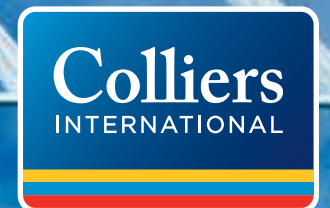




MISSISSAUGA EXECUTIVE CENTRE

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





THE BUILDINGS

WHY CITY CENTRE?

AVAILABILITY

ABOUT OWNERSHIP

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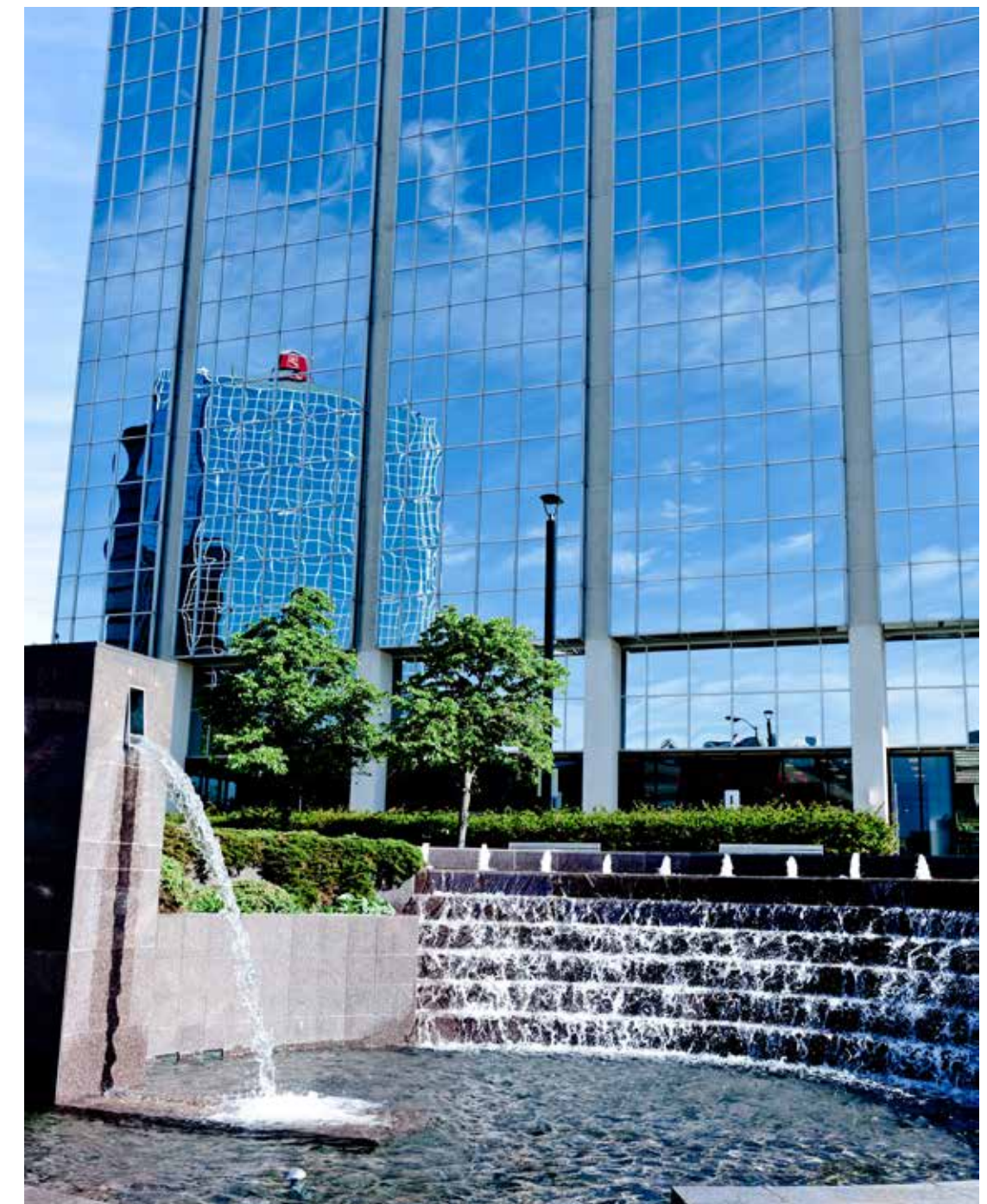
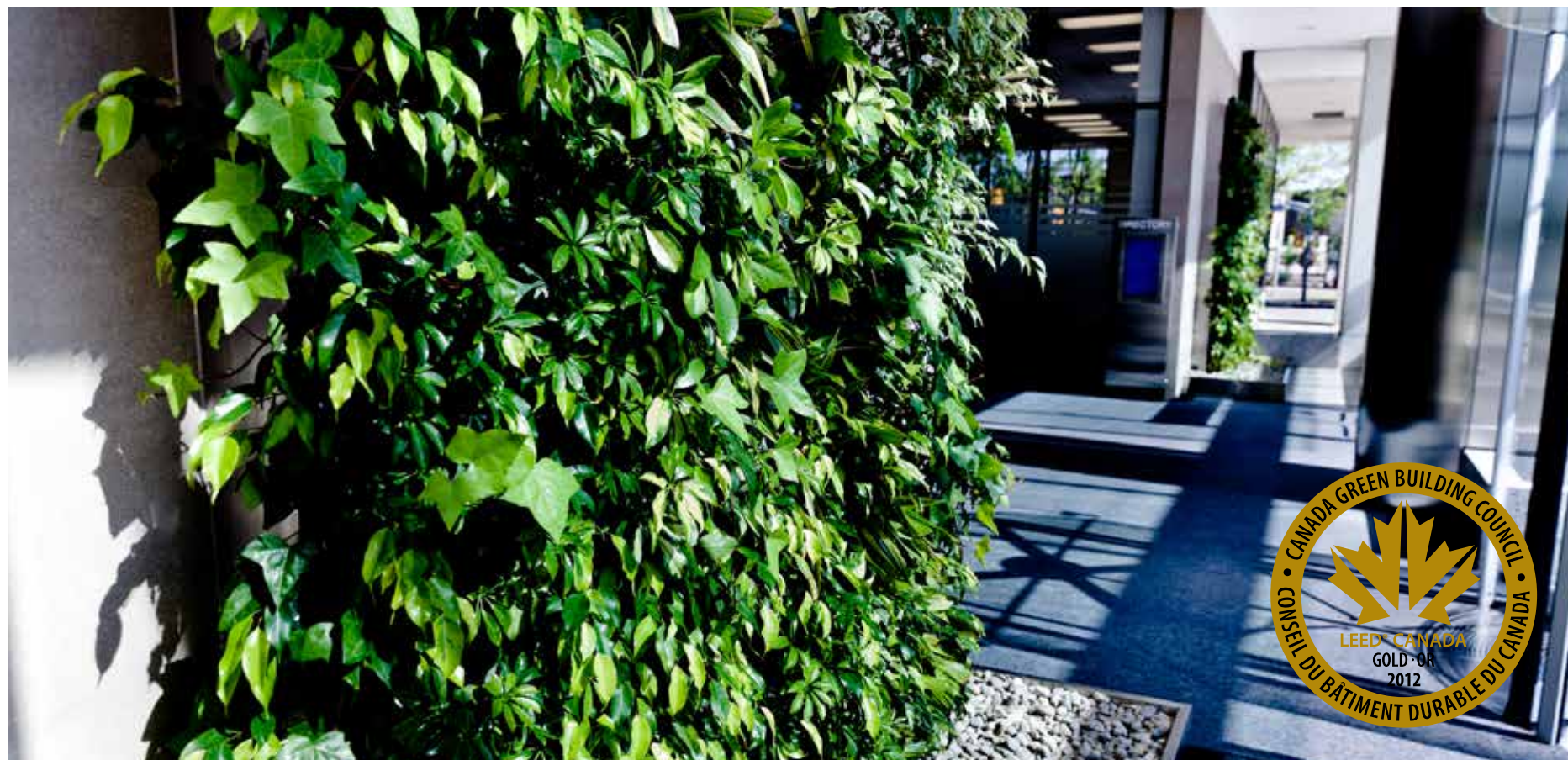
> A New MEC

