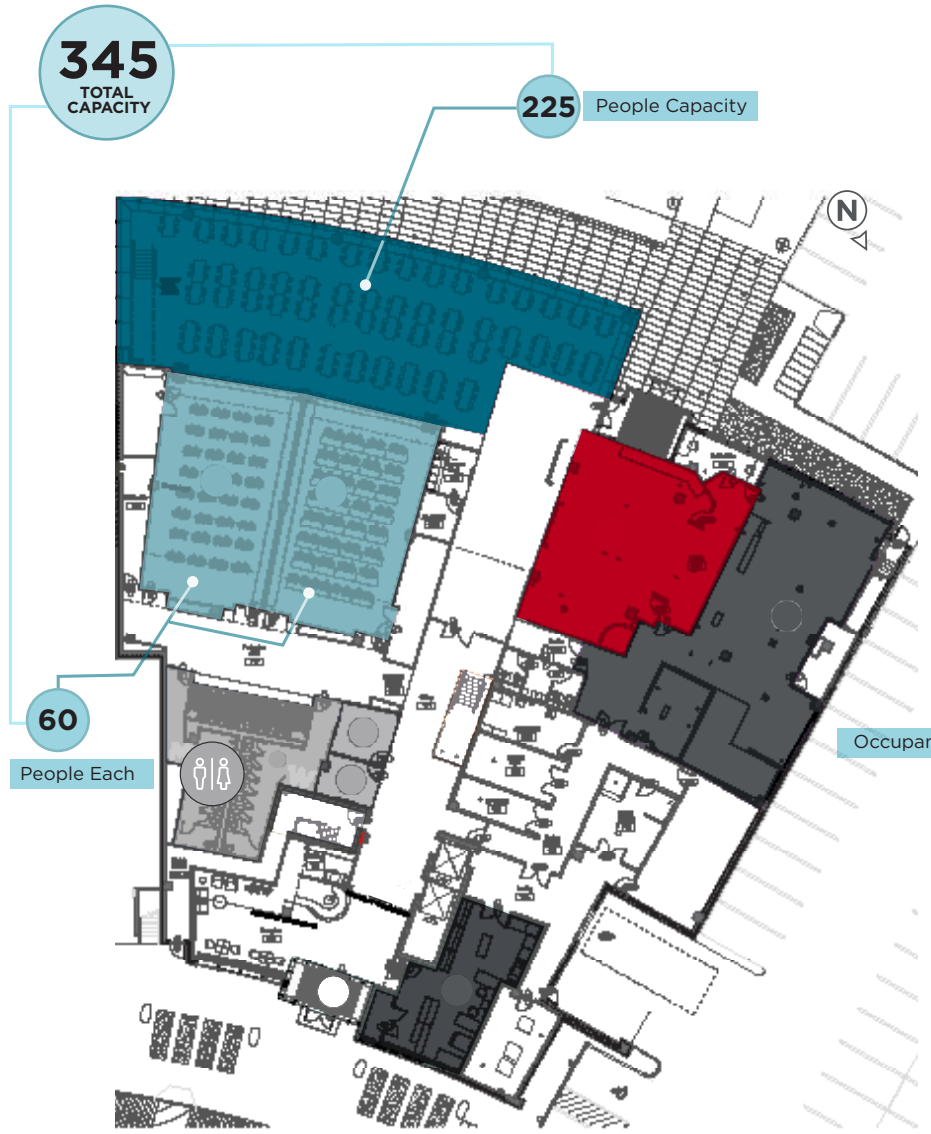
PARKING

Parking is 400 in total (200 covered and 200 in parking lot). There is also 8 Electric Vehicle Charging stations located in our parkade.

