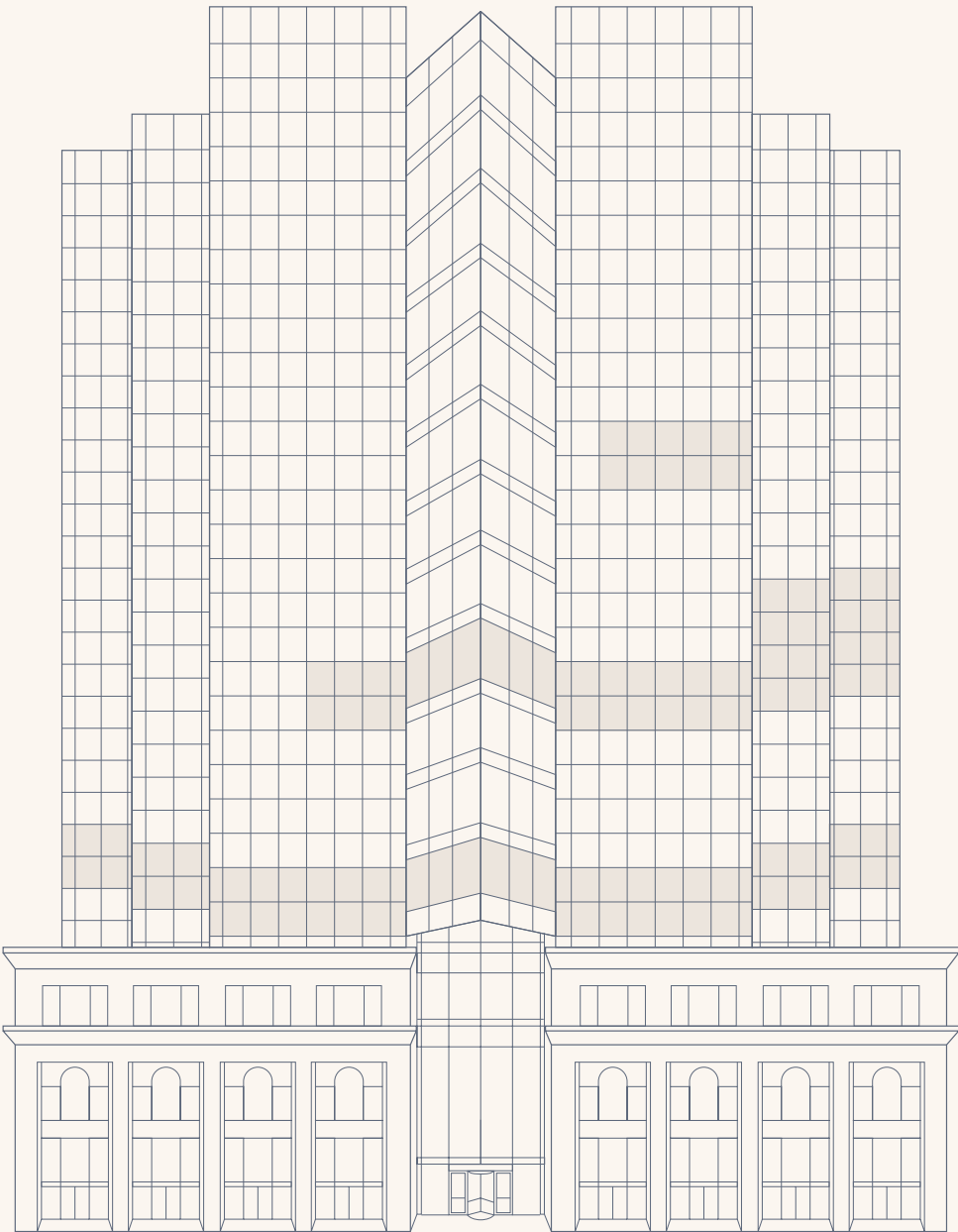




Experience Refined Comfort and Style

SUITES FROM 1,124 SQ. FT.

