

ONE CITY CENTRE

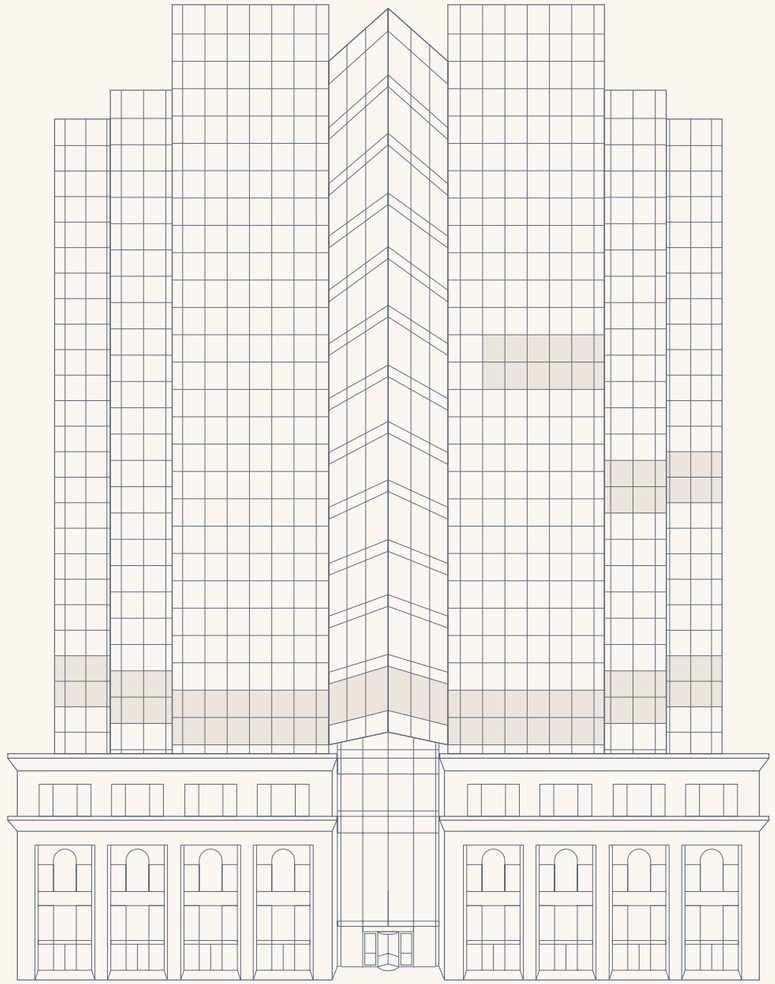
MISSISSAUGA, ON

Experience Refined Comfort and Style

SUITES FROM 1,124 SQ. FT.

AVAILABLE SUITES

Stacking Plan



SUITE 1050 3,307 sq. ft.

SUITE 800 1,124 sq. ft.

SUITE 400 18,203 sq. ft.

ADDITIONAL RENT (2026 EST.)
$24.23

BUILDING HIGHLIGHTS

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.

