

Building Information

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

Erindale Corporate Centre (1290)

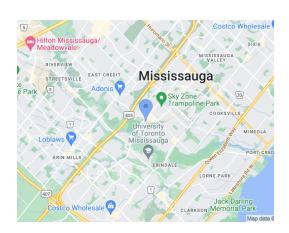
BOMA REAL

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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taylor

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|---------------|---|--|---|--|
| | | | | |
| General | Year Built 1989 | Last Renovated 2018 | BOMA Best Gold | |
| | Building Class A | Building Manageme TaylorCo | nt Building Website https://taylorcoltd.com/erindale- corporate-centre/ | |
| | Building Zoned Commercial | | | |
| Tenant Cost | Net Rent \$ 16.00 <i>/</i> sf | Operating Costs \$ 13.69 /sf | Realty Tax \$ 4.24 /sf | |
| | Total Additional Rent \$ 17.93 /sf | | | |
| | Description Net Rent \$16.00 plus Additional F | Rent \$17.93 (2022 est) = \$3 | 3.93/sf/yr Gross Rent | |
| Building Size | Number of Floor(s) | Number of Unit(s) 26 | Total Office Space 187,000 sf | |
| | Total Space 187,000 sf | Available Office Spac 55,000 sf | e Total Available Space 55,000 sf | |
| | Total Occupied SpaceLargest166,670 sf46,694 st | | est Contiguous Available 4 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 syste | em, Compartment unit w | ith 25 zones per floor BAS control | |
| | Satellite Dish Capability Yes | Fibre Optic Capabilit Yes | y Shipping & Receiving Yes | |
| | Emergency Generator Yes | | | |
| Elevators | Number of High Rise Elevator(s) | Number of Parking E | levator(s) Number of Freight Elevator(s) | |
| Parking | Surface Stall(s) 629 | Below Ground Stall(s |) 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 | Ca | anadian 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. | | | | |