



**GWL** REALTY  
ADVISORS

 **JLL**

# 1 CITY CENTRE

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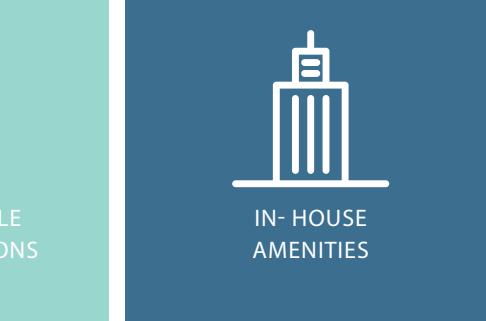
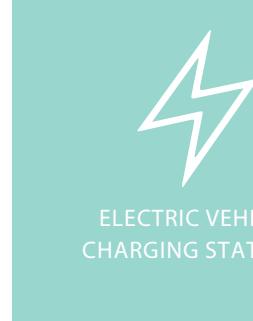
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# 1 CITY CENTRE

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.



## = BUILDING HIGHLIGHTS

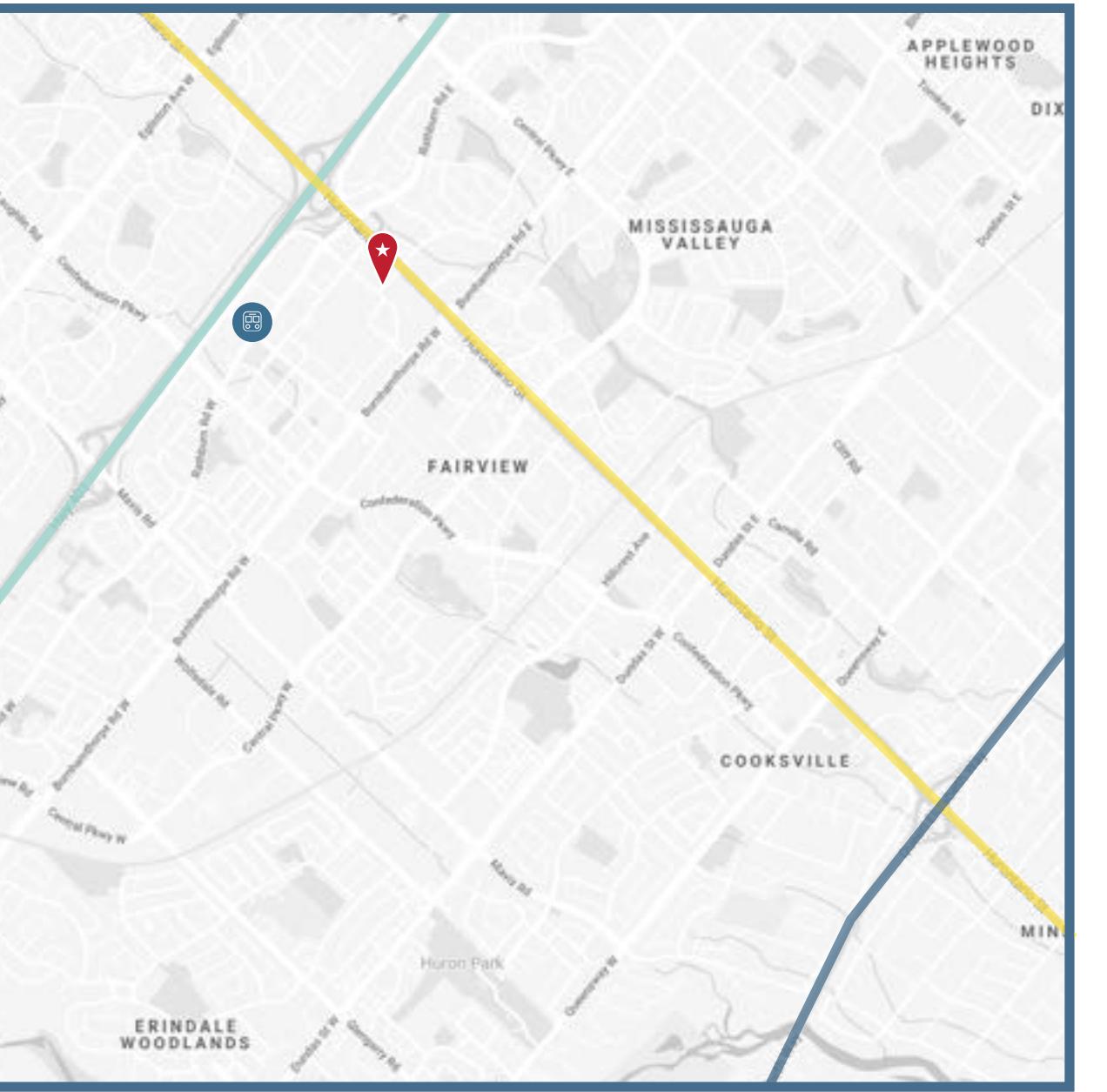


## — HIGHWAY ACCESS

1 City Centre is 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.

### LEGEND

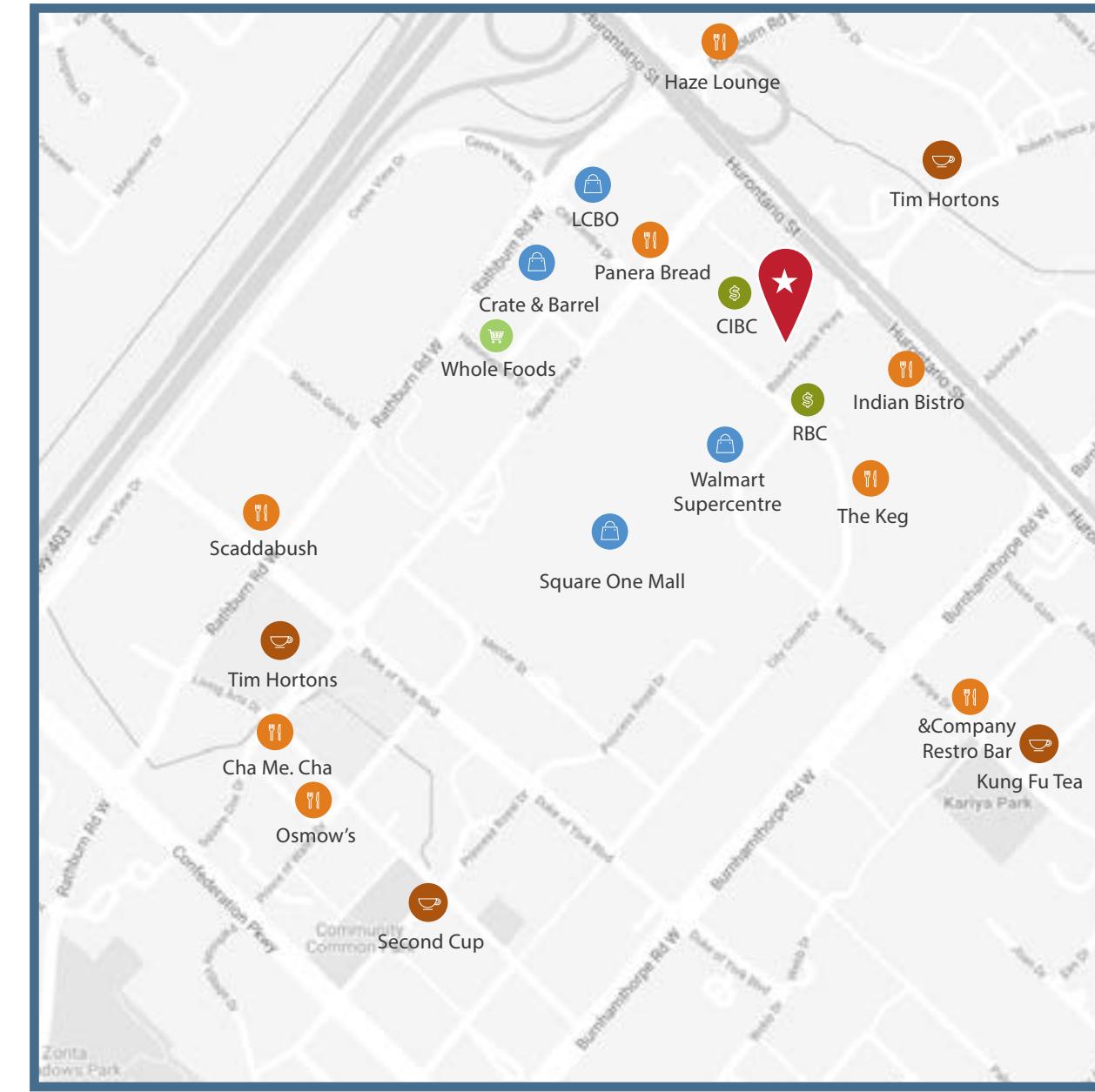
- 1 CITY CENTRE
- Mississauga Go Bus Terminal
- Hurontario St
- Hwy 403
- Queen Elizabeth Way