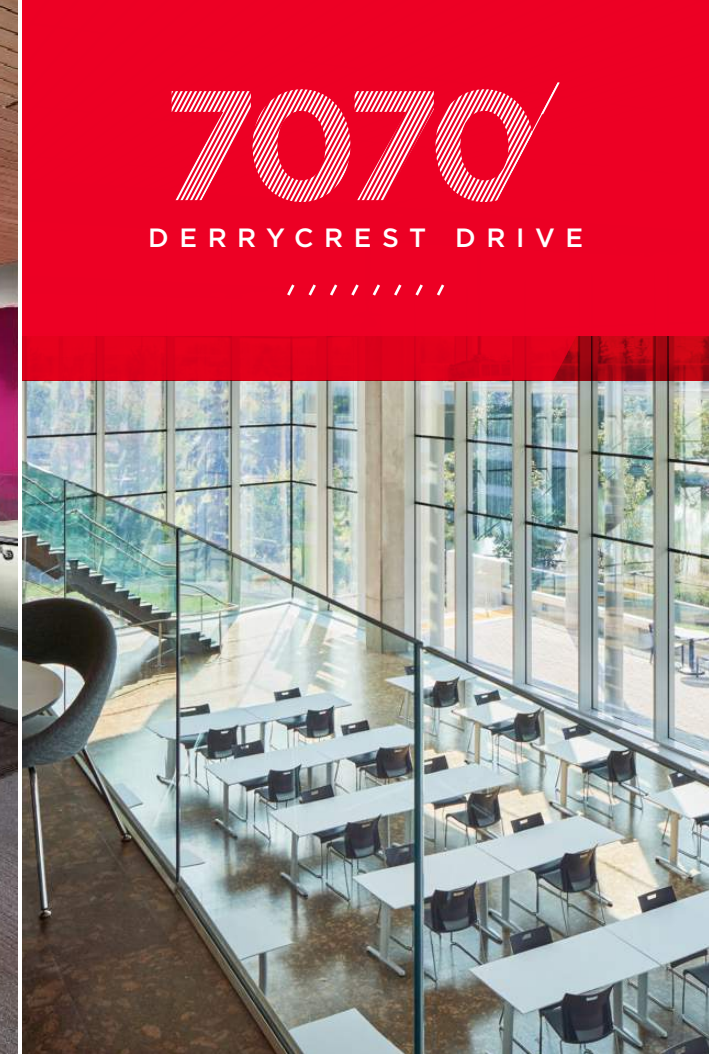
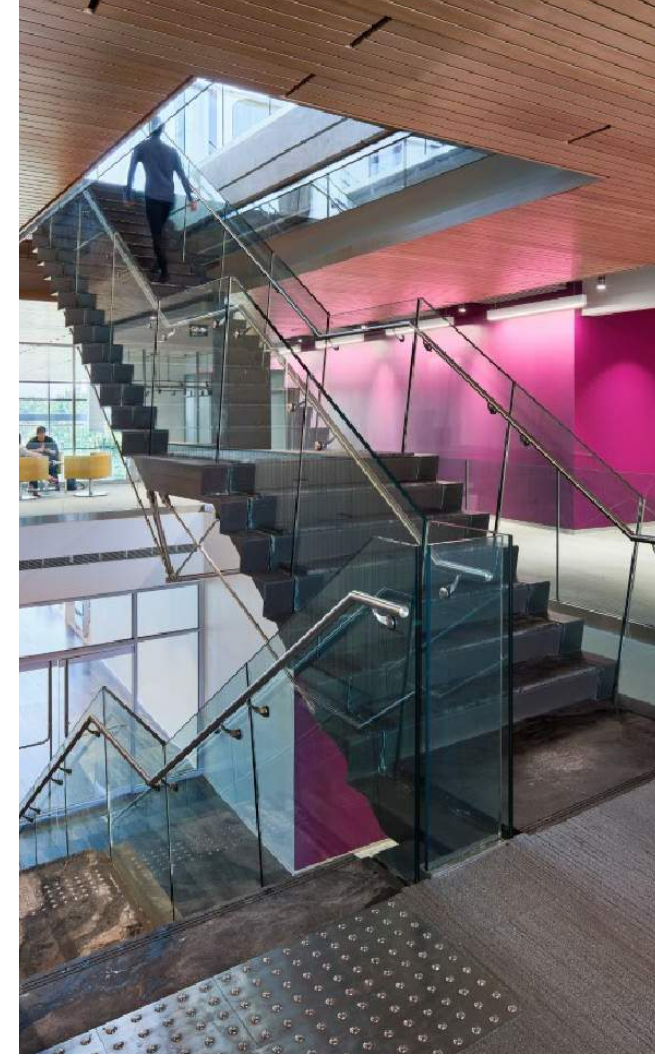