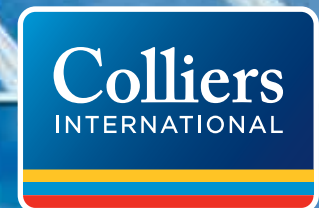
> Specifications

Welcome to the new 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 AIMCo Realty Investors LP continue their long-term commitment to MEC and providing the best possible tenant experience.





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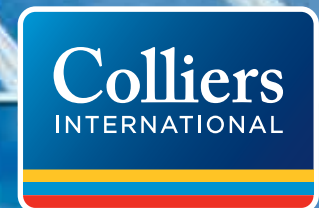
COMMON BUILDING SPECS

MANAGER	Colliers International
HOURS	Monday to Friday 8:00 a.m. to 6:00 p.m.
ENVIRONMENTAL STATUS	LEED®-EB Gold Certified
ARCHITECT	G. Edward Lutman
BASE BUILDING STRUCTURE	John Stephenson Consultants Limited
BASE BUILDING ELECTRICAL/MECHANICAL	MMM Group
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, Blink, Rogers, Terago, 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	6 surface 935 underground 4 per 1,000 SF ratio	252 surface 512 underground 4 per 1,000 SF ratio	379 surface 549 underground 4 per 1,000 SF ratio	190 surface 569 underground 4 per 1,000 SF ratio
YEAR OF COMPLETION	1990	1978	1987	1983
AREA	288,415 SF Gross 253,327 SF Office 9,611 SF Retail	288,341 SF Gross 260,882 SF Office 13,216 SF Retail	290,871 SF Gross 262,820 SF Office 9,343 SF Retail	281,274 SF Gross 260,652 SF Office 9,796 SF Retail
TYPICAL FLOOR AREA	18,422 SF	18,633 SF	18,630 SF	18,630 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

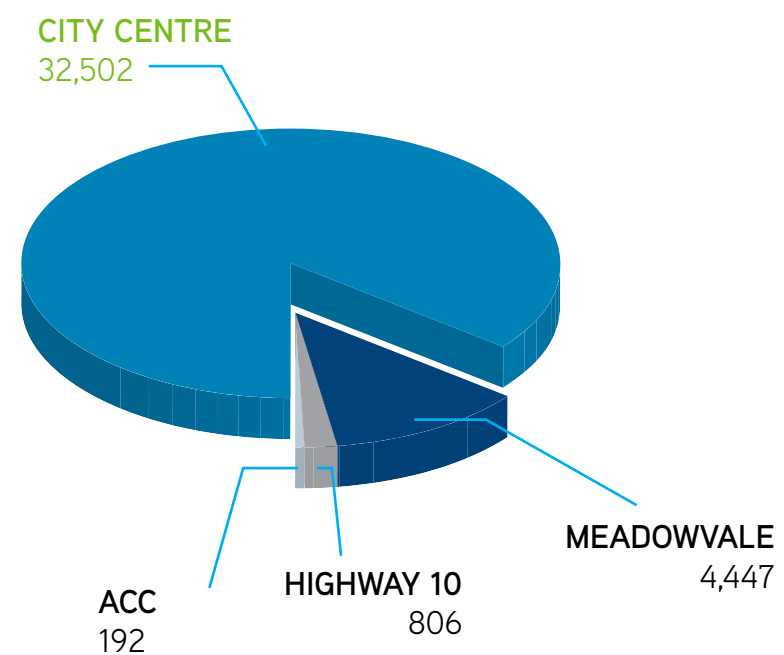
> Amenities

Did you know that Mississauga City Centre has **over five times** the population of Meadowvale, Highway 10 and Airport Corporate Centre combined?

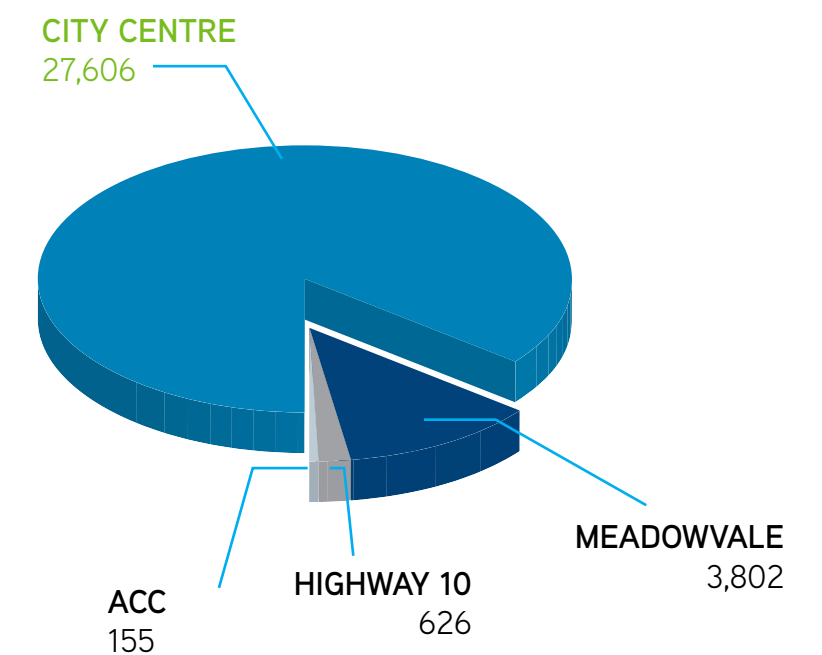
Not only that, but it has a higher percentage of well-educated, working age residents. With the addition of numerous residential condominiums, the population of City Centre is expected to grow **31% by 2016 and 54% by 2021**, while other areas of Mississauga are forecasted to experience less than 10% growth.

