



For Lease

Meadowvale Corporate Centre

2000 Argentia Road



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Experience excellence.

Meadowvale Corporate Centre's (MCC) community is made up of five-buildings and all are BOMA Best Silver Certified, recognizing excellence in energy and environmental management and performance. The community is home to Cargill, Canadian Western Bank, Scotts Canada and Bell Technical Solutions to name a few. MCC is located one block south from Highway 401 and Mississauga Road with several amenities within the area including 21,000 square foot Wynn Fitness Club. Located directly across from MCC is Mullet Creek Park with walking paths to keep you active and get your steps in. The community complex is beautifully landscaped with seating areas and walking paths and on-site amenities.

QuadReal has an on-site team of dedicated property management staff and are ready to provide you with service excellence. Come take a tour of this excellent community complex.

Experience

COMMUNITY

UNITY

Building community highlights

- Building signage opportunities available - Grow your brand
- Various suite sizes available and model suite program underway
- Multiple redundant fibre optic connections to meet your technical needs
- Beautiful landscaped grounds and outdoor seating area
- On-site café and deli
- Electric Vehicle charging stations
- Plenty of free unreserved surface parking 3/1,000 SF leased, designated short-term parking at Plaza 1
- Walking trails located directly adjacent to MCC at Mullet Creek Park
- On-site team of dedicated, professional property management staff
- Through QuadReal Connect service needs are met 24/7



Building layout and availability



Argentia Road

Mississauga Road

Turner Valley Road

Base Rate

\$16.00 PSF

Add. Rent*

\$17.82 PSF

*2023 Estimated Additional

Plaza 5 Availability

LL 100	6,747 SF	Available
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Lower level office space ready for tenant improvements.

Suite #200	13,388 SF	Available
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19,104 SF of contiguous space.

Suite #301	4,800 SF	Available
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Space is Raw.

Suite #400	5,447 SF	Available
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Mixture of open area, private offices.

Suite #500	13,244 SF	01 Jul, 2023
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Full floor. Office space built out with mixture of private offices, boardroom and kitchen.

Plaza 4 Availability

Suite #295/260	4,077 SF	01 Jun, 2023
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Office space built out with mixture of private offices, boardroom and kitchen.

Suite #295	2,754 SF	01 Jun, 2023
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Mixture of private offices, boardroom and open space.

Suite #260	1,323 SF	01 Jun, 2023
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Built out private offices and a kitchen area

Suite #430	2,935 SF	01 Aug, 2023
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Private offices, boardroom and kitchen. Demisable to 1,922 SF and 1,013 SF.

Plaza 3 Availability

Suite #200	4,902 SF	Available
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Mixture of private offices, boardroom and open space.

Suite #301	4,165 SF	Available
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Office space built out with mixture of private offices, boardroom and kitchen.

Plaza 2 Availability

Suite #300/320	13,385 SF	01 Sep, 2023
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Full floor available. Built out space with offices, boardroom and kitchen.

Suite #300	9,847 SF	01 Sep, 2023
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Mixture of private offices, boardroom and open space.

Suite #320	3,538 SF	01 Sep, 2023
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Office space built out with mixture of private offices and open space



Building excellence in our community.

Sustaining the facilities, your business and the community you work in.



Building Details

Meadowvale Corporate Centre was built between 1976-1976 with extensive capital improvements since its completion. The total complex is made up of approximately 274,000 SF with a typical floor plate of 13,000 SF of rentable area. Buildings 1-4 are four story office buildings with building 5 at five stories. Ceiling heights range from 8'6" per floor with the ground floor height at 12'.

Storage is available and are located in the basement of buildings 3-5 for tenants to use at nominal cost.

Professional nightly janitorial, recycling and garbage removal services are provided in all tenant premises.



Hours/Security

Business hours for the complex are 7:00 AM to 6:00 PM daily (Monday - Friday) while card access is provided for building access after hours.



Communication

Multiple redundant fibre optic connections to meet your technical needs.

