



SKYWAY

Multiple Connections. Unparalleled Experience. Space Reimagined.



PREMIER OFFICE LOCATION FIRST-CLASS, BUSINESS CORPORATE AREA.





BUILDING OVERVIEW

- › Skyway Centre offers flexible model suite sizes move-in ready. Property upgrades underway (Signage, wayfinding, landscaping, model suites). Located in first-class business corporate area.
- › Office space with tremendous amount of natural light and exposure to natural settings with private courtyard.
- › Private courtyard improvements underway providing tenants with the best possible experience, a healthier, more productive workplace.
- › Public transit stop located directly in front of the complex with access to Kipling GO Station and TTC. Premier office location with strategic Highway (27/427/409 and 401) and Airport access.
- › Trendy amenities within a short walk or drive (Chop, Milestones, Jack Astor's, Montana's, The Keg, Tim Hortons, Residence Inn by Marriott, Home Depot, Premier Fitness).

SKYWAY CENTRE INTERIOR SPACE

MODEL SUITES MOVE-IN READY FLEXIBLE SIZES

Skyway Centre offers flexible model suite sizes move-in ready. Office space with tremendous amount of natural light and exposure to natural settings. Newly built common area washrooms and hallways.

Property upgrades underway (Signage, wayfinding, landscaping and model suites).

Private courtyard to be improved with pathways, landscaping and seating area for tenants to enjoy lunch, outdoor meetings or a place to unwind creating a healthier, more productive workplace.





SKYWAY CENTRE EXTERIOR SPACE

PROPERTY IMPROVEMENTS UNDERWAY PRIVATE COURTYARD WITH SEATING, LANDSCAPING, WAYFINDING, SIGNAGE AND MODEL SUITE PROGRAM - MOVE-IN READY. Skyway Centre offers a tremendous amount of natural light and exposure to natural settings with private courtyard and walkways. Private courtyard to be improved with pathways, landscaping and seating area for tenants to enjoy lunch, outdoor meetings or a place to unwind creating a healthier, more productive workplace. Walk to nearby trendy amenities such as (Chop, Milestones, Jack Astor's, Montana's, The Keg, Tim Hortons, Residence Inn by Marriott, Home Depot, Premier Fitness to name a few). Public transit stop located directly in front of Skyway Centre offering access to Kipling GO Station and TTC with expectations of becoming enhanced with the proposed Smart Track, Eglinton Crosstown (under construction) and BRT (under construction) and LRT systems (construction commencing 2018). Skyway Centre offers strategic Highway (27/427/409 and 401) and Airport access. Approximately 5 minute drive to Toronto Pearson International Airport. Ease of access to Downtown Toronto. Density can be accommodated due to the proximity to transit and connectivity with the TTC, MiWay and Brampton transit. All team up to provide access to a wide and diverse labour pool.

*All renderings and photographs are artist's concept and subject to change without notice e. & O.E



I COURTYARD

LOCATION, LOCATION, TRANSIT

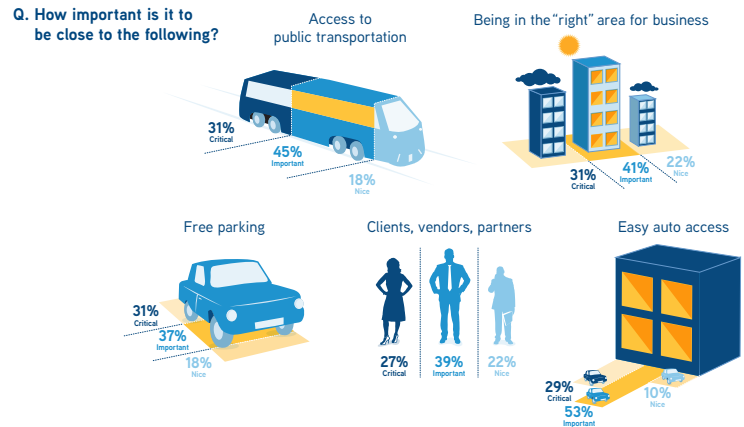
The 10-minute barrier: The accessibility to public transportation is overwhelmingly a critical factor for many office tenants today. Skyway has a transit stop directly in front of the building with access to Kipling GO station and TTC. Also, trendy amenities are within walking distance.

