

A photograph of a modern, multi-story office building with a glass facade. A large yellow graphic shape, resembling a stylized 'C', is overlaid on the left side of the building. The building is set against a blue sky with abstract geometric shapes (blue, green, and brown triangles) overlaid on the right side.

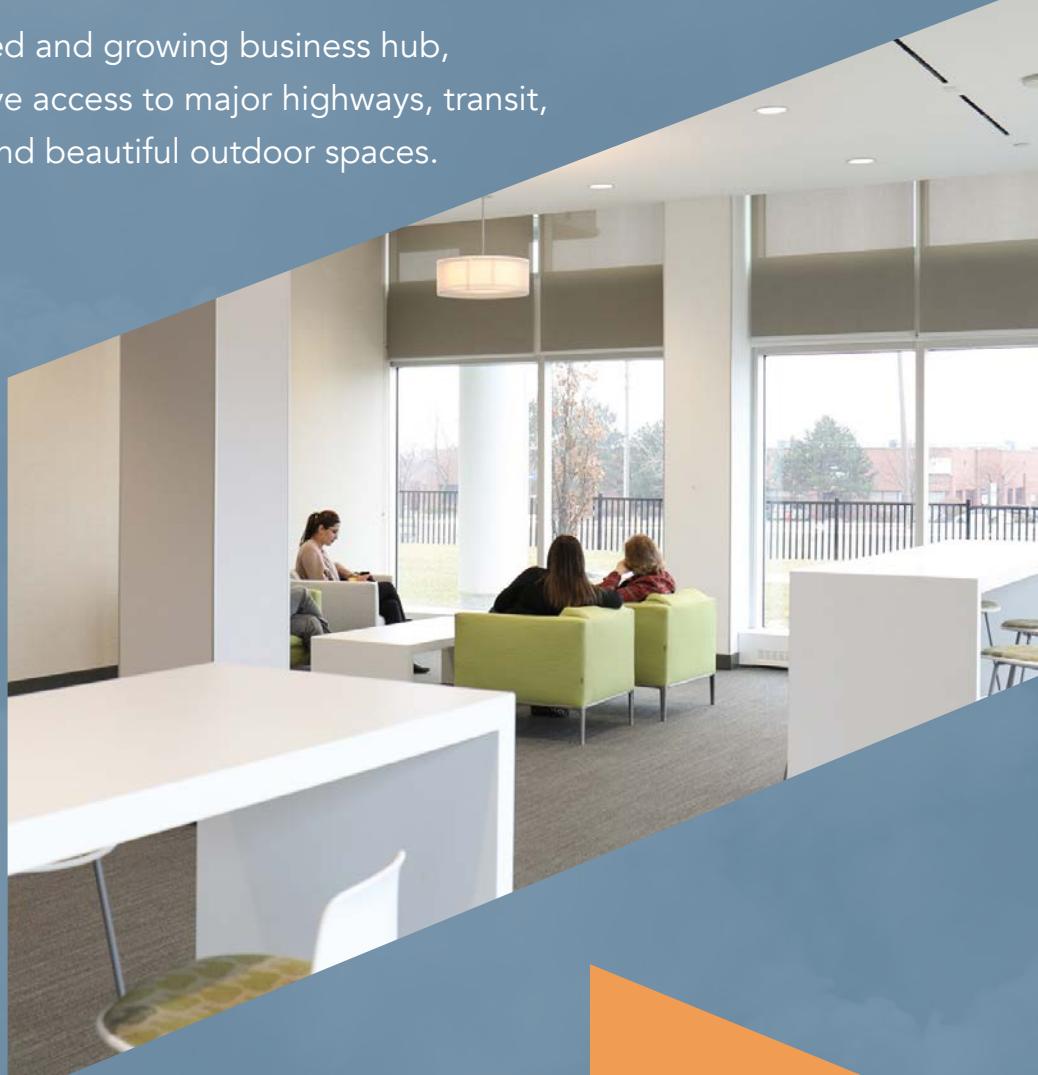
## HIGH PERFORMANCE OFFICE SPACE IN PRIME GTA BUSINESS HUB

**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
- Proximity 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**<sup>®</sup>  
Viral Response  
Certified



