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CITY CENTRE

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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



CONCIERGE &
SECURITY SYSTEM



WALKING DISTANCE TO
RESTAURANTS & SHOPS



DIRECT UNDERGROUND
AND SURFACE PARKING



ELECTRIC VEHICLE
CHARGING STATIONS








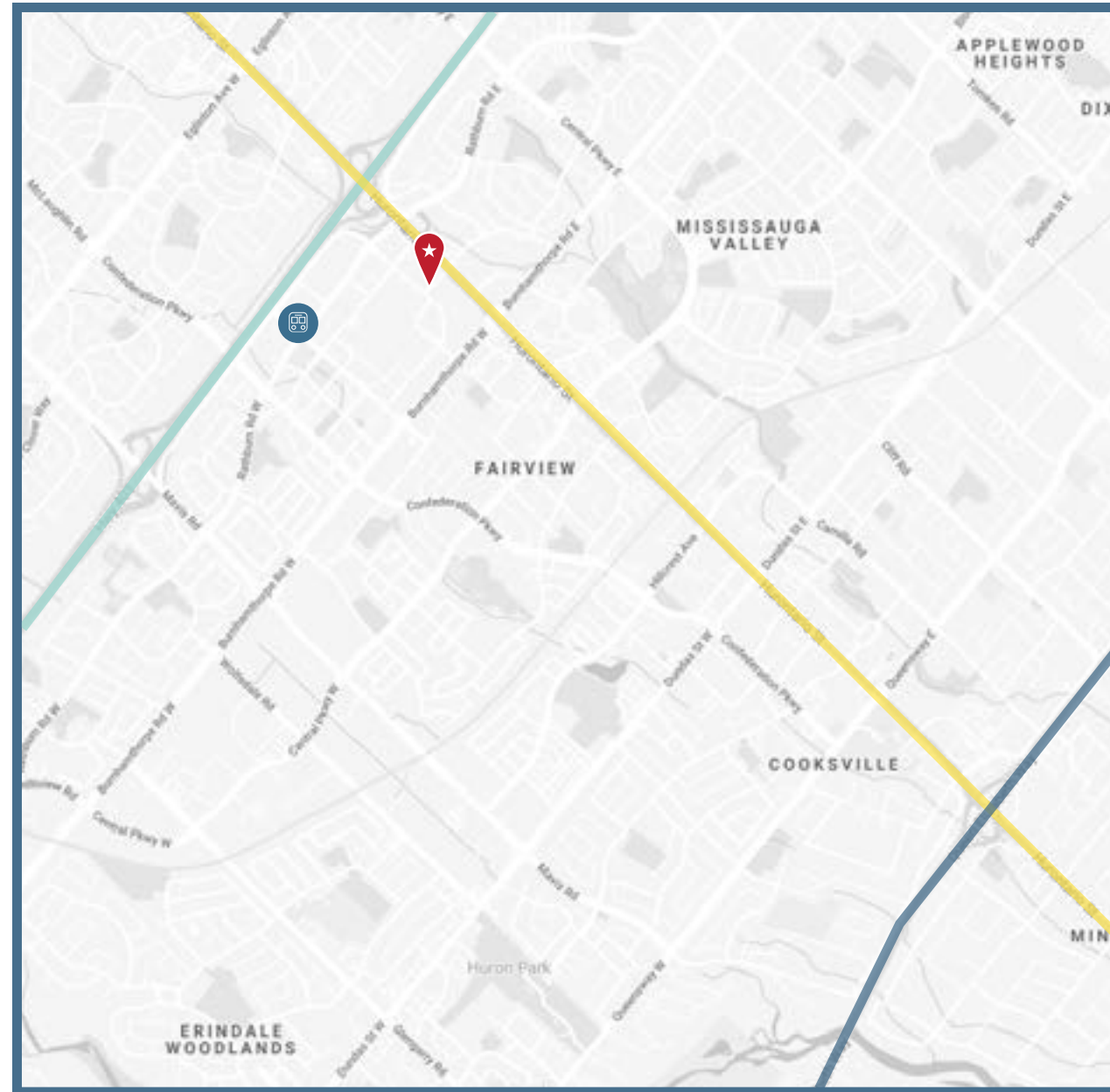
IN-HOUSE
AMENITIES

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

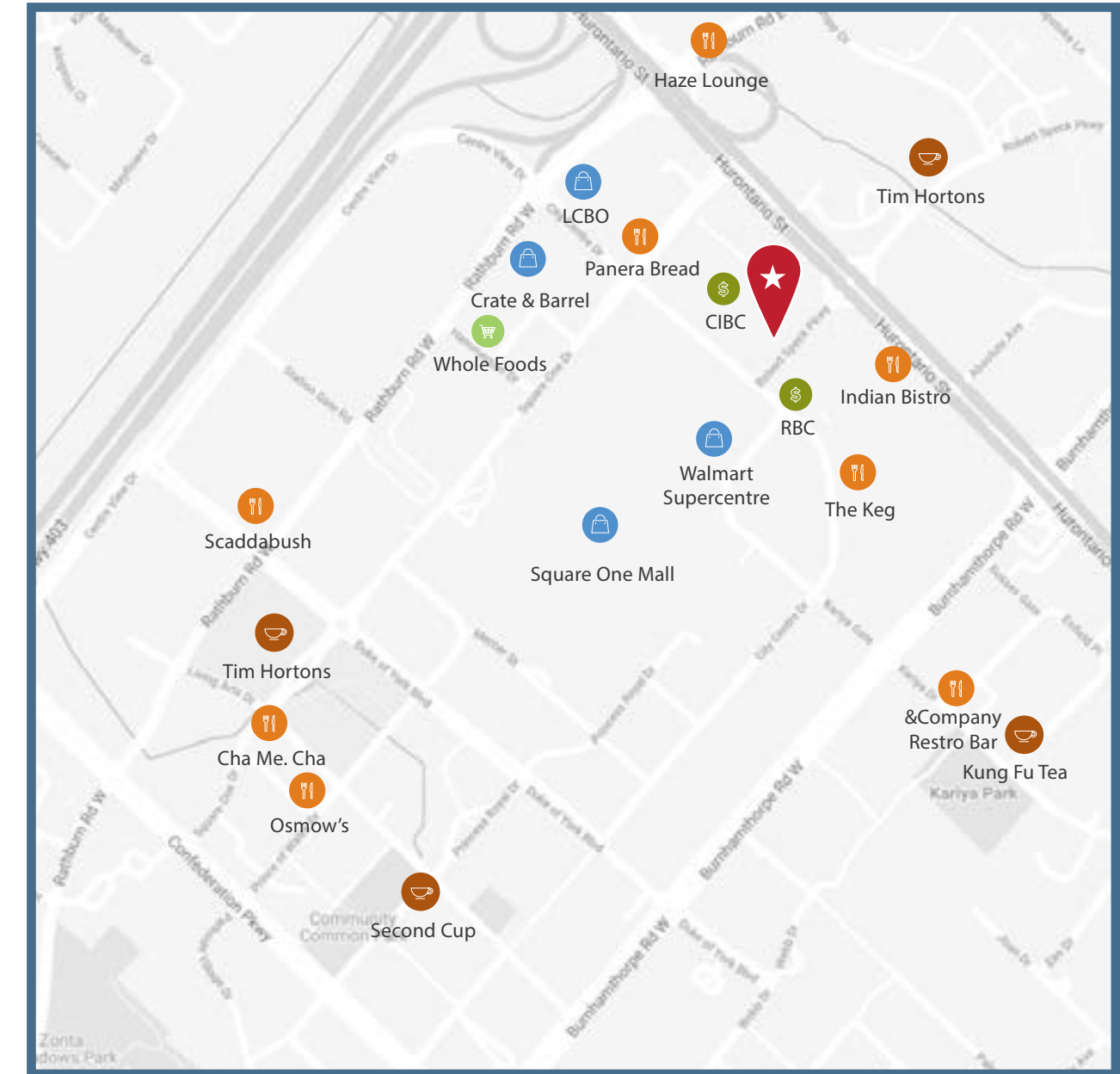
-  1 CITY CENTRE
-  Mississauga Go Bus Terminal
-  Hurontario St
-  Hwy 403
-  Queen Elizabeth Way



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 <small>MODEL SUITE!</small>	4,859 sq. ft.	Leased
• 1400	18,654 sq. ft.	Available
• 1200	18,655 sq. ft.	Available
• 1040 <small>MODEL SUITE!</small>	5,089 sq. ft.	Available Model Suite Coming Soon!
• 1020 <small>MODEL SUITE!</small>	8,000 sq. ft.	Leased
• 1010 <small>MODEL SUITE!</small>	4,300 sq. ft.	Available Model Suite Coming Soon!
• 800B	1,124 sq. ft.	Available
• 708	15,580 sq. ft.	Available
• 705	3,077 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