Stacking Plan



SUITE 1050 3,307 sq. ft. →

SUITE 800 1,124 sq. ft. →

MODEL SUITE
SUITE 700 12,143 sq. ft. →

SUITE 400 18,203 sq. ft. →

 ADDITIONAL RENT (2026 EST.)
\$24.23

Everything you need to know

-  Concierge & Security System
-  Walking Distance to Restaurants & Shops
-  Direct Underground and Surface Parking
-  Electric Vehicle Charging Stations
-  In-House Amenities

Main Lobby

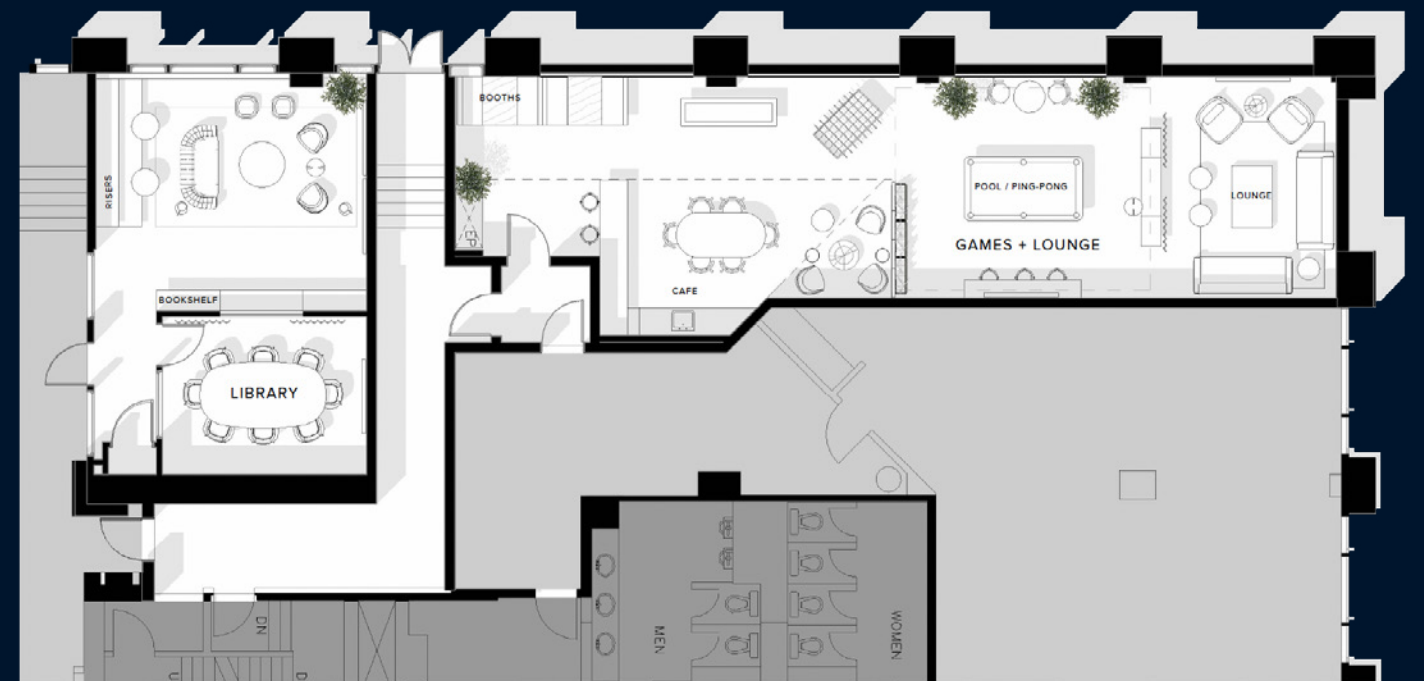




TENANT LOUNGE

Experience Refined Comfort and Style in our New Tenant Lounge

Our tenant lounge is welcoming with sleek architectural lines and contemporary design, and provides tenants with an open style kitchen, inviting lounge areas with elite games, and meeting room. This versatile space sparks innovation and fosters connection and relaxation.