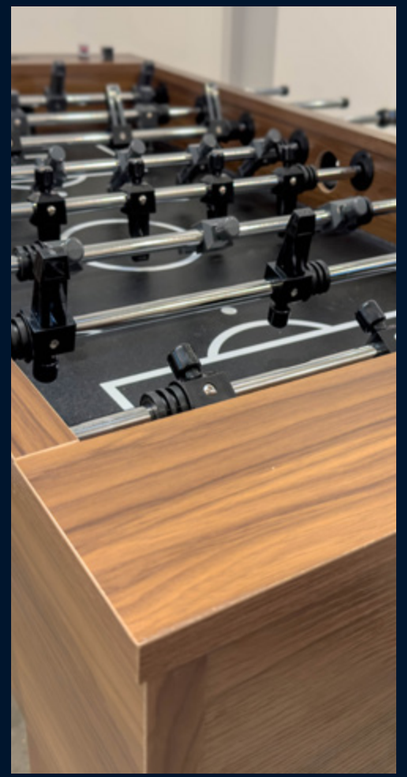


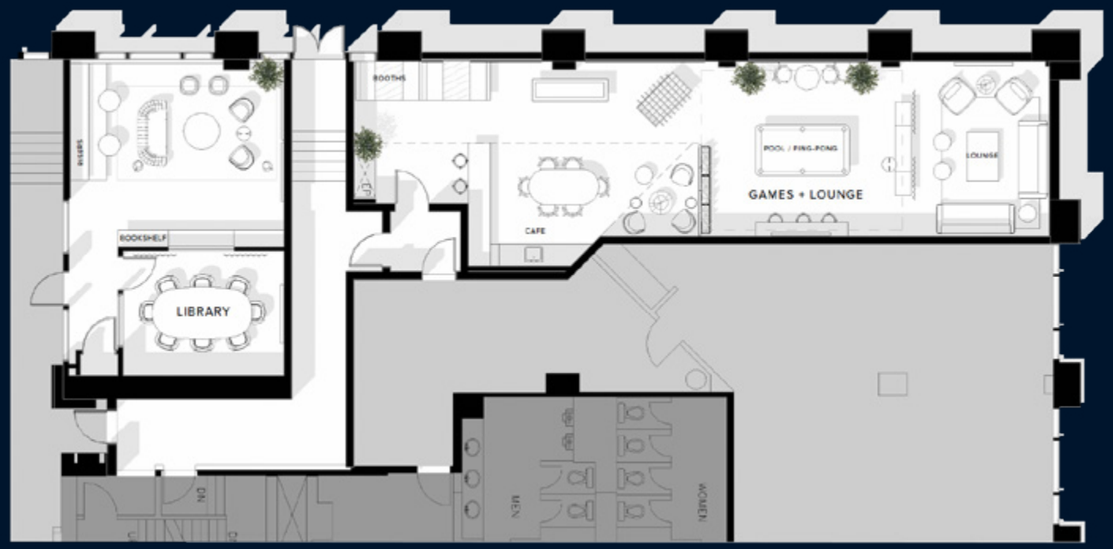












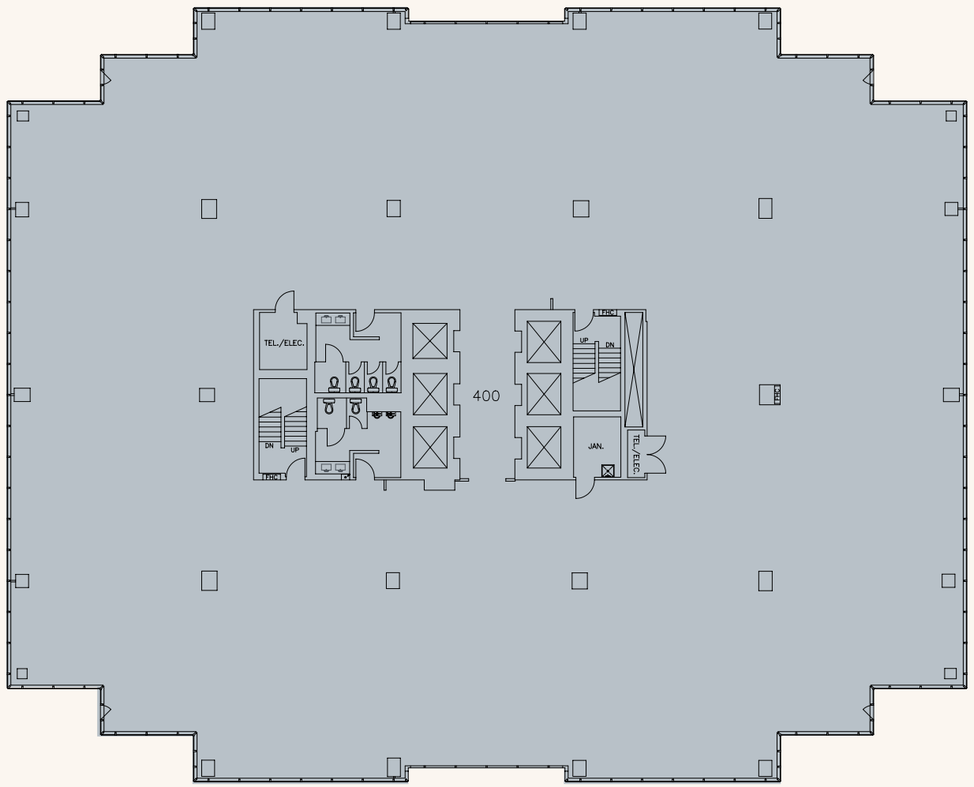
Suite 400

18,203 SQ. FT.

VIRTUAL TOUR

- Full floor opportunity
- Base building condition

N



BACK TO AVAILABILITIES







