



4701

TAHOE BLVD



PREMIER OFFICE SPACE
FOR SUBLEASE

UP TO 54,965 SF



WELCOME TO
4701
TAHOE BLVD
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PREMIER OFFICE SPACE
FOR SUBLEASE

UP TO 54,965 SF

Fully furnished, turnkey office space in a connected location

This leasing opportunity offers 55,000 square feet of state-of-the-art, turnkey office space. Located in one of the suburban GTA's most prestigious business nodes, the Airport Corporate Centre, 4701 Tahoe places you in good company, surrounded by many Fortune 100 & 500 organizations. Part of a two building A-class complex connected by a data centre, 4701 Tahoe offers on-site property management, and a 4:1,000 square foot parking ratio. Its location is easily accessible via transit, with the Mississauga Bus Rapid Transit (BRT) at your doorstep, connecting you to Toronto public transit and GO Transit.



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PROPERTY DETAILS

EXPIRY

August 30, 2026

ADDITIONAL RENT

\$18.90 psf / 2023

NET ASKING RATE

Please contact listing team

FURNISHED

Ready to go space with
furniture and fixtures

SIZE BREAKDOWN

1st Floor / 14,052 sf

2nd Floor / 21,120 sf

6th Floor / 19,793 sf



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BUILDING HIGHLIGHTS

- Located in one of the GTA's most prestigious suburban business nodes, the Airport Corporate Centre is home to a number of Fortune 500 companies.
- The business campus is comprised of two first class A office towers connected by a data centre with prominent exposure to Eastgate Parkway.
- Our experienced onsite management team is available to respond immediately to any tenant enquires or building emergencies that may occur.
- The suite has an abundance of natural light and direct exposure to the main lobby.
- Minutes to Toronto Pearson International Airport and all 400 series Highways.
- Mississauga Bus Rapid Transit (BRT) at your doorstep with the Tahoe Starion within walking distance.
- The exterior common area patio is available for all tenants at the campus.

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BUILDING SPECIFICATIONS

TYPICAL FLOOR PLATE	27,000 sf
SURFACE PARKING STALLS	1,600
RAISED FLOORS	6 inches throughout (for connectivity purposes)
STORAGE	8,700 sf accessible by elevator. Temperature controlled
SHIPPING/RECEIVING	3 loading docks with roll up doors

BUILDING SPECIFICATIONS

EXTERIOR WALLS

Exterior walls of the main building are primarily clad with an aluminum-framed curtainwall system with glass vision and spandrel panels. The vision panels are insulating glazing units (IGUs), and are glazed from the exterior.

DOORS

Main entrance of Tower A has glass doors in a vestibule configuration. The main entrance of Tower B has aluminum-framed, single-glazed doors in a vestibule configuration. The overhead doors are insulated metal sectional doors. There is one hydraulically-operated dock leveler at the loading dock.

WINDOWS

Aluminium-framed curtainwall system with glass vision and spandrel panels.

ELECTRICAL

5000 A, 600 V, 3-phase, 4 wire service that is distributed to electrical rooms on each floor and stepped down to 10/208 V for local distribution. Hot water is generated by two gas-fired tank heaters located on the second floor of the link. Each tank has a rated heat input of 310,000 BTUs/hour and a storage capacity of 100 US gallons.

MECHANICAL

A Delta building automation system (BAS) monitors and controls the operation of the HVAC systems. The equipment is controlled by electric actuation. Three natural gas-fired boilers with a rated heating output of 1.9mm BTUs/hour. The building maintains a central chilled water system. The chilled water system is connected to compartmental air handling units located in dedicated mechanical rooms in the core of each floor. Each compartmental air handling unit has chilled water cooling, hot water heating, steam distributor and variable speed controls.

LIGHTING

Fully programmable LUTRON system with perimeter daylight dimming control.

Office Areas: Primarily ceiling mounted fluorescent fixtures with T-5 lamps.

Stairwells: Wall mounted fluorescent fixtures with T8 lamps (one per landing).

Service Rooms: Ceiling-mounted fluorescent fixtures with T8 lamps.