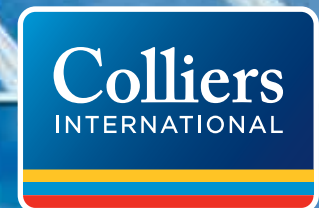
Make it easier to attract and retain the right people at your organization. Get ahead of the curve and locate your offices where your employees want to work — close to home.

POPULATION BETWEEN THE AGES OF 25-45



POPULATION WITH BACHELOR DEGREES OR HIGHER





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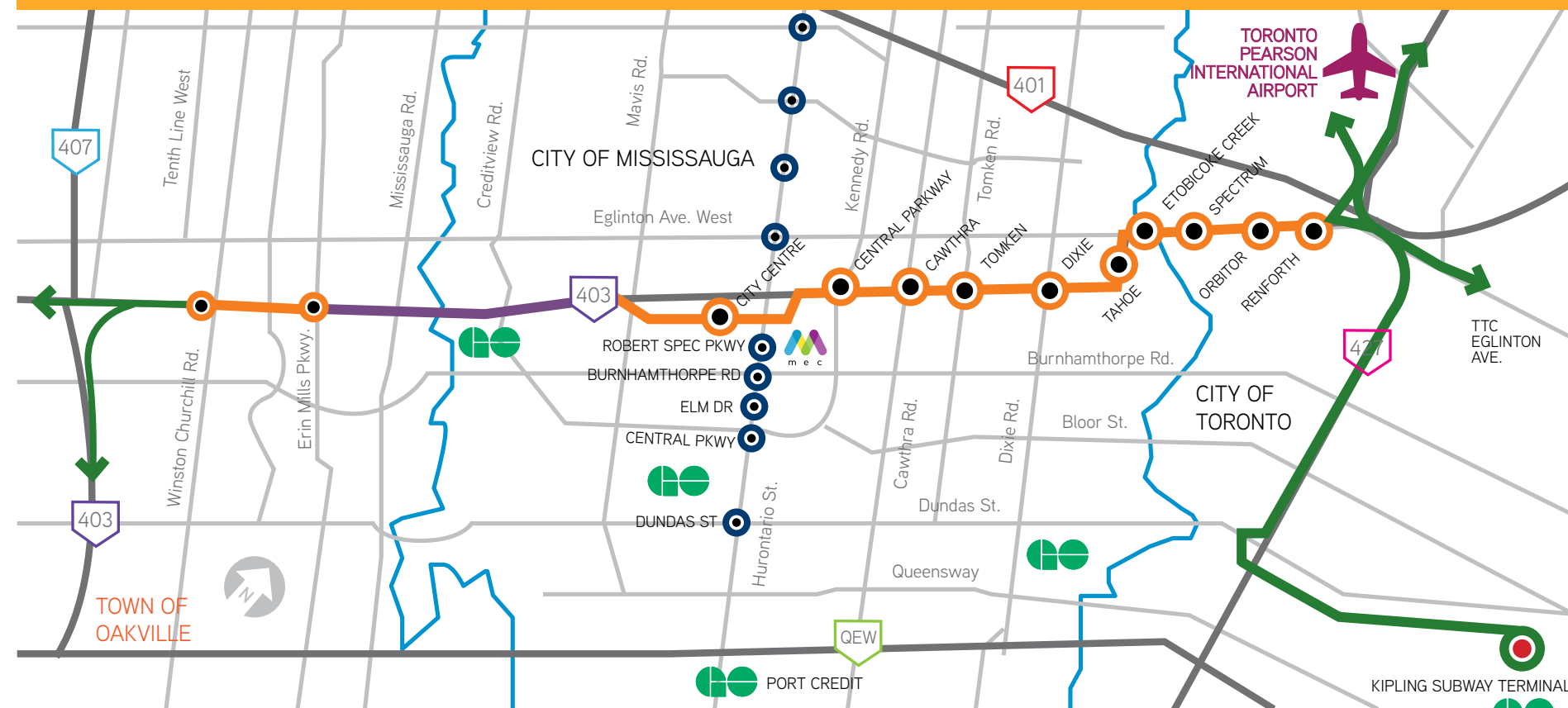
- › Demographics
- › Accessibility
- › Amenities