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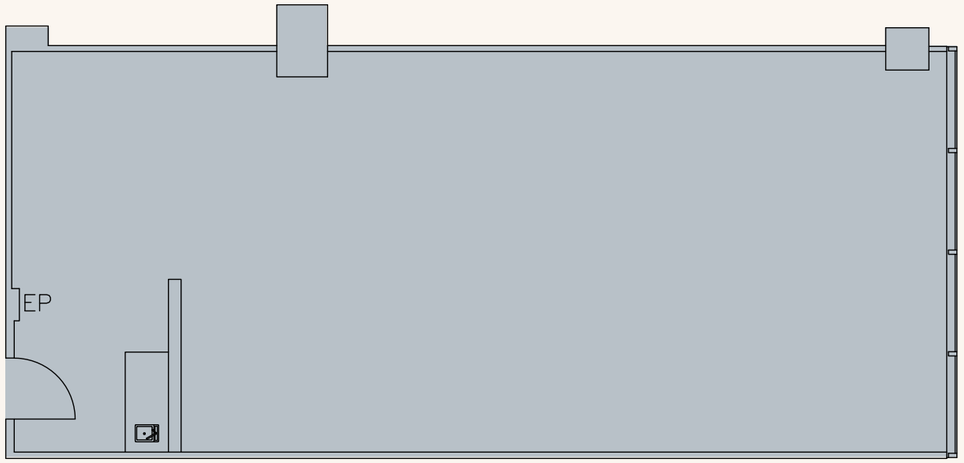
Suite 800

1,124 SQ. FT.

VIRTUAL TOUR

- Open concept plan with kitchenette

N









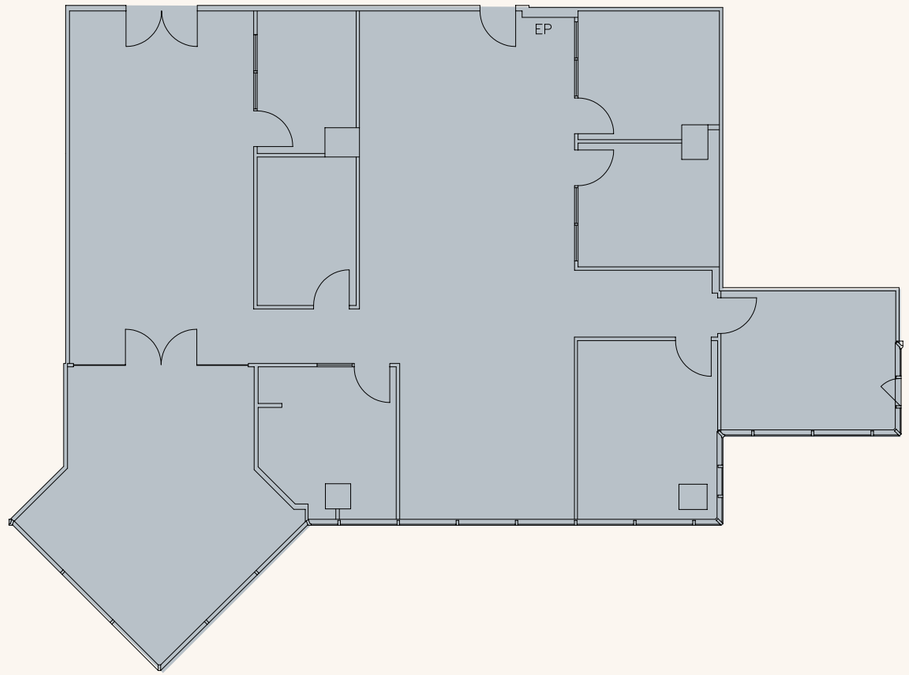
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Suite 1050

