

The Offices

by Square One District



BLK 14

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AVISON
YOUNG

Mississauga is ready for something new, and that's what the master plan for Square One District delivers. A place where business, life, and leisure come together as one.



Square One District is a complete community.



SQ1District's residential revolution is just getting started with phase 1 breaking ground in 2021.



Residential

A plan for 18,000 architecturally-designed modern homes will create a safe and walkable downtown centre, steps from transit, grocery, restaurants, shopping, and nightlife, and set aside from the bustle of the commercial and retail precincts. These new residential towers will provide sophisticated urban living, designed with flexible living spaces and thoughtful building amenities

Lifestyle

This already energetic lifestyle complex will be enhanced with new eateries, open public spaces, activated streets, and vibrant piazzas. Stimulating the senses, appealing to diverse tastes and with a fresh urban spirit at heart, there's soon to be something here for everyone, every day.

Office

Re-imagining the traditional downtown workplace experience, Square One District delivers future-forward office environments. With a vision to build an urban work and lifestyle campus, The Offices will unify working, dining, socializing, exercising, shopping, and learning.

Future-forward office environments

Coming in 2024

Oxford Properties has master-planned over 3M SF of office development within Square One District. Phase 1 will deliver up to 450,000 SF of Class A office space to Mississauga's growing downtown core.

Through blurring the traditional lines of a single-use 'office' space and offering multiple experiences to satisfy an employee's every need, The Offices by Square One District will give the workforce the balance it craves.



Key design features

A smart building will create bold, new opportunities for productivity, efficiency, and innovation, inspiring the best talent and reducing costs. Smart and connected building systems enable more targeted lighting, pinpoint thermal control, enhanced security, and highly efficient elevator service, leading to smoother and more productive workplace experiences.