## — NEARBY AMENITIES

### LEGEND

- 1 CITY CENTRE
- Restaurants
- Shops
- Café
- Groceries
- Banks

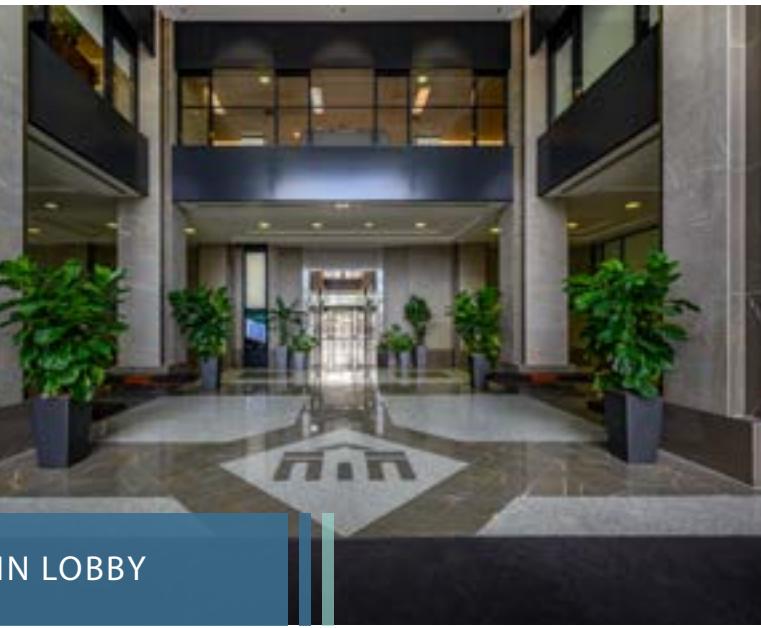


## TENANT LOUNGE



## — AVAILABLE SUITES

		
SUITE	BOMA 96	OCCUPANCY
• 1600	18,652 sq. ft	Leased
• 1510 <span>MODEL SUITE!</span>	4,859 sq. ft	Leased
• 1400	18,654 sq. ft.	Available
• 1200	18,655 sq. ft.	Available
• 1040 <span>MODEL SUITE!</span>	5,089 sq. ft.	Available Model Suite Coming Soon!
• 1020 <span>MODEL SUITE!</span>	8,000 sq. ft	Leased
• 1010 <span>MODEL SUITE!</span>	4,300 sq. ft	Available Model Suite Coming Soon!
• 800B	1,124 sq. ft	Available
• 708	6,500 sq. ft	Leased
• 700	12,175 sq. ft	Available
• 620	8,912 sq. ft.	Available
• 400	18,203 sq. ft	Available



MAIN LOBBY



ELEVATOR LOBBY



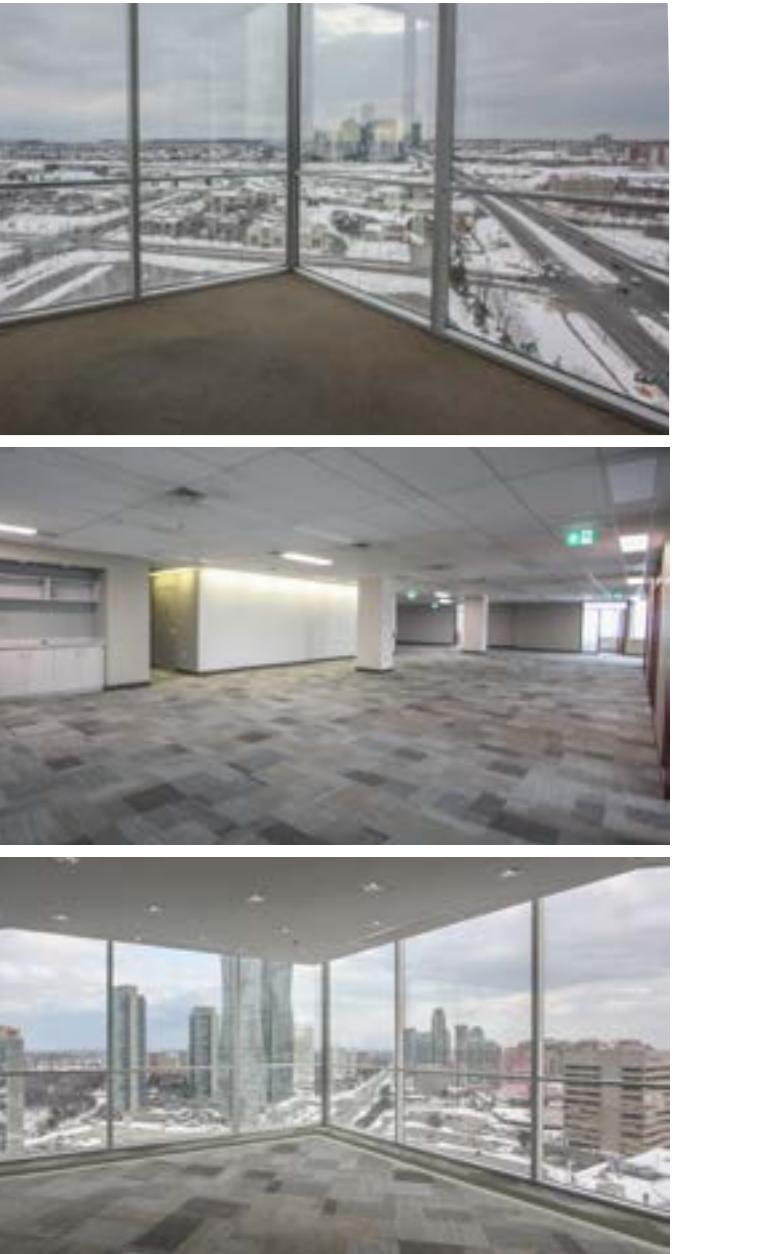
COVERED PARKING



SURFACE PARKING

## — SUITE 1600

18,652 SQ. FT.



