



2250 - 2290 Argentia Road

The Argentia Business Centre, comprised of five buildings, is designed for companies seeking both prestige and flexibility. The Centre offers single and multi-tenanted premises, some of which contain two-story office components with ample parking. Argentia Business Park is a recipient of the 2005 Office Building of the Year Award in the Industrial Office Park Category. The buildings offer prime space in the high demand Meadowvale district corridor in Mississauga.

GWL Realty Advisors manages a portfolio of over 10 million square feet in the western Toronto suburban industrial marketplace. Our professional team is dedicated to meeting the distinct needs of our tenants while maintaining superior standards for our properties.





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BUILDING FACT SHEET

ABOUT GWL REALTY ADVISORS

GWL Realty Advisors is a global real estate investment advisor with a broad scope of management expertise in all asset classes in the Canadian and European marketplace. Our team has extensive experience in all facets of real estate investment, management and development including multi-residential, office, industrial and retail. GWL Realty Advisors manages over 50 million square feet of space across all asset types in major Canadian cities. Our vision is to shape the environment by exceeding the expectations of our investors, partners, tenants and employees. Our commitment is to deliver value with leading standards through integrity, innovation and teamwork.

GWL Realty Advisors Inc. is a wholly-owned subsidiary of The Great-West Life Assurance Company.

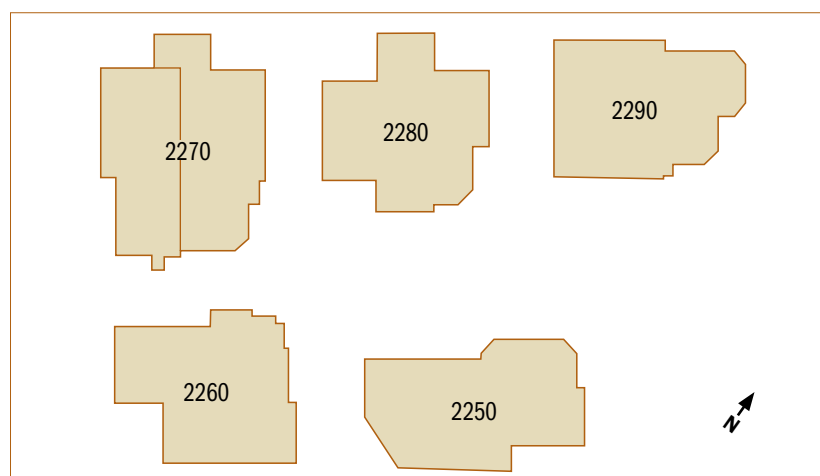
Ceiling Height	21 - 24 ft.
Power	600V, 3 phase
Parking	Ample surface parking available
Complex Size	160,965 sq. ft.
Number of buildings	5
% Office Area	Varies in each unit (approximately 20%-80%)
Year Built	1987
Air Conditioning	Available throughout each building of complex

HIGHLIGHTS

- Close proximity to Highways 401, 407 and 404
- Custom quality offices
- Truck level loading
- Fully sprinklered
- Minutes to Erin Mills Towne Centre
- Office area - roof mounted gas fired air conditioner & heater
- Warehouse area - suspended gas unit heaters

All specifications contained herein are subject to change or withdrawal without prior notice.

Site Plan



Map is not to scale



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