Q. How far away are you willing to be from the following?



CLUSTERING

Organizations are shifting from vertical integration to clustering due to the low cost and accessibility of benefits such as knowledge sharing, logistical sharing and even a common employee catchment area.

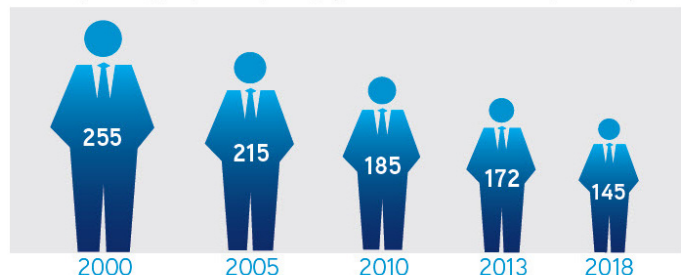


OPEN WORKPLACES / FLOOR DENSITY

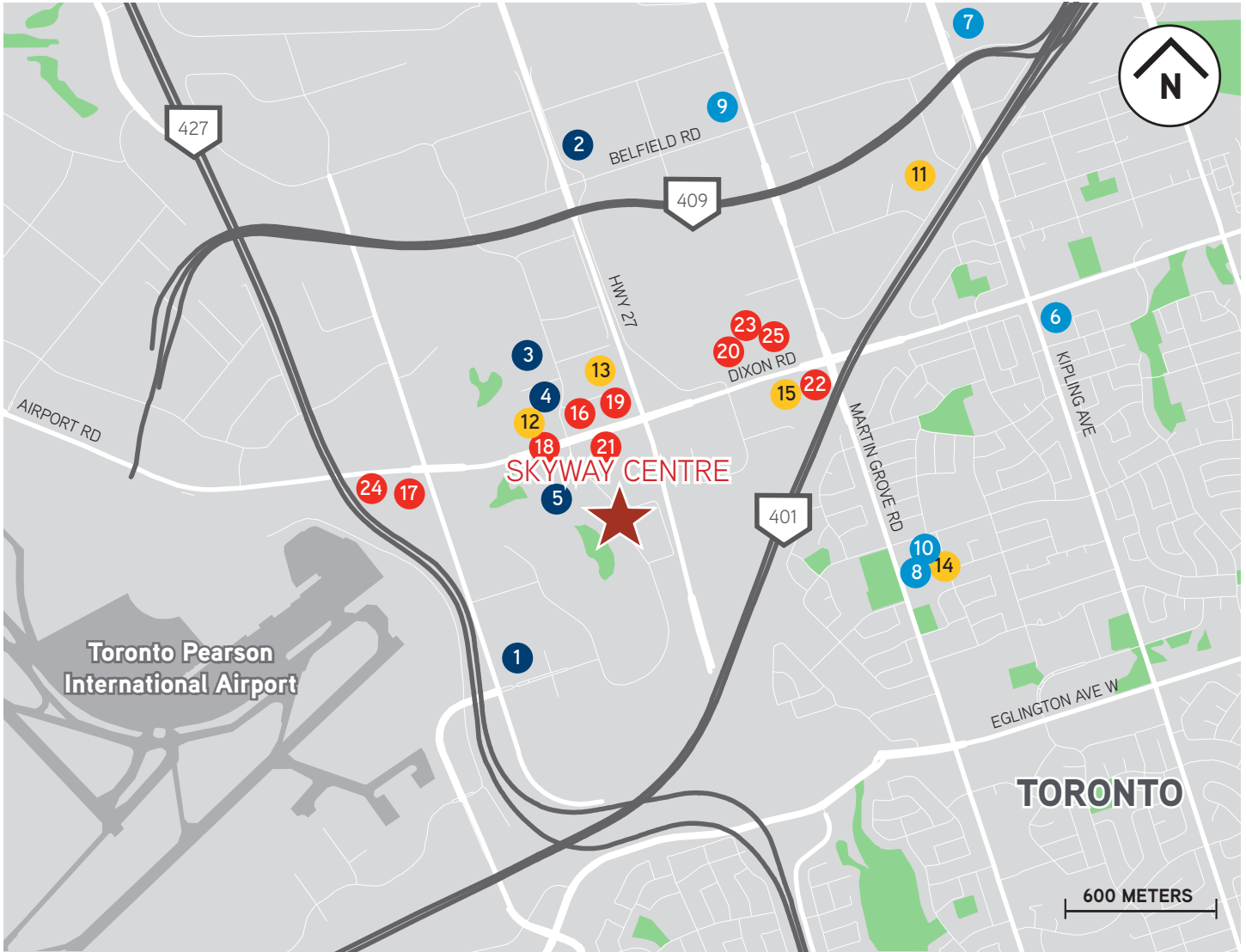
Our data shows that tenants are moving toward more open workplaces and denser workspace ratios. In Canada, the average square feet per employee could fall as low as 145 square feet by 2018. Current and future transit will assist higher density workplace at Skyway Centre.

