



## Building Fact Sheet

### 7070 Mississauga Road, CROSSROADS CORPORATE CENTRE

[www.crossroadscorporatecentre.com](http://www.crossroadscorporatecentre.com)

<b>Intersection:</b>	Derry Road and Mississauga Rd.	<b>Sr. Property Manager:</b>	Anthony Theodore	<b>Director, Property Management:</b>	Christopher Crozier
<b>Manager:</b>	GWL Realty Advisors Inc.	<b>Phone #:</b>	905-281-4263	<b>Phone #:</b>	416-218-5253
<b>Owner:</b>	The Great-West Life Assur. Company and London Life Ins. Co, PSS Inv. 1 Inc. and TPP Inv. Inc.	<b>Fax #:</b>	905-615-8128	<b>Email:</b>	<a href="mailto:christopher.crozier@gwlra.com">christopher.crozier@gwlra.com</a>
<b>Leasing Manager:</b>	Adam Hasen	<b>Year Built:</b>	1987		
<b>Phone #:</b>	416 507-2942				
<b>Fax #:</b>	416 361-0882	<b>Total Rentable Area:</b>	244,128 sq.ft. (approx.)		
<b>Email:</b>	<a href="mailto:adam.hasen@gwlra.com">adam.hasen@gwlra.com</a>	<b>Single Tenant Building:</b>	Hoffman-La Roche Pharmaceuticals		

Initially built for DuPont Canada, released in 2013 to La Roche

**Features:** Cafeteria, fitness facility in lower concourse level  
East and West wings with open atriums and skylights  
Campus setting  
Large pond

**Storeys:** 4

**Parking:** 750 Surface  
Ratio: 4/1,000sf  
Handicapped and Visitor Available  
Parking currently free of charge

**Storage:** Capacity within building

**Rate:** under lease

**Number of Elevators:** 6 Hydraulic with 2013 interior upgrade  
2 located in centre, 2 in East Wing  
and 2 in West Wing

**Demising Wall Finish:** Finishes with tenant standard LEED design

**Ceiling Height:** 9'

**Ceiling Finish:**

**Basis Construction:** Brick curtain wall with concrete trim at top

**Floor Finish:** Carpet and hard wood flooring

**Lobby:** Tile

**Window Covering:** Tenant spec

**Curtain Wall:** Windows and mullions framed within brick

**Washrooms per Floor:** 3 male, 3 female / floor

**Barrier Free Access to Building:** Yes

**Barrier Free Washroom Access:** Yes

**Direct Subway Access:** no

**Public Transit Surface Route:** Yes

**Shipping/Receiving:** Yes

**Concierge:** eServus

**Asbestos/Contaminants:** No

**Roof:** Flat built-up tar and gravel surface

#### Typical Power allocation:

Main electrical service 600 amps at 44000 volts stepped down to 3000 amps at 347/600 volts  
Sub-metering of services by BAS

**Lighting:** Combination T5 and T8 and LED lighting throughout  
Controlled by Lutron Automation System installed by tenant  
Controlled with occupancy sensors  
Parking Lot converted to LED 2013

**Fire Detection System:** Yes Edwards System Newly installed (2014)

**Sprinkler System:** Yes

**Emergency Generator:** Yes Newly install Diesel (2014)  
(loading dock parking area)

**Access Control:** Proximity card readers maintained and controlled by tenant

**Security Coverage:** 24 hours, 7 days a week; on site

**CCTV:** Yes

**Satellite Capability:** space available on roof

**Fibre Optic Capability:** Yes (Roche has their own provder)

**Intranet/Internet:** Yes

**Cable TV:** Bell Satellite

**Heating:**

**Distribution System:** Perimeter radiation, new high efficiency boilers (2013)

**Cooling:** Tenant installed Ammonia Chillers 2013  
Maintained by Cimco Refrigeration

**Temperature:** 72°F winter

75°F summer

**Humidity:** 30% RH at -6 degrees outdoor design conditions

Steam humidifiers 2013