### FITWEL

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



### RICK HANSEN FOUNDATION ACCESSIBILITY CERTIFICATION (RHAC)

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

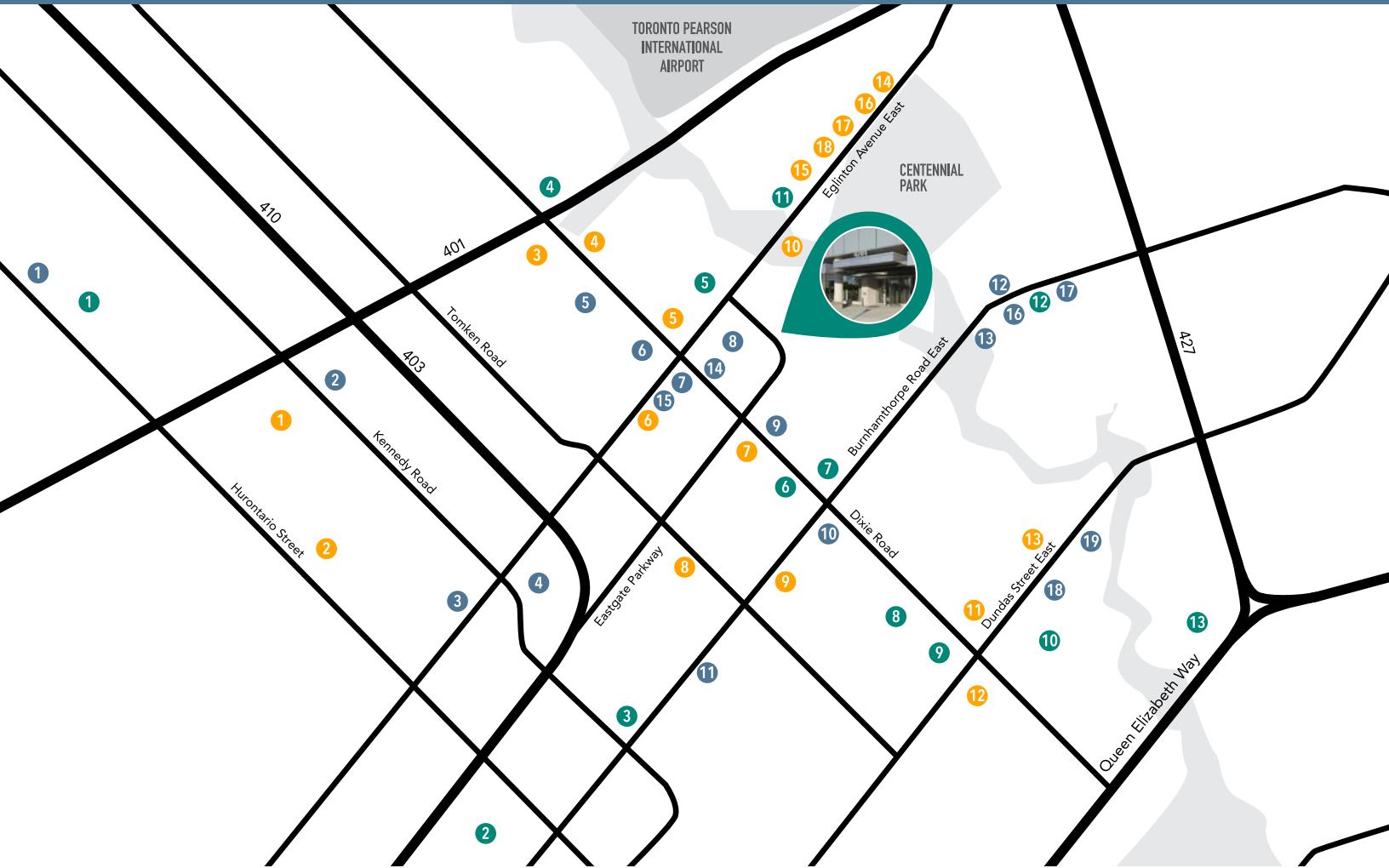


Driving | Highway access  
within minutes

- 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 Pumpernickel's

- 17 South East Mango
- 18 Union Social Eatery

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

## 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

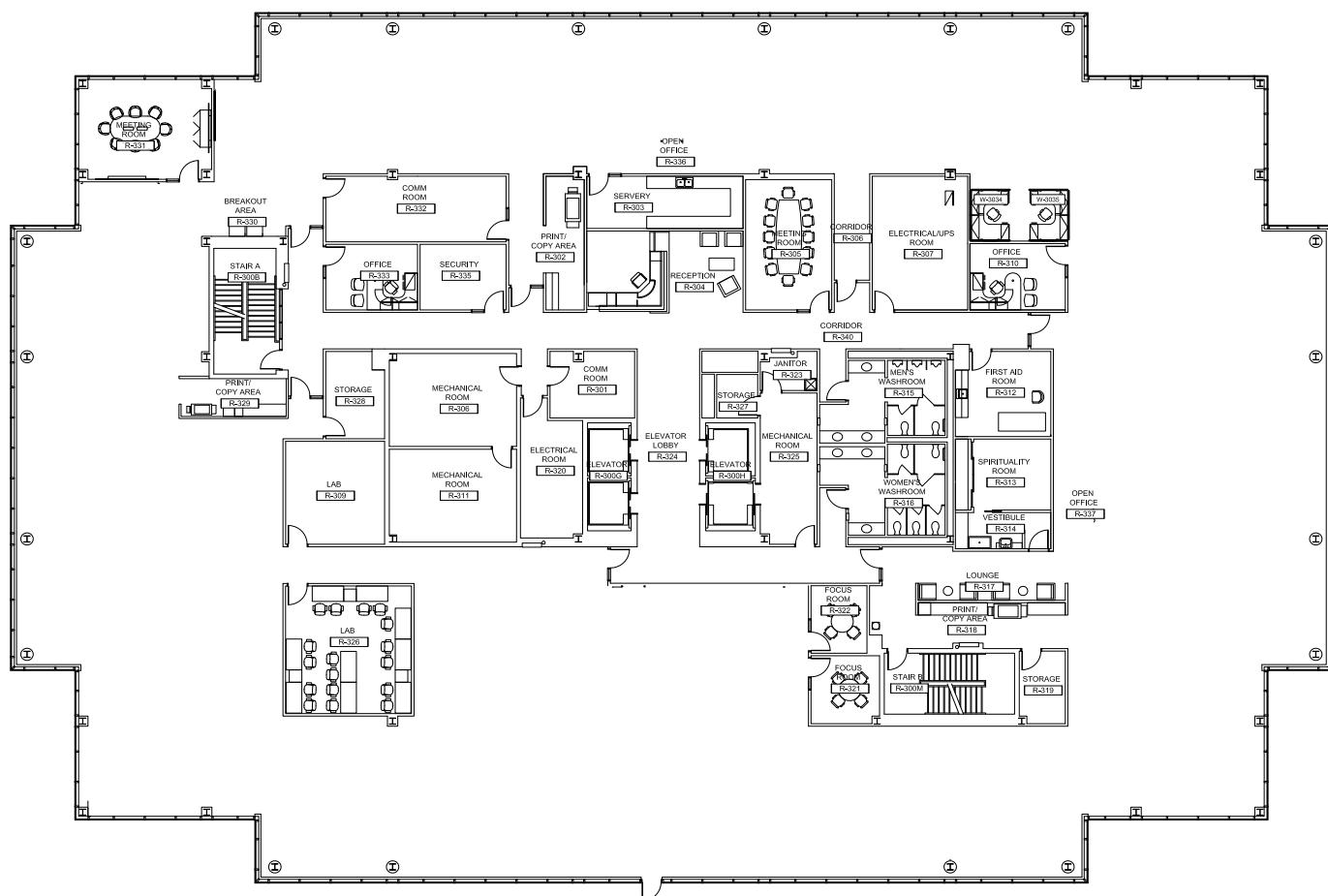
# LEASE AVAILABILITIES

|                              | SQUARE FEET        | FLOOR           |
|------------------------------|--------------------|-----------------|
| LEASED                       | -                  | 6 <sup>TH</sup> |
| VACANT                       | 22,984             | 5 <sup>TH</sup> |
| VACANT                       | 27,406             | 4 <sup>TH</sup> |
| VACANT                       | 27,403             | 3 <sup>RD</sup> |
| LEASED                       | -                  | 2 <sup>ND</sup> |
| LEASED                       | -                  | GROUND          |
| <b>TOTAL SPACE AVAILABLE</b> | <b>77,793</b>      | <b>All 3</b>    |
| <br>                         | <br>               | <br>            |
| OPERATING COSTS              | \$14.30 PSF        |                 |
| REALTY TAX                   | \$6.25 PSF         |                 |
| <b>TOTAL ADDITIONAL RENT</b> | <b>\$20.55 PSF</b> |                 |