SQUARE FEET PER EMPLOYEE⁵

In Canada, the average square feet per employee could fall as low as 145 square feet by 2018.



TRENDY AMENITIES within walking distance from Skyway



HOTELS

- 1 BWP Toronto Airport Hotel
- 2 Days Hotel and Conference Centre
- 3 International Plaza Hotel
- 4 Residence Inn by Marriott
- 5 Sheraton Toronto Airport Hotel

STORES

- 6 Beer Store
- 7 Home Depot
- 8 LCBO
- 9 RONA Home & Garden
- 10 Shoppers Drug Mart

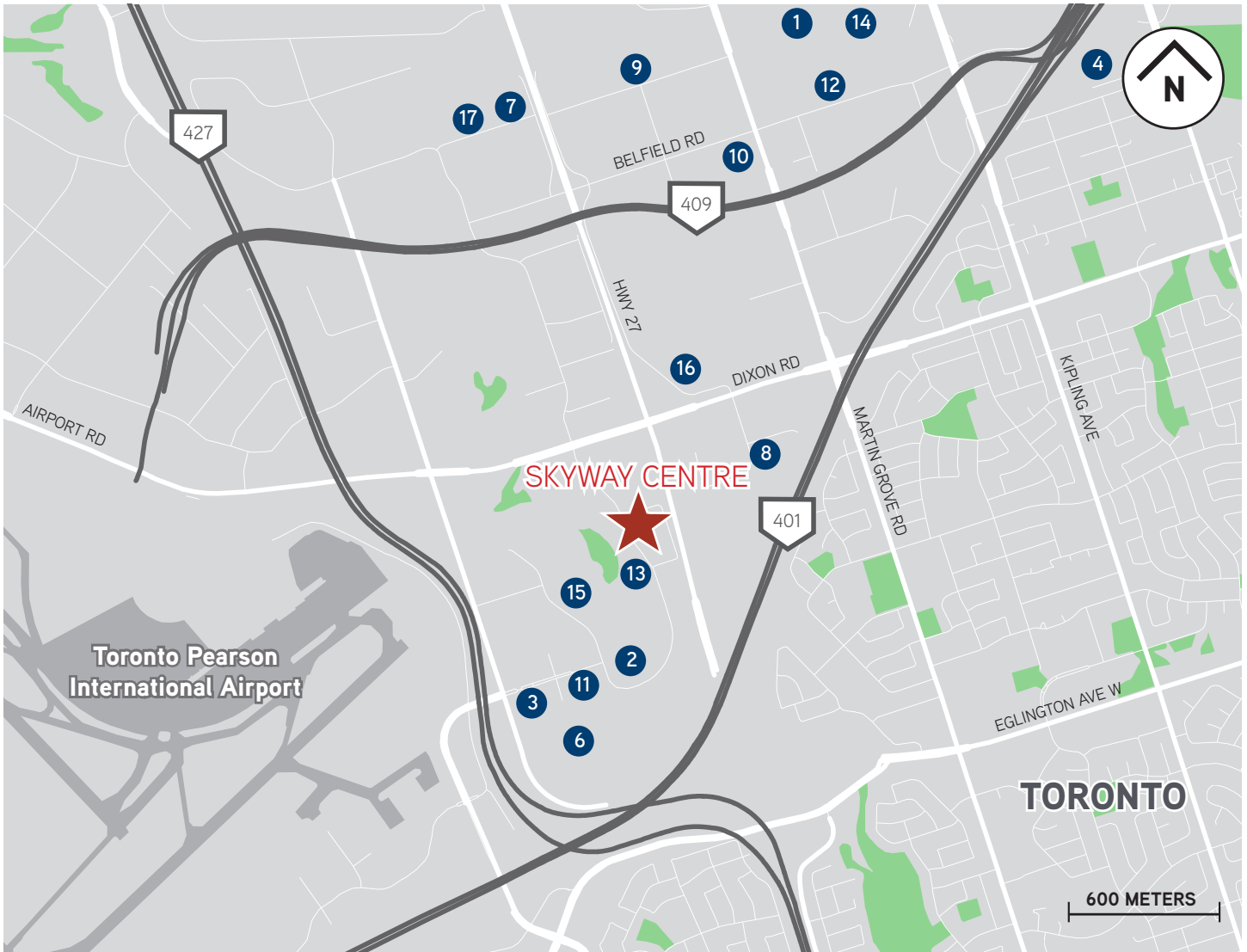
FITNESS / GAS / BANKS

- 11 Fitness 365
- 12 HSBC Bank
- 13 Premier Fitness
- 14 RBC Royal Bank
- 15 Shell Gas Station

RESTAURANTS

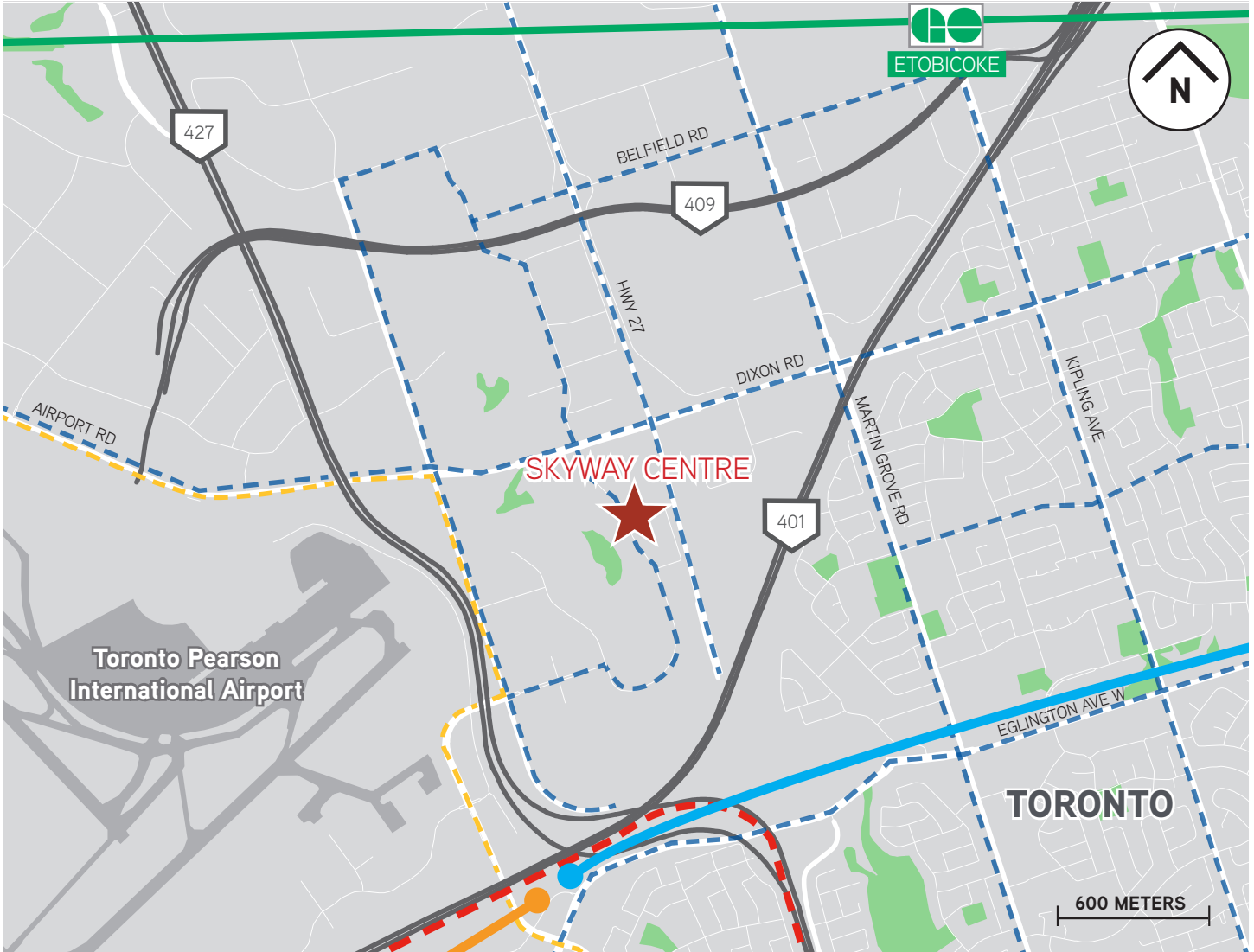
- 16 Boston Pizza
- 17 Casey's Bar & Grill
- 18 Chop Steakhouse & Bar
- 19 Jack Astor's Bar & Grill
- 20 Milestones
- 21 Montana's Cookhouse
- 22 St. Louis Bar & Grill
- 23 Swiss Chalet
- 24 The Keg Steakhouse
- 25 Tim Hortons