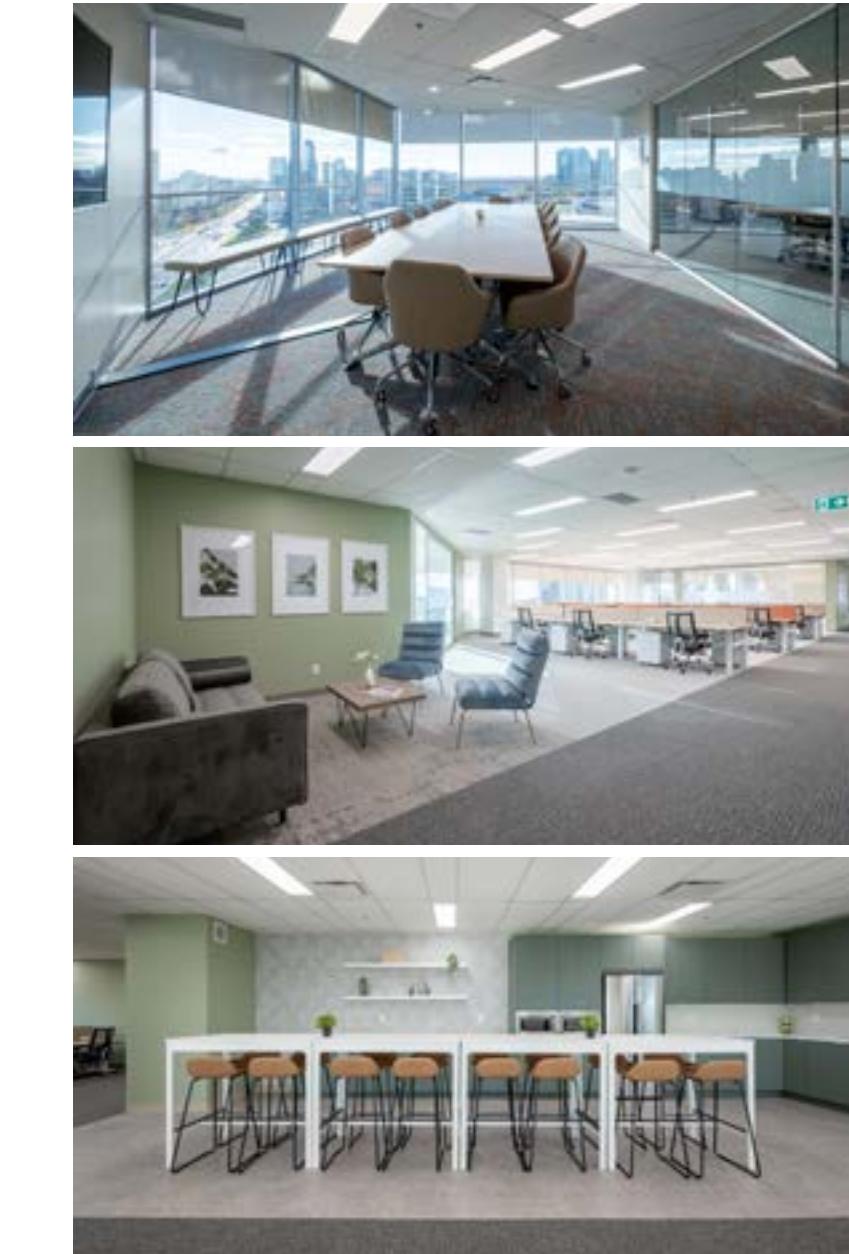
## — SUITE 1510

4,859 SQ. FT.

MODEL SUITE!

