



**Bentall
Kennedy**

**Full Floor Leasing
Opportunity Available
up to 15,000 sq ft**

Pearson Corporate Centre 10 - 20 Carlson Court

Etobicoke, Ontario, Canada

The Pearson Corporate Centre is comprised of two Class "A" buildings totaling 316,000 square feet. The complex is surrounded by a host of amenities including restaurants, hotels, conference centres, shopping and financial institutions. It is ideally situated minutes from Pearson International Airport with ready access to major highway arteries.

Available - 10 Carlson Court

- ▶ **Suite 110: 9,178 sq ft - 90 days notice**
- ▶ **Suite 300: 15,205 sq ft - 90 days notice**
- ▶ **Suite 600: 15,203* sq ft - Immediately**

** Suites can be demised from 3,000 sq. ft.*

Rental Rates

- ▶ **Basic Rent: \$16.50 per square foot**
- ▶ **Est. 2011 Additional Rent: \$16.20 per square foot**



PEARSON
CORPORATE CENTRE

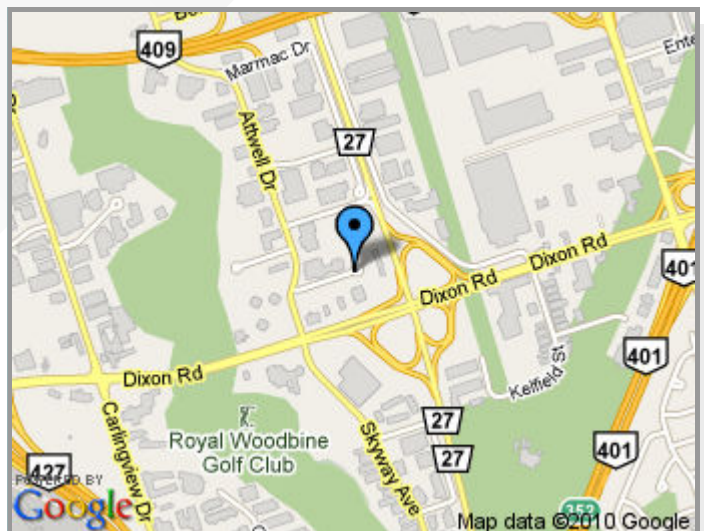
Tracy Macdonald
Vice President, Leasing

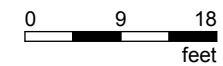
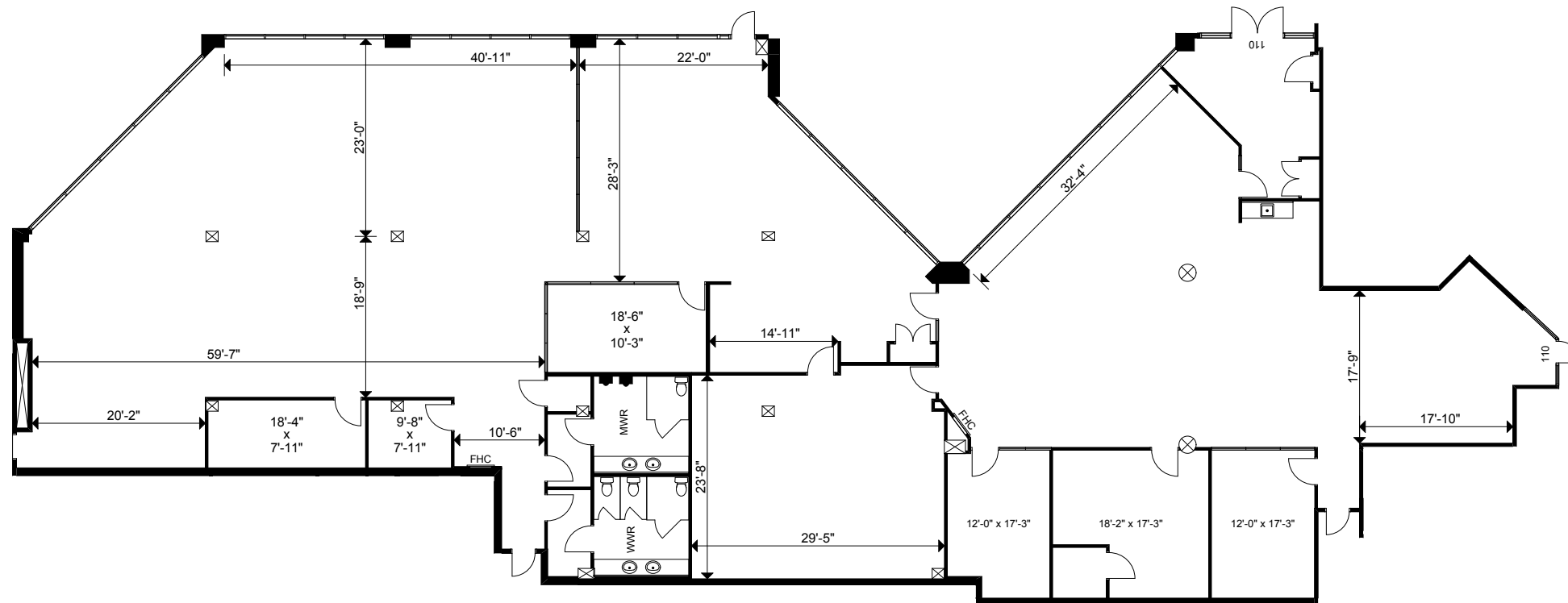
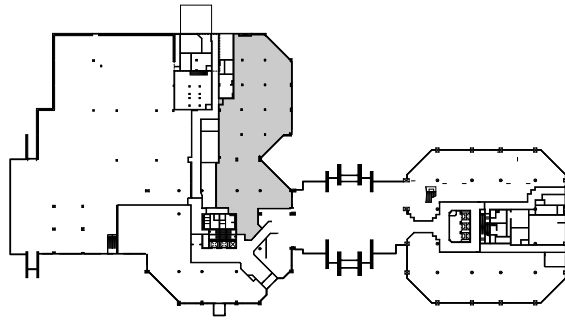
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Our foundation is
service

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"Client"



