



BGO
Properties

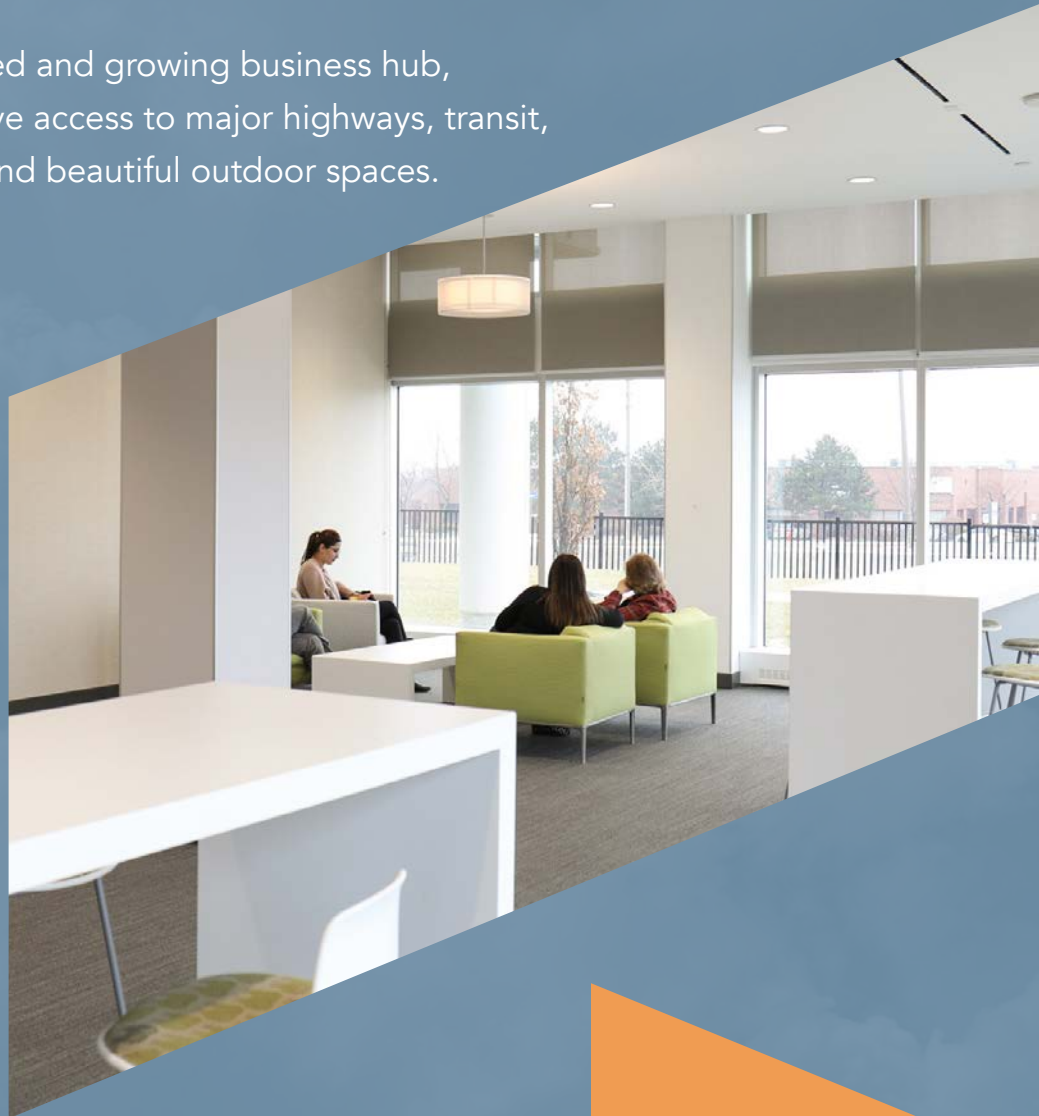
HIGH PERFORMANCE OFFICE SPACE IN PRIME GTA BUSINESS HUB

4701 TAHOE BOULEVARD
Mississauga, Ontario

CLASS 'A' OFFICE SPACE BUILT FOR INNOVATION, COLLABORATION, AND GROWTH

4701 Tahoe Boulevard in Mississauga is a Class 'A' building offering 77,793 square feet of office space across three floors. The building is equipped with sustainability-focused systems and features efficient floorplates that can be adapted to multiple configurations.

