



FOR LEASE | 1, 2, 3, 4 ROBERT SPECK PARKWAY





THE BUILDINGS

> A New MEC

> Specifications

WHY CITY CENTRE?

AVAILABILITY

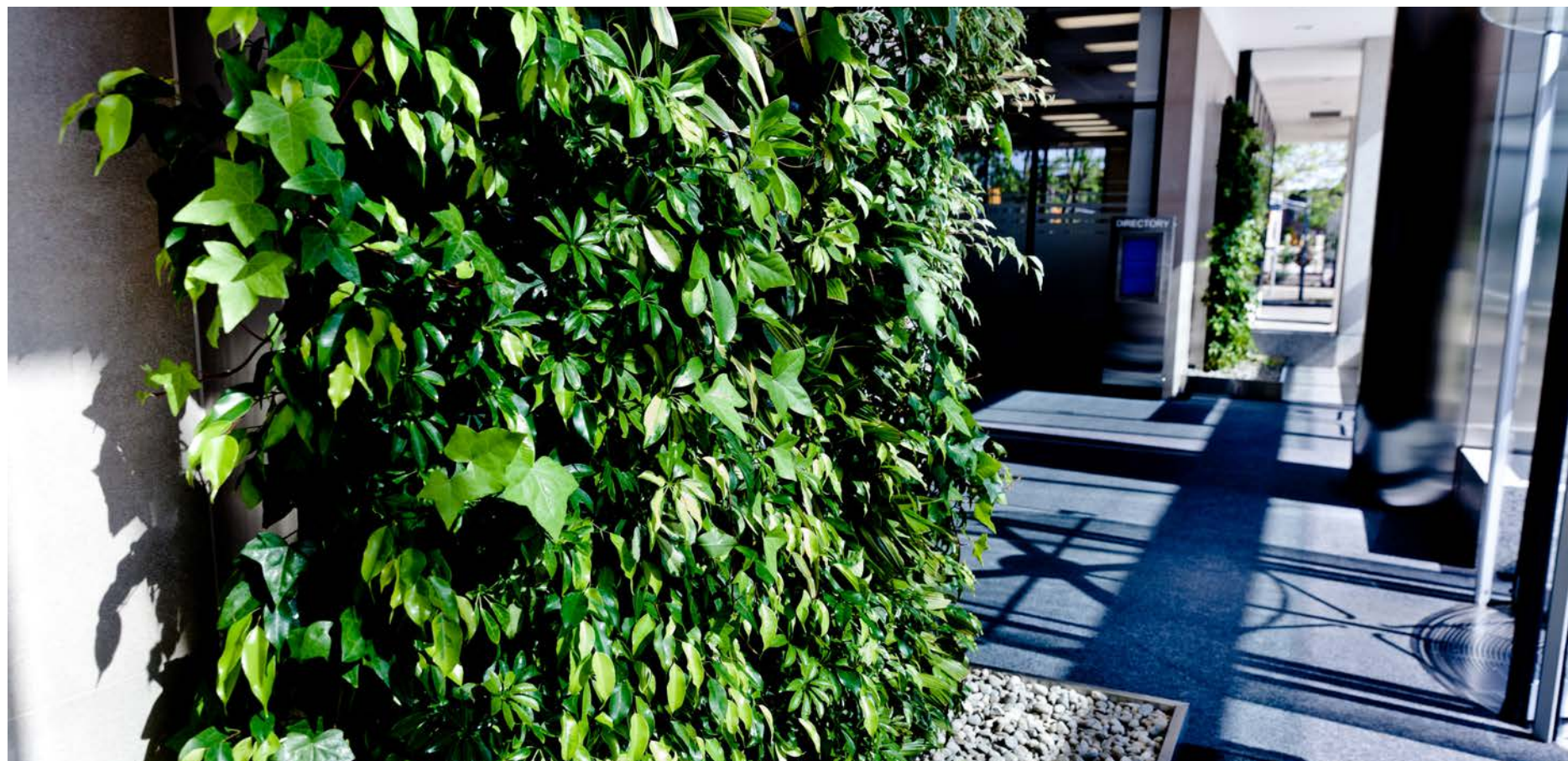
ABOUT OWNERSHIP

CONTACT

Welcome to the multiple award winning Mississauga Executive Centre (MEC). MEC's LEED®-EB Gold certified complex at 1, 2, 3 and 4 Robert Speck Parkway providing a healthier, more productive workplace and staff.