Exterior: A combination of recessed pot lights, bollard lights and pole-mounted lights

EMERGENCY POWER SYSTEM

10 diesel-fired 600 kW (750kVA) generators, with a power factor of 0.8 each. The generators are manufactured by Generac Power Systems Inc which provide power through 23 automatic transfer switches to emergency lighting, fire safety systems, selected outlets, all elevators, Liebert cooling units, chillers and cooling towers and associated pumps, and communication rooms and data centre. The rating of the transfer switches ranges from 400 to 1,200A, 600V.

ELEVATORS

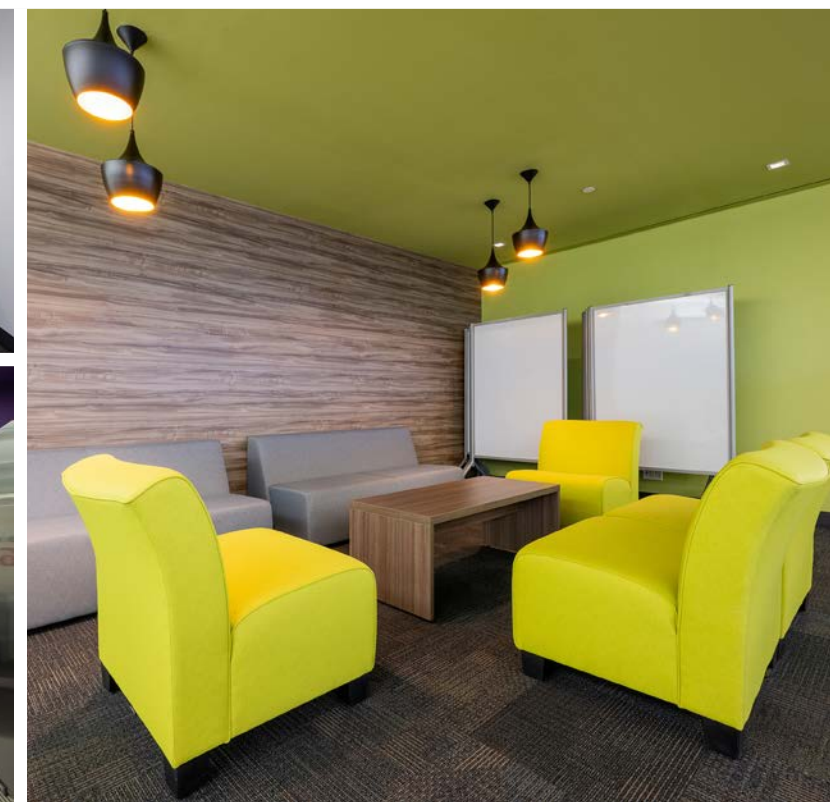
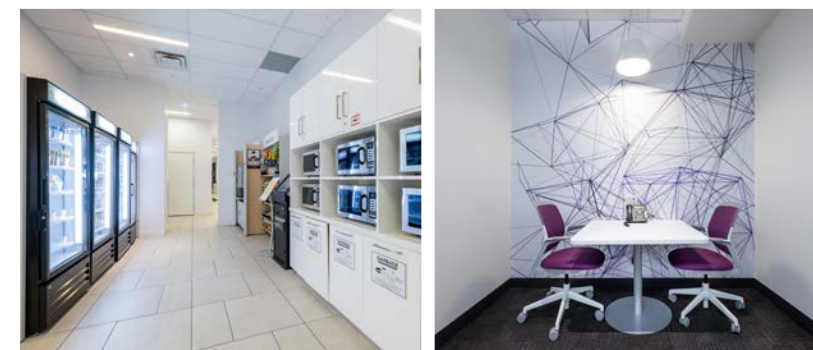
Four machine-roomless passenger elevators. All elevators were manufactured by ThyssenKrupp. The tower elevators have a load capacity of 1600 kg/22 persons each and the freight elevator has a load capacity of 1815 kg/25 persons.