Bentall
Kennedy

Version:
V1

Prepared: 07/12/2010
Measured: 03/05/2007

Pearson Corporate
Centre
Etobicoke, Ontario
10 Carlson Court
Unit 110

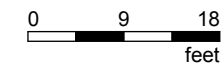
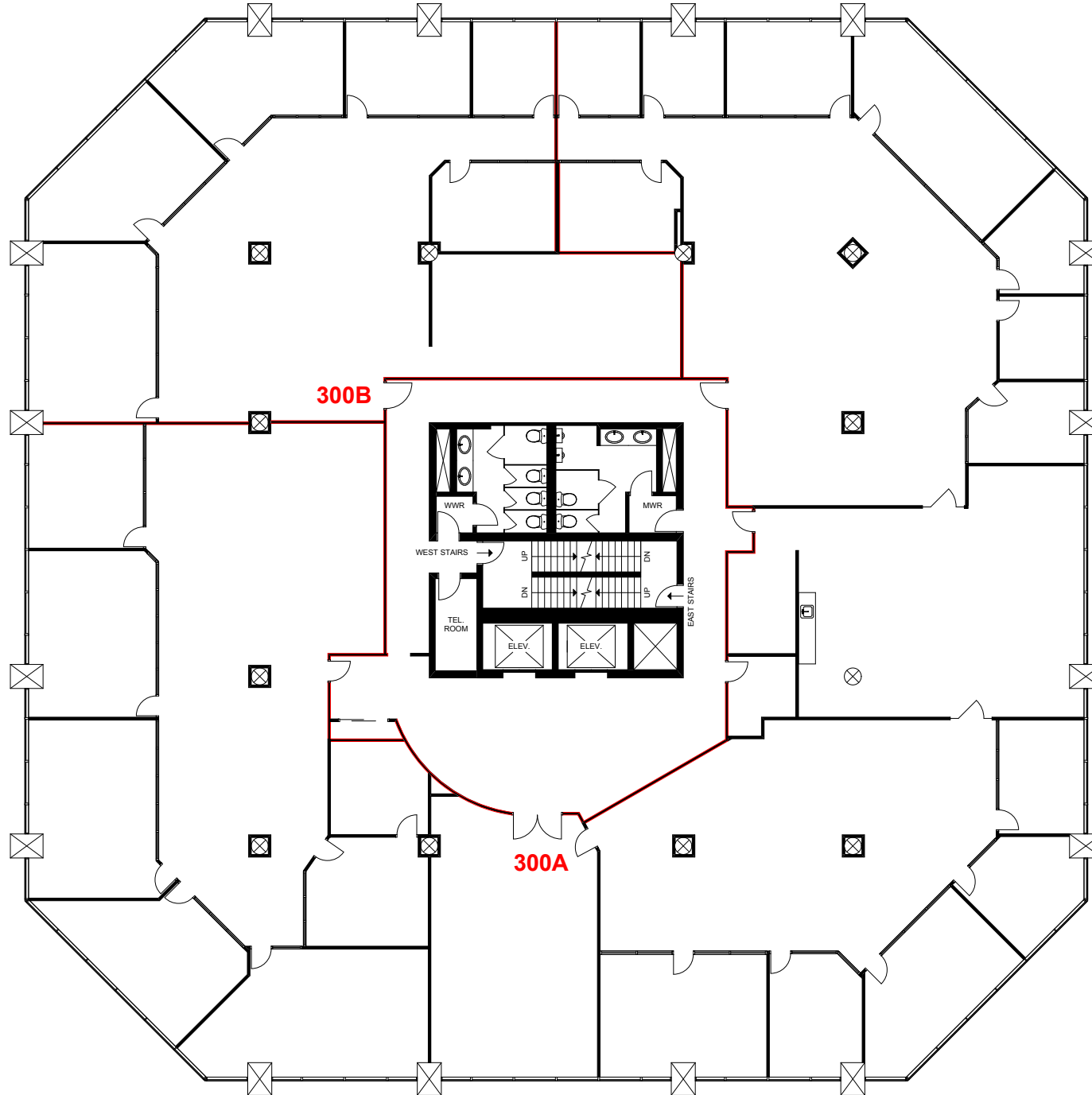
Rentable Area:
9,178 sq ft

			Belfield Road	
			HWY 409	
Hwy 427	Atwell Drive	HWY 27	 Carlson Court	Martin Grove Road
			Dixon Road	
			HWY 401	

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**extreme
measures**
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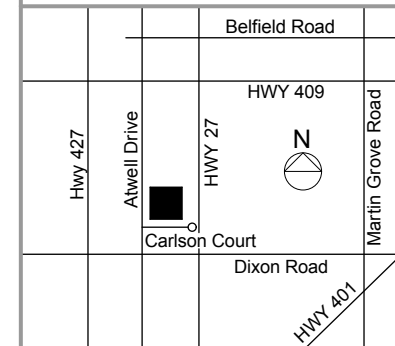
"Client"