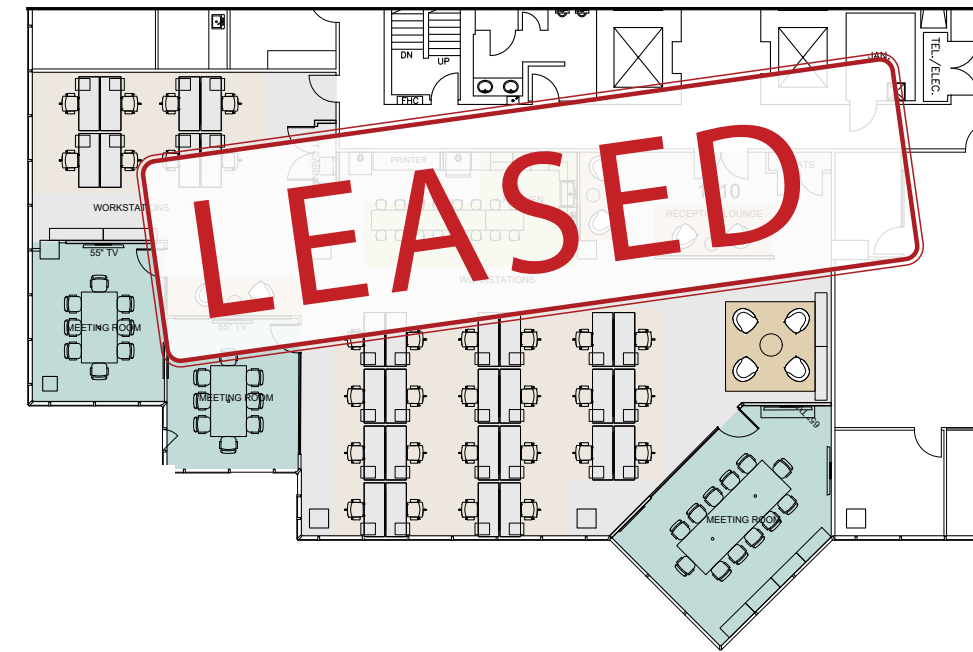
18,652 SQ. FT.



SUITE 1510

4,859 SQ. FT.

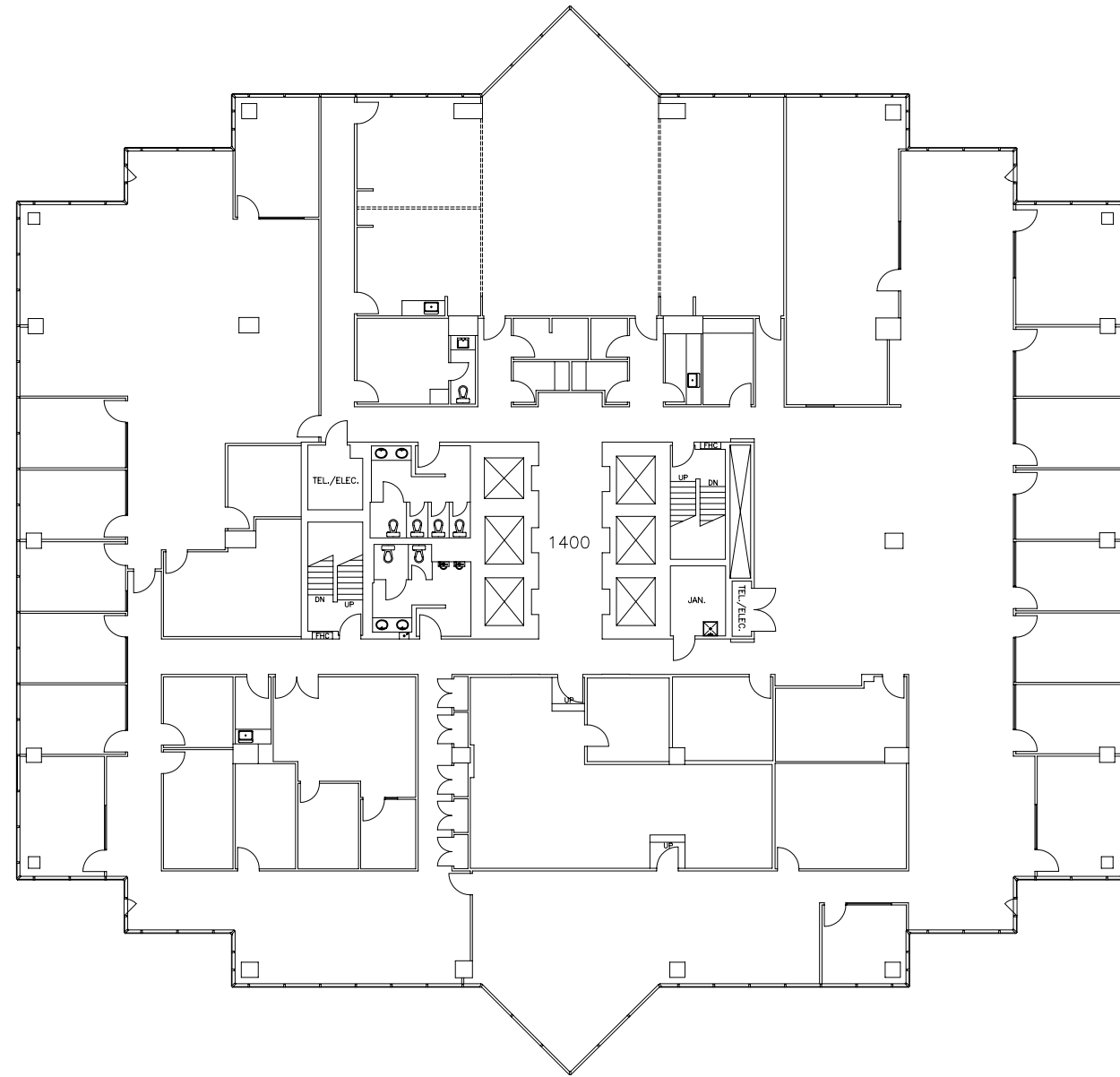
MODEL SUITE!



