

# The Offices at Pickering City Centre

1355 Kingston Rd, Pickering, ON L1V 1B8

Terra Attard  
Principal, Chief Operating Officer

tattard@salthillcapital.com  
D: 416.642.2732



## Property Overview

Excellent location and accessibility are two of the hallmarks of this property. Just off Highway 401, the 10-storey building is located beside Pickering Town Centre and its premium shops, restaurants and other amenities. Convenient access to the office space is provided via a bridge linking the building to the Go Transit system. The building features an attached two-story campus for Durham/Centennial College and it has also earned a LEED GOLD award.



**Total Area**  
Office Building

**116,611 sf**



**Total Area**  
Parking Structure

**187,277 sf**



**Number of Floors**

**10**



**Major Tenants**



**Parking Spaces**

**318    503**

Office Parking    Parking structure 2nd & 3rd floors



**Year Built**

**2011**



**Year Last Renovated**

**N/A**



**Certificates & Awards**



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## Technical Information

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

## Line Safety

<b>Fire Detection System</b>	Yes
<b>Sprinkler System</b>	Yes
<b>Security Department</b>	Yes
<b>Security System</b>	Card Access, CCTV

## Amenities

<b>Washrooms per Floor</b>	2
<b>Shipping/Receiving</b>	Yes
<b>Barrier Free</b>	Yes
<b>Transit</b>	Access to public transit
<b>Direct LRT Access</b>	N/A

## Contact Information

### Leasing

#### **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

### Operations Manager

#### **Darryl Flowers**

Operations Manager, Property Management

P: 905.831.6066 ext. 228  
E: dflowers@salthillcapital.com

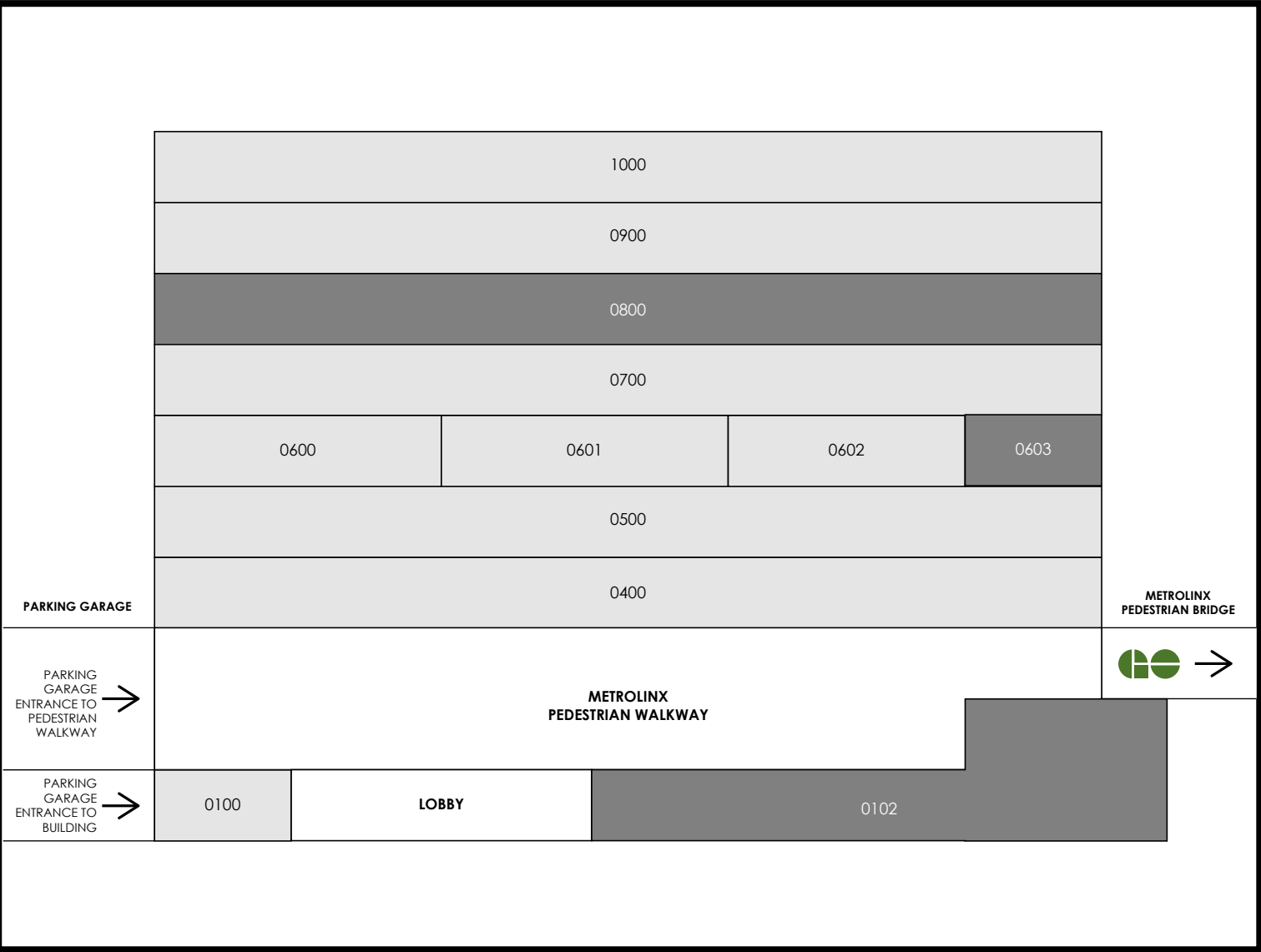
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## Stacking Plan



- 0100. MPAC (5,297 sf)
- 0102. Available (11,103 sf)**
- 0118. Ontario Power Generation Inc. (1,105 sf)
- 0400. Candu Energy Inc. (18,110 sf)
- 0500. VW Credit Canada Inc. (18,110 sf)
- 0600. MPAC (5,328 sf)
- 0601. BMO Nesbitt Burns Corp. (5,297 sf)
- 0602. Investigative Solutions Networks Inc. (4,326 sf)
- 0603. Available (2,125 sf)**
- 0700. MPAC (18,110 sf)
- 0800. MPAC (18,110 sf)**
- 0900. MPAC (18,110 sf)
- 1000. MPAC (5,297 sf)