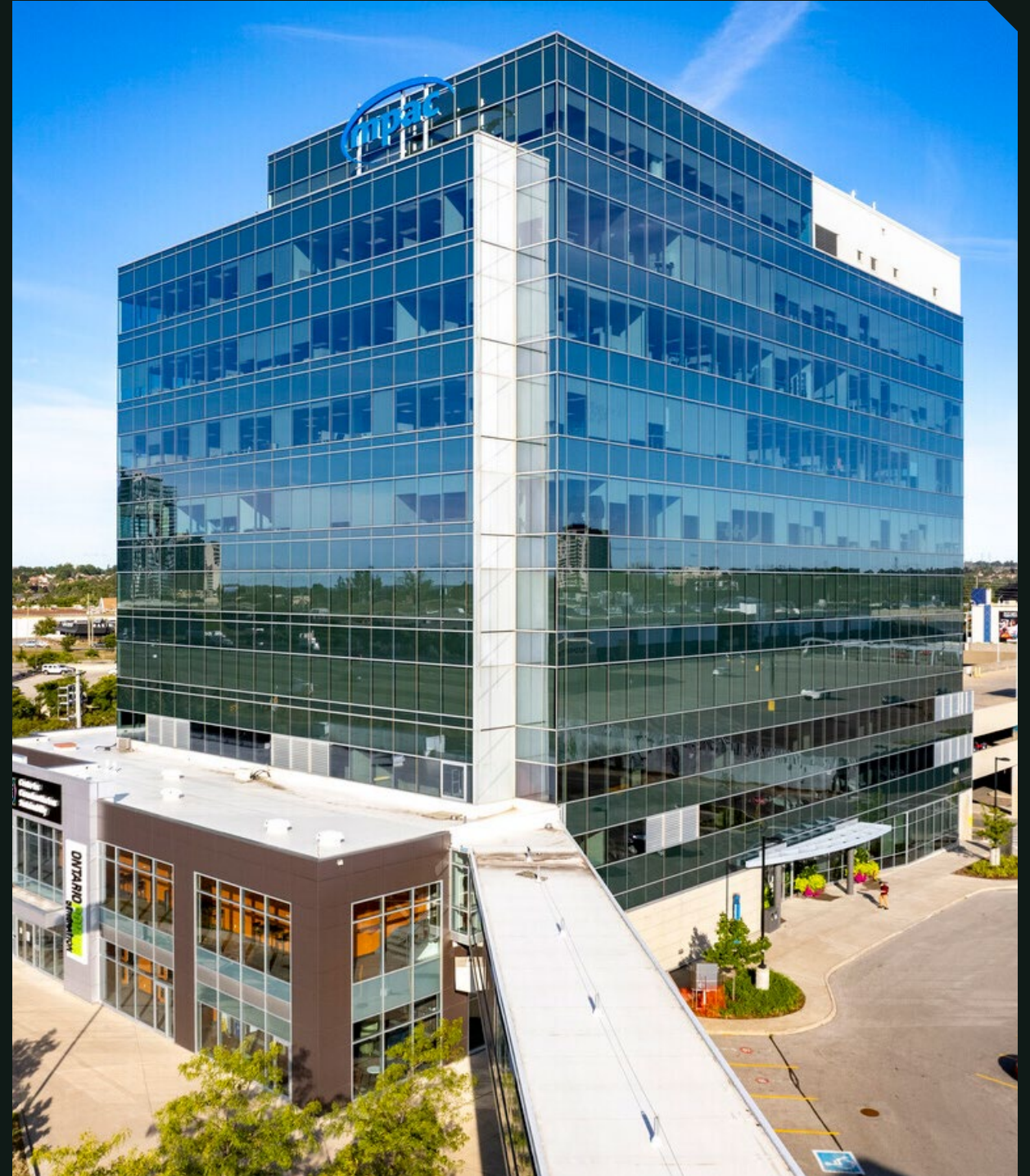


The Offices at Pickering City Centre

1340 Pickering Pkwy, Pickering, ON



Property Overview

The Offices at Pickering City Centre is a 10-story LEED Gold certified building, offering a sustainable and convenient workspace. A key part of the ambitious Pickering City Centre development, a project that will feature ten buildings and house over 12,000 residents, creating a vibrant, integrated community.