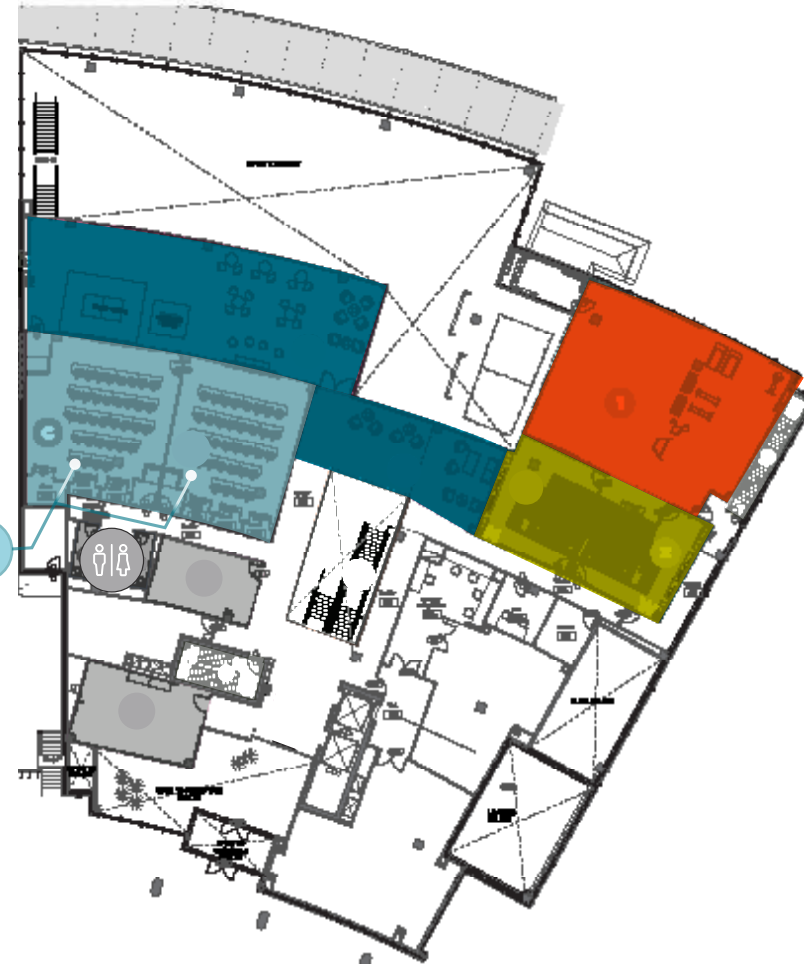