Natural light



Smart technology



Bicycle storage



Outdoor terraces



Changerooms/
Shower stalls



Green space



Underground parking



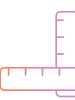
AODA compliance



Floor plate flexibility



LEED GOLD certification



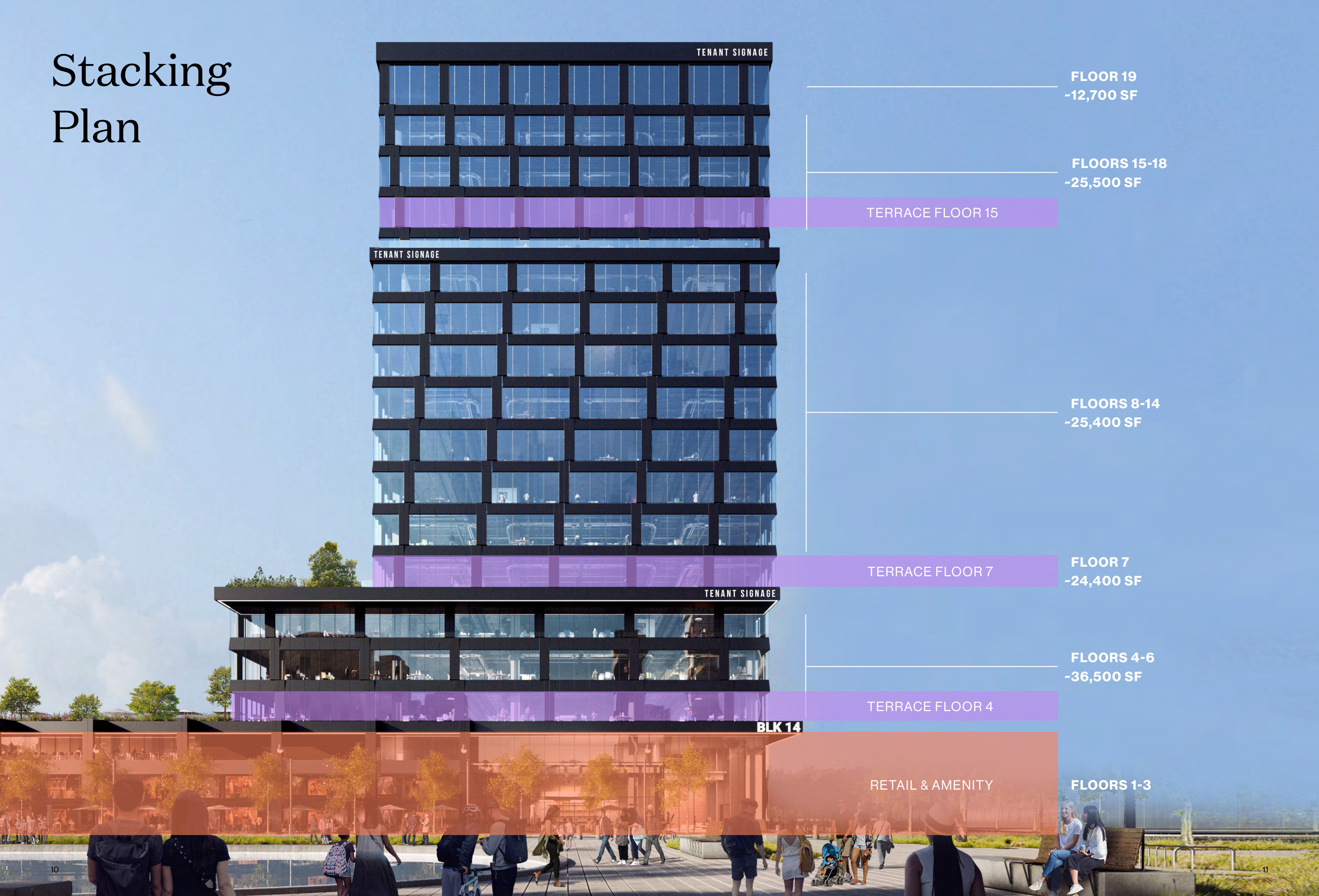
9.5-10 FT ceilings



Wellness amenity



Stacking Plan



FLOOR 19
~12,700 SF

FLOORS 15-18
~25,500 SF

TERRACE FLOOR 15

FLOORS 8-14
~25,400 SF

FLOOR 7
~24,400 SF

TERRACE FLOOR 7

FLOORS 4-6
~36,500 SF

TERRACE FLOOR 4

RETAIL & AMENITY

FLOORS 1-3

BLK 14

TENANT SIGNAGE

TENANT SIGNAGE

TENANT SIGNAGE

Floor Plans

Customization

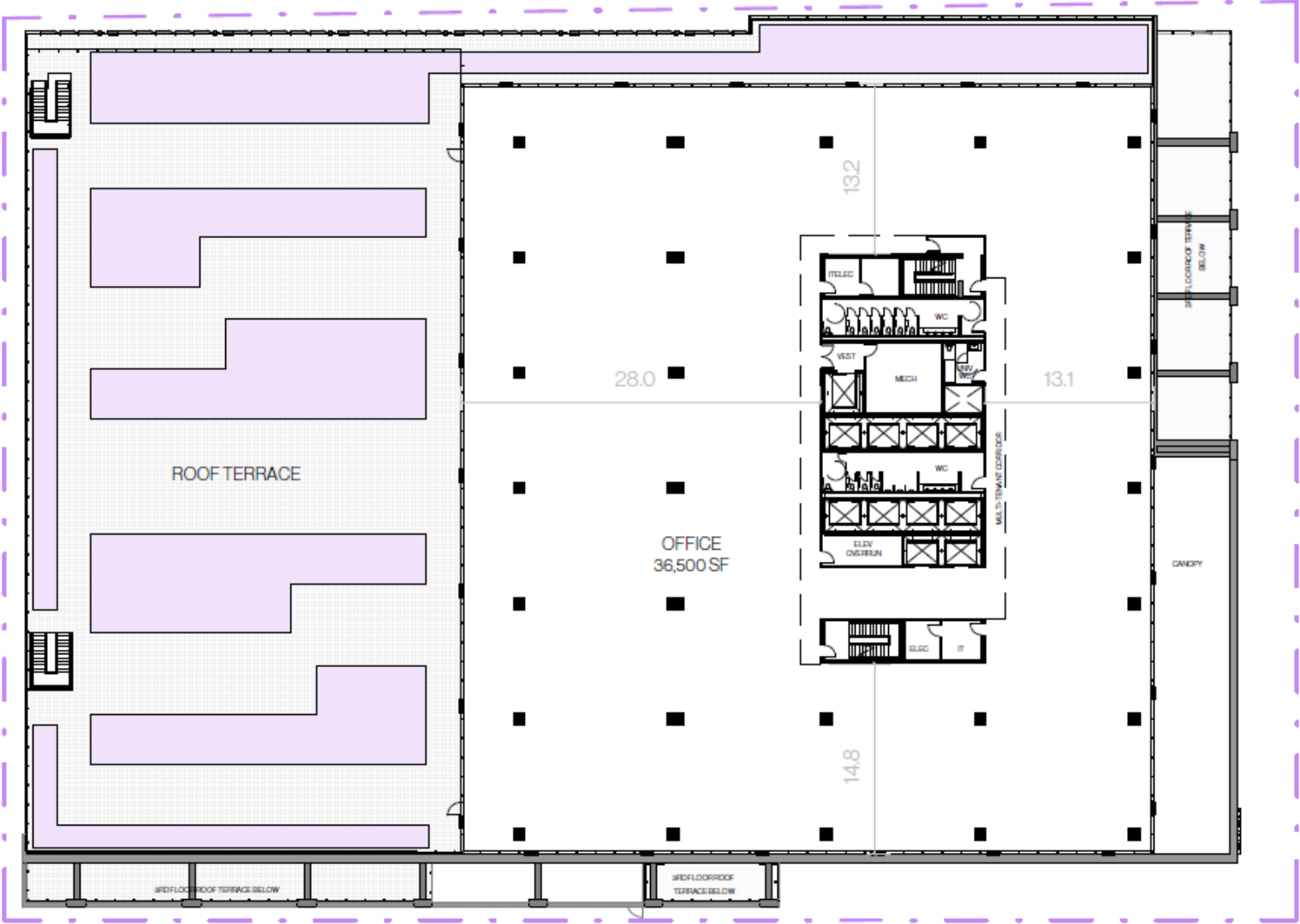
The Offices by Square One District will feature 18 highly attractive and large floorplates of an average of ± 27,000 SF. The floorplates are completely customizable based on every tenants needs and experience. From ceilings to service core walls, everything can be customized to suit each tenants desired finishes making The Offices a bespoke experience that is sure to bring every tenants vision to reality.