Plaza 1-3: Allstream, Telus, Bell, Beanfield, Rogers

Plaza 4: Rogers, Telus, Beanfield, Bell

Plaza 5: Telus, Beanfield, Bell, Allstream



Parking

Free unreserved surface parking available at a 3:1000 ratio with designated short-term parking available at plaza 1. Designated parking spots are available for Hybrid or Eco Vehicles



Electrical

The plaza interior is well lit by 2'x4' energy efficient T8 light fixtures. The overall lighting load allowance is 1.5 Watts per square foot throughout the tenant premises. Automation and energy management systems control floor lighting while lighting in the common areas are controlled by motion sensors. Exterior canopy lighting is controlled by photo-electric sensors, MH light fixtures in the parking lots and interior courtyard areas.



Elevators

The elevators feature two hydraulic OTIS passenger elevators that provide access from the ground floor to the upper floors in buildings 1,2 and 4. Two geared passenger elevators provide access from the basement to upper floors in buildings 3 and 5. The elevators are upgraded with stainless steel controls, LED lighting, smoked mirrors and mahogany panels.



Fire Protection

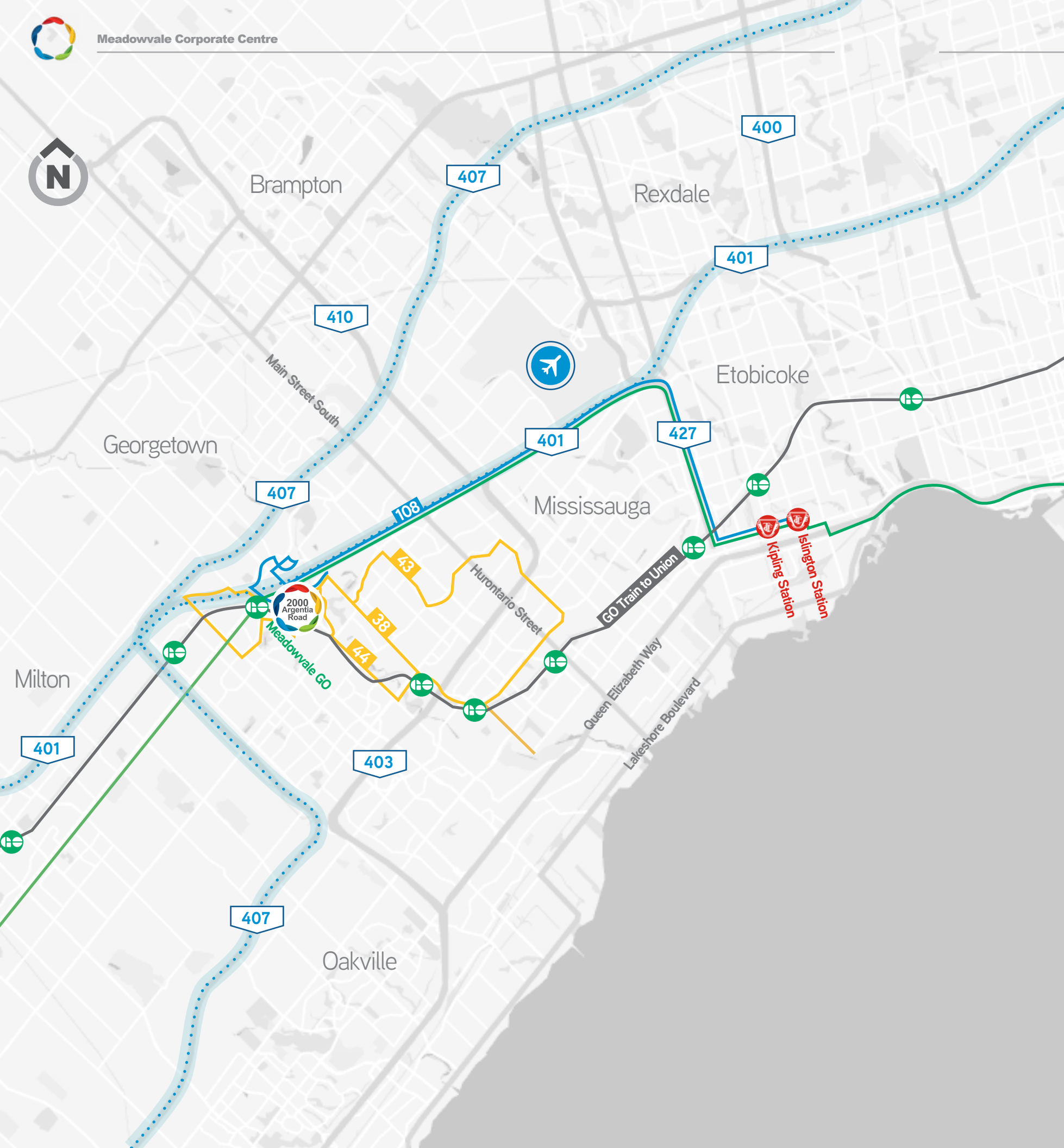
The buildings are well protected by sophisticated heat detectors, fire hose cabinets and pull station alarms on each floor. A sprinkler system is weaved throughout the complex with a single stage addressable fire system monitored 24/7.