PARKING

1,600

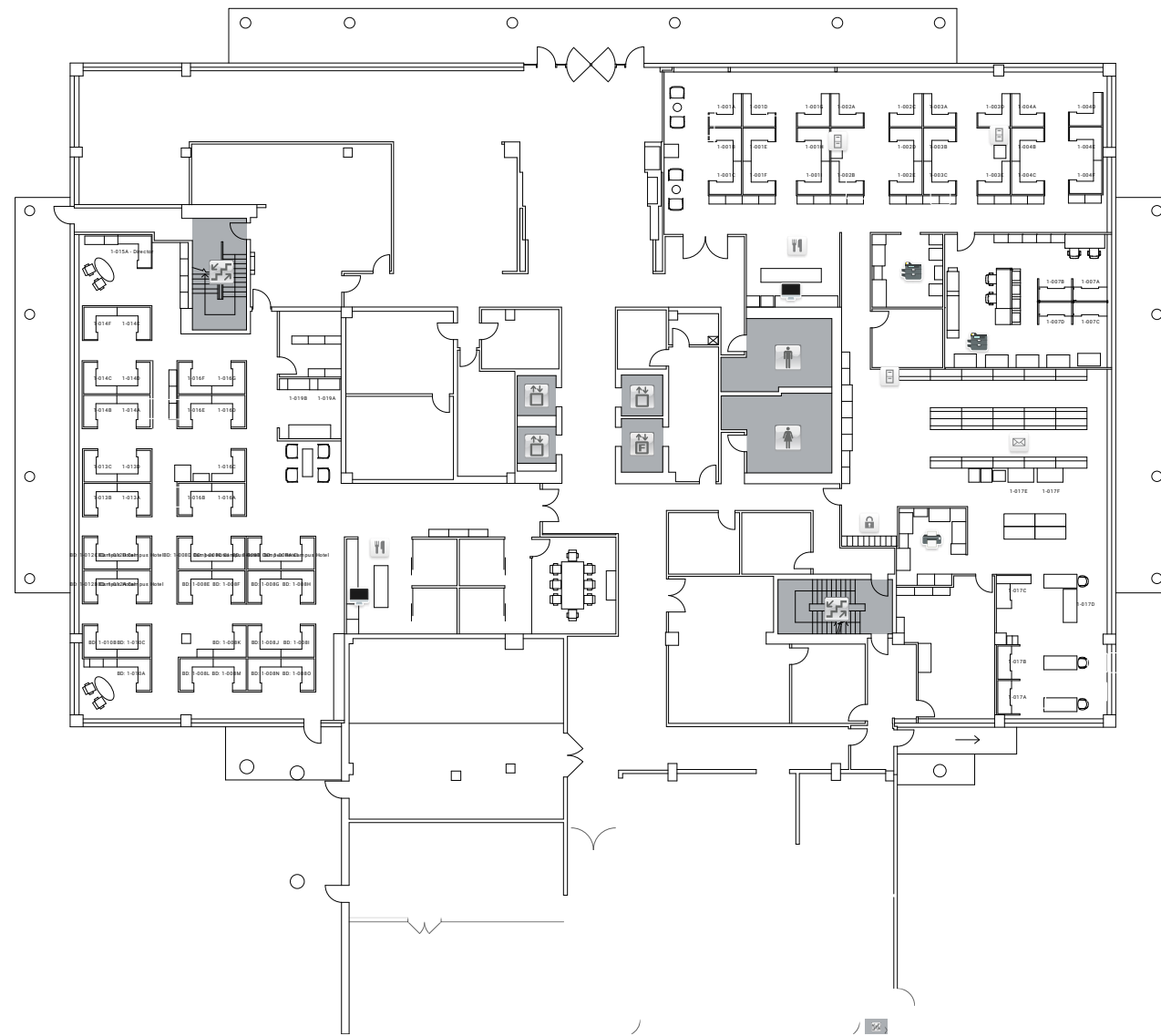


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