3,307 SQ. FT.

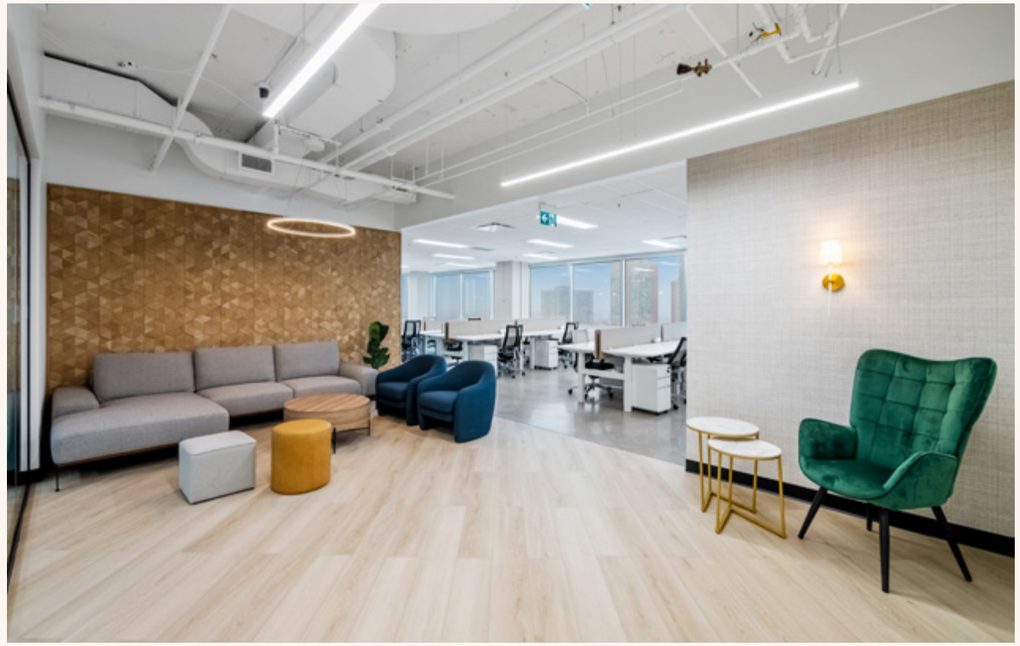
- Built out with reception, boardroom, a good mix of offices/meeting rooms, and server room

N



MODEL SUITE PROGRAM

Sample Finishes













AMENITIES & TRANSIT

Explore the Neighbourhood

Situated at the corner of Hurontario Street (Highway 10) and Robert Speck Parkway, located in Mississauga city centre. This building is committed to environmental sustainability and has achieved BOMA Best Silver.