Additionally, both 2 and 4 Robert Speck Parkway have undergone multi-million dollar renovations and now welcome tenants and visitors with completely revamped lobbies, providing spacious and contemporary entrances.

Desjardins Financial Security Life Assurance Company and Starlight Investments continue their long-term commitment to MEC and providing the best possible tenant experience.





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COMMON BUILDING SPECS

| | |
|---|---|
| MANAGER | Colliers International |
| HOURS | Monday to Friday 8:00 a.m. to 6:00 p.m. |
| ENVIRONMENTAL STATUS | LEED®-EB Gold Re-certified |
| ARCHITECT | G. Edward Lutman |
| BASE BUILDING STRUCTURE | Stephenson Engineering Limited |
| BASE BUILDING ELECTRICAL/ MECHANICAL | WSP |
| NUMBER OF FLOORS | 15 (above grade) |
| CROSSOVER FLOORS | 5, 10, 15 (typical) |
| CEILING HEIGHT | 8'9" (typical) |
| COMMON AREA FINISHES | Common areas on multi-tenant floors feature granite flooring with carpet surround and both men's and women's washrooms with contemporary finishes |
| EXTERIOR FINISHES | Concrete precast panels and glass |
| WINDOWS | Reflective thermal pane |

| | |
|-----------------------|---|
| ELEVATORS | 4 passenger, 1 combined passenger/service (typical) |
| HVAC (Zones/Floor) | Typical perimeter: 30 After hours: \$35/hr T8 27 watt fluorescent tubes with electronic ballasts, 50 foot candles |
| LIGHTING | Multiple fibre optics service providers: Allstream, Bell, Cogeco, Rogers and Telus |
| DATA CAPABILITY | |
| LIFE SAFETY SYSTEMS | Fully sprinklered buildings |
| SECURITY SYSTEM | 24 hour security desk and guard patrol with numerous closed circuit cameras monitoring entry points and public areas |
| AFTER HOURS SYSTEM | Diebold installed card access system |

INDIVIDUAL BUILDING SPECS

| ADDRESS | 1 ROBERT SPECK PARKWAY | 2 ROBERT SPECK PARKWAY | 3 ROBERT SPECK PARKWAY | 4 ROBERT SPECK PARKWAY |
|-------------------------------------|---|---|---|---|
| PARKING | 15 surface 1,032 underground 4 per 1,000 SF ratio | 388 surface 508 underground 4 per 1,000 SF ratio | 442 surface 549 underground 4 per 1,000 SF ratio | 291 surface 569 underground 4 per 1,000 SF ratio |
| YEAR OF COMPLETION | 1990 | 1978 | 1987 | 1983 |
| AREA | 293,954 SF Gross 285,209 SF Office 10,745 SF Retail | 294,860 SF Gross 281,651 SF Office 13,209 SF Retail | 290,883 SF Gross 280,854 SF Office 10,029 SF Retail | 282,090 SF Gross 271,892 SF Office 10,198 SF Retail |
| TYPICAL FLOOR AREA | 20,617 SF | 19,411 SF | 20,065 SF | 19,430 SF |
| EFFICIENCY RATIOS | 7.2% Full floor 10% Multi-tenant | 7.5% Full floor 10% Multi-tenant | 8.5% Full floor 10% Multi-tenant | 7.5% Full floor 10% Multi-tenant |
| CEILING GRID | 5' x 5' planning grid | 5' x 5' planning grid | 5' x 5' planning grid | 5' x 5' planning grid |
| ELECTRICAL DESIGN | 1.5 watts PSF lighting 4.0 watts PSF power | 2.0 watts PSF lighting 1.5 watts PSF power | 1.5 watts PSF lighting 3.0 watts PSF power | 2.0 watts PSF lighting 1.5 watts PSF power |
| FLOOR LOADING (Live / Dead Load) | 75 lb / 110 lb | 50 lb / 70 lb | 75 lb / 100 lb | 50 lb / 70 lb |