# FLOOR PLANS

3RD FLOOR | SF

**27,403**



AVAILABLE IMMEDIATELY

# FLOOR PLANS

## 4TH FLOOR | SF

**27,406**



AVAILABLE IMMEDIATELY

# FEASIBILITY PLANS

4TH FLOOR | SF

**27,406**

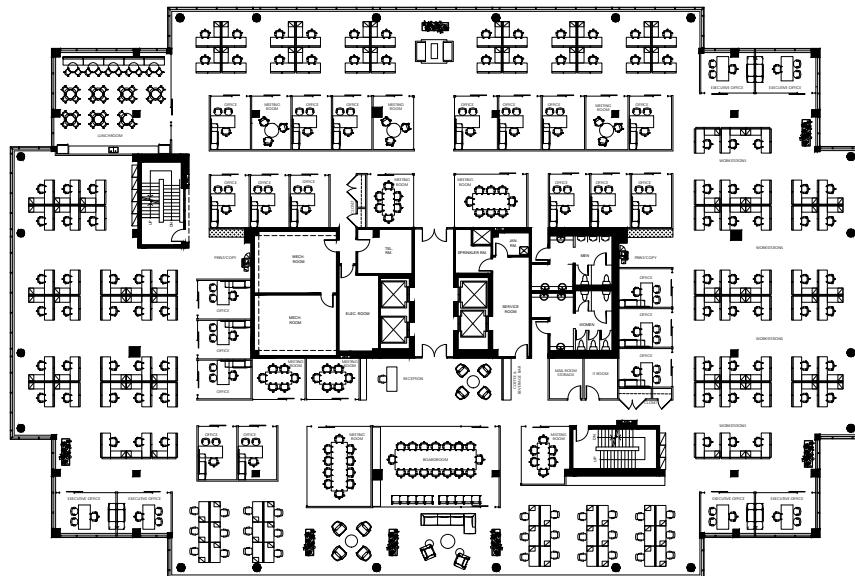
## OPTION 1

**108** Workstations

**27** Offices

**10** Meeting Rooms

**135** People



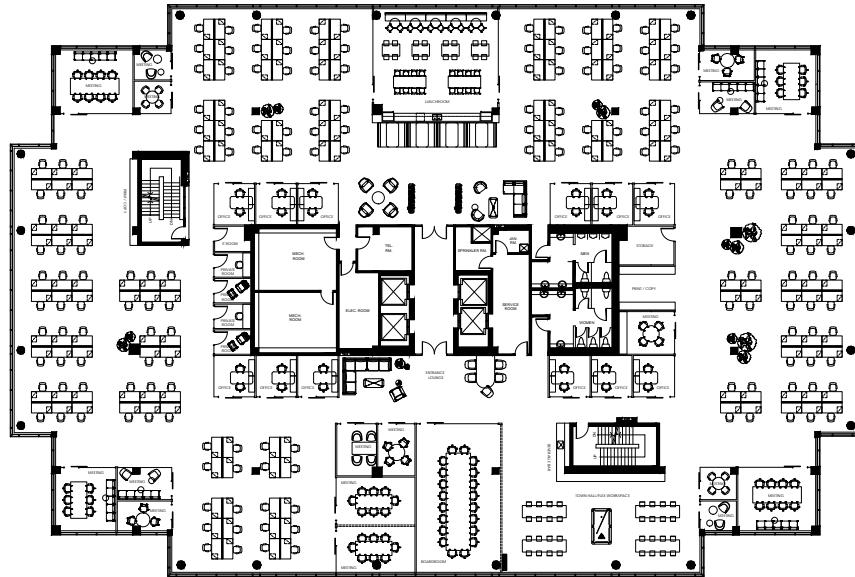
## OPTION 2

**176** Workstations

**12** Offices

**21** Meeting Rooms

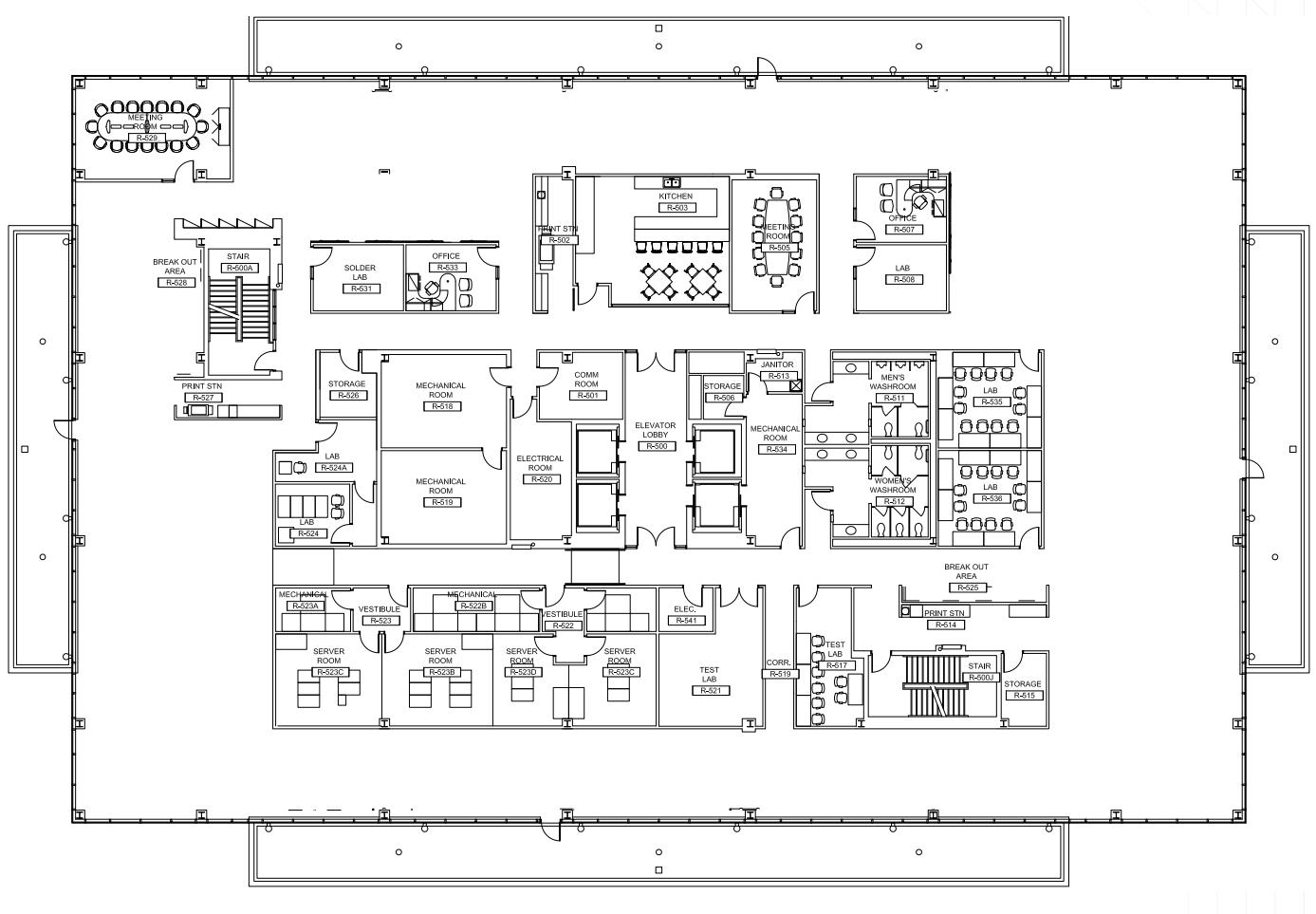
**188** People



# 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 gas-fired 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, ClikFIX provides a central resource for service needs. ClikFIX personnel are available 24 hours per day, seven days a week to receive requests via phone, email, or online.





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## 4701 TAHOE BOULEVARD, MISSISSAUGA, ONTARIO L4W 0B5