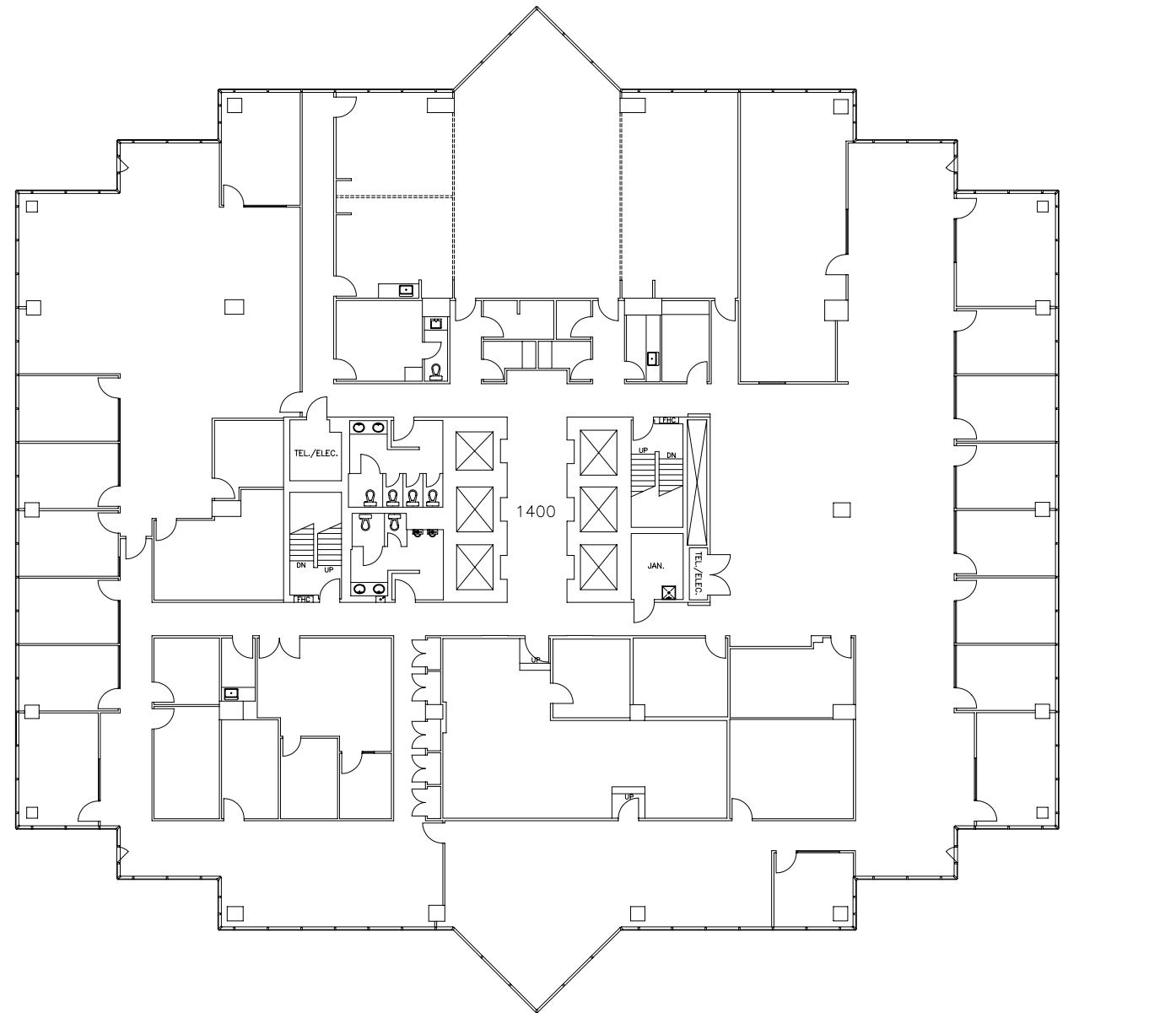


► SUITE 1510  
VIRTUAL TOUR



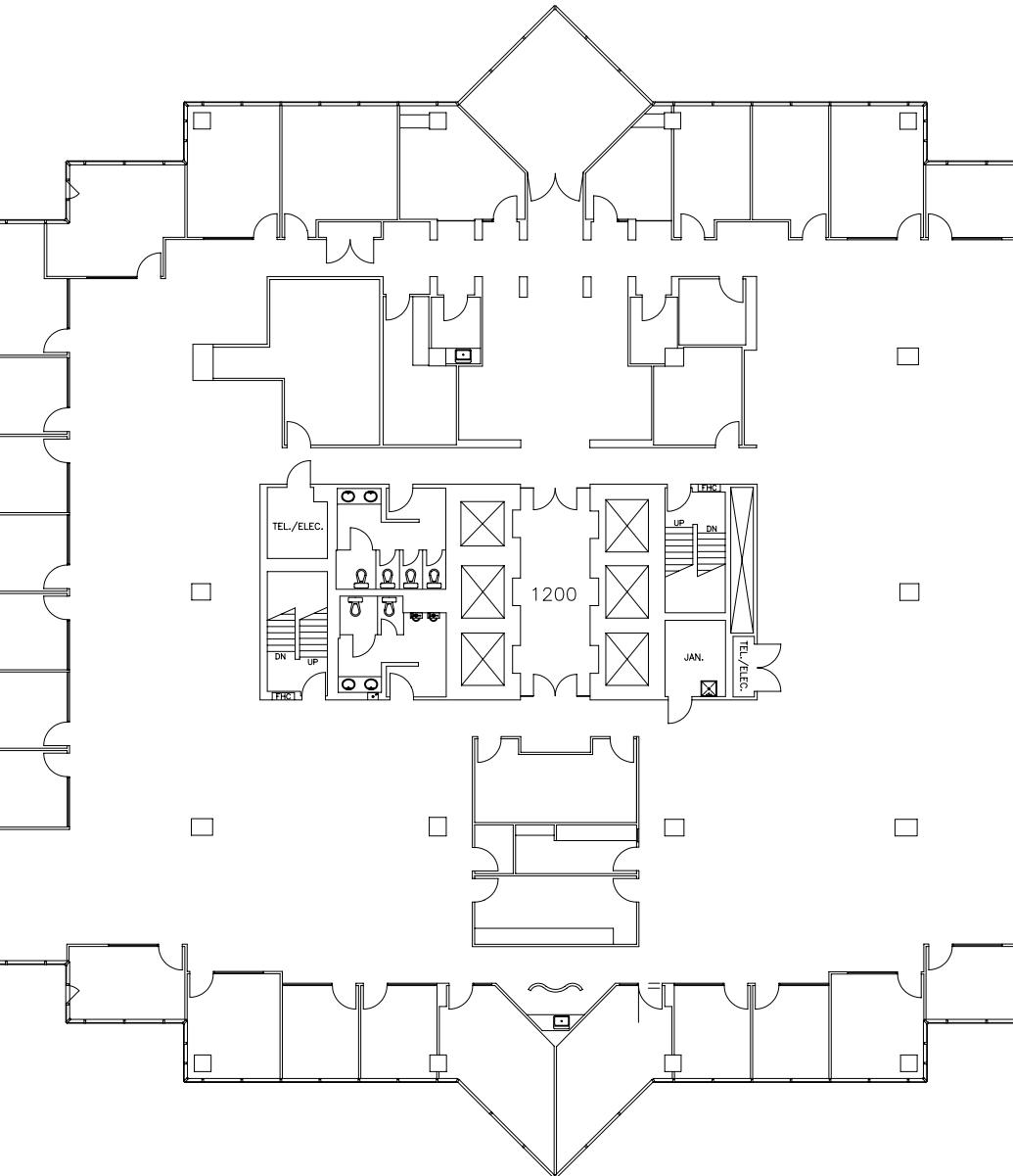
## — SUITE 1400

18,654 SQ. FT.



## — SUITE 1200

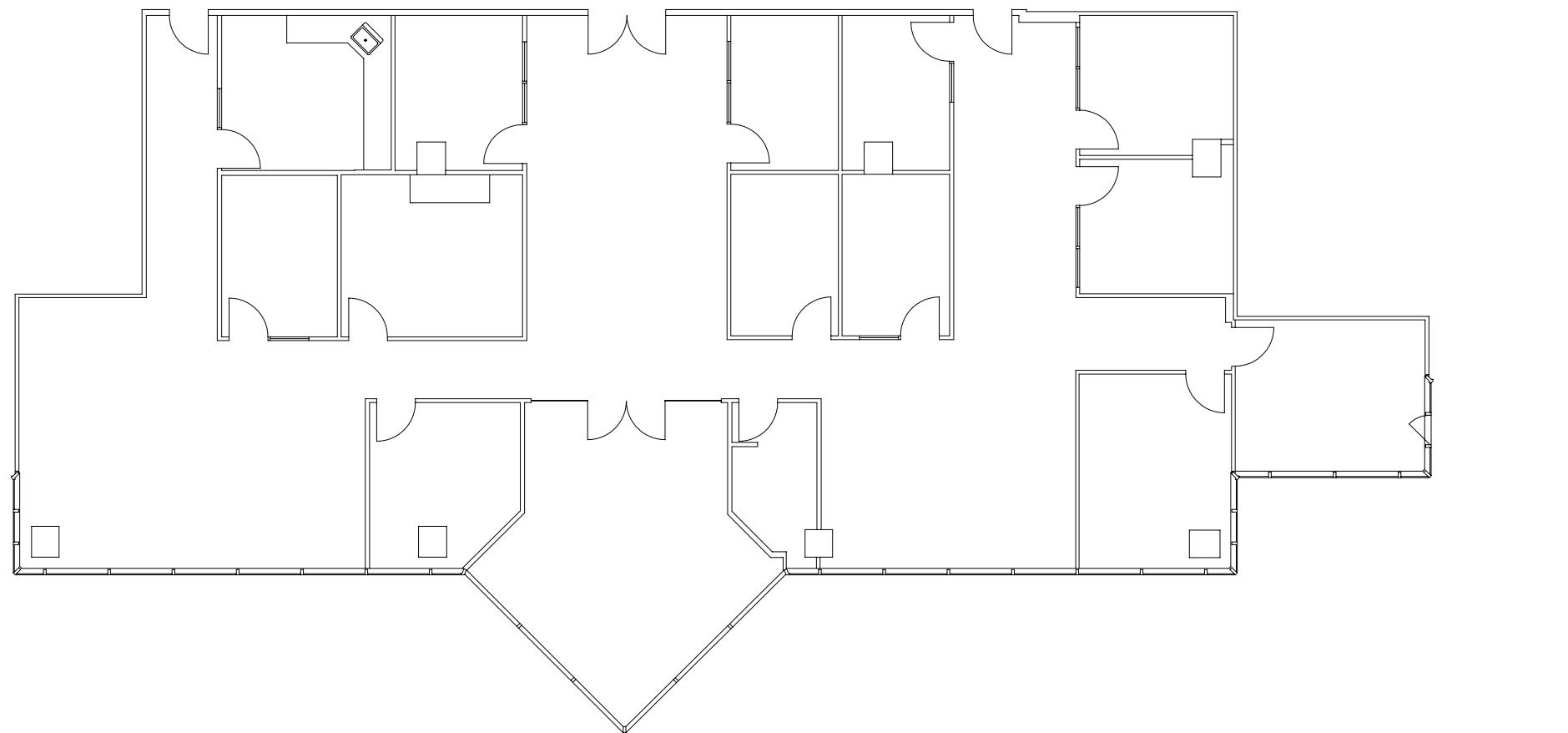
18,655 SQ. FT.



## — SUITE 1040

5,089 SQ. FT.

MODEL SUITE COMING SOON!