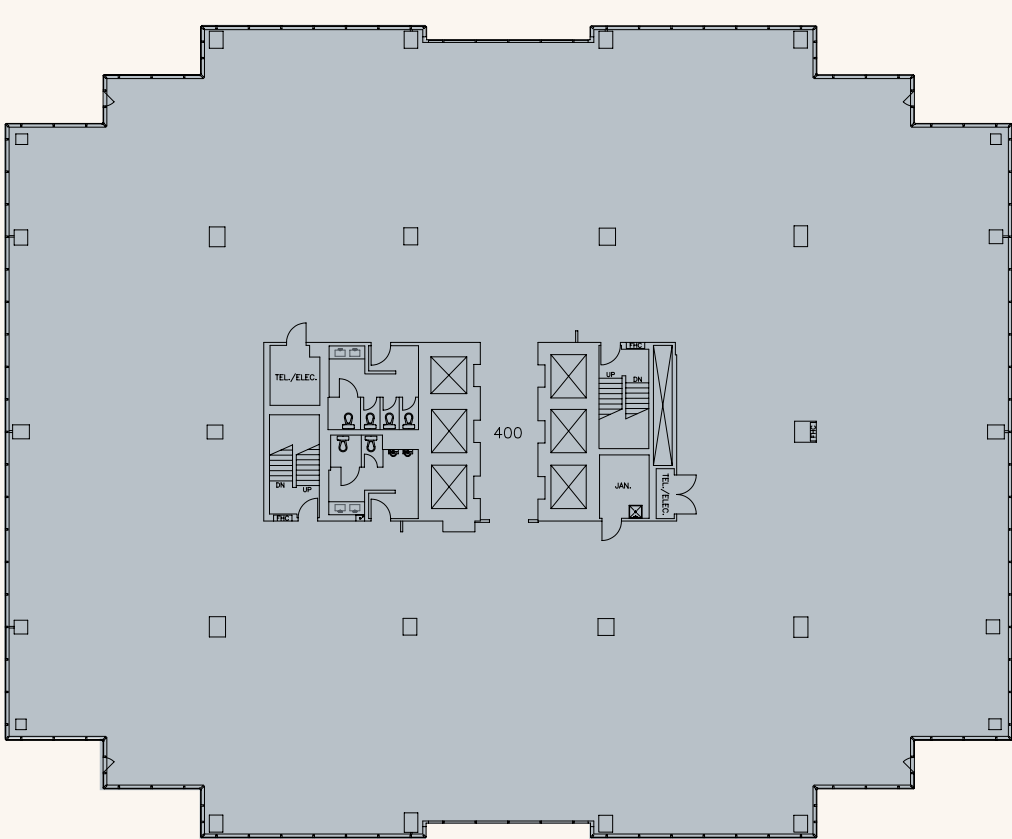


Suite 400

18,203 SQ. FT.

- Full floor opportunity
- Base building condition

 VIRTUAL TOUR

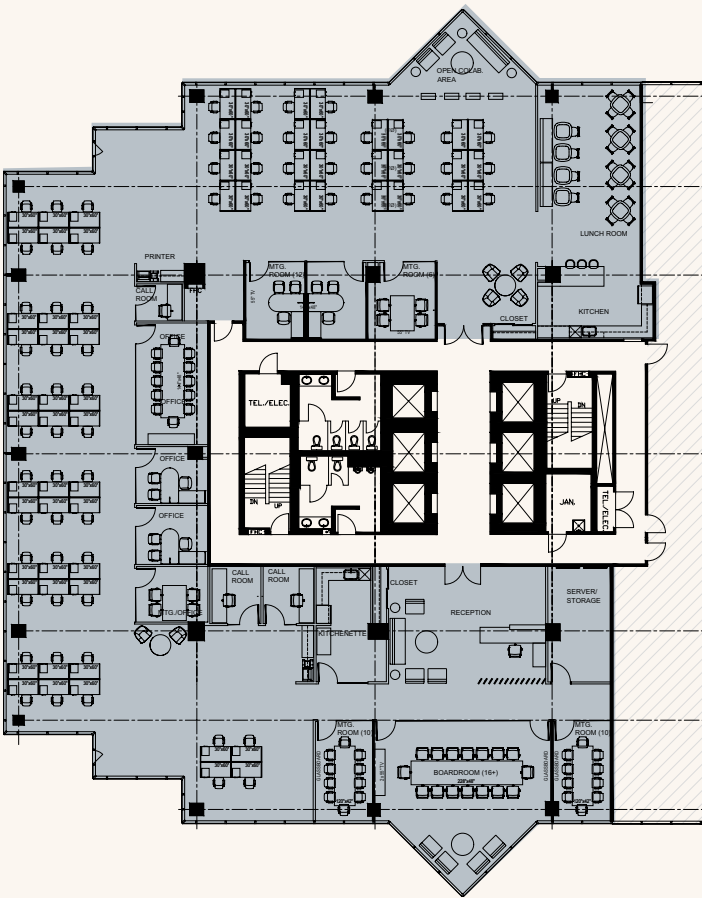


Suite 700

12,143 SQ. FT.