|                     |                             |  |
|---------------------|-----------------------------|--|
| <b>GENERAL</b>      | <b>Hours of Operation</b>   | 7:00 am - 6:00 pm (M-F)<br>Mobile Patrols After Hours  |
|                     | <b>Parking Stalls/Ratio</b> | 4/1,000 SF   |
|                     | <b>Bike Racks/Storage</b>   | Yes  |
| <b>CONSTRUCTION</b> | <b>Floor Design Load</b>    | Live Load: 150 psf<br>Dead Load: 70 psf  |
|                     | <b>Ceiling Height</b>       | 3,600mm/12' Slab to Slab<br>2,745mm/9' Slab to Ceiling Grid<br>5" Raised Floor   |
|                     | <b>Windows</b>              | Double Pane  |
|                     | <b>Electrical Capacity</b>  | 8.6 W/sqft   |
|                     | <b>Risers/Shachts</b>       | 4 inch (size)  |
|                     | <b>Generator</b>            | Life Safety Equipment<br>50% Lighting  |
|                     | <b>Sprinkler System</b>     | Wet System<br>Capacity: 750 usgpm<br>Rating: 75 psi  |
|                     | <b>Elevators</b>            | 4 Passenger<br>Access to Floors B to 6<br>Capacity: 1,600 kg<br><br>1 Service Elevator with access to<br>Loading Dock<br>Access to Floors B to 1<br>Capacity: 1,815 kg |
| <b>HVAC</b>         | <b>Heating/Cooling</b>      | Compartment Unit/VAV With re<br>Heat/Thermostat Control<br>MERV Filter Rating 13<br>Capacity: 15,000 CFM   |
|                     | <b>Ventilation</b>          | Person at 15CFM/Person   |
|                     | <b>Exhaust</b>              | Cafeteria Hood - 4715 Tahoe  |
|                     | <b>BAS System</b>           | Delta - Digital Controls   |



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

**PETER BAMBULAS**

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BentallGreenOak (Canada)  
Limited Partnership Brokerage