Be part of this highly-connected and growing business hub, where your employees will have access to major highways, transit, convenient urban amenities, and beautiful outdoor spaces.





LET YOUR
BUSINESS THRIVE

UP TO
77,793
SQ. FT. AVAILABLE

- Premier Class 'A' office tower, designed for longevity and built with premium finishes
- Exterior signage potential, with high visibility along Eastgate Parkway
- Convenient access to series 400 highways, Mississauga Bus Rapid Transit (MBRT), and the Toronto Pearson International Airport
- 1,600 surface parking stalls dedicated to the business campus
- Promixity to multiple amenities: hotels, banks, restaurants, retail centres, and fitness facilities
- High performance building systems for optimized energy consumption
- Open and flexible floorplates for both traditional office and collaboration-focused layouts

A HEALTHIER, MORE SUSTAINABLE WORKPLACE



SUSTAINABILITY

- LUTRON lighting system
- BAS for optimized energy consumption
- Three natural gas-fired boilers with a rated heating output of 1.9 mm BTUs/hours



COMMUNITY AMENITIES & SERVICES

- Located in close proximity to hotel facilities, restaurants, banks and fitness centres
- The Eatery at Spectrum Square offers various food, dental and spa services just three minutes drive away
- Heartland Towne Centre and Square One Shopping Centre are thirteen minutes drive from the site



TRANSPORTATION & ACCESSIBILITY

- Mississauga Bus Rapid Transit Tahoe stop is at the front door of the building with connections to TTC Transit and GO Transit
- Four machine-roomless passenger elevators
- Four EV charging stations

SUSTAINABILITY AND WELLNESS CERTIFICATIONS



Fitwel®
Viral Response
Certified



FITWEL

Acknowledging our commitment to improving the lives of occupants and the surrounding community.

Rick Hansen
Foundation
Accessibility Certification™



RICK HANSEN FOUNDATION ACCESSIBILITY CERTIFICATION (RHFAC)

Certifying that the building is a safe, inclusive, and accessible space.



BOMA BEST

A sustainable building certification that highlights our excellence in energy and environmental management and performance.

BGO is committed to sustainable management practices to reduce our impact on the environment and provide healthier spaces for our occupants.

To learn how we can support your sustainability needs, please reach out to your leasing representative or visit our ESG report to learn more about our approach.

TRANSIT AND CONNECTIVITY

4701 Tahoe Boulevard is highly-connected to highways and transit, making access fast, easy, and efficient for clients and employees. The Mississauga Bus Rapid transit is right at the door, with connections to the TTC and GO Transit networks.



MIWay/BRT to Tahoe
Multiple BRT Transit Options
Transit Option

- 7** Bus 1 min walk to stop
- 35** Bus 1 min walk to stop
- 5** Bus 5 min walk to stop
- 109** Express Bus at Tahoe Station