- Fully furnished model suite
- Layout includes a reception with seating area, a large lunchroom and kitchenette, 6 meeting rooms of various sizes, 4 offices, 3 call rooms, an open area for 68 desks, and an IT room

MODEL SUITE



*Reference Images

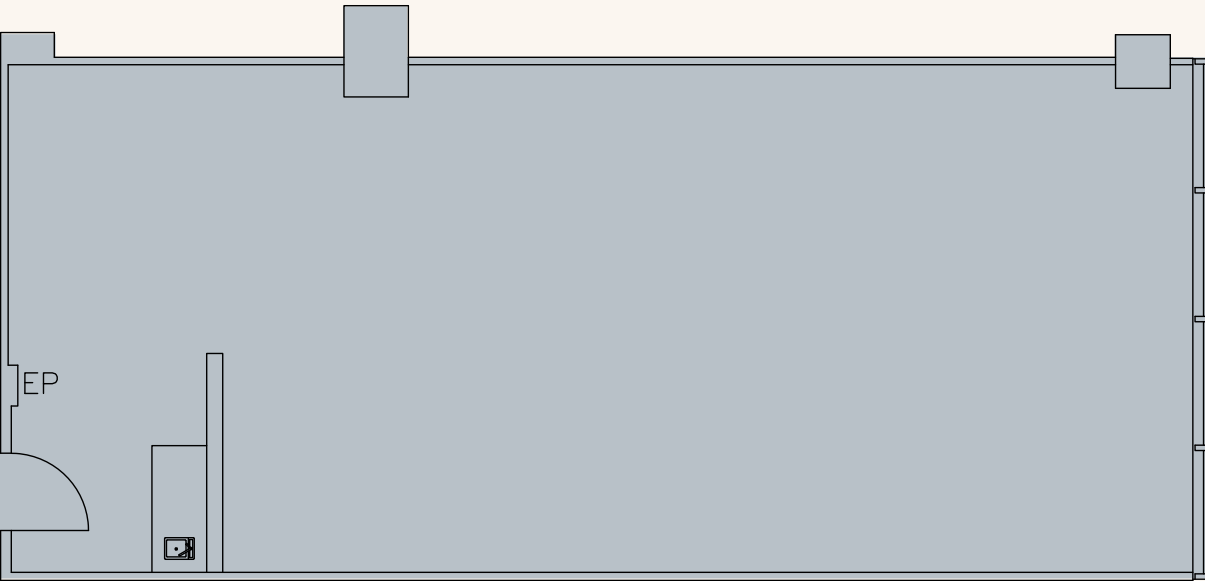
Suite 800

1,124 SQ. FT.

