



Building Information

Building Size:	160,650 sf
Shipping & Receiving:	Yes
# of Floors:	4
Year Built:	2002
# of Passenger Elevators:	4
Total Parking:	723

1950 Meadowvale Blvd

1950 Meadowvale Blvd, Mississauga, Ontario L5N 8L9



Building Description

1950 Meadowvale presents a rare opportunity for any corporation to establish a premier head office in one of the world's top live/work cities. Purpose built in 2002 as Microsoft's Canadian Head Office, the innovative building design is complimented with many on-site as well as surrounding amenities and is perfectly situated for employees' daily commute.

Building Features

- Highly functional, efficient floor plates (approx. 38,000 sq. ft.)
- Full roof replacement completed in 2019
- 8,000 sq. ft. conference facility, large cafeteria and fitness facility on site



Perk DeMara

Vice President, Office Leasing / Broker of Record
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Jessica Wickersham

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Additional Rent

Taxes and Operating: \$12.30 sq.ft./annum
Utilities metered separately

About Us

QuadReal Property Group is a global real estate investment, operating and development company headquartered in Vancouver, British Columbia. Its assets under management total \$67.1 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities to invest in equity and debt in both the public and private markets. QuadReal invests directly, via programmatic partnerships and through operating companies in which it holds an ownership interest.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.

QuadReal: Excellence lives here.

Energy Performance

ENERGY STAR® Score: 85

Energy Use Intensity: 25.6 ekWh/ft²

Greenhouse Gas Intensity: 2.5 kgCO₂e/ft²

Water Use Intensity: 80.7 L/ft²

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General

Year Built
2002

BOMA Best
Gold

LEED
Gold

Building Management
QuadReal

Tenant Cost

Operating Costs
\$ 6.91 /sf

Realty Tax
\$ 4.74 /sf

Total Additional Rent
\$ 11.65 /sf

Description
Utilities Separately Metered

Building Size

Number of Floor(s)
4

Typical Low Rise Floor
37,775 sf

Total Office Space
160,650 sf

Total Space
160,650 sf

Available Office Space
160,650 sf

Total Available Space
160,650 sf

Construction

Clear Height
10'8"

Washrooms per Floor
4

Fibre Optic Capability
Yes

Shipping & Receiving
Yes

Elevators

Number of Low Rise Elevator(s)
4

Parking

Surface Stall(s)
723

Total Parking Stalls
723

Surface Stall Ratio
4.4 / 1,000 sf