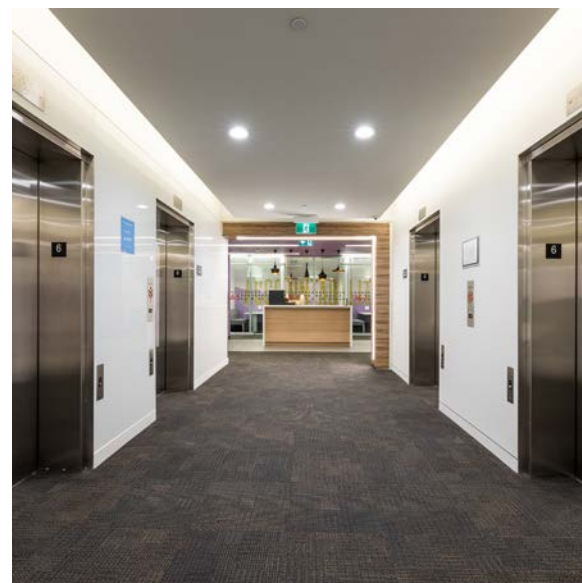
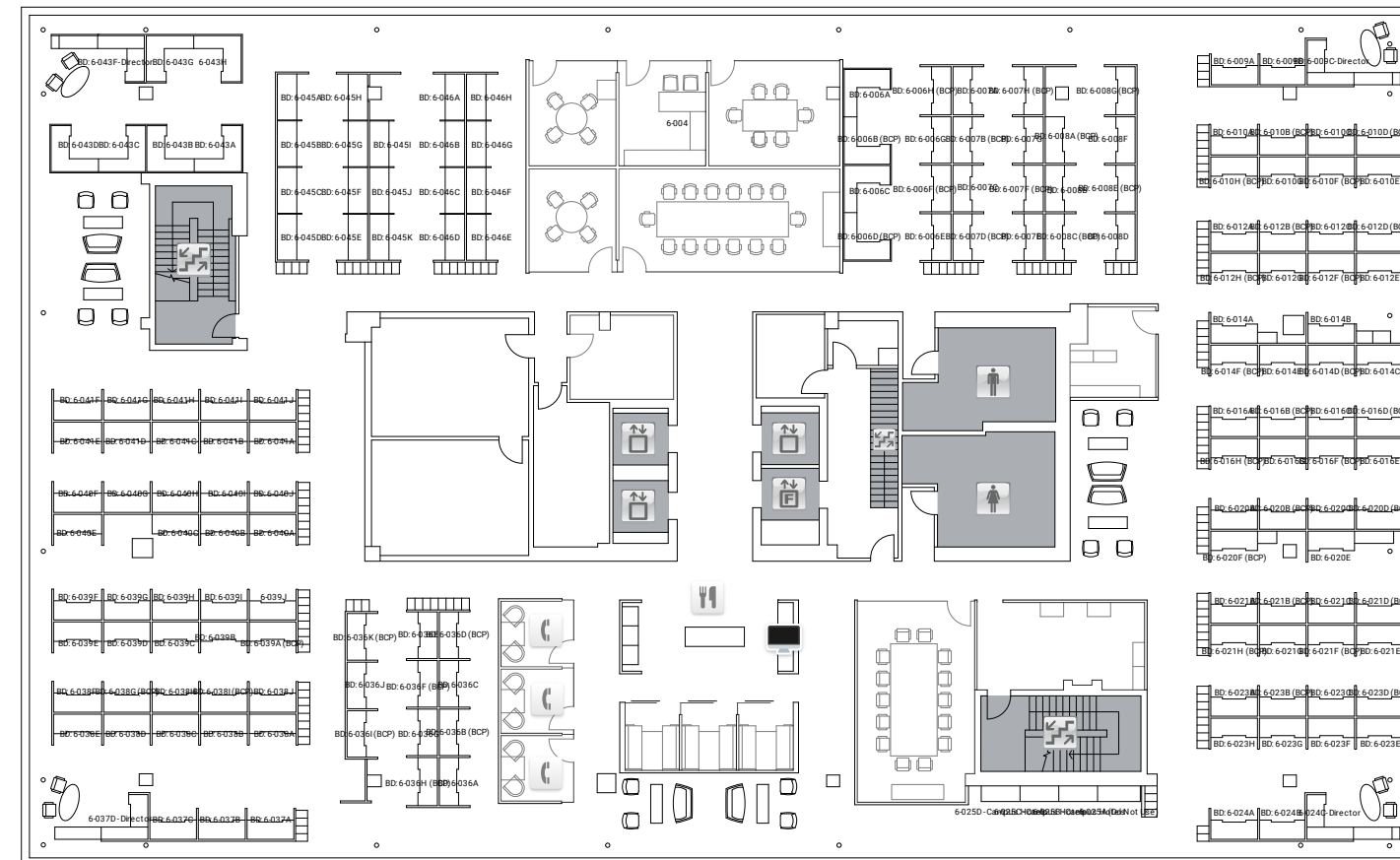
FIRST FLOOR / 14,052 SF