CORPORATE NEIGHBOURS



- | | | | | | |
|---|--------------------------------------|----|---------------------------------|----|---------------------------------|
| 1 | ABC Climate Control Systems | 7 | MSB Plastics Manufacturing Ltd. | 13 | Sanjay Enterprises Incorporated |
| 2 | BSM Wireless Inc. | 8 | Pro Pak Packaging | 14 | ShawCor Ltd. |
| 3 | Camino Modular Systems Incorporated | 9 | Purolator Courier Ltd. | 15 | Sweda Canada Inc. |
| 4 | Kodak Canada | 10 | Rona Lansing Inc. | 16 | Toronto Congress Centre |
| 5 | LifeLabs Medical Laboratory Services | 11 | Royal Selangor Inc. | 17 | Venture Steel Inc |
| 6 | Molson Coors Brewing Co. | 12 | S & C Electric Canada | | |

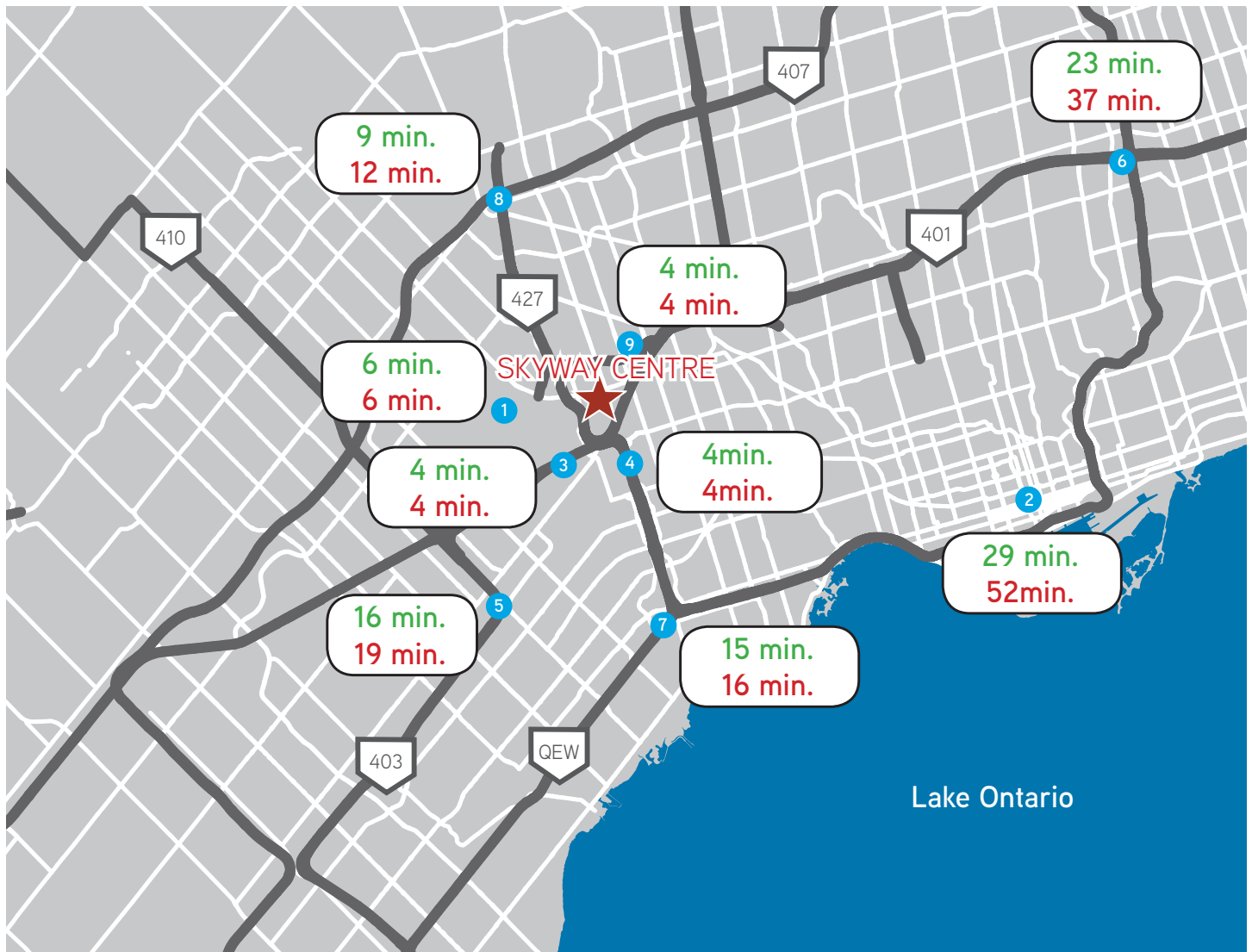
TRANSIT



- | | | | |
|--|--|--|--------------------------------------|
| | EXPRESS BUS ROUTE
(MI-WAY TRANSIT) | | GO TRAIN ROUTE |
| | EXPRESS BUS ROUTE
(RUSH HOUR SERVICE) | | SMART TRACK
(PROPOSED) |
| | LOCAL BUS ROUTE
(TTC) | | BRT CORRIDOR
(UNDER CONSTRUCTION) |

Transit stop located directly in front of Skyway Centre offering convenient access to Kipling GO Station and TTC with expectations of becoming enhanced with the proposed Smart Track, Eglinton Crosstown (under construction) and BRT (under construction) and LRT systems (construction commencing 2018). Improved transit creating a greater access to larger educated employee pool.

DRIVE-TIME ANALYSIS



- 1 Toronto Pearson International Airport
- 2 Downtown Toronto - Union Station
- 3 Highway 401
- 4 Highway 427
- 5 Highway 403