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> **Demographics**

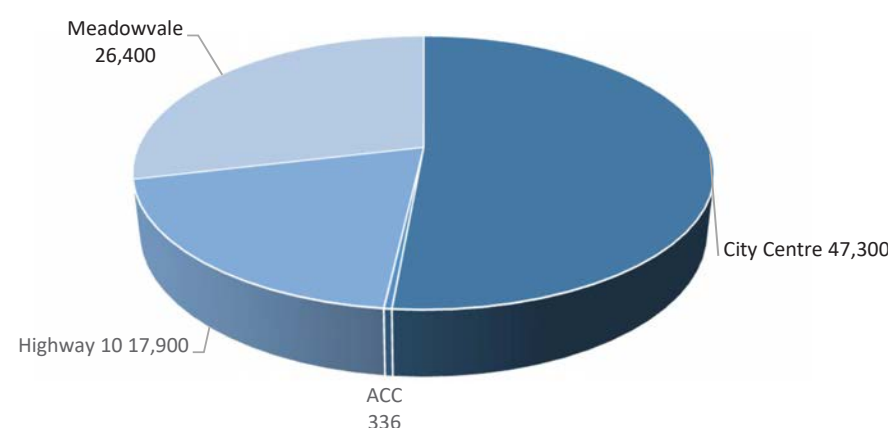
> Accessibility

> Amenities

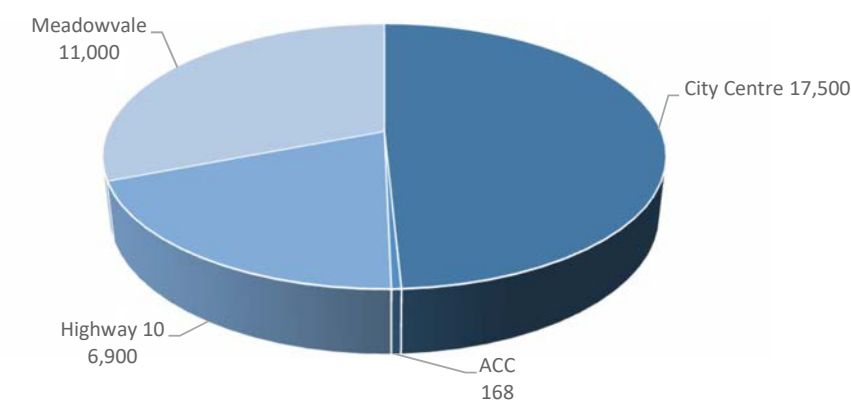
Did you know that Mississauga City Centre has a higher percentage of well-educated, working age residents than ACC, Meadowvale and Highway 10 markets. The population of City Centre is expected to grow with the addition of numerous residential condominiums.

Make it easier to attract and retain the right people at your organization. Get ahead of the curve and locate your offices where your employees want to work — close to home.

POPULATION BETWEEN THE AGES OF 25-45



POPULATION WITH BACHELOR DEGREES OR HIGHER





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- > Demographics
- > Accessibility
- > Amenities

Spend less time getting there and more time doing what you want.

MEC experiences less traffic congestion than ACC and Meadowvale, due to a vast network of public transportation and exceptionally close proximity to highways.