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 walkability score, 88/100. 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!

MEC - MULTIPLE TRANSIT OPTIONS



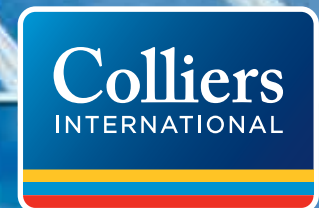
- BRT CORRIDOR
- BRT STATION
- KEY COONECTIONS
- GO STATION
- 403 BUS BYPASS SHOULDERS
- MISSISSAUGA TRANSIT BUS STOP



m e c

WALK SCORE

88/100



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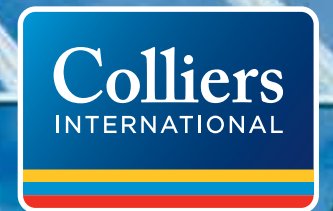
› Demographics

› 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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OWNERSHIP



DESJARDINS FINANCIAL SECURITY LIFE ASSURANCE COMPANY

Desjardins Group is the leading cooperative financial group in Canada and the fifth largest in the world with assets of \$212 billion. 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 nation-wide.

The group also has one of the highest capital ratios and credit ratings in the industry, and outranks all American banks as the fourth safest and strongest bank in North America according to Global Finance magazine and Bloomberg News respectively.



AIMCo Realty Investors LP

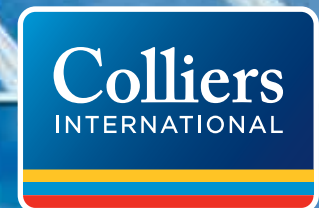
AIMCo Realty Investors LP holds the interest in MEC on behalf of one of Canada's largest pension fund investors.

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 and Catherine Grammatikos, Property Manager
Awarded: BOMA Certificate of Building Excellence for 1 and 3 Robert Speck Parkway



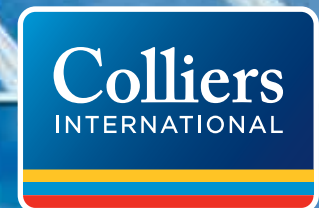
Awarded: Recognition for participation in the SaveONenergy Energy Manager Program and continuous contributions to energy conservation in Mississauga.



Awarded: BOMA BEST for Environment Leadership



Winner: Anchor Tenant at MEC 1 (Symcor), Earth Hour Challenge 2014



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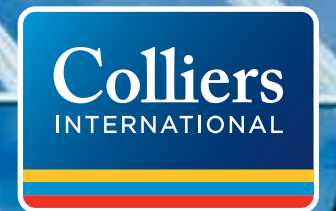
AVAILABILITY

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OUR WORK





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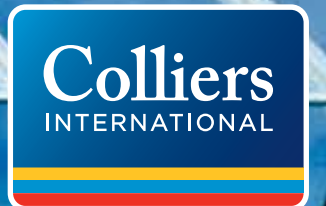
AVAILABILITY

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MEC AMENITIES:

- 26 acres of landscaping consisting of a variety of luscious 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
- 24/4 camera feed to Peregrine Falcon Nest (MEC 1)
- Panic/Duress Alarms throughout Parking Garage
- Incentive parking for registered car poolers
- Electric Plug-In Stations located at 1 Robert Speck
- 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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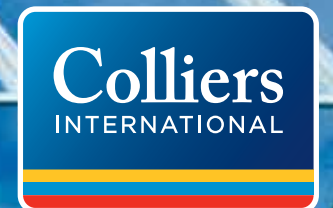
CONTACT

New CycleLoan Program!

In collaboration with SustainMobility, MEC is proud to announce this new, free CycleLoan program. Get registered! E-mail: MECbike@colliers.com

- 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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LEASING



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