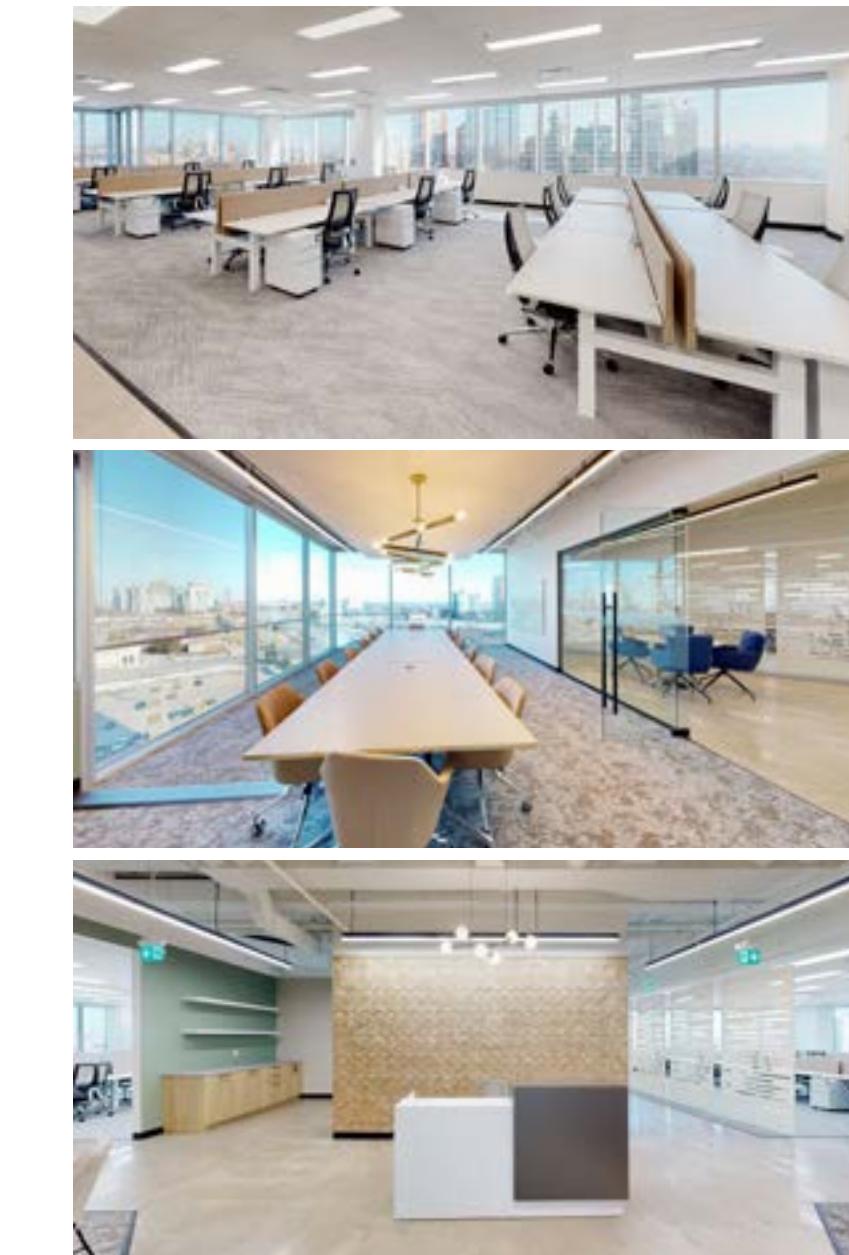
## — SUITE 1020

8,000 SQ. FT.

MODEL SUITE!



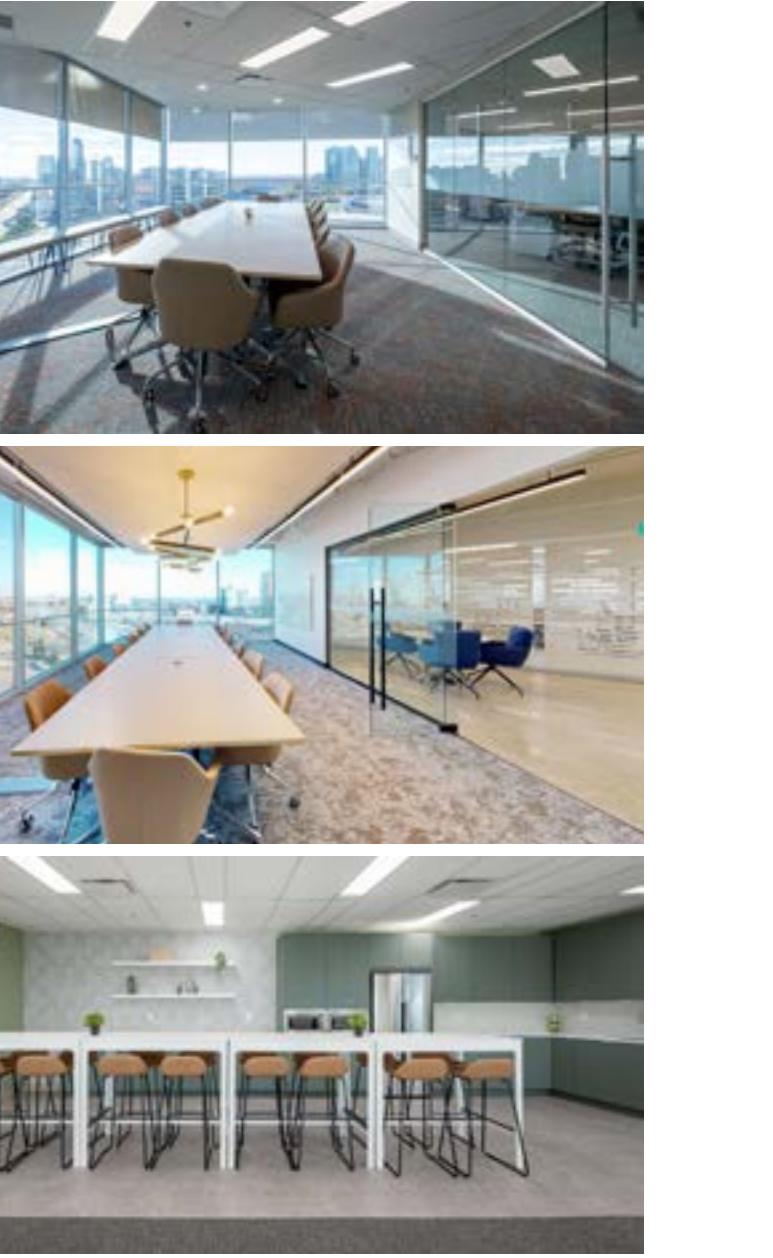
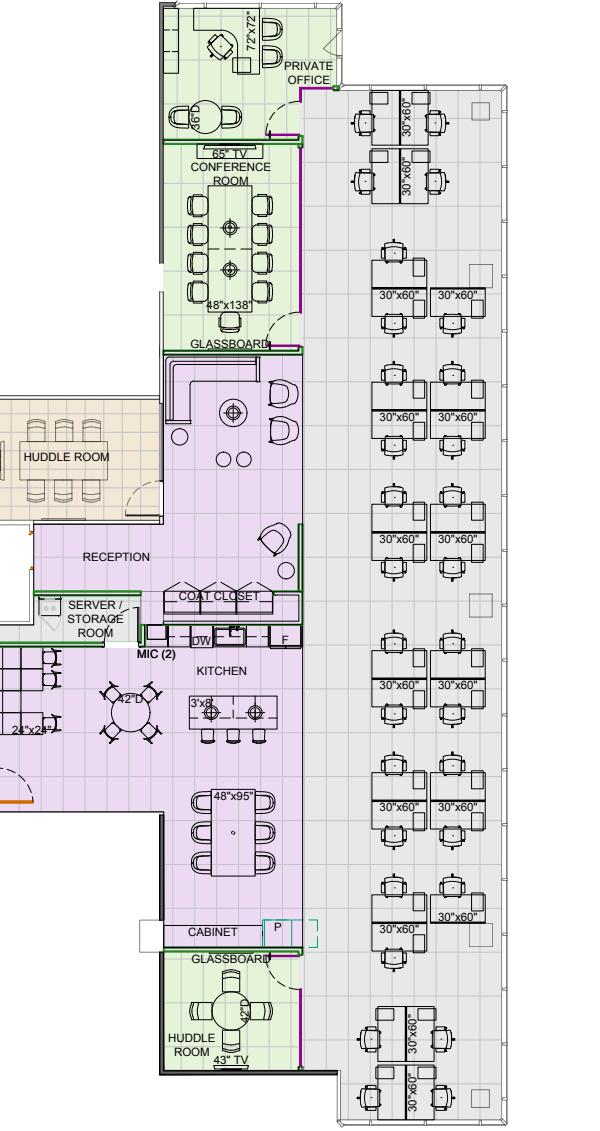
► SUITE 1020  
VIRTUAL TOUR



# SUITE 1010

4,300 SQ. FT.