The first floor includes 77 workstations across over 14,000 square feet of bright, efficient space.



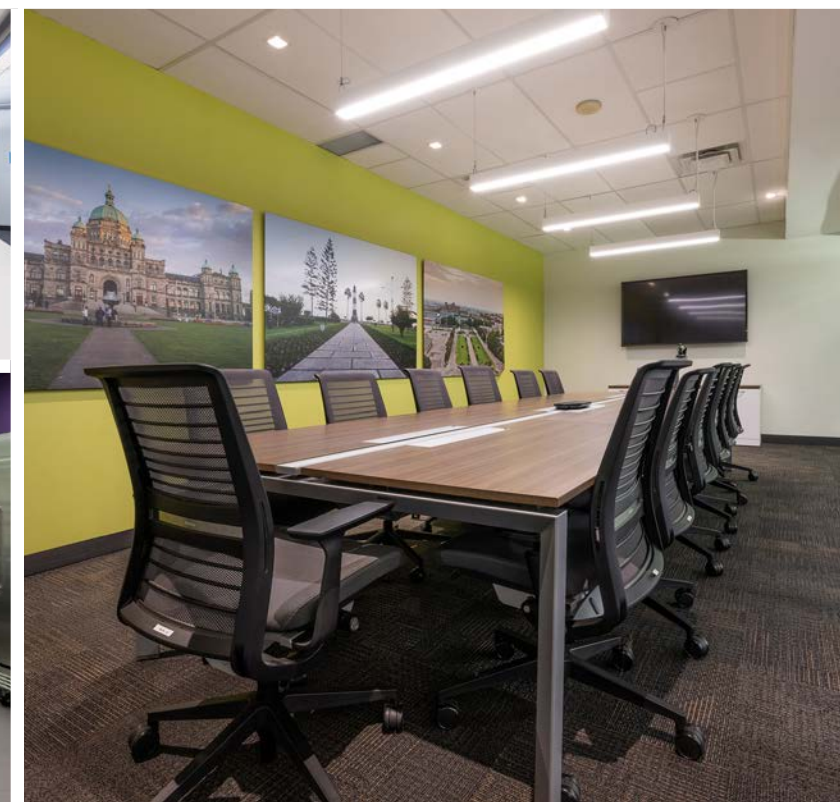
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SIXTH FLOOR / 19,793 SF

The sixth floor is home to 160 workstations across over 19,000 square feet of open-concept, highly designed space.