- 6 Highway 404
- 7 Queen Elizabeth Way (QEW)
- 8 Highway 407
- 9 Highway 409

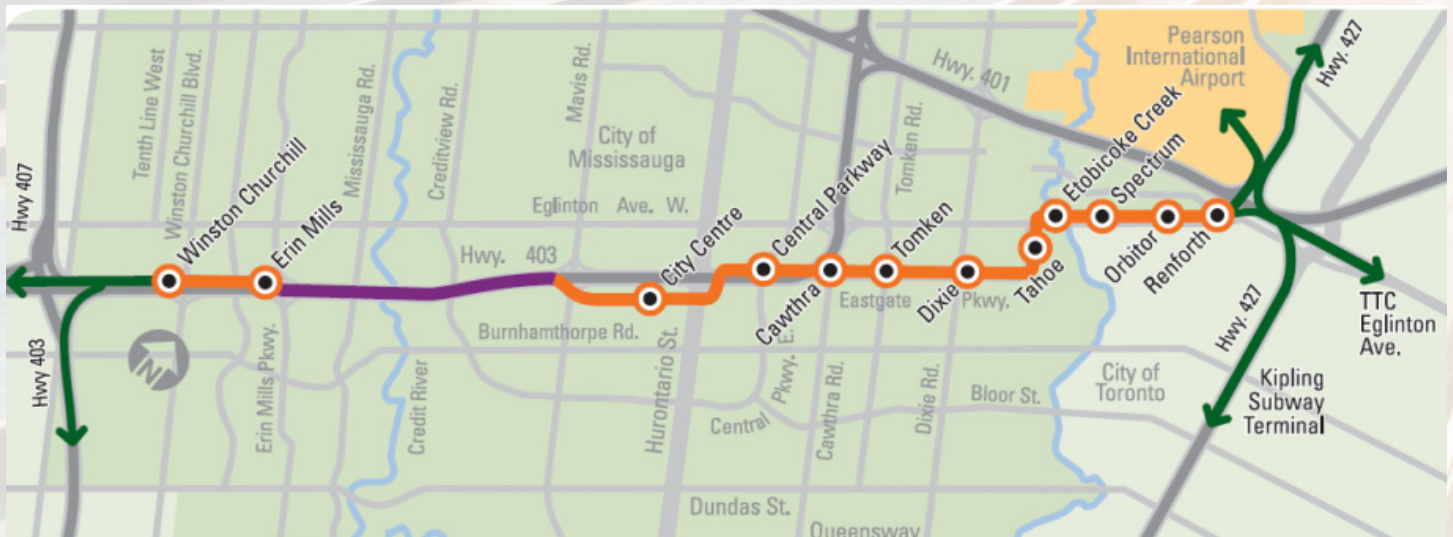
- Normal Traffic
- Rush-hour Traffic

Skyway Centre located in the centre of it all. Skyway Centre offers strategic Highway (27/427/409 and 401) and Airport access. Approximately 5 minute drive to Toronto Pearson International Airport. Ease of access to Downtown Toronto.

IMPROVED TRANSIT

The BRT (Bus Rapid Transit) will be completed in 2017.

The BRT will provide more efficient and reliable service on a dedicated bus corridor running east-west connecting multiple communities. The 18-kilometre Transitway is to be completed in 2017. There will be 12 stations, including renovations to the existing hub in the city core with new bus shelters at MiWay's City Centre Transit Terminal completed, and a new station building at GO Transit's Square One Bus Terminal by the end of 2015. MiWay and GO Transit will operate along the Transitway, which will connect to the TTC at Renforth Station and Kipling Subway Terminal and GO Train.