GO Express to Tahoe
Multiple GO Option
10 min Away

- Connection to Dixie & Kipling
- Connection to Long Branch



TTC to Tahoe
1 min Walk to Bus

- Connection to Dixie & Kipling
- Connection to Long Branch

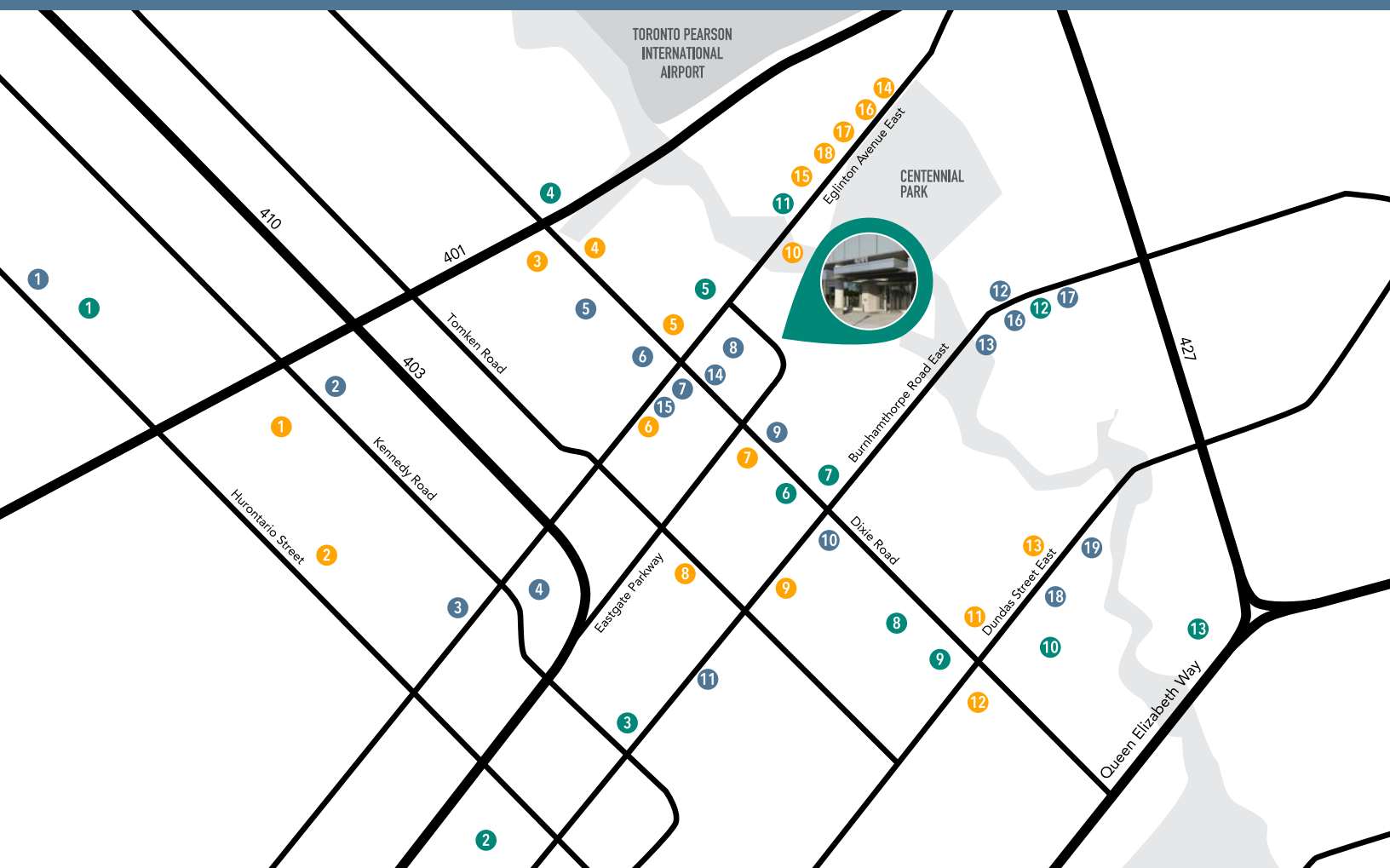


Driving | Highway access
within minutes

- 400-series Highways less than 5 minutes away
- Building parking ratio 4/1,000 SF

AREA AMENITIES

4701 Tahoe Boulevard offers unmatched convenience and amenities. With top restaurants, shopping, banks, parks and entertainment just minutes away, everything you need is within easy reach.



SERVICES

- 1 Cineplex
- 2 Rexall Pharmacy
- 3 Petro Canada
- 4 Shell
- 5 Shopper's Drug Mart
- 6 Esso
- 7 Scotiabank
- 8 Canada Post
- 9 TD Bank
- 10 Burnhamthorpe Library
- 11 Shopper's Drug Mart
- 12 Shell

- 13 Petro Canada
- 14 Bright Path Dixie Child Care
- 15 Small Wonders Child Care
- 16 CIBC
- 17 BMO
- 18 CIBC
- 19 TD Bank

FOOD

- 1 Kura Sushi
- 2 Mandarin
- 3 Kelsey's

- 4 Boston Pizza
- 5 Starbucks
- 6 Paramount
- 7 Tim Horton's
- 8 Dairy Queen
- 9 Domino's Pizza
- 10 Tim Horton's
- 11 Pizza Pizza
- 12 Popeyes Kitchen
- 13 Swiss Chalet
- 14 Starbucks
- 15 Teriyaki Express
- 16 Pumpnickel's