HVAC

The Plazas are temperature controlled with efficient cooling rooftop units providing free cooling and variable frequency drives (FVD) to optimize fan energy. Each building elevation is served by one rooftop unit while a second rooftop unit serves the common areas. Variable Air Volume (VAV) boxes are available on an average of one zone per 850 SF to deliver tempered and conditioned air to office premises.





Experience unrivaled access.

Travel Distance

Situated just south of Highway 401 at the corner of Mississauga Road and Argentia Road, Meadowvale Corporate Centre is a quick drive to the following points of interest:

401	HIGHWAY 401 3 Minutes	407	HIGHWAY 407 5 Minutes	403	HIGHWAY 403 10 Minutes
410	HIGHWAY 407 10 Minutes	427	HIGHWAY 427 17 Minutes	400	HIGHWAY 400 23 Minutes
	Mississauga City Centre 15 Minutes		Pearson Airport 20 Minutes		Downtown Toronto 35 Minutes

Transit Information

- The MiWay stop at the doorstep provides access to multiple routes.
- MiWay express Route 108 provides connection to Kipling and Islington TTC stations.
- The GO Bus route 21 connects to Union Station.
- Meadowvale GO Train and Bus Station is conveniently located within a five minute walk.



Easy access to amenities.

Restaurants

- 1 Chop Steakhouse
- 2 St. Louis Bar & Grill
- 3 Gabriel's Italian Restaurant
- 4 Bliss Chinese Cuisine
- 5 Burger King
- 6 De Code Adventures
- 7 Pizza Pizza
- 8 McDonald's
- 9 Asian Wok & Roll
- 10 Maplehurst Bakeries
- 11 Boston Pizza
- 12 Goldenview Chinese

Banking

- 1 CIBC
- 2 Royal Bank of Canada
- 3 Bank of Montreal
- 4 TD Canada Trust
- 5 National Bank

Hotels

- 1 Residence Inn by Marriott
- 2 Four Points Sheridan
- 3 Holiday Inn Suites
- 4 Motel 6 Mississauga
- 5 Hilton

Gas

- 1 Esso/Circle K
- 2 Tru Value
- 3 Gas Equipment Supplies
- 4 Streetsville Gas
- 5 Petro-Canada
- 6 Husky Gas

Shopping

- 1 Heartland Town Centre
- 2 Meadowvale Town Centre
- 3 LCBO
- 4 Home Depot
- 5 Real Canadian Superstore
- 6 Metro

Fitness

- 1 Wynn Fitness
- 2 Crunch Fitness
- 3 Goodlife Fitness
- 4 Destiny Fitness
- 5 Fit in 20