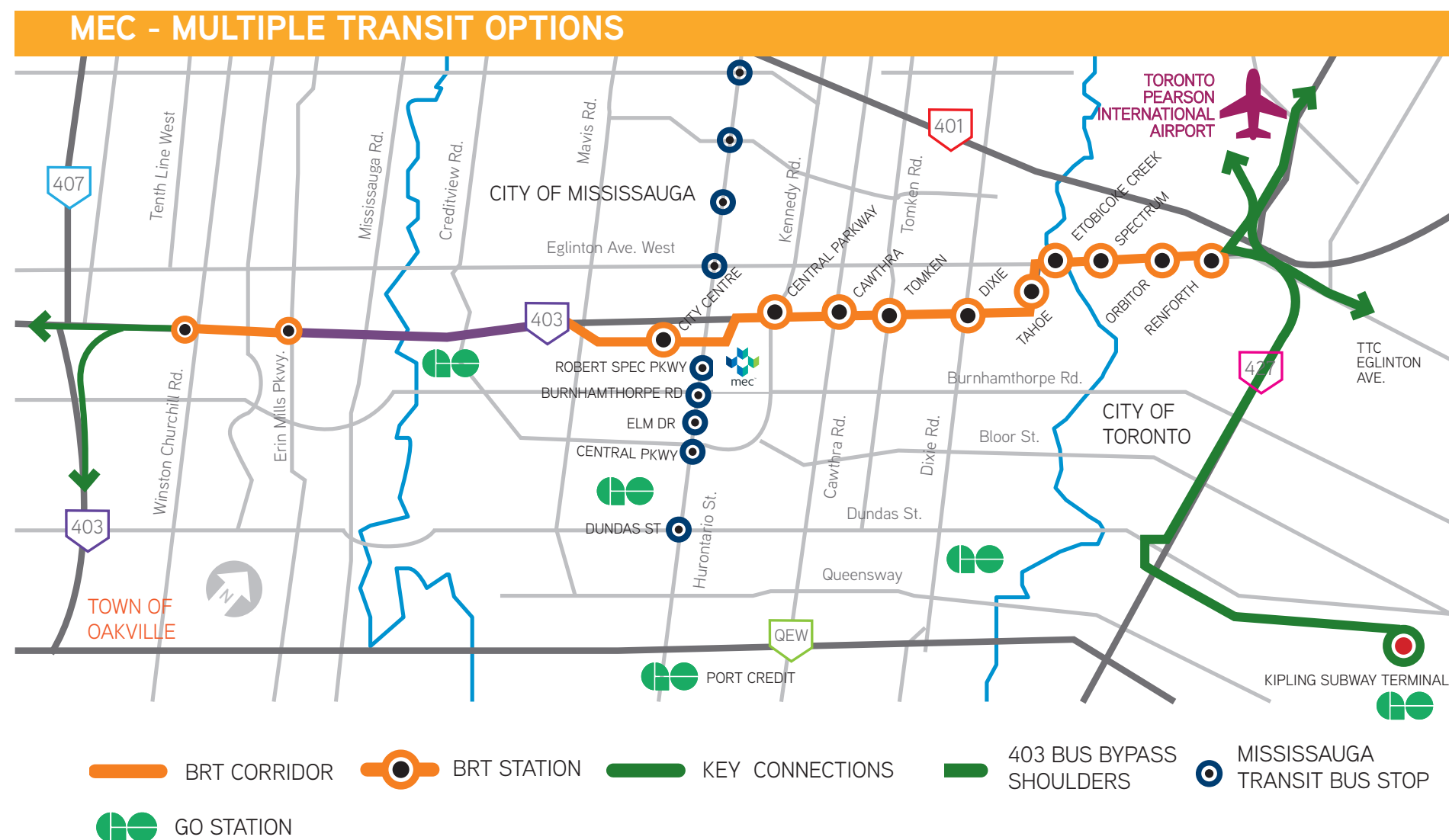
MEC has a high averaged walkability score, 82/100 and transit score 83/100, due to excellent access to amenities and public transit. Walk Score is a number between 0 and 100 that measures the walkability of any address. The higher the number the better the walkability score. MEC's location is 20 plus points ahead of Meadowvale, Hwy 401/Hurontario, Airport Corporate Centre and Winston Park. Drive less, live more!



WALK SCORE

82
VERY WALKABLE

83
EXCELLENT TRANSIT





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› Demographics

› Accessibility

› Amenities

The closer that amenities are located, the less time employees spend out of the office and the more satisfied they are with their workplace location. As an established retail centre, enjoy an abundance of amenities and lunch options within walking distance of MEC.





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DESJARDINS FINANCIAL SECURITY LIFE ASSURANCE COMPANY

Desjardins Group is the leading cooperative financial group in Canada and the sixth largest cooperative financial group in the world, with assets close to \$260 billion. It has been rated one of the Best Employers in Canada by Aon Hewitt. To meet the diverse needs of its members and clients, Desjardins offers a full range of products and services to individuals and businesses through its extensive distribution network, online platforms and subsidiaries across Canada. Counted among the world's strongest banks according to The Banker magazine, Desjardins has one of the highest capital ratios and credit ratings in the industry.



