

# Queensway Professional Centre

89 Queensway West, Mississauga, Ontario

## General Information

Number of Floors	8
Year Built	1979
Year(s) of Expansion (where applicable)	N/A
Building Modernization / Major Upgrades	2016 Underground Parking Expansion and Modernization / 2018 Emergency Generator; Common Area Washrooms / 2019 Surface Parking Redesign and Landscaping; Condensing Boilers; EV Chargers / 2020 Roof / 2021 Parking Garage Camera; Touchless Door Operators
Building Size (sq.ft.)	94,560
Floor Plate (sq.ft.)	12,500
Additional Rent Total (p.s.f.)	\$17.73
Realty Taxes (p.s.f.)	\$3.80
Operating Costs (p.s.f.)	\$12.54
Hydro Costs (p.s.f.)	N/A
In-Suite Cleaning Costs (p.s.f.)	\$1.39
Building Access Information (# of Access Points)	2
Heating, Ventilation, & Air Conditioning	Yes
Heat	Boiler, Perimeter Rad
Air Conditioning	Chiller, VAV
HVAC Hours	Mon - Fri: 7:00 am - 9:00 pm Sat: 8:00 am - 2:00 pm
Building Security Information	Access Card Readers, Cameras incl. NVR
Washrooms	17
# Per Floor	2
# of Designated Male and Female Washrooms	1 Male, 1 Female
Anchor Tenants	Trillium Health Partners, Ontario Diagnostic Centres, Summerville Family Health Team
AODA	Universal washroom on ground floor; building fully accessible from street, parking lot, and parking garage.
Life Safety / Fire Panel Information	Mircom Fx 2000
NWHPService	Yes
Building Automation Systems	HVAC

## Electricity

Electricity	Electricity
General Information	1,200 A - 347/600V - 60 Hz - 3Ph 4W
Building Emergency Power	Emergency Generator
Tenant Back-Up Generator	N/A
Base Building Lights	LED T8
Lighting Control	Electric Timers
Electricity Closet	Yes
Telephone Closet	Yes

## Passenger Elevators

Passenger Elevators	Passenger Elevators
Number of Elevators	3
Year Elevators Modernized	2013
Elevator Capacity / Type	Traction
Elevator Speed	350 Fps
Passenger Cab Size	16 Passengers / 2500lbs

## Parking

Parking	Parking
Basic Details / Parking Ratio	3 Stalls /1000 sq. ft.
Accessible Parking Spaces	Yes
Parent and Caregiver / Courtesy Parking	No
Paid Parking System Type	Gated, Pay & Scan at Gate
Number of Spaces	572 (Combined total with 101 Queensway)
Number of Reserved / Unreserved Spaces	All Unreserved
Parking Facility - Year Built / Modernized / Resurfaced	2015
Number of Levels	3
Parking Type	Surface and Underground

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### Amenities

Fitness Centre	No
Bicycle Storage (Indoor & Outdoor)	Bike Racks (front and back of building)
Shipping & Receiving	No
Electric Car Charging	Yes
Meeting Rooms	No
Meeting Room Costs	No
Food Services / Café	Café located at 101 Queensway
Security Specifications (Onsite, Video, Patrols, etc.)	Onsite Security/Video
Public Transit Information	MiWay - Bus 4/28
Shared Meeting / Social Space (Indoor & Outdoor)	Outdoor: Picnic Tables
On-Site Building Management	Yes
Management Office Suite Number and Contact Information	Property Manager: Michelle Nucci 416-366-2000 ext. 4109 89 Queensway West, Suite 308 Mississauga, ON L5B 2V2

### Environmental Initiatives

Energy Savings	Lighting Retrofit / LED Lighting
Additional Environmental Initiatives	New VFD, New Boiler, Bike Racks, EV Chargers
Sustainability Initiatives	N/A
Recycling Program	Yes
Conservation and Carbon Footprint Initiatives	N/A

### Additional Information

Hospital Proximity (1km, 1-3km, 3-5km, 5km+)	<1km
Hospital	290m Trillium Health Partners
Building Wi-Fi	No
WiredScore	Certified
Building Hours	Mon to Fri: 7:00 am – 9:00 pm Sat: 8:00 am – 2:00 pm Sun: Closed