- Open concept plan with kitchenette



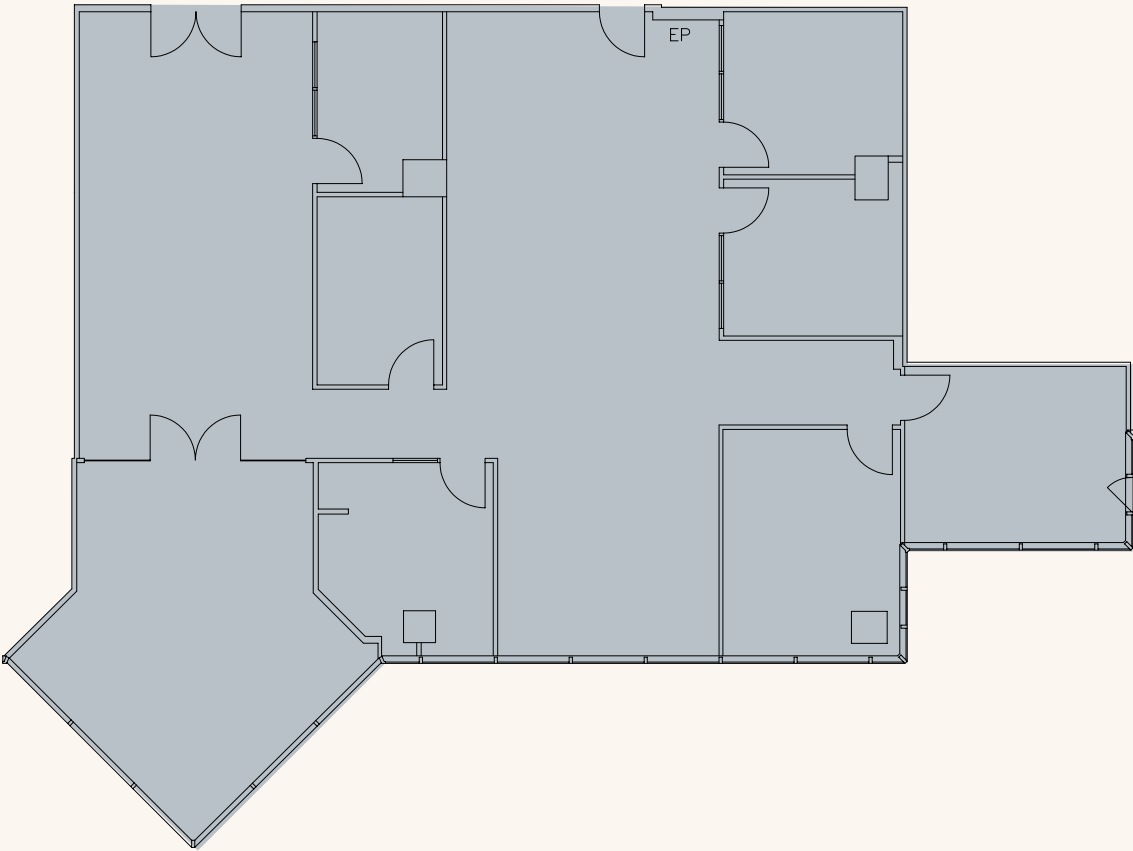
VIRTUAL TOUR



Suite 1050

3,307 SQ. FT.

- Built out with reception, boardroom, a good mix of offices/meeting rooms, and server room



Sample Finishes



Explore the Neighbourhood

1 City Centre is adjacent to Square One Shopping Centre. Close proximity to Mississauga Transit, GO Transit, and all major highways, providing easy access to Pearson International Airport and downtown Toronto.