STARLIGHT INVESTMENTS

Starlight Investments is a leading privately owned North American real estate asset manager with over 20 years of experience, focusing on investment and active asset management of multi-family and commercial real estate. The company currently manages over \$7.5B of assets on behalf of Public Market Vehicles, Institutional and Family Office Investors.

PROPERTY MANAGEMENT/ LEASING



COLLIERS INTERNATIONAL

Colliers International is Canada's largest commercial real estate services company, providing a full range of services to real estate occupiers, developers and investors. Services include brokerage, real estate management, valuation, consulting, project management, project marketing and research. Through a culture of service excellence and a shared sense of initiative, Colliers Canada and our more than 1,300 professionals integrate the resources of real estate specialists across Canada to accelerate the success of our clients.



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LEEDING THE AWARDS AT MEC

MEC has recently received awards acknowledging innovation, focusing on measuring its successes, strong leadership and collaboration with other organizations, in energy and environmental design and marketing.



Awarded: Leadership in Energy and Environmental Design



Winner: Property Consultancy Marketing Canada



Winner: Smart Commute Champion - Sante Esposito, General Manager
Awarded: Gold Workplace



Winner: Silver Waste Management
Awarded: Enersource SaveONenergy Manager Program



Awarded: BOMA Certificate of Management Excellence - Sante Esposito, General Manager



Awarded: Recognition for participation in the SaveONenergy Energy Manager Program and continuous contributions to energy conservation in Mississauga.

Awarded: BOMA Certificate of Building Excellence for 1 and 3 Robert Speck Parkway
Awarded: Outstanding Building of the Year - (TOBY) for 1 Robert Speck Parkway 2017



Awarded: 2017 BOMA BEST Platinum Level



Winner: Anchor Tenant at MEC 1 (Symcor), Earth Hour Challenge 2014
Intact Insurance - Earth Hour Challenge 2017



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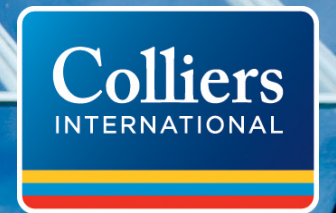
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OUR WORK





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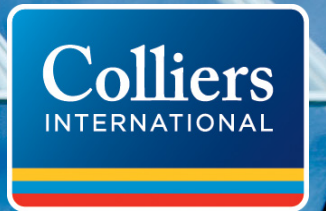
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MEC AMENITIES:

- 22 acres of landscaping consisting of a variety of lush planting including native beds
- Green Space along Cooksville Creek – seating and walking/bike trails
- Lobby TV Screens
- Bike Rental Program (Seasonal) “CycleLoan”
- Touch Screen Directory Board on Main Lobby
- 24/7 Security with surveillance cameras
- 24/7 Service Centre: Tenant service request
- 24/7 camera feed to Peregrine Falcon Nest (MEC 1)
- Panic/Duress Alarms throughout Parking Garage
- Incentive parking for registered car poolers
- Electric Plug-In Stations
- Professional Car Cleaning/Detailing Service (MEC 3)
- Self-serve car care stations in parking garages
- Storage / Bicycle Storage available
- Attendant/Security Escort Service
- Tenant Appreciation Events held throughout the year
- Battery/Cell Phone/Electronic Waste recycling program
- Food Services: Pumpnickels’ (MEC 1), Tim Hortons/Café (MEC 3), Paradise Café (MEC 4)
- Twitter: @missexecentre, follow activities held by local businesses and community venues
- Complimentary Newspapers located in all parking garage elevator lobbies
- Famers Market held at 3 Robert Speck Parkway (June to October, every Sunday from 08:00am)



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New CycleLoan Program!

In collaboration with SustainMobility, MEC is proud to announce this new, free CycleLoan program.

- Get some exercise at lunch
- Lunchtime errands at Square One
- Reduce your carbon footprint
- Bike to nearby meetings
- Get fit
- Enjoy the sunshine





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FOR MORE INFORMATION, PLEASE CONTACT

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