SUITE 1510
VIRTUAL TOUR

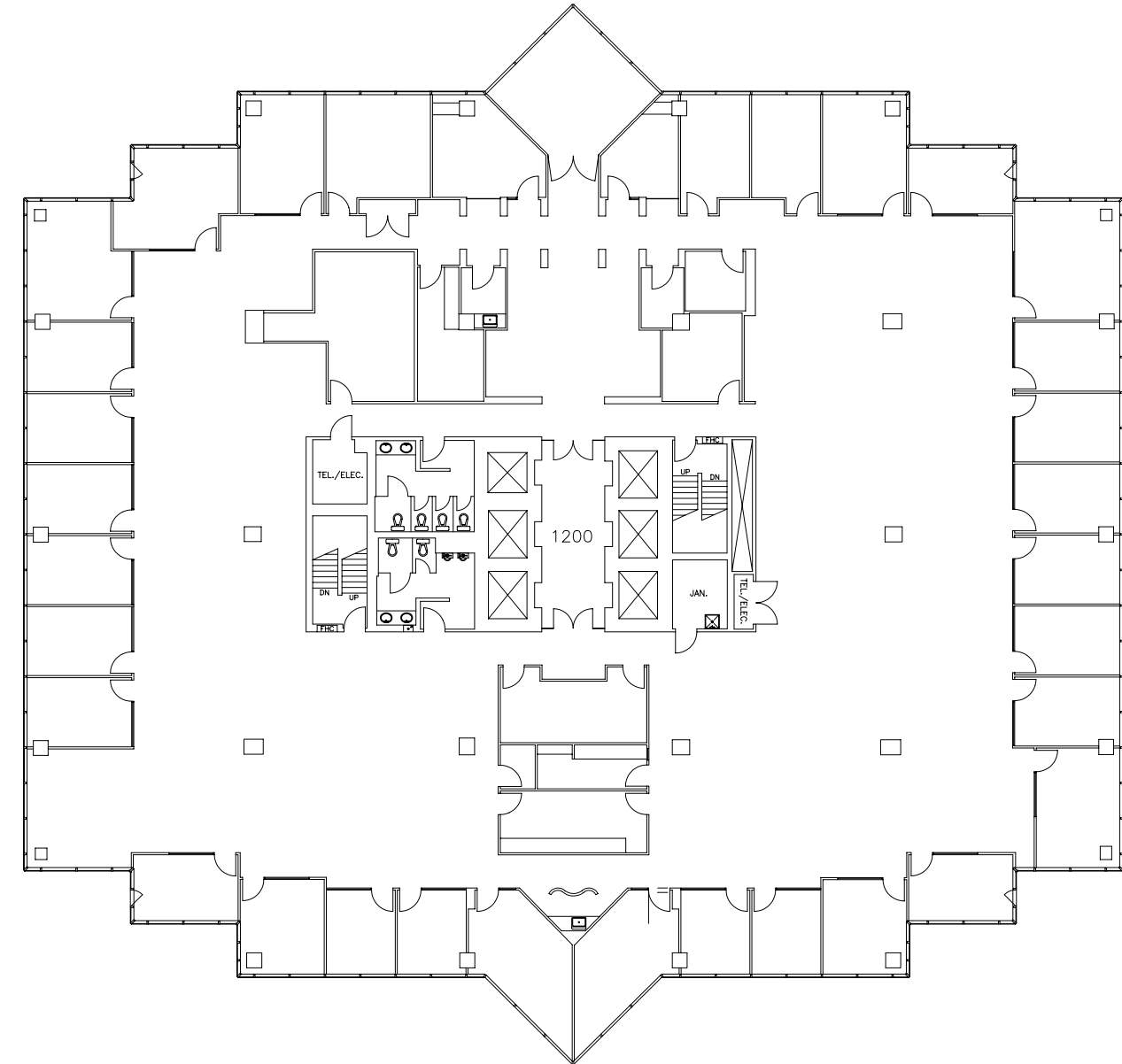
SUITE 1400

18,654 SQ. FT.