- 17 South East Mango
- 18 Union Social Eatery

RETAILERS

- 1 LA Fitness
- 2 Square One Shopping Centre
- 3 Food Basics
- 4 Best Western
- 5 Hilton Inn
- 6 Jiffy Lube
- 7 Rockwood Mall
- 8 LA Fitness
- 9 Fresh Co

- 10 Planet Fitness
- 11 Anytime Fitness
- 12 LCBO
- 13 Sherway Gardens

LEASE AVAILABILITIES

	SQUARE FEET	FLOOR
LEASED	-	6 TH
VACANT	22,984	5 TH
VACANT	27,406	4 TH
VACANT	27,403	3 RD
LEASED	-	2 ND
LEASED	-	GROUND
TOTAL SPACE AVAILABLE	77,793	All 3

OPERATING COSTS	\$14.30 PSF
REALTY TAX	\$6.25 PSF
TOTAL ADDITIONAL RENT	\$20.55 PSF

3RD FLOOR | SF
27,403



4TH FLOOR | SF
27,406



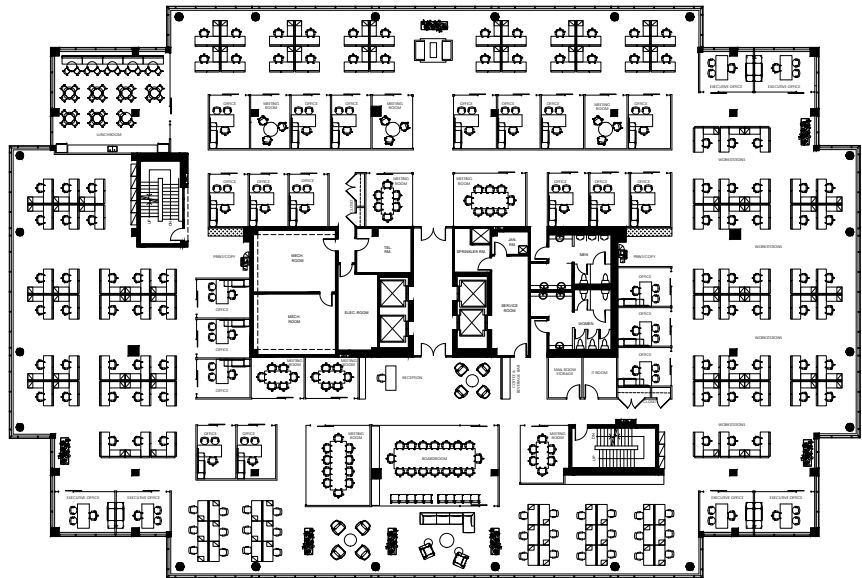
FEASIBILITY PLANS

4TH FLOOR | SF

27,406

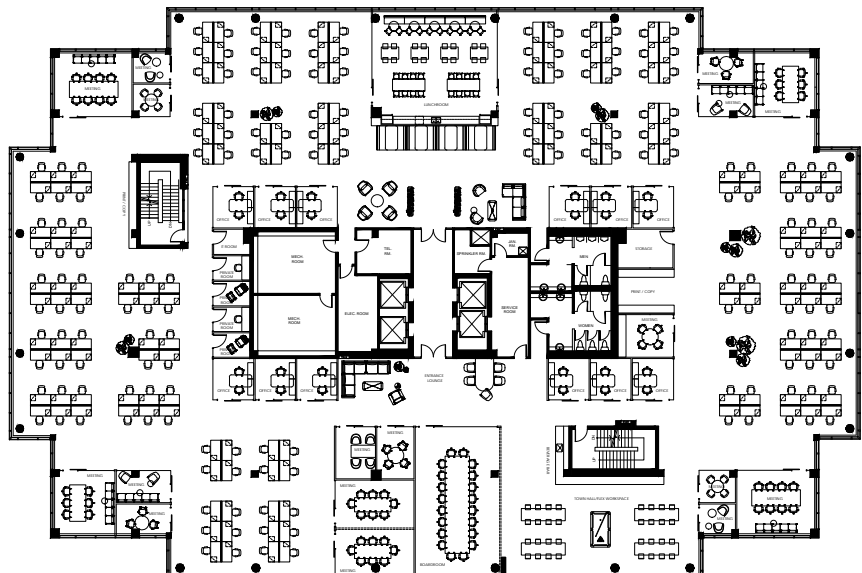
OPTION 1

108 Workstations
27 Offices
10 Meeting Rooms
135 People



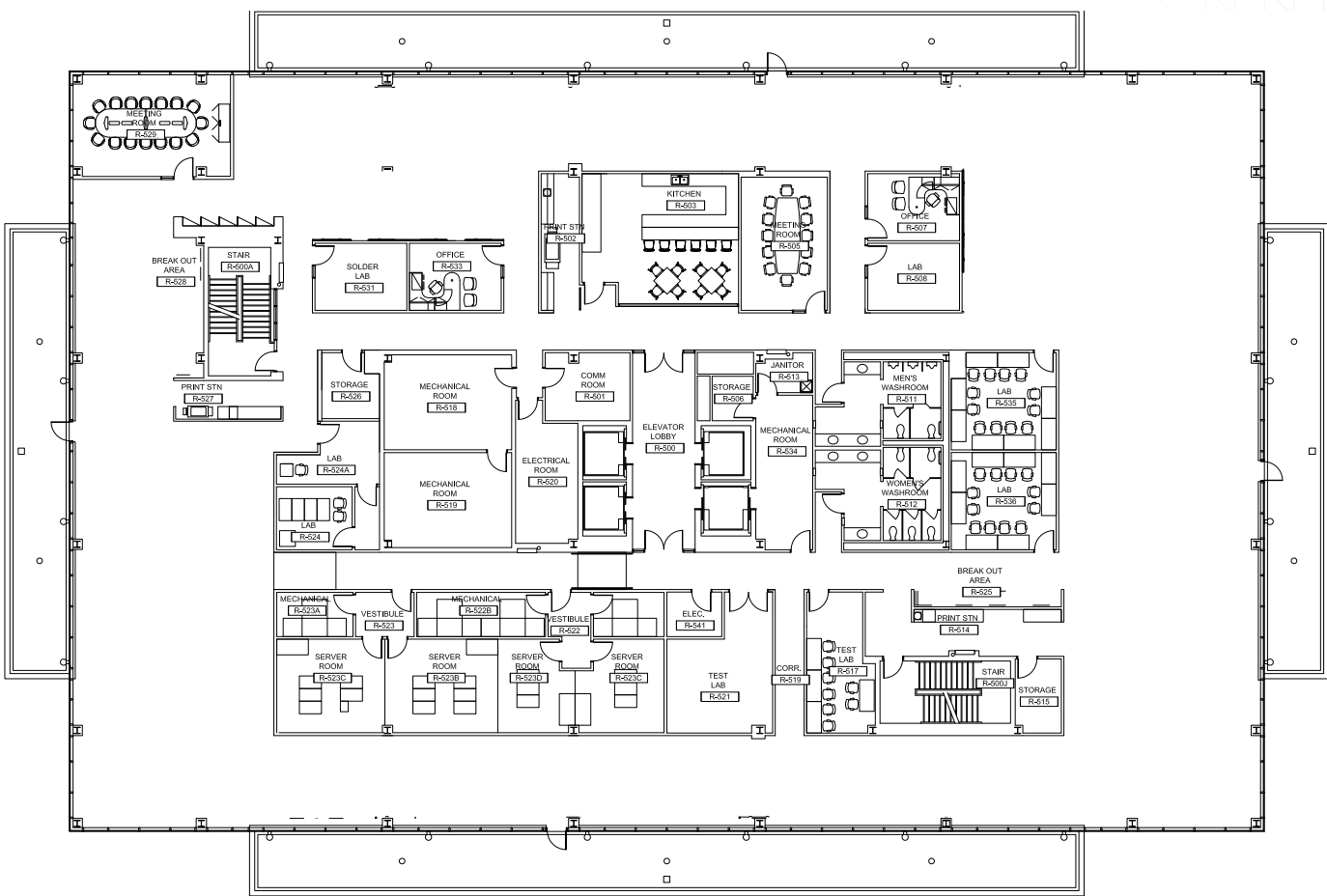
OPTION 2

176 Workstations
12 Offices
21 Meeting Rooms
188 People



FLOOR
PLANS

5TH FLOOR | SF
22,984



AVAILABLE IMMEDIATELY

BUILDING SPECIFICATIONS

EXPERIENCED ONSITE MANAGEMENT TEAM
AVAILABLE TO RESPOND IMMEDIATELY TO TENANT
ENQUIRIES OR BUILDING EMERGENCIES.



