



### Building Information

Building Size:	160,802 sf
Shipping & Receiving:	Yes
# of Floors:	6
Year Built:	2008
# of Passenger Elevators:	4
Total Parking:	1600

## 4701 Tahoe Blvd

4701 Tahoe Boulevard, Mississauga, Ontario L4W 0B5



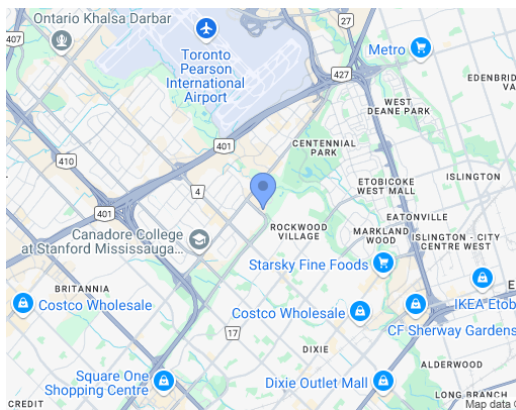
### Building Description

Located in one of the GTA's most prestigious suburban business nodes, the Tahoe campus is comprised of two class "A" office towers connected by a two story linkway. Developed with no expense spared, the Tahoe Buildings offer a work environment and office spaces as collaborative and pioneering as you are.

The complex was constructed with high-end materials and longevity in mind. In addition to being relatively new, the building offers a level of quality and infrastructure that is unmatched by any speculative building and nearly all existing buildings in the current marketplace. Tenants will benefit from state-of-the-art energy infrastructure, generator and UPS backup, excess heating and cooling capacity, and modern building management equipment.

### Amenities

4701 Tahoe Boulevard is conveniently located in close proximity to hotel facilities, restaurants, banks and fitness centres in one of the GTA's most prestigious suburban business nodes. The Eatery at Spectrum Square, which offers various food, spa, dental and spa services is three minutes drive from the building. Heartland Towne Centre and Square One Shopping Centre are thirteen minutes drive from the site.



Mark Rzadki  
 Broker of Record / Principal, Leasing  
 BentallGreenOak (Canada) Limited  
 Partnership, Brokerage

📞 416.681.6266

✉️ [Mark.Rzadki@bgo.com](mailto:Mark.Rzadki@bgo.com)

---

### **Sustainability**

4701 Tahoe Boulevard is conveniently located in close proximity to hotel facilities, restaurants, banks and fitness centres. The Eatery at Spectrum Square, which offers various food, spa, dental and spa services is three minutes drive from the building. Heartland Towne Centre and Square One Shopping Centre are thirteen minutes drive from the site.

Mark Rzađki  
Broker of Record / Principal, Leasing  
BentallGreenOak (Canada) Limited  
Partnership, Brokerage

☎ 416.681.6266

✉ [Mark.Rzadki@bgo.com](mailto:Mark.Rzadki@bgo.com)

# 4701 Tahoe Blvd

4701 Tahoe Boulevard, Mississauga, Ontario L4W 0B5

Mark Rzadki  
 Broker of Record / Principal, Leasing  
 BentallGreenOak (Canada) Limited Partnership, Brokerage

📞 416.681.6266

✉️ [Mark.Rzadki@bgo.com](mailto:Mark.Rzadki@bgo.com)

<b>General</b>	<b>Year Built</b> 2008	<b>BOMA Best</b> Gold	<b>Fitwel</b> Certified
	<b>WELL Health and Safety Rating</b> Certified	<b>RHFAC</b> Certified	<b>BOMA Excellence</b> Certified
	<b>Building Class</b> A	<b>Building Management</b> BGO Properties	<b>Building Website</b> <a href="http://www.bgoproperties.com">www.bgoproperties.com</a>
	<b>Building Zoned</b> Commercial		
<b>Tenant Cost</b>	<b>Utilities</b> \$ 1.50 /sf	<b>Operating Costs</b> \$ 12.21 /sf	<b>Realty Tax</b> \$ 6.25 /sf
	<b>Total Additional Rent</b> \$ 19.96 /sf		
<b>Building Size</b>	<b>Number of Floor(s)</b> 6	<b>Total Office Space</b> 160,802 sf	<b>Total Space</b> 160,802 sf
	<b>Available Office Space</b> 77,785 sf	<b>Total Available Space</b> 77,785 sf	<b>Largest Contiguous Available</b> 77,785 sf
<b>Construction</b>	<b>Typical Power</b> 2 W/sf		<b>Exterior Finish</b> Glass
	<b>HVAC Description</b> 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 1.9 mm BTUs/hours. 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.		
	<b>Shipping &amp; Receiving</b> Yes		<b>Emergency Generator</b> Yes
<b>Elevators</b>	<b>Number of Low Rise Elevator(s)</b> 4		
<b>Safety &amp; Access</b>			
<b>Parking</b>	<b>Surface Stall(s)</b> 1,600	<b>Total Parking Stalls</b> 1,600	<b>Surface Stall Ratio</b> 5 / 1,000 sf
	<b>Anchor Tenants</b>		
<b>Public Transport</b>	<b>Description</b> Transportation to 4701 Tahoe Boulevard is provided by Mississauga Transit, with connections to TTC Transit and GO Transit. Mississauga Bus Rapid Transit Tahoe stop is at the front door of the building.		