SUITE 1200

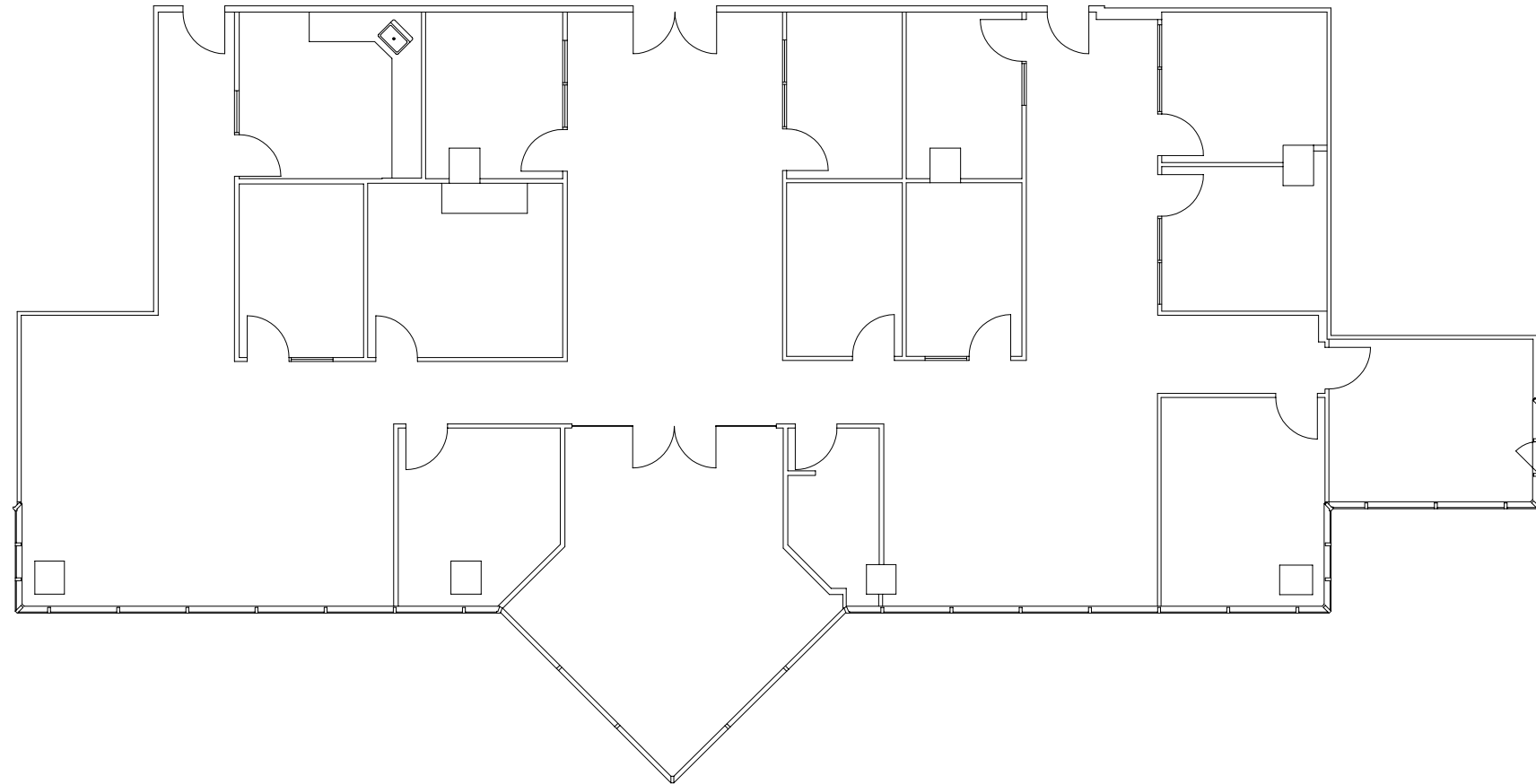
18,655 SQ. FT.



SUITE 1040

5,089 SQ. FT.

MODEL SUITE COMING SOON!



SUITE 1020

8,000 SQ. FT.

MODEL SUITE!