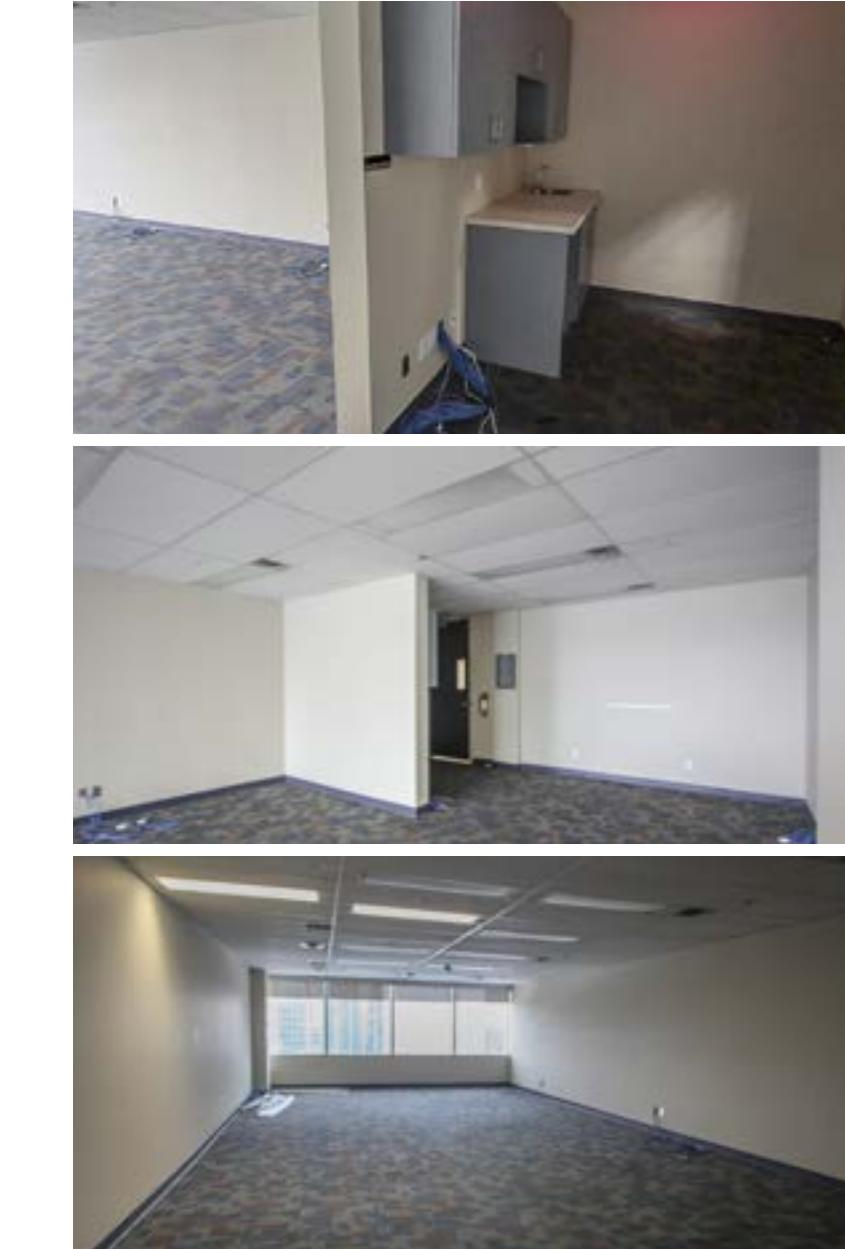
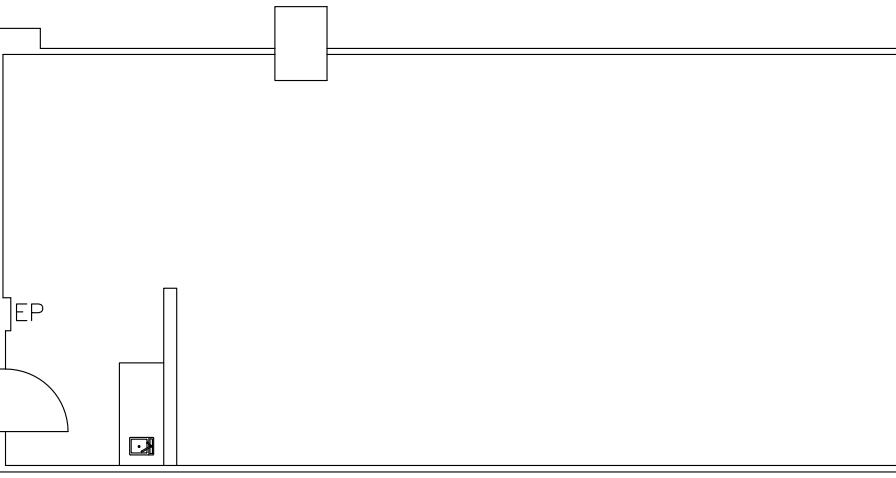
# MODEL SUITE!



ages

# SUITE 800B

1,124 SQ. FT.