Exposure

With multiple exterior signage branding opportunities, tenants will have the experience of having their brand showcased on world-class architecture. With direct exposure to Mississauga's busiest street, Hurontario, and Highway 403, tenants will not miss the opportunity to showcase their own individual corporate identities to the Greater Toronto Area.

[CLICK HERE TO DOWNLOAD FLOOR PLANS](#)

Sample Floor Plan Level 4



Health and Wellness



Daylight and lighting

Floor to ceiling windows allow increased exposure to natural light which helps employees get a better night's sleep. Smart building systems enable more targeted lighting with natural light sensors.



Indoor air quality

State of the art HVAC will allow for a well-ventilated workplace keeping employees safe and healthy.



Location

Access to underground parking and bicycle storage onsite with changerooms and shower facilities. Adjacent to the Square One Transit Terminal, connected to GO Lines, local transit links and the future Hurontario LRT.



Biophilia and views

Lush outdoor space and curated amenities featuring a variety of plant species will offer tenants retreats from their busy days.



Interior layout and active design

From ceilings to service core walls, floorplans can be customized to encompass a diverse array of workspaces to suit each tenants' unique needs.



Thermal comfort

Smart and connected building systems allow for greater thermal control, improving staff performance.



Access to amenities

Steps from Square One Shopping Centre. Employees can enjoy over 340 stores, entertainment like the Rec Room, and many dining options including the 34,000-square foot Food District.



Outdoor Spaces

The Offices by Square One will offer a unique tenant experience that is unrivaled in the suburban Greater Toronto Area. This world-class design and amenities are the first of their kind in Mississauga, a true downtown like experience in the GTA's premier suburb, Mississauga.

The building will boast three tenant terraces that are a unique feature to the modern work experience. These terraces are a great way for tenants to unwind and experience the benefits of fresh air, daylight and biophilia to improve mood and significantly aid in employee productivity.

Along with the terraces is a landscaped plaza at the Southeast of the building, providing landscaped seating, soft landscaping and overall integration with the community.



Intelligent transit and connectivity built from day one.

Square One District is already a major transportation hub with the busiest GO Transit hub outside of Union Station, recorded as serving more than 20,000 customers daily. Combining existing surface parking with underground and above-grade structures, the new master plan embraces the city’s official plans including the future Hurontario Light Rail Transit and Bus Rapid Transit.