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
WALK SCORE

85
TRANSIT SCORE

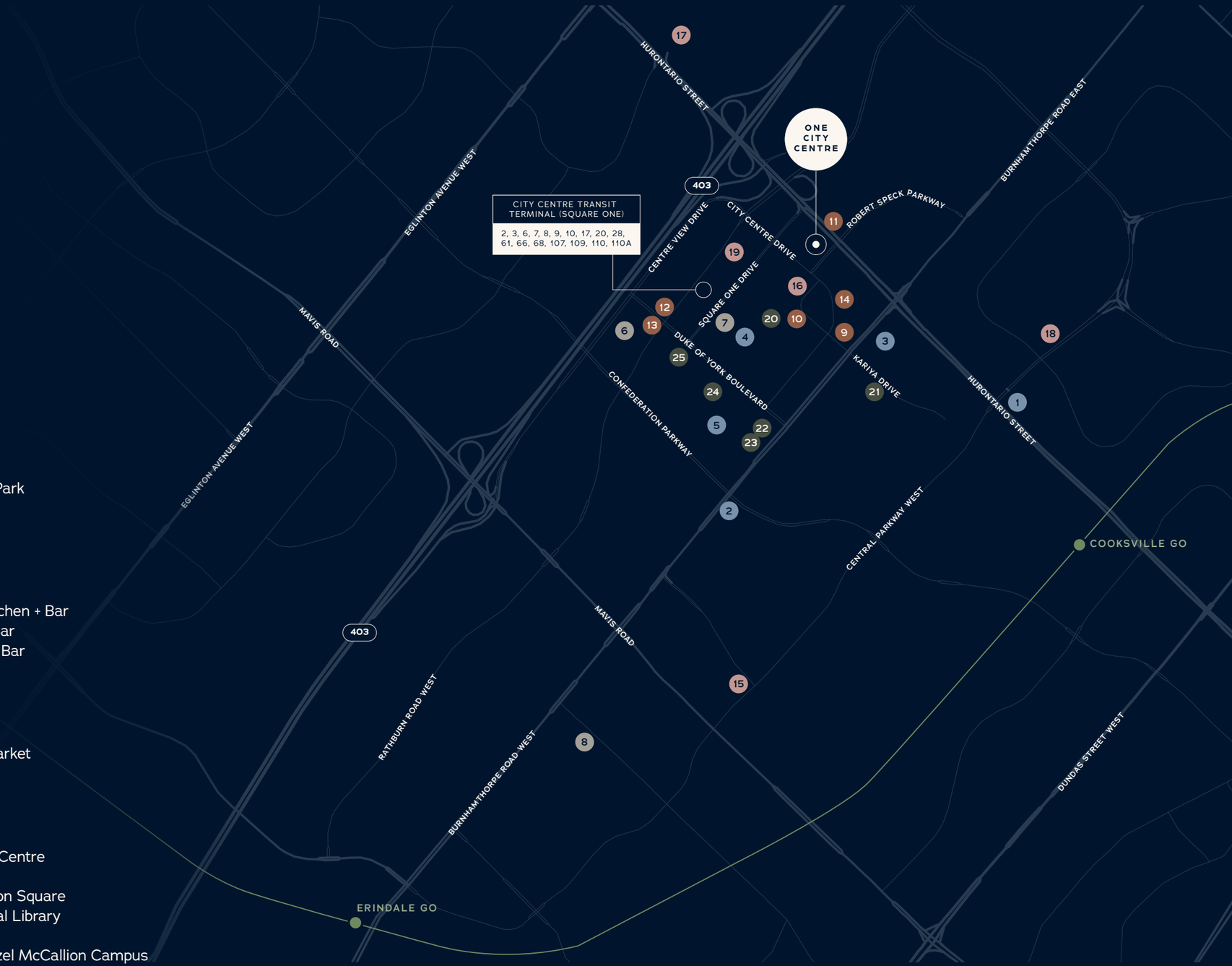
CAFÉ
1. Tim Hortons
2. Java U Coffee House
3. Railroad Coffee Co.
4. % Arabica
5. Second Cup

ENTERTAINMENT
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

GROCERIES
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



ONE CITY CENTRE

Sustainability

Our ongoing focus on Environmental, Social and Governance management is an integral part of our strategy as a real estate investment advisor, and is essential to our long-term competitive success. We believe effectively managing and optimizing the sustainability attributes of our assets-under-management contributes to stable long-term investments for our clients, while improving livelihoods and creating prosperity for the communities and economies where we operate.

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 360 CERTIFICATE

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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