ON-SITE
AMENITIES

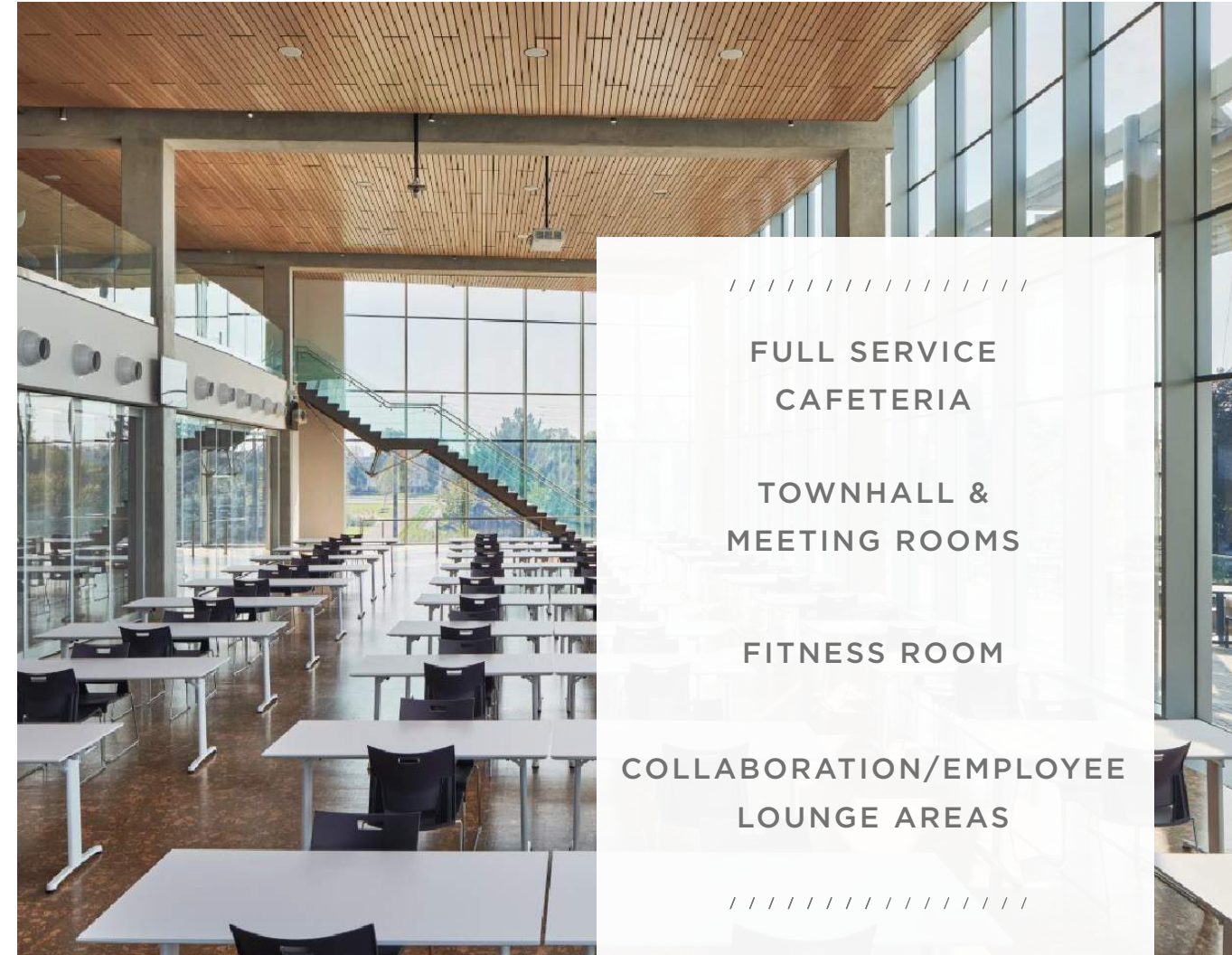
GROUND FLOOR



SECOND FLOOR



7070
DERRYCREST DRIVE



- FULL SERVICE CAFETERIA
- TOWNHALL & MEETING ROOMS
- FITNESS ROOM
- COLLABORATION/EMPLOYEE LOUNGE AREAS

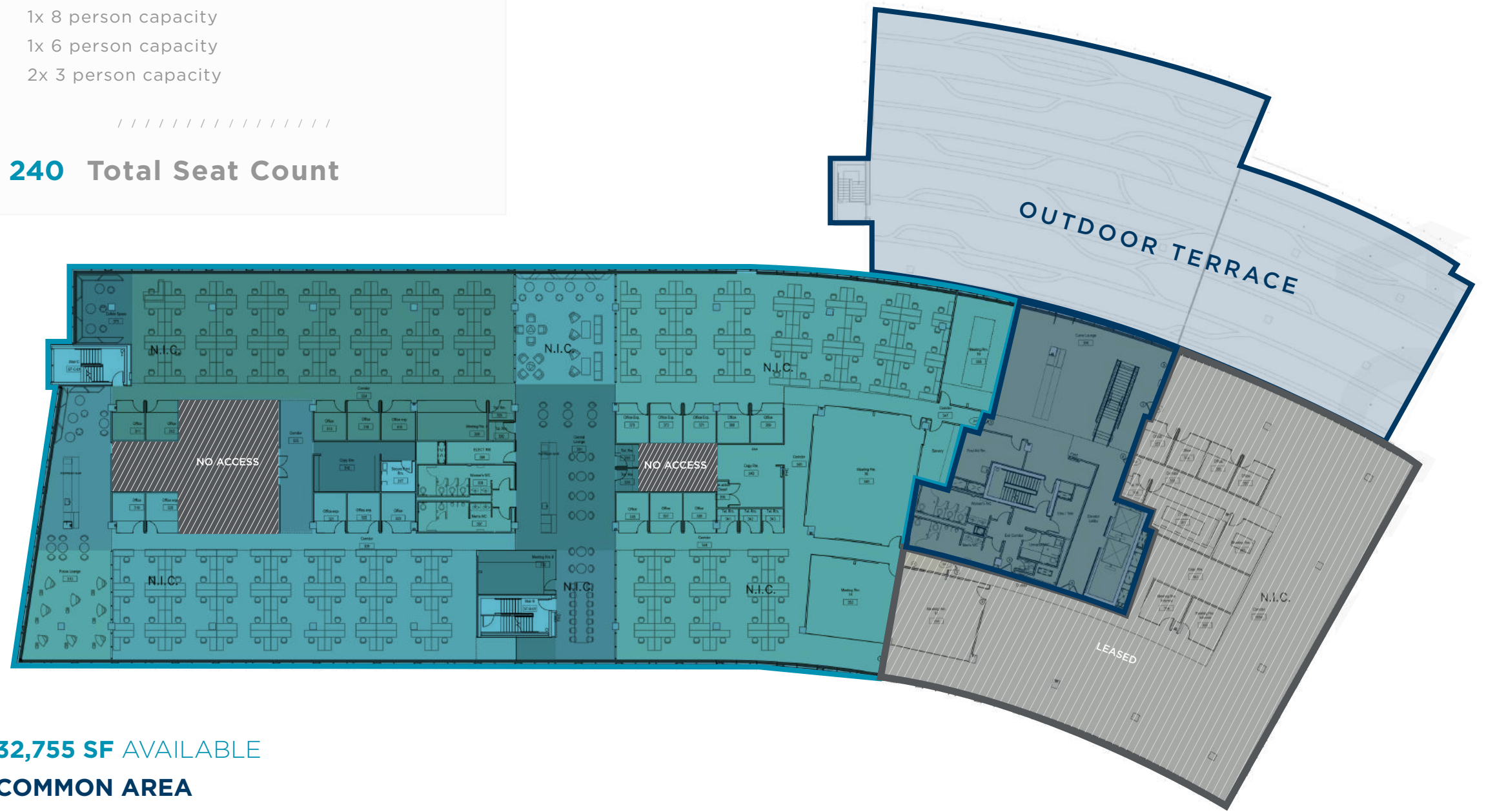


FURNITURE DENSITY

- 215** Cubicles
- 16** Offices
- 2** Small Meeting Rooms
(potential expansion)
- 7** Meeting Rooms:
 1x 30 person capacity (servery attached to room)
 1x 18 person capacity
 1x 14 person capacity
 1x 8 person capacity
 1x 6 person capacity
 2x 3 person capacity