LEGEND

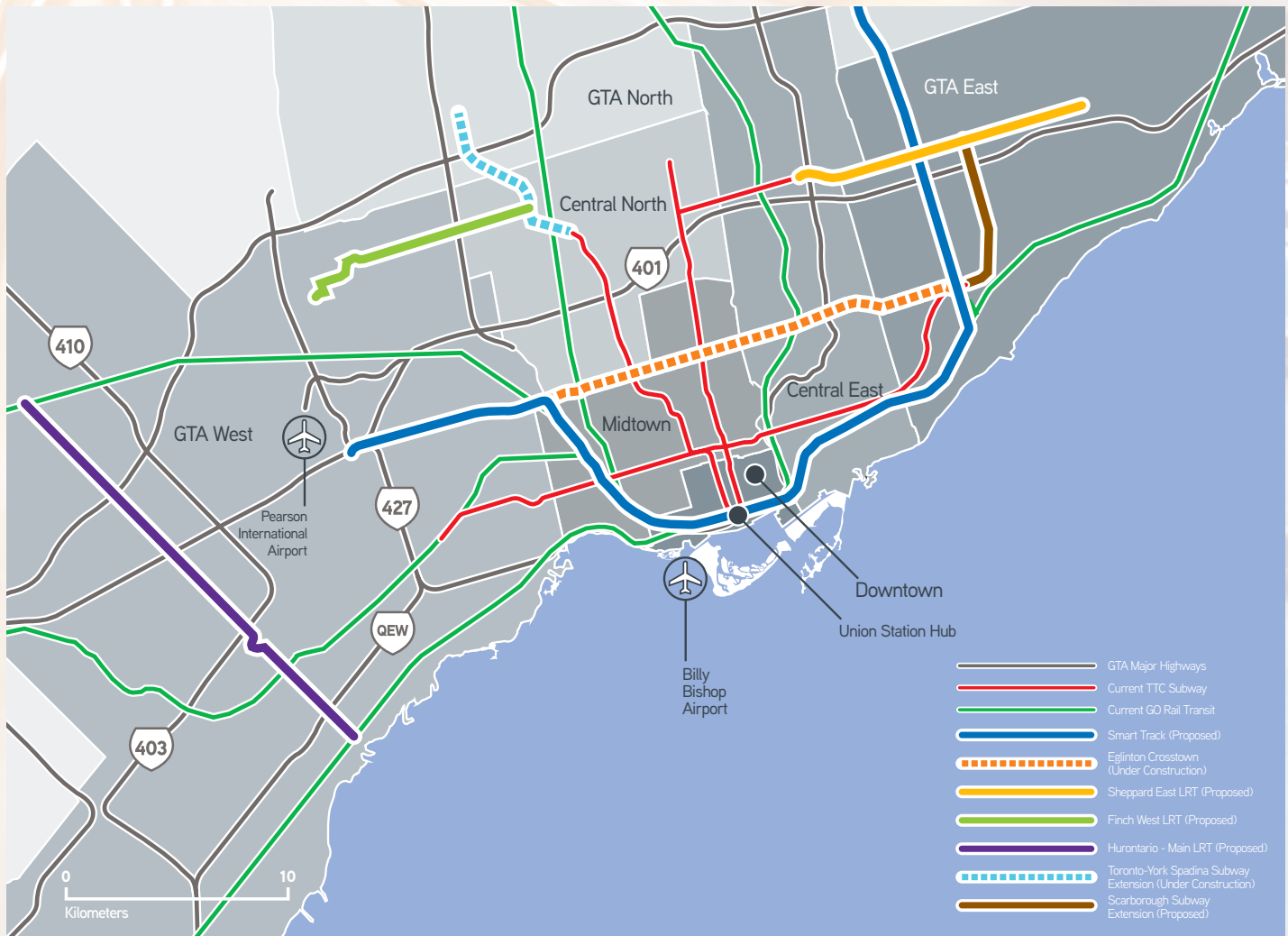
- Corridor
- Station
- Key Connections
- 403 Bus Bypass Shoulders

PROPOSED TRANSIT



Smart Track (Proposed)

With the SmartTrack line, Toronto will join world-leading cities like London and Paris by building a Regional Express Rail (RER) surface subway. The SmartTrack line will provide service from the Airport Corporate Centre in the west, southeast to Union Station and northeast to Markham in the east. It will have 22 new station stops and five interchanges with the TTC rapid transit network. The Line will be built in seven years, starting service in 2021.



AVAILABILITY

AVAILABILITY

AREA	SIZE
87 Skyway, Suite 100 Leased	8,963 SF
87 Skyway, Suite 200	3,730 SF
89 Skyway, Suite 101	3,101 SF
89 Skyway, 2nd floor	18,508 SF
91 Skyway, Suite 100	3,131 SF
91 Skyway, Suite 205	1,243 SF
93 Skyway, Suite 107	3,379 SF
93 Skyway, Suite 207	5,214 SF

RENT

\$14.00 NET PSF/ANNUM

GROUND FLOOR

\$12.50 NET PSF/ANNUM

SECOND FLOOR

ADDITIONAL RENT

\$10.29 PSF 2016

TENANT INDUCEMENTS

\$25.00 PSF

Tenant Improvement Allowance

OWNERSHIP DESJARDINS FINANCIAL SECURITY LIFE ASSURANCE COMPANY



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Desjardins Group is the leading cooperative financial group in Canada and the sixth largest cooperative financial group in the world, with assets of \$248.1 billion. It has been rated one of the Best Employers in Canada by Aon Hewitt. To meet the diverse needs of its members and clients, Desjardins offers a full range of products and services to individuals and businesses through its extensive distribution network, online platforms and subsidiaries across Canada. Considered North America's strongest bank according to Bloomberg News, Desjardins has one of the highest capital ratios and credit ratings in the industry.

<https://www.desjardins.com/ca/>



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