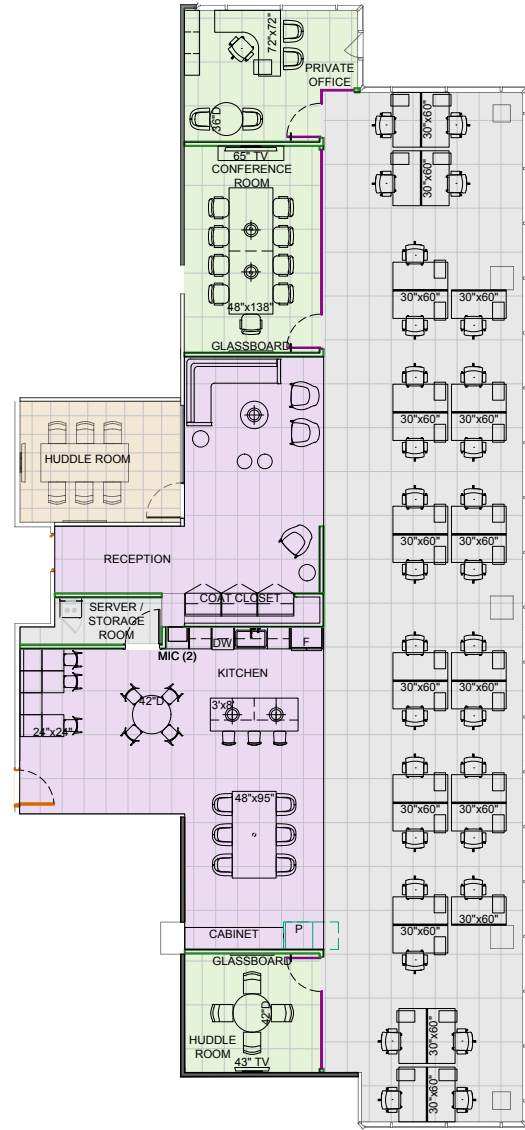
SUITE 1020
VIRTUAL TOUR



SUITE 1010

4,300 SQ. FT.

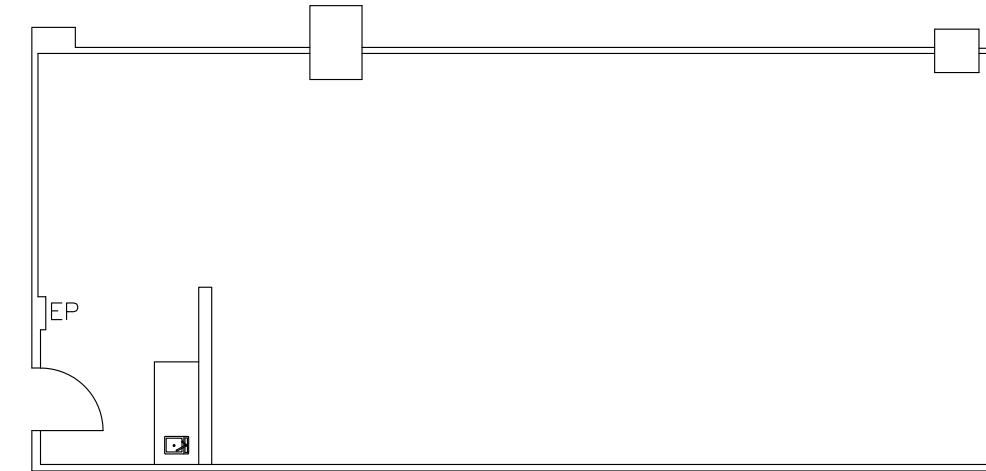
MODEL SUITE!



Sample images

SUITE 800B

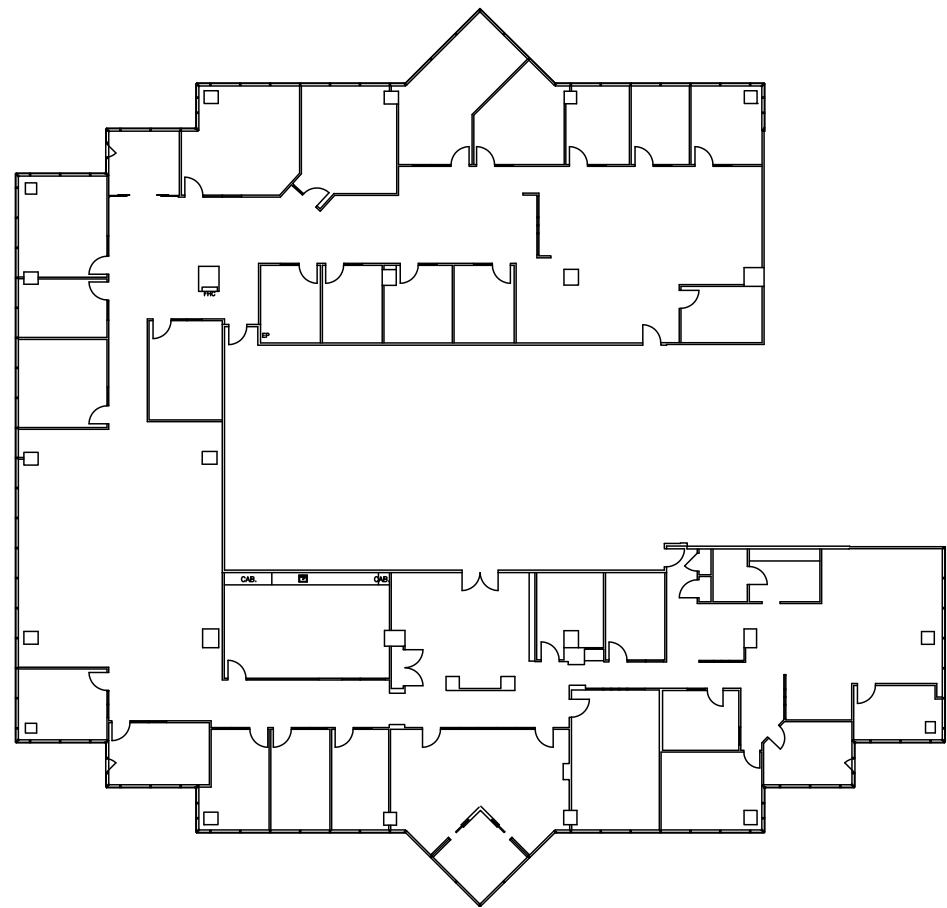
1,124 SQ. FT.