Child Care

- 1 Plasp Child Care
- 2 Hearts In Bloom
- 3 Willow Way Child Care
- 4 Bright Horizons
- 5 Simply Smart Child Care

On-site amenities

In addition to being surrounded by local amenities from banks, to child care, to hotels, Meadowvale Corporate Centre also has the following service amenities within the complex:

**Seated
deli/cafe**

**Print and
copy centre**

**Mobile dry
cleaning**

**Shared
meeting area**



Property management & sustainability

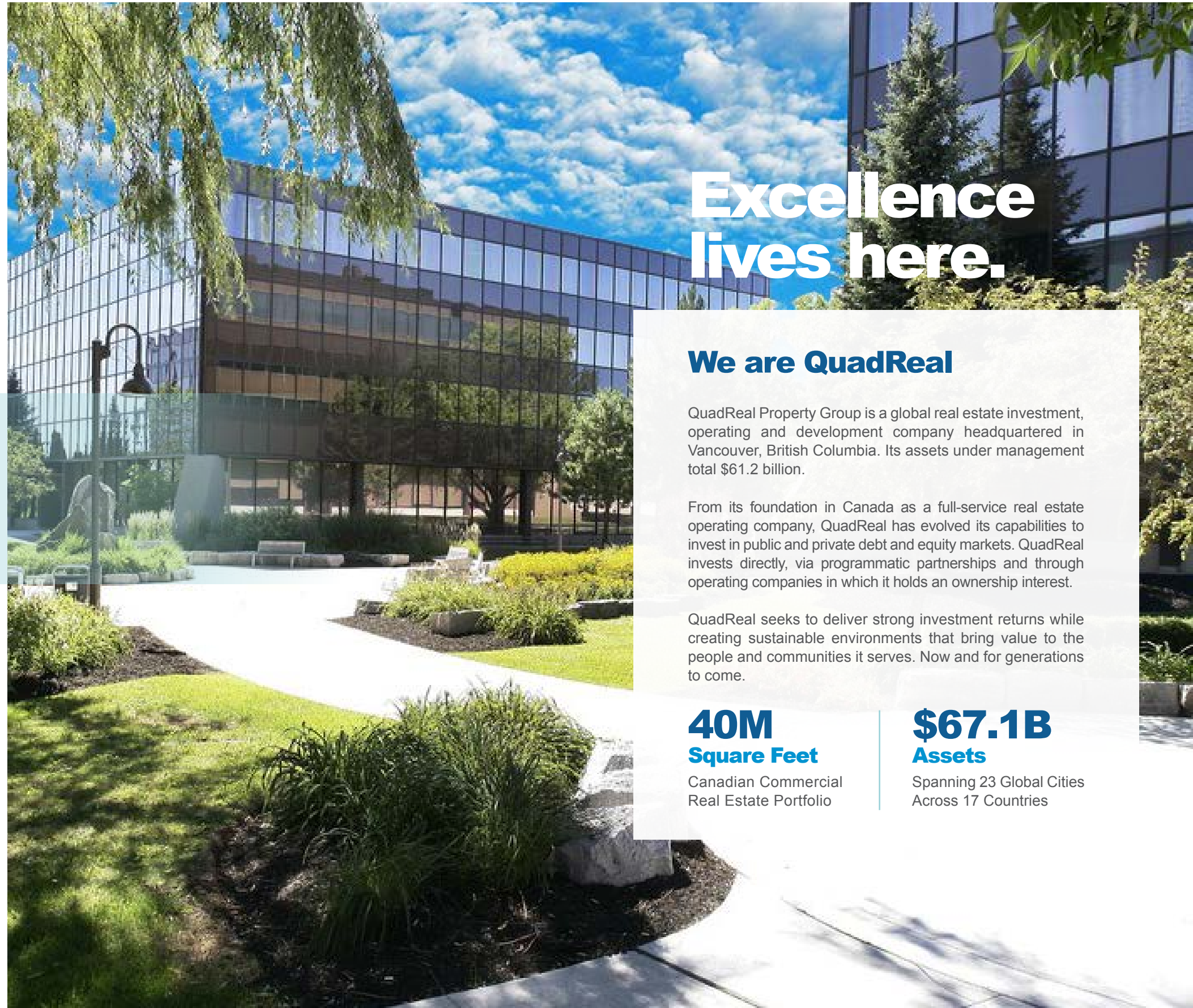
QuadReal is committed to excellence in property management at Meadowvale Corporate Centre. They scale up adoption of proven technologies that deliver environmental or social benefits.