The Office Tower is strategically positioned to maximize connectivity for those traveling to work, it offers exceptional convenience with a direct, weather-protected pedestrian bridge to the Pickering GO Transit station.

Additionally, an on-site bus terminal provides convenient connections to local transit routes, ensuring efficient travel within the city and surrounding areas. This integrated transit hub makes The Offices at Pickering City Centre a highly desirable location for businesses and employees.



Certifications & Highlights



90

Walkscore

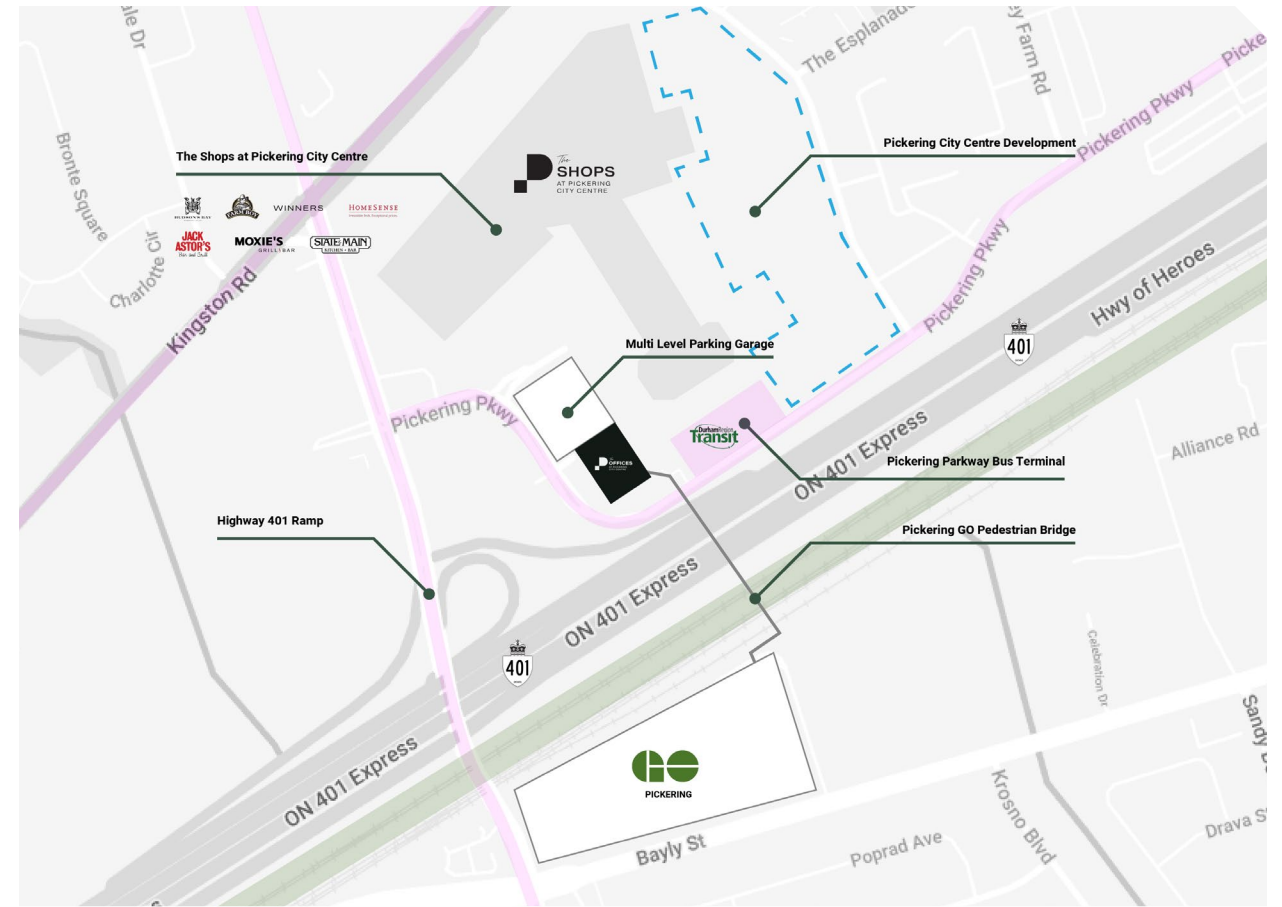
60

Transit Score

The Area

The Offices at Pickering City Centre offers an exceptional location brimming with amenities and transit options. Adjacent to The Shops at Pickering City Centre, tenants enjoy immediate access to a wide array of retailers, including The Bay, Farm Boy, Starbucks, Moxies, Jack Astors, and State & Maine.

In addition to direct access to the GO train, commuters benefit from convenient access off the 401 at the Kingston Road exit and ample on-site parking.