## SUITE 800B VIRTUAL TOUR

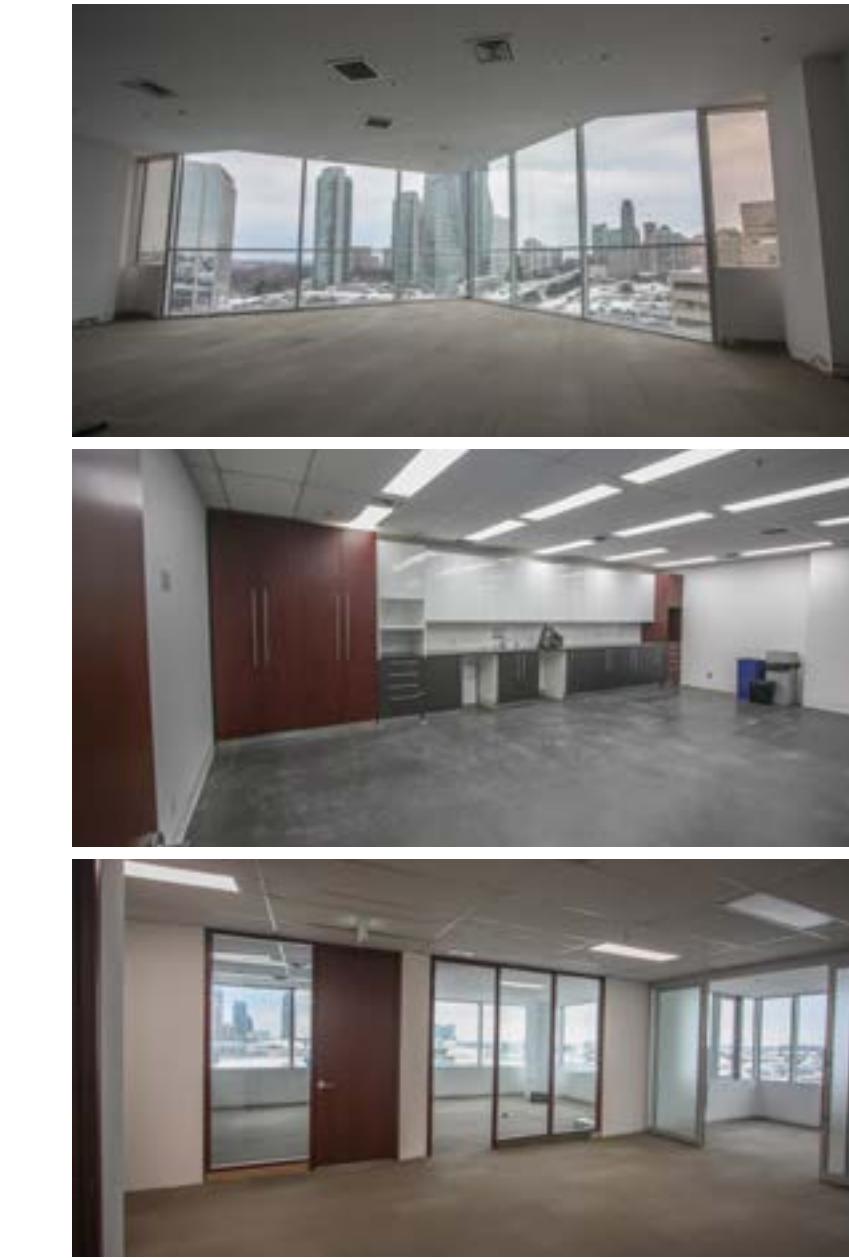
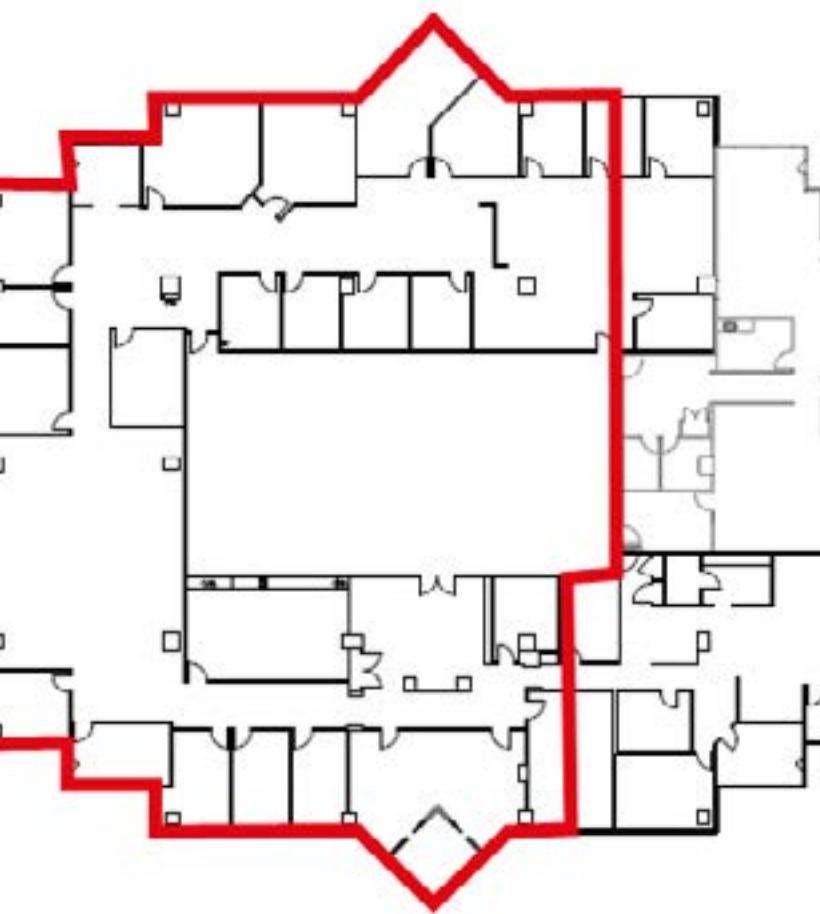
## — SUITE 708

6,500 SQ. FT.



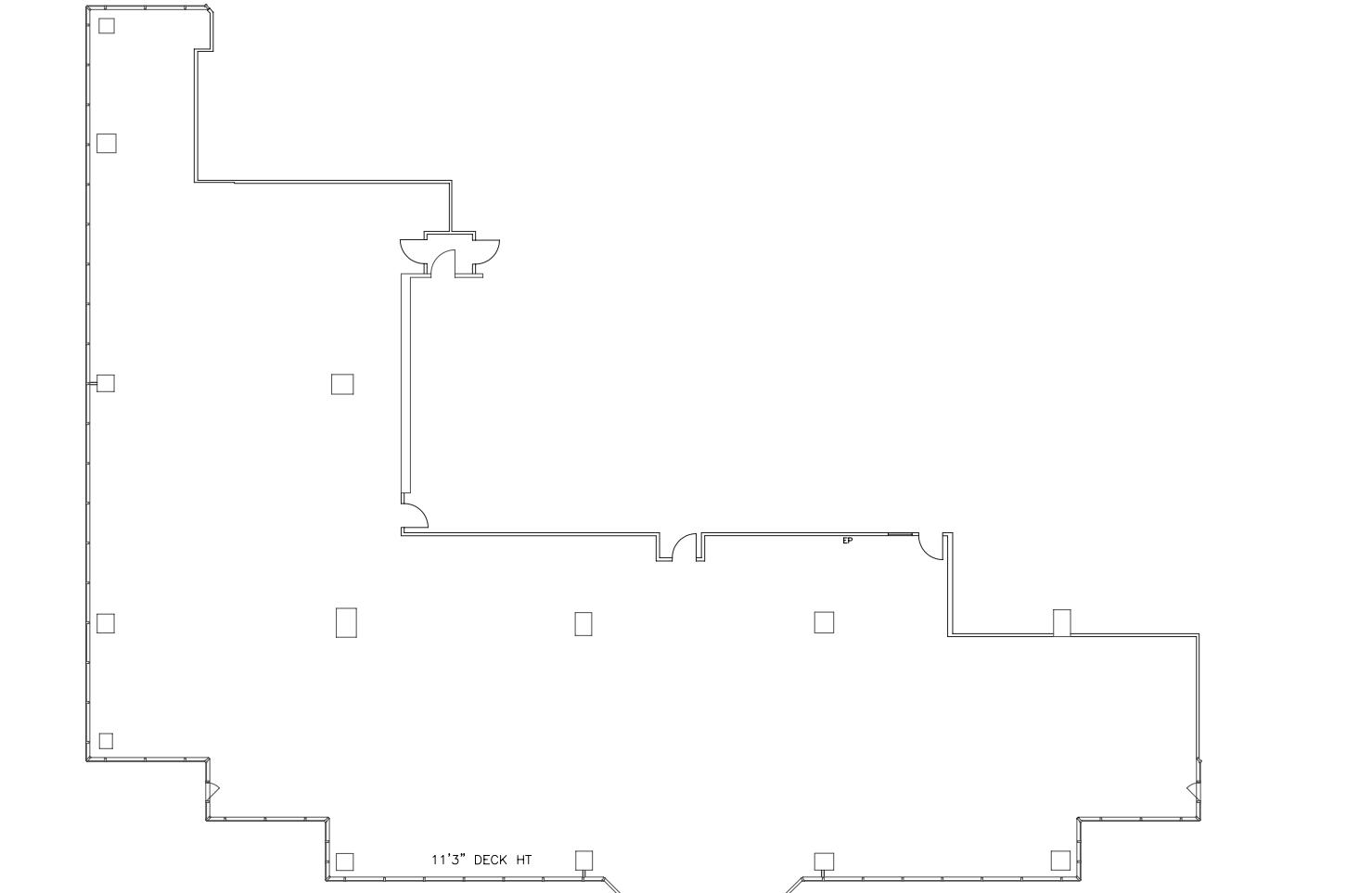
## — SUITE 700

12,175 SQ. FT.