“It is our priority to reduce energy, water waste, and greenhouse gases”

QuadReal provides 24/7 access to a live customer service agent through QuadReal Connect, along with on-site staff during business hours. Their hosted tenant programs and events promote wellbeing and productivity in the workplace.

Sustainability Notables

- Awarded BOMA Best Silver certification
- Full recycling program on-site, including organics
- Low water consumption plumbing fixtures
- “Smart watering irrigation control system
- Green cleaning program
- All electric landscape maintenance



Excellence lives here.

We are QuadReal

QuadReal Property Group is a global real estate investment, operating and development company headquartered in Vancouver, British Columbia. Its assets under management total \$61.2 billion.

From its foundation in Canada as a full-service real estate operating company, QuadReal has evolved its capabilities to invest in public and private debt and equity markets. QuadReal invests directly, via programmatic partnerships and through operating companies in which it holds an ownership interest.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.

40M
Square Feet

Canadian Commercial
Real Estate Portfolio

\$67.1B
Assets

Spanning 23 Global Cities
Across 17 Countries

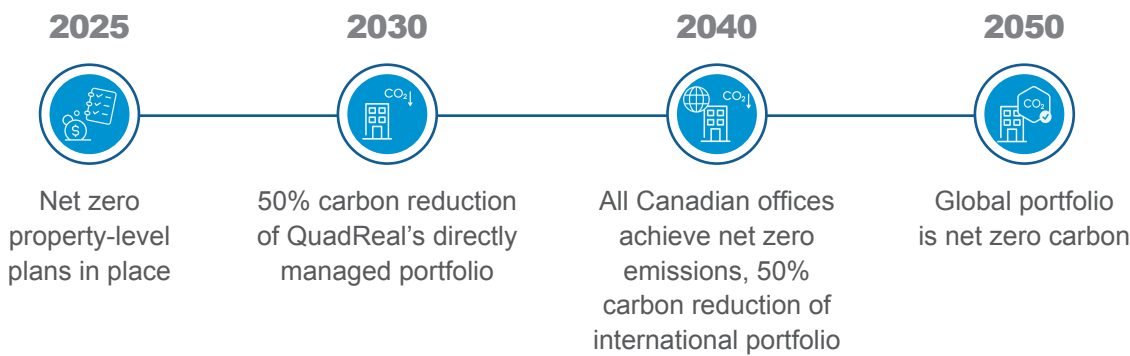


Our commitment to net zero

At QuadReal we're committed to leadership in sustainability on a global scale, and right here at home in Canada.

We've set ambitious targets to reduce water, waste, energy and carbon emissions - rigorously tracking our progress using real scientific data. But we know we can do more. That's why we're working to cut 100% of our operation's carbon footprint by 2050. It's part of our pledge to build better communities, places that aren't just good for our customers' wellbeing but for the entire planet.

QUADREAL'S PATH TO NET ZERO



KEY NOTABLES

CERTIFICATIONS: Boma Best Platinum (CCE), BOMA Best Gold (CCS), Fitwel 2 Star, Wirescore Platinum, Rick Hanson Accessibility Certification, BOMA 360 Performance, BOMA Certificate of Excellence

EV charging stations and secure bike storage available

Full recycling program including organics, paper, cardboard, bottles/cans, e-waste, printer toner, batteries and light bulbs

LEED® protocols maintained for cleaning, pest control, landscape maintenance, snow removal

Various zero waste tenant events



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