CONNECTIVITY

88
WALK SCORE

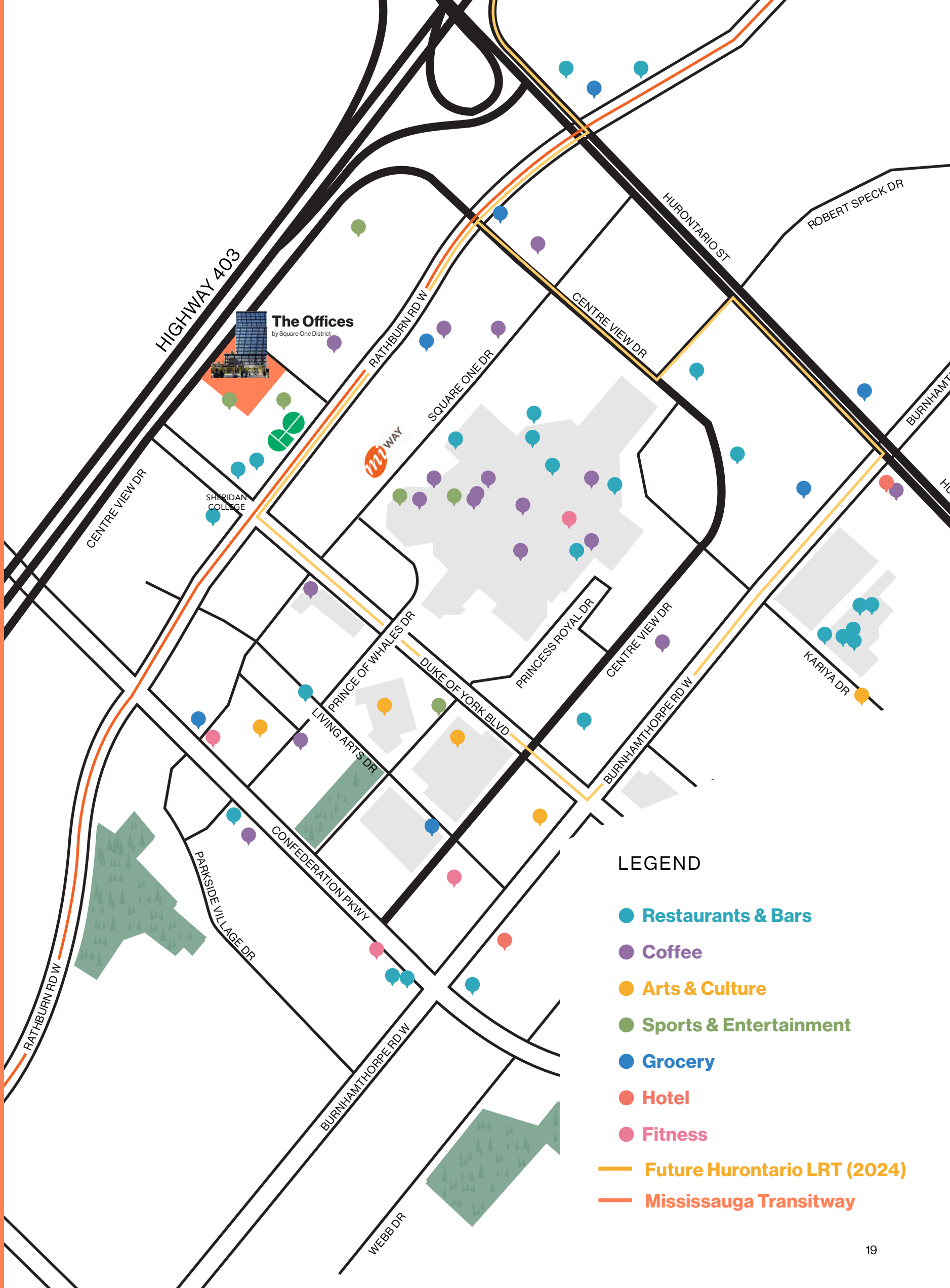

1 min walk to **MiWay transit hub** and **Square One GO Transit** hub.

67
BIKE SCORE


2 min drive time to **403/ highway 10 intersection** **15 min** drive to **Cooksville GO**

85
TRANSIT SCORE


15 min drive to **Pearson International Airport** and **UP Express**



Amenities that embrace individuality

This visionary mixed use community connects people through human-centric design. Already alive with activity, Square One District will continue to be a natural focal point for the growing community around it, holistically supporting business, life, leisure.



Where diversity meets progress

As part of one of the world's fastest growing major city economies, Mississauga offers easy access to one of the best-connected international airports, a highly skilled and diverse talent pool and strong connections to global markets and opportunities.

Mississauga generates \$55 billion per annum of economic output, which \$77k per person vs.\$56k for the province of Ontario.

Mississauga Economic Development Strategy 2020-2025

 **83,142**
Total population

 **29,293**
Millennial population

 **32,965**
Households

 **\$87,394**
Household income

 **61%**
University degree

 **37**
Median age

Stats cover MCC polygon, collected from Esri & Environics



Exceptional places. Responsible practices.

Principles Based Sustainability

Oxford is committed to connecting people to exceptional places, and our environmental, social and governance practices play an important role in delivering on that vision. We take a leadership approach that creates value for our business while doing what's right for our customers and communities.



Safe Spaces

We prioritize the health, safety and well-being of our customers. It is the first filter for every decision we make—whether escalating our cleaning standards, introducing more personal protective equipment or optimizing the fresh air in our properties. By selecting practices that maximize safety for our people, and by being proactive, transparent, welcoming and human, we create safe and productive workplaces for everyone.





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