240 Total Seat Count

THIRD FLOOR 32,755 SF

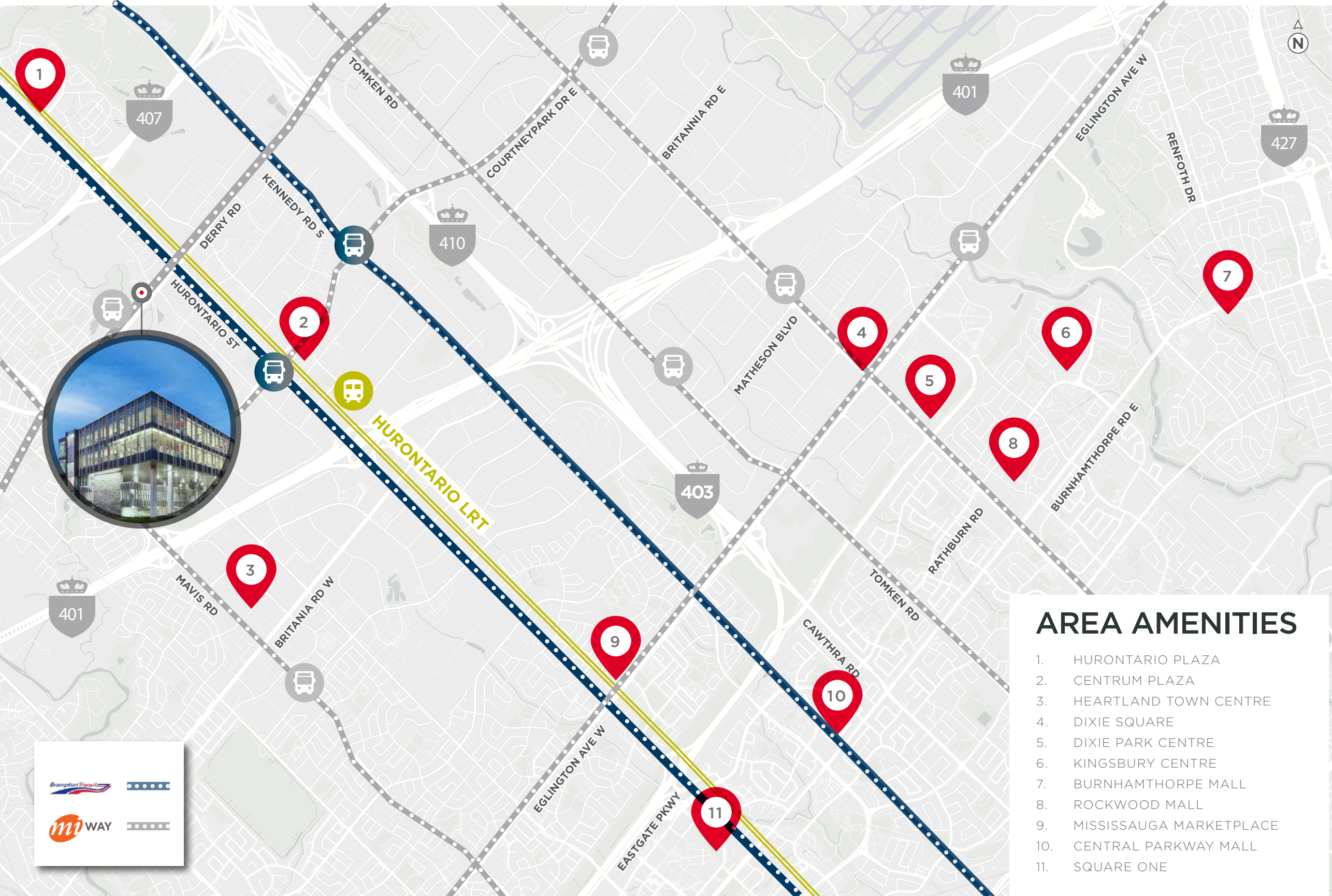


- **32,755 SF AVAILABLE**
- **COMMON AREA**
- **LEASED SPACE**



7070

DERRYCREST DRIVE



11 SHOPPING CENTRES
WITHIN A 20 MINUTE DRIVE

TRANSIT TIMES

DOWNTOWN TORONTO
VIA 502 ZUM

85 mins | 1.3 km

PORT CREDIT
VIA MIWAY 103

85 mins | 1.3 km



DRIVE TIME

HWY 407
2 mins | 1.3 km

HWY 401
3 mins | 3 km

HWY 403
7 mins | 4.5 km

HWY 427
11 mins | 12 km

GEW
25 mins | 15.9 km

PEARSON
16 mins | 14.6 km

DOWNTOWN TORONTO
45 mins | 34.5 km

AREA AMENITIES

1. HURONTARIO PLAZA
2. CENTRUM PLAZA
3. HEARTLAND TOWN CENTRE
4. DIXIE SQUARE
5. DIXIE PARK CENTRE
6. KINGSBURY CENTRE
7. BURNHAMTHORPE MALL
8. ROCKWOOD MALL
9. MISSISSAUGA MARKETPLACE
10. CENTRAL PARKWAY MALL
11. SQUARE ONE



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For additional information, contact listing agents

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