

# 7070 Mississauga Road



## BUILDING OVERVIEW

Located at Mississauga Road and Derry Road West. Only 17 minutes to Pearson International Airport. Within the immediate vicinity of restaurants, hotels, coffee shops and banking.

Year Built: 1987  
Total Rentable Area : 244,128 sq. ft. (approx.)

Anchor Tenant 1: Hoffman-La Roche



## PROPERTY DESCRIPTION

Posted Net Rate:	Negotiable	PSF Realty Tax:	\$ 5.33
Typ. High-Rise Floor Plate:	N/A	PSF Utilities:	Separately metered
Typ. Low-Rise Floor Plate:	N/A	PSF Operating Costs:	\$ 9.50
		PSF Additional Rent Total:	\$14.83



## PARKING

Surface # stalls:	750
Surface ratio:	4 spaces per 1,000 sq. ft.
Below ground # stalls:	0
Above ground # stalls:	0
Above ground ratio:	N/A
Monthly parking cost:	Free of Charge
Parking description:	Handicapped/Visitor Available



## AMENITIES

Concierge:	YES - eServus
------------	---------------



## ACCESS

Public transit:	YES
Direct subway access:	NO
Barrier free access to building:	YES
To washroom:	YES



## TECHNICAL SPECIFICATIONS

Typical power watts/sq. ft.:	
Tenant:	2 watts/sq. ft.
Lighting:	1.1 watts/sq. ft.
Other:	5 watts/sq. ft.
Ceiling Height:	9'
Wall Type:	Window glazing
Washrooms per floor:	3
Satellite dish capability:	YES
Fibre optic capability:	YES
Shipping receiving:	YES
Emergency generator:	YES
HVAC dist system:	Variable air volume
HVAC hours:	6:00am-9:00pm Monday to Friday 9:00am-5:00pm Saturday to Sunday
After hours HVAC \$/hr:	\$70



## ELEVATORS

High rise:	6
Mid rise:	0
Low rise:	6
Freight:	1
Parking:	1



## SAFETY

Fire detection system:	YES
Sprinkler system:	YES
Manned security:	YES
Security systems:	YES