ELECTRICAL

5000 A, 600 V, 3-phase, 4 wire service that is distributed to electrical rooms on each floor and stepped down to 10/208 V for local distribution. Hot water is generated by two gasfired tank heaters located on the second floor of the link. Each tank has a rated heat input of 310,000 BTUs/hour and a storage capacity of 100 US gallons.

BACKUP POWER

10 diesel-fired 600 kW (750kVA) generators, with a power factor of 0.8 each. The generators are manufactured by Generac Power Systems Inc which provide power through 23 automatic transfer switches to emergency lighting, fire safety systems, selected outlets, all elevators, Liebert cooling units, chillers and cooling towers and associated pumps, and communication rooms and data centre. The rating of the transfer switches ranges from 400 to 1,200A, 600V.

MECHANICAL

A Delta building automation system (BAS) monitors and controls the automation of the HVAC systems. The equipment is controlled by electric actuation. Three natural gas-fired boilers with a rated heating output of 1.9mm BTUs/hour. The building maintains a central chilled water system. The chilled water system is connected to compartmental air handling units located in dedicated mechanical rooms in the core of each floor. Each compartmental air handling unit has chilled water cooling, hot water heating, steam distributor and variable speed controls.



Where integrated service meets lasting value.

BGO Properties is a leading provider of property management and leasing services in Canada, with a broad range of real estate services aimed at creating sustainable value for our clients.

Our trusted team of industry experts sees opportunities where others don't, seeking creative solutions to solve challenges big and small. We strive to develop deep partnerships and provide unrivaled service to enhance our clients' experience and returns.

70M+

SQ.FT. OF ASSETS MANAGED
/ 40% FOR 3RD PARTY CLIENTS

455

PROPERTIES MANAGED
ACROSS CANADA

940+

EMPLOYEES IN
CANADA

BGO's exclusive tenant service contact centre.

Designed to make it easy for the Tenant, KlikFIX provides a central resource for service needs. KlikFIX personnel are available 24 hours per day, seven days a week to receive requests via phone, email, or online.



4701 TAHOE BOULEVARD, MISSISSAUGA, ONTARIO L4W 0B5

GENERAL

Hours of Operation	7:00 am - 6:00 pm (M-F) Mobile Patrols After Hours
Parking Stalls/Ratio	4/1,000 SF
Bike Racks/Storage	Yes

CONSTRUCTION

Floor Design Load	Live Load: 150 psf Dead Load: 70 psf
Ceiling Height	3,600mm/12' Slab to Slab 2,745mm/9' Slab to Ceiling Grid 5" Raised Floor
Windows	Double Pane
Electrical Capacity	8.6 W/sqft
Risers/Shafts	4 inch (size)
Generator	Life Safety Equipment 50% Lighting
Sprinkler System	Wet System Capacity: 750 usgpm Rating: 75 psi
Elevators	4 Passenger Access to Floors B to 6 Capacity: 1,600 kg 1 Service Elevator with access to Loading Dock Access to Floors B to 1 Capacity: 1,815 kg

HVAC

Heating/Cooling	Compartment Unit/VAV With re Heat/Thermostat Control MERV Filter Rating 13 Capacity: 15,000 CFM
Ventilation	Person at 15CFM/Person
Exhaust	Cafeteria Hood - 4715 Tahoe
BAS System	Delta - Digital Controls



BGO
Properties

**SECURE YOUR NEXT
OFFICE SPACE.
CONTACT US TODAY.**

PETER BAMBULAS

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Broker*

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BGOProperties.com

BentallGreenOak (Canada)
Limited Partnership Brokerage