Version:	Prepared: 07/12/2010
FP2A	Measured: 31/05/2002

Pearson Corporate Centre
Etobicoke, Ontario
10 Carlson Court
Floor 3

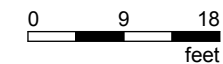
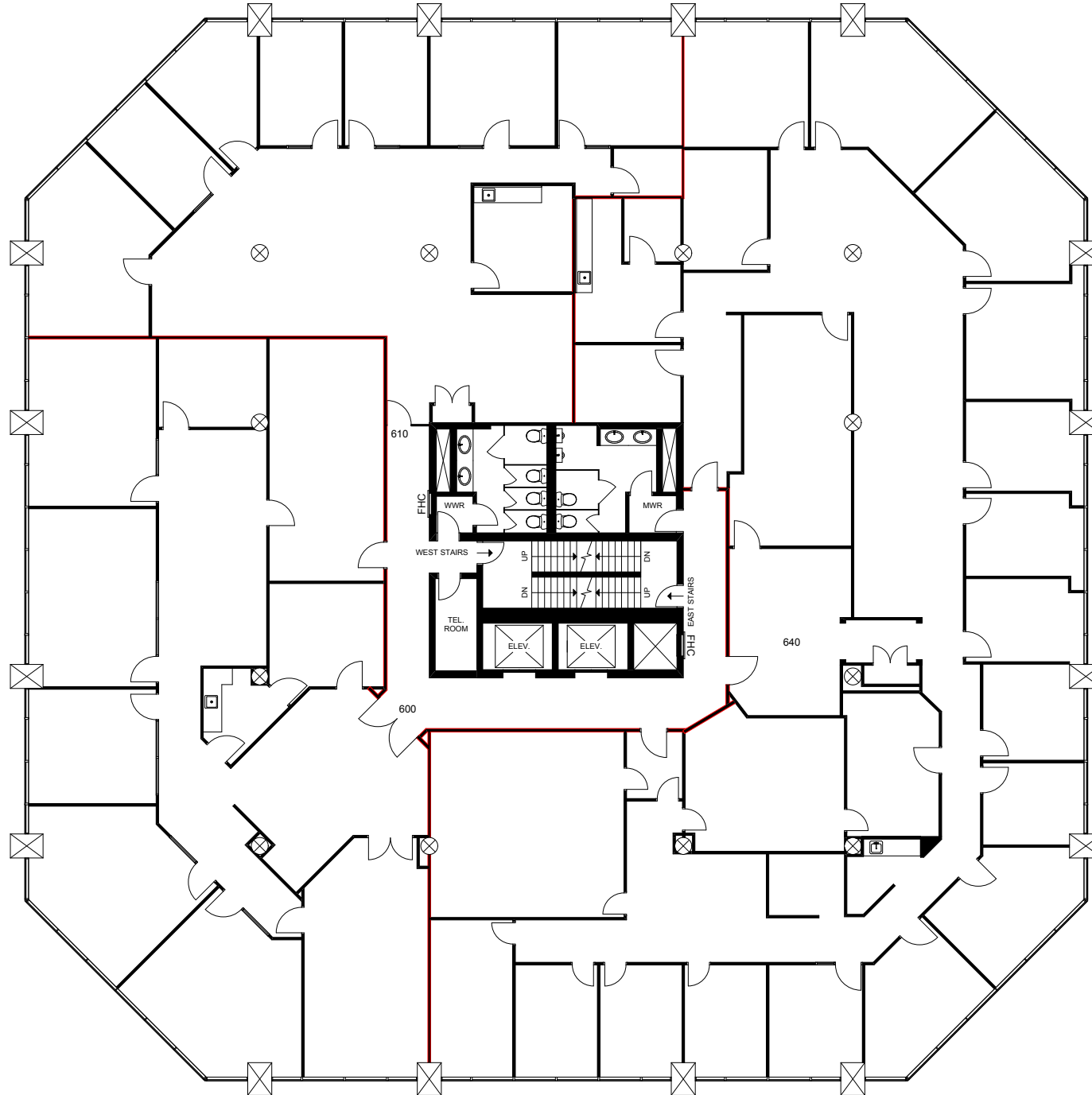
*Please Refer to
Corresponding Area Chart*



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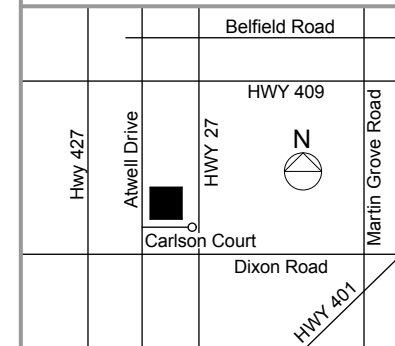
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Version:	Prepared: 07/12/2010
FP3B	Measured: 24/10/2007

**Pearson Corporate
Centre**
Etobicoke, Ontario
**10 Carlson Court
Floor 6**

*Please Refer to
Corresponding Area Chart*



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