Site Connectivity



Nearby Ammenities

Dining



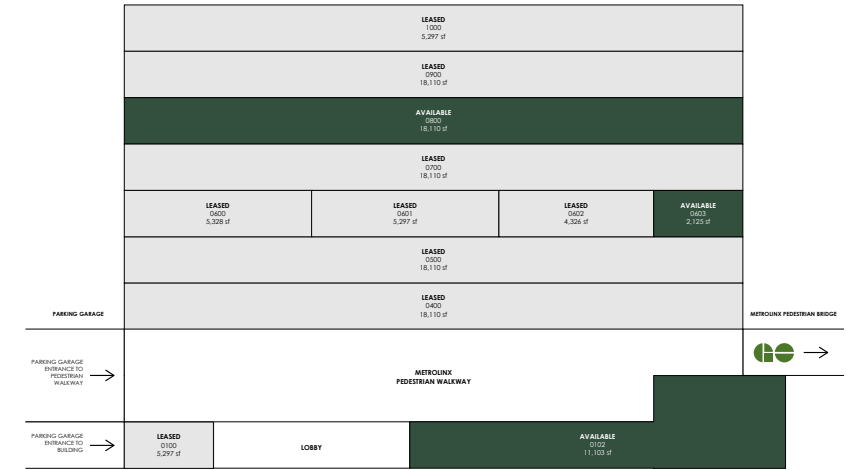
Retail & Entertainment



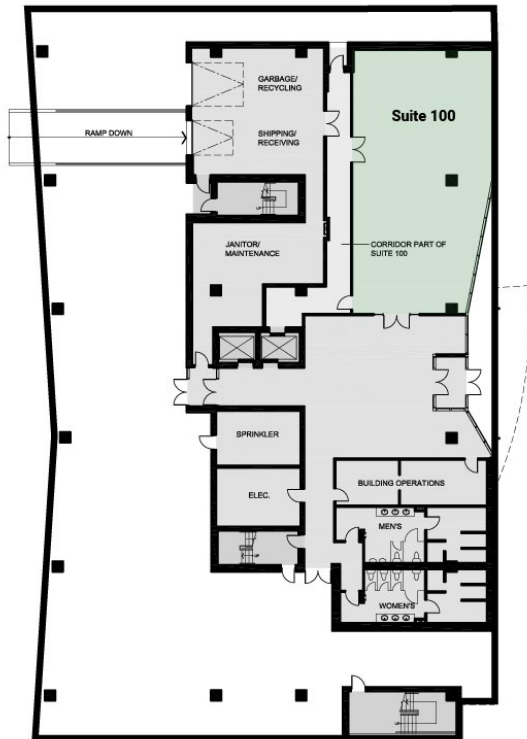
Health & Fitness



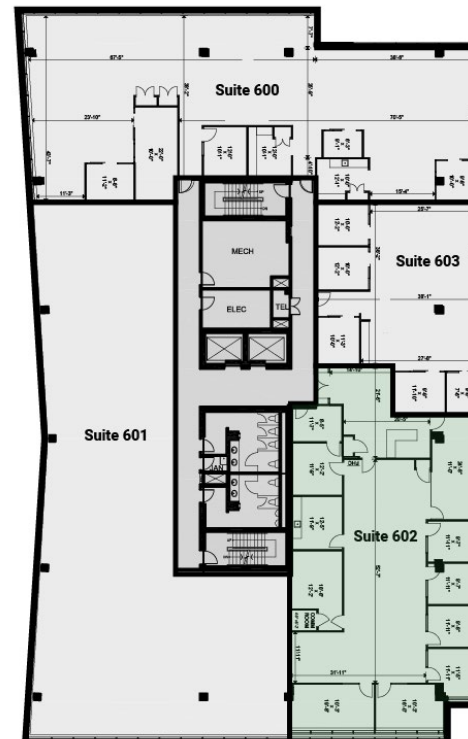
Stacking Plan & Floorplates



Level 1



Level 6



Level 8



Leasing Opportunity

Unit 603

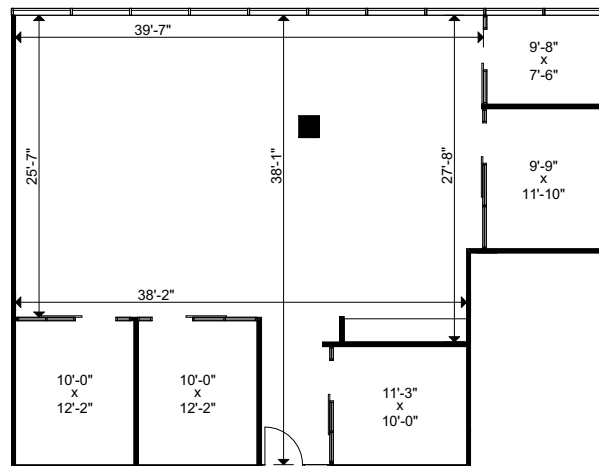
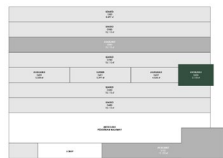
Size 2,125 sf

Level 06

Bathroom No

Furnished No

Floorplan



Leasing Opportunity

Unit 800

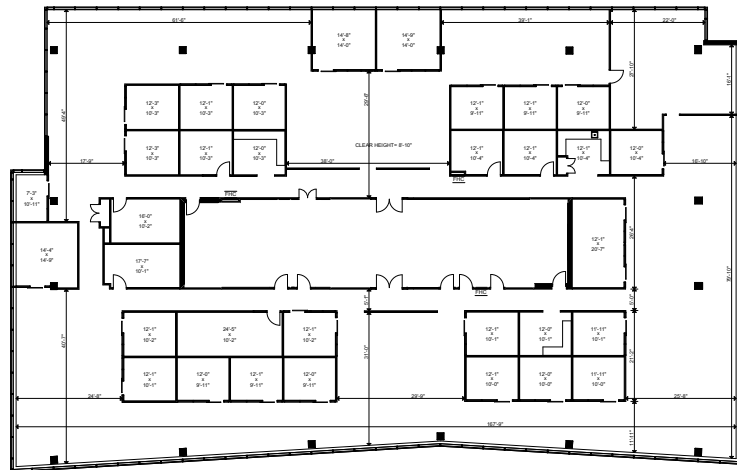
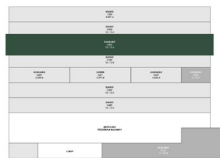
Size 18,110 sf

Level 08

Bathroom No

Furnished No

Floorplan



Additional Information

Technical Information

Power	Main switchboard - 2500 amp, 347/600 volt, 3 phase, 4 wire, lighting - 3 watt/sq ft, low voltage lighting system.
HVAC	Centrifugal chiller, free cooling, compartment units, VAV boxes, high-efficiency boilers (2), BAS System.
Wall Type	Drywall
Elevators	2
Satellite Capability	Yes
Emergency Generator	Yes, Generac 300KW
Fibre Optics	Yes

Line Safety

Fire Detection System	Yes
Sprinkler System	Yes
Security Department	Yes
Security System	Card Access, CCTV



Petr Kafka
Principal, Leasing / Salesperson

P: 647.921.7517
E: pkafka@salthillcapital.com

Terra Attard
Principal, Chief Operating Officer

P: 416.642.2732
E: tattard@salthillcapital.com