



Building Information

Building Size:	187,000 sf
Shipping & Receiving:	Yes
# of Floors:	11
Surface Transit Route:	Yes
Year Built:	1989
# of Passenger Elevators:	4
Total Parking:	968

Erindale Corporate Centre (1290)

1290 Central Parkway West, Mississauga, Ontario L5C 4R3



Building Description

Built in 1990, 1290 Central Parkway West is the largest of the 3 buildings known as The Erindale Corporate Centre. 1290 Central Parkway West is an 11 storey Class A glass office building. The building is equipped with a sophisticated clean lobby, exclusive underground parking, onsite café, meeting space, 3,000sf fitness center with a squash court, locker room and showers. The Erindale Corporate Center is commuter friendly being steps away from the Erindale GO station and MyWay bus station; not to mention an ample amount of surface parking. The complex has additional amenities for your day to day needs boasting an onsite dentist, doctor and pharmacy/variety store.



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Features

- Modernized, clean complex with recent lobby and mechanical updates
- Across the road from Erindale GO station with only minutes to Mississauga's City Centre with an abundance of restaurants and shopping
- 24 hour on-site security and card access system
- Committed to environmental best practices – BOMA BEST Gold (1290 & 1300 CPW) and Platinum certification (1270 CPW)
- On-site property management office with full time staff
- On-site restaurant
- pharmacy, convenience store
- 3,000sf fitness centre that includes a full-service newly updated gym, squash court and locker rooms with showers and sauna

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General

Year Built 1989	Last Renovated 2018	BOMA Best Gold
Building Class A	Building Management TaylorCo	Building Website https://taylorcoltd.com/erindale-corporate-centre/
Building Zoned Commercial		

Tenant Cost

Net Rent \$ 16.00 /sf	Operating Costs \$ 13.69 /sf	Realty Tax \$ 4.24 /sf
Total Additional Rent \$ 17.93 /sf		
Description Net Rent \$16.00 plus Additional Rent \$17.93 (2022 est) = \$33.93/sf/yr Gross Rent		

Building Size

Number of Floor(s) 11	Number of Unit(s) 26	Total Office Space 187,000 sf
Total Space 187,000 sf	Available Office Space 55,000 sf	Total Available Space 55,000 sf
Total Occupied Space 166,670 sf	Largest Contiguous Available 46,694 sf	

Construction

Typical Power 2.7 W/sf	Lighting 1 W/sf	Interior Wall Type Dry Wall
Exterior Finish Glass	Washrooms per Floor 2	HVAC After Hour Cost \$ 35.00 /hr
HVAC Hours of Operation 8:00am - 5:00pm		
HVAC Description Central heating and cooling system, Compartment unit with 25 zones per floor BAS control		
Satellite Dish Capability Yes	Fibre Optic Capability Yes	Shipping & Receiving Yes
Emergency Generator Yes		

Elevators

Number of High Rise Elevator(s) 4	Number of Parking Elevator(s) 4	Number of Freight Elevator(s) 1
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Parking

Surface Stall(s) 629	Below Ground Stall(s) 339	Total Parking Stalls 968
Surface Stall Ratio 3 / 1,000 sf	Below Ground Ratio 3 / 1,000 sf	Parking Cost (per month) \$ 40.00
Description Underground Parking: Card access controlled with a total of 339 underground spots		



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Safety & Access

Fire Detection System

Yes

Security System

Yes

Sprinkler System

Yes

Manned Security

Yes

Description

Access to the building beyond normal business hours is controlled by a programmable card access system controlling main perimeter doors and elevators in concert with 24/7 on-site security guard coverage.

Anchor Tenants

Wells Fargo

Ministry Of Labour

Allegis

InfoGroup

Canadian Pacific

Public Transport

Surface Transit Route

Yes

Description

The Erindale GO station provides access to the extensive GO Train network that reaches the major population hubs of the GTA. Immediate highway access is a key benefit for office tenants at Erindale. ECC is conveniently located 25 minutes from Downtown Toronto and 15 minutes from Pearson International Airport.