94



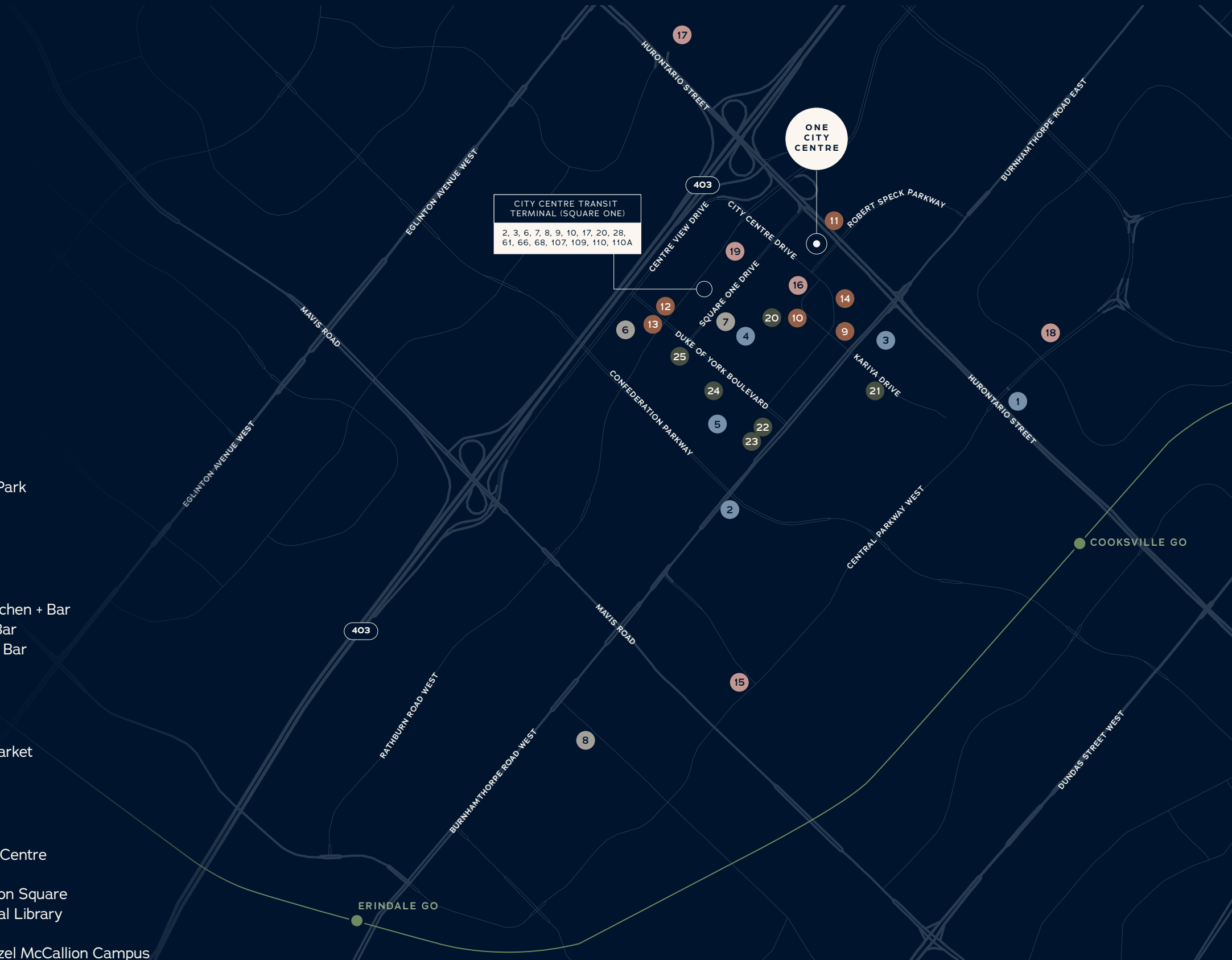
85

- 6. Cineplex Cinemas
- 7. The Rec Room
- 8. Sky Zone Trampoline Park

- ## ● RESTAURANTS
9. Haidilao Hot Pot
 10. Earls Kitchen + Bar
 11. Pumpernickel's
 12. Scaddabush Italian Kitchen + Bar
 13. Hibachi Teppanyaki + Bar
 14. The Keg Steakhouse + Bar

- 15. T&T Supermarket
- 16. Walmart Supercentre
- 17. Oceans Fresh Food Market
- 18. Metro
- 19. Whole Foods Market

- **LANDMARKS**
- 20. Square One Shopping Centre
- 21. Kariya Park
- 22. Mississauga Celebration Square
- 23. Hazel McCallion Central Library
- 24. Living Arts Centre
- 25. Sheridan College – Hazel McCallion Campus



Sustainability



ENVIRONMENT

We are committed to improving our environmental performance and mitigating the impacts of climate change.



SOCIAL

We are committed to ensuring the comfort of our tenants, developing our people and providing a safe and inclusive workplace, while creating positive impacts for the communities where we operate.



PERFORMANCE REPORTING

We are committed to accurate, transparent, and focused reporting on the topics that matter most to our business and our stakeholders.



GOVERNANCE

We are committed to acting in a responsible and ethical manner, achieving our clients' portfolio objectives, proactively managing risk and openly engaging with our stakeholders.

BOMA CERTIFICATE OF EXCELLENCE: OFFICE



BOMA BEST SILVER



RICK HANSEN FOUNDATION ACCESSIBILITY CERTIFICATION



✓ 15%

DECREASE IN ENERGY USE IN 2019-2025

✓ 29%

DECREASE IN WATER USE IN 2019-2025

✓ 62.5%

DECREASE IN WASTE IN 2019-2025

Environment

When we use resources more efficiently, we are shrinking our environmental footprint, reducing costs, improving the competitiveness of the buildings that we manage, and creating value for our clients.



ENVIRONMENTAL MANAGEMENT

We are committed to the management of efficient, healthy and safe buildings.



WASTE REDUCTION

Our programs reduce the amount of waste that is generated and improve diversion rate.



CARBON MONITORING AND MANAGEMENT

We strive to reduce the carbon footprint of the buildings that we manage.



WATER MANAGEMENT

We implement programs that optimize the use of water.



ENERGY EFFICIENCY

We are committed to improving the energy efficiency of the buildings that we manage.



GREEN BUILDING CERTIFICATIONS

We pursue industry-recognized sustainability designations for all eligible commercial buildings.

ONE CITY CENTRE

For leasing information, please contact JLL

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