SUITE 800B
VIRTUAL TOUR

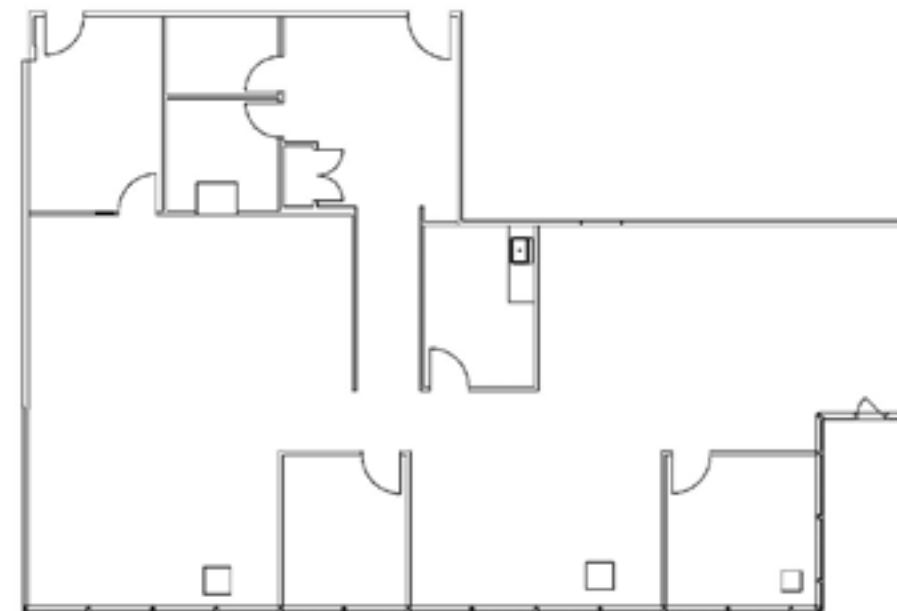
SUITE 708

15,580 SQ. FT.



SUITE 705

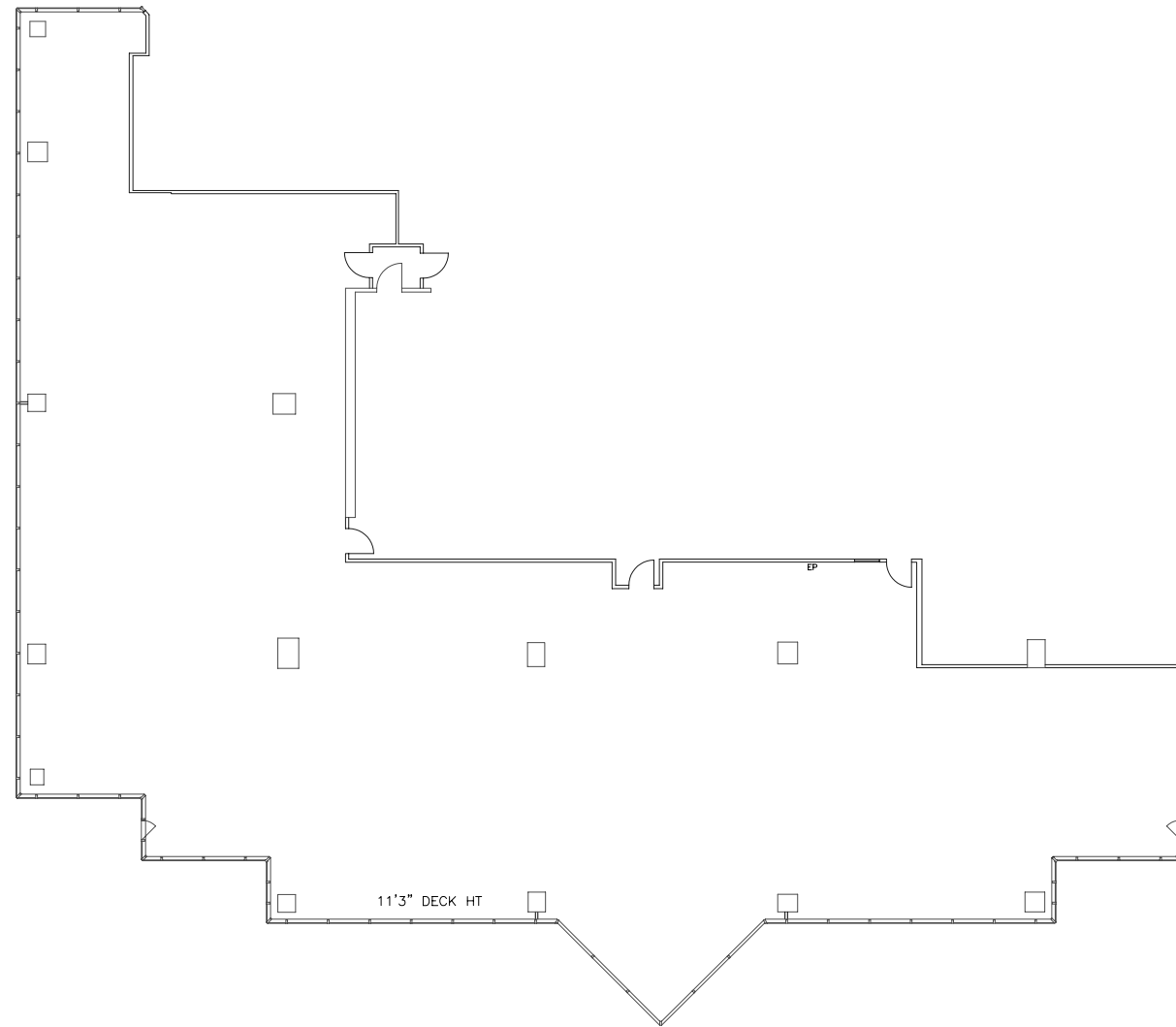
3,077 SQ. FT.