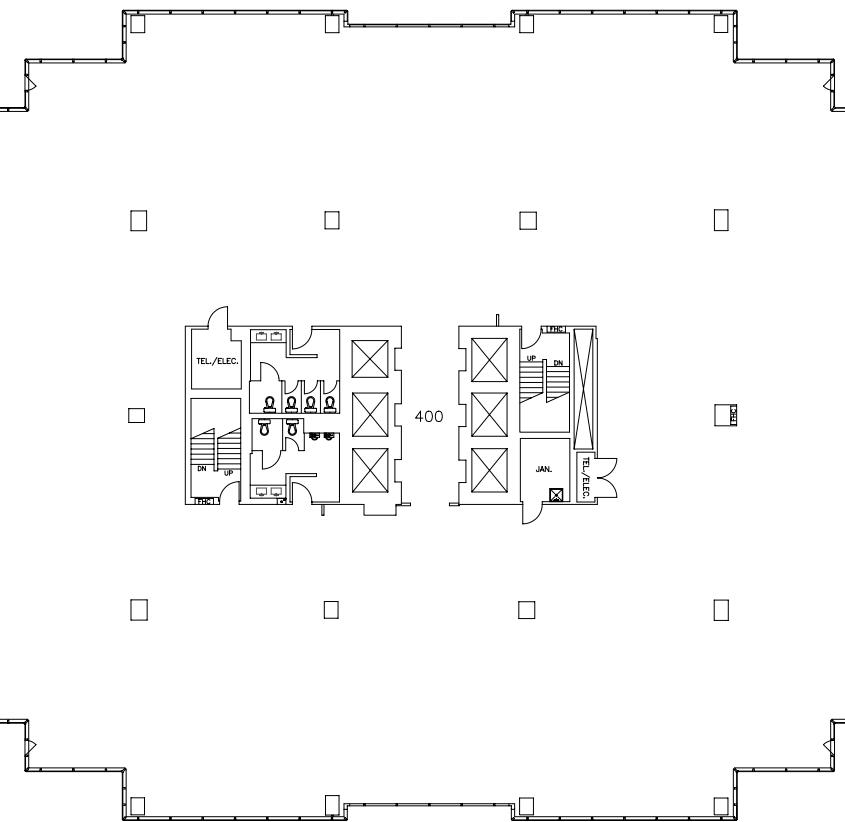
## SUITE 620

8,912 SQ. FT.

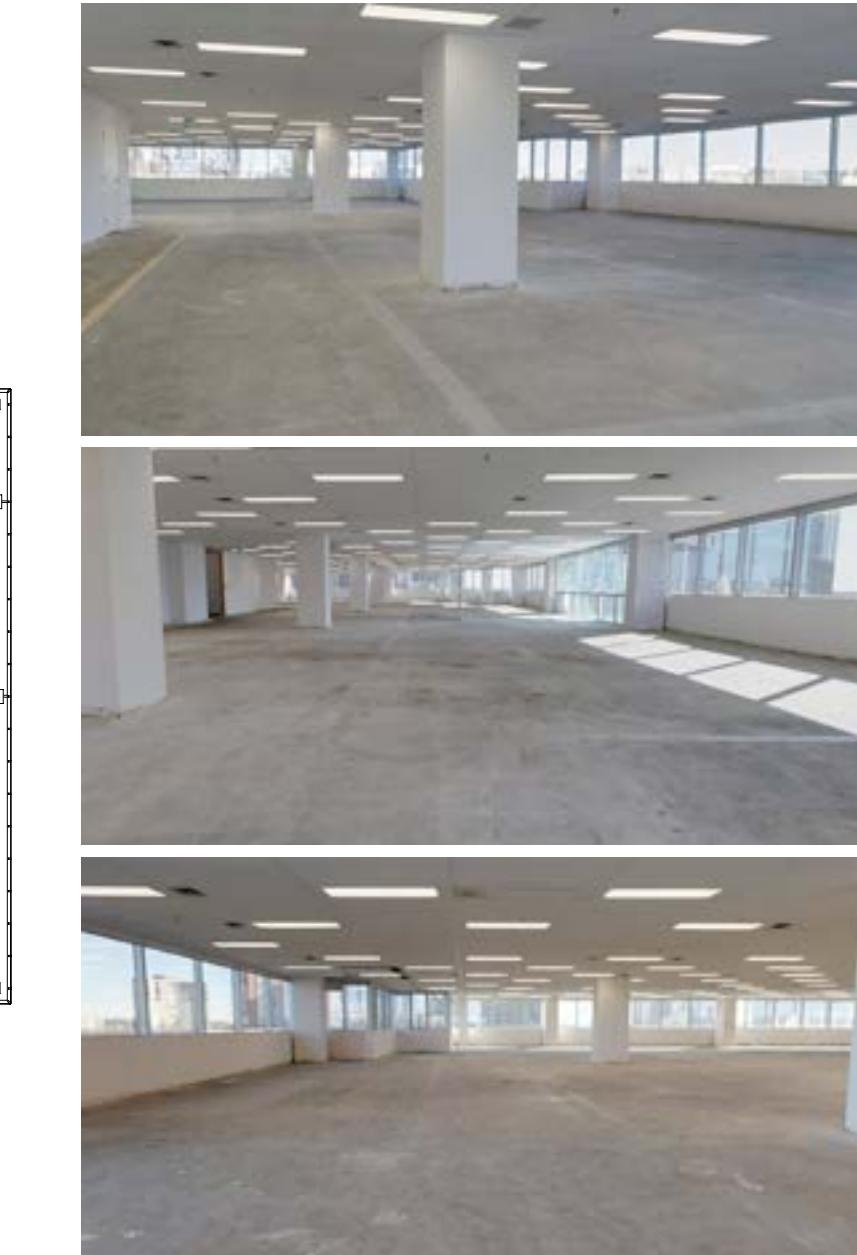


## SUITE 400

18,203 SQ. FT.



 SUITE 400  
VIRTUAL TOUR





# BUILDING OVERVIEW



**TOTAL RENTABLE AREA:**  
293,411 sq. ft. (approx.)



**NUMBER OF STORIES:**  
16



**YEAR BUILT**  
1990

## PROPERTY DESCRIPTION

- Typ. high-rise floor plate: 17,755 sq ft
- Typ. low-rise floor plate: 20,500 sq ft
- Typ. % gross up: 7.7%
- Posted Net Rate: Negotiable
- PSF Realty Tax: \$4.81
- PSF Utilities: \$1.20
- PSF Operating Costs: \$16.00
- PSF Additional Rent Total: \$22.01

## ELEVATORS

- High rise: 6
- Low rise: 6
- Freight: 1

## PARKING

- Surface parking: 565 stalls
- Surface ratio: 3.2 space per 1,000 sq ft
- Below ground parking: 381 stalls
- Monthly parking cost: \$107/mth P1 reserved  
\$75/mth P2/P3 reserved  
\$60/mth P2/P3 unreserved  
\$31/mth surface
- Parking description: Three (3) levels of conditioned parking

## SAFETY AND SECURITY

- Fire detection system: Yes
- Sprinkler system: Yes
- Manned security: Yes
- Security system: Yes

## POWER

- Typical power watts psf:
  - Tenant: 2 watts/sq ft
  - Lighting: 2 watts/sq ft

## HVAC

- HVAC dist system: Variable air volume
- HVAC hours: 6:00am-6:00pm Mo to Fri
- After hours HVAC: \$50/hr

## BUILDING SPECIFICATION

- Ceiling Height: 11' 0"+ slab to slab
- Wall Type: Window glazing
- Washrooms per floor: 2
- Satellite dish capability: YES
- Fibre optic capability: YES
- Shipping receiving: YES
- Emergency generator: YES

## AWARDS & DESIGNATIONS

- BOMA BEST Gold

# 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



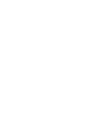
80%

#### 2017 ENERGY TARGET MET



ACTUAL CHANGE  
IN TOTAL ENERGY USE,  
2013-2017: -17.7%

#### 2017 WATER TARGET MET



WATER EFFICIENCY  
<55L/FT2

#### WALKABILITY SCORE



86

WALK SCORE



53

TRANSIT SCORE



8

BIKE SCORE  
8 BIKING PARKING SPOTS

#### 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

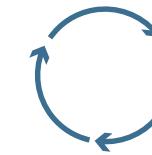
# ENVIRONMENT

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.



### GREEN BUILDING CERTIFICATIONS

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



FOR LEASING INFORMATION, PLEASE CONTACT JLL:

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