EXCELLENT
ACCESSABILITY

TRAVEL TIMES

HWY 403
7 mins | 3.6 km

HWY 427
7 mins | 5.4 km

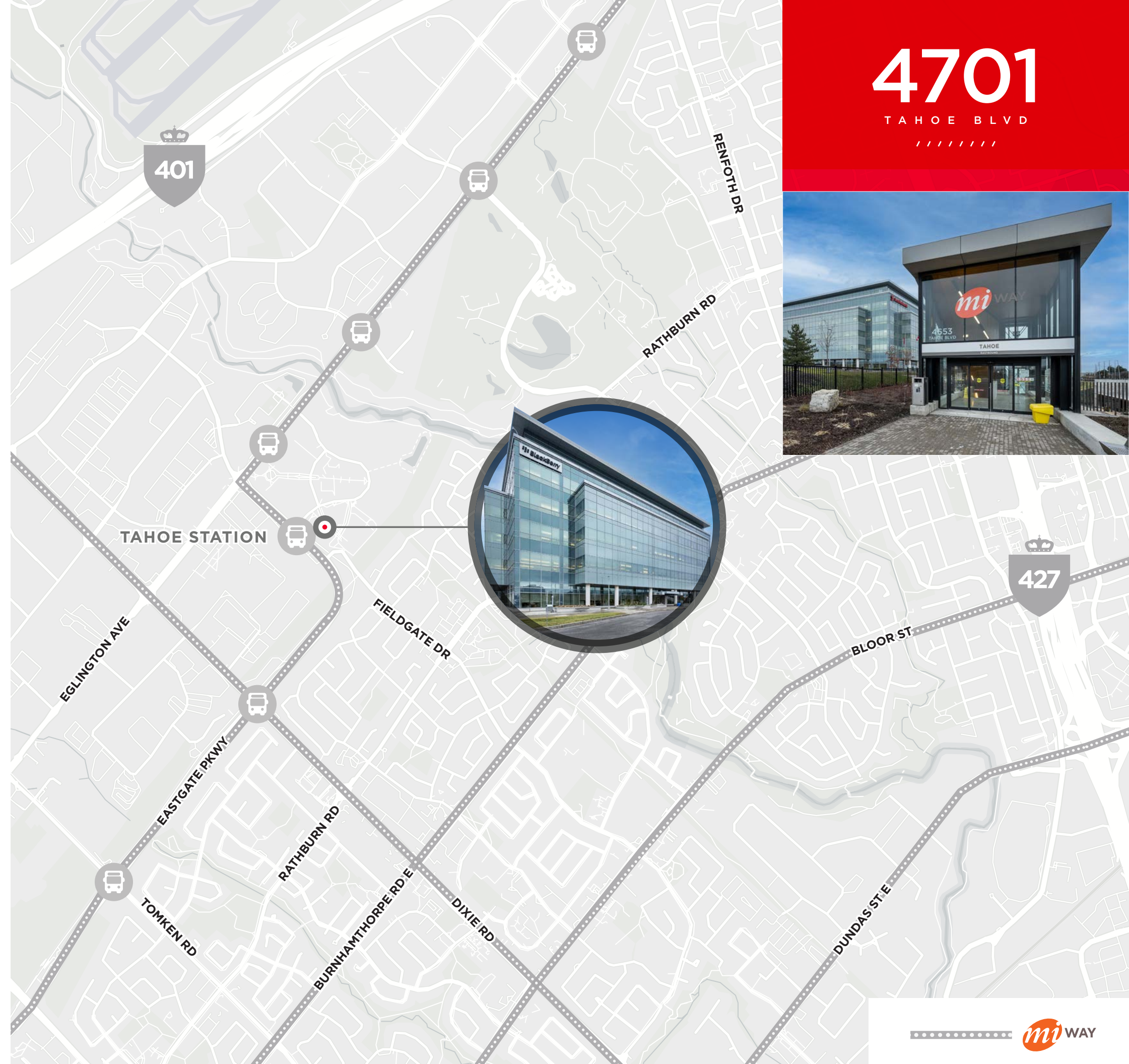
HWY 401
9 mins | 6 km

QEW
12 mins | 9.3 km

PEARSON
11 mins | 7.3 km

DOWNTOWN TORONTO
29 mins | 24 km

109 MEADOWVALE EXPRESS
Tahoe station stop at front door



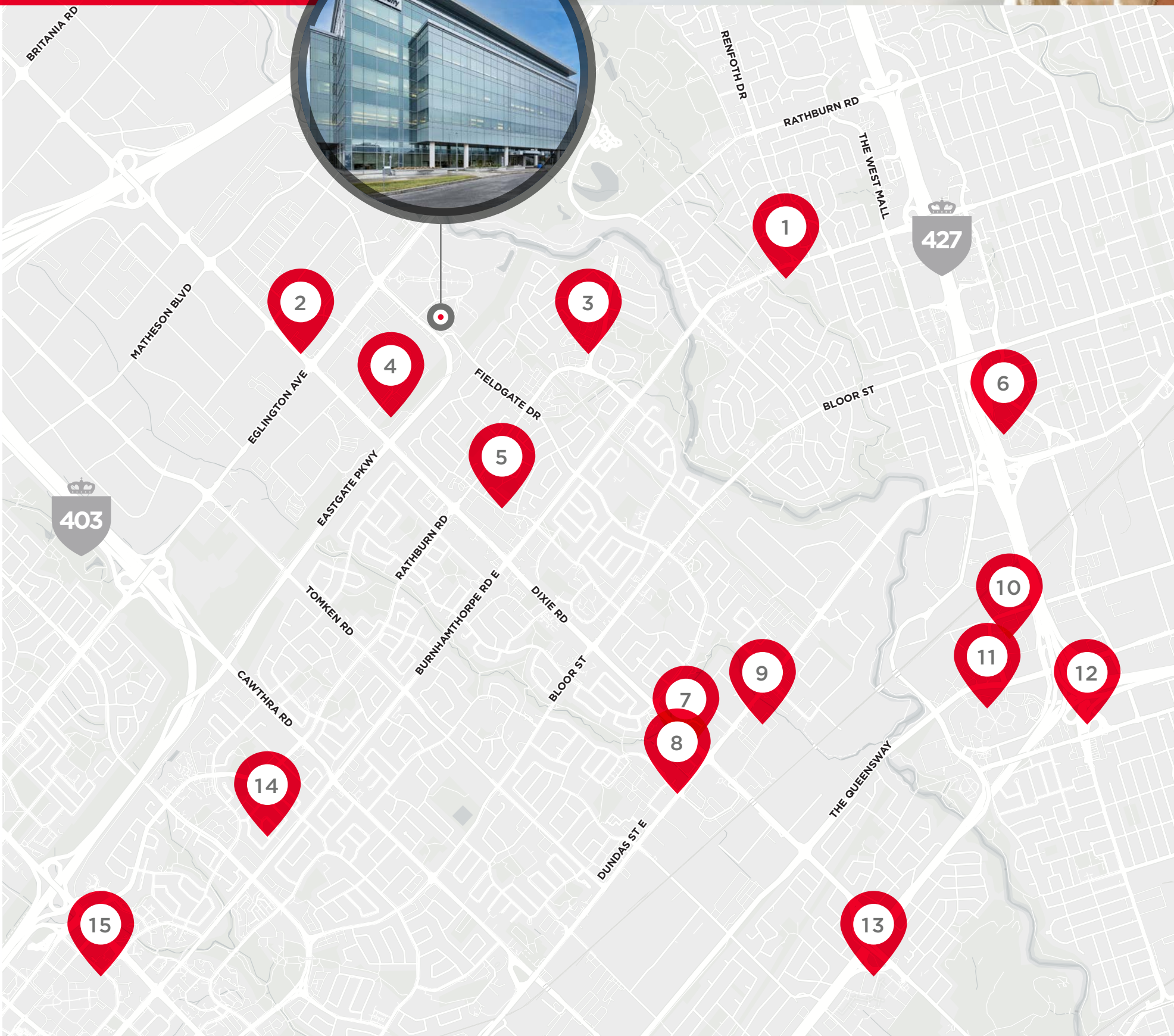
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15 SHOPPING CENTRES
WITHIN A
12 MINUTE DRIVE

AREA AMENITIES

1. BURNHAMTHORPE MALL
2. DIXIE SQUARE
3. KINGSBURY CENTRE
4. DIXIE PARK CENTRE
5. ROCKWOOD MALL
6. CLOVERDALE MALL
7. RIO CAN MISSISSAUGA PLAZA
8. 1224 DUNDAS ST SHOPPING CENTRE
9. CREEKSIDE CROSSING
10. SMART CENTRE ETOBICOKE
11. CF SHERWAY GARDENS
12. ALDERWOOD PLAZA
13. DIXIE OUTLET MALL
14. CENTRE PARK MALL
15. SQUARE ONE





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T A H O E B L V D



For additional information, contact listing agents

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