SUITE 705
VIRTUAL TOUR

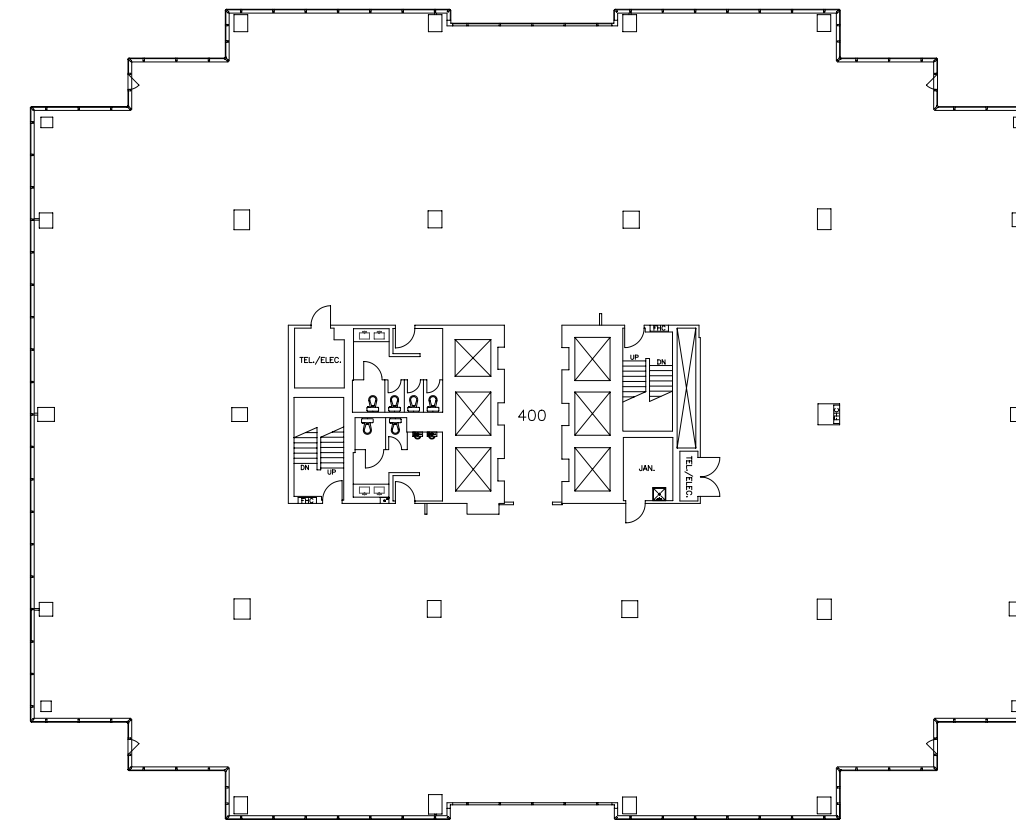
SUITE 620

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 Mon 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

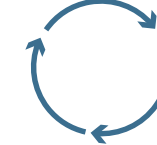
ENVIRONMENT

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.



WATER MANAGEMENT

We implement programs that optimize the use of water.



ENERGY EFFICIENCY

We are committed to improving the energy efficiency 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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