

**NEW PRIME 2-STOREY OFFICE (Phase 2)**  
**GALAXY AIRPORT CENTRE**  
 165 Galaxy Blvd, Toronto



**FOR LEASE**



175 Galaxy Blvd (Phase 1)

LANDLORD	Gottardo Galaxy Inc.
PROPERTY MANAGEMENT	Gottardo Property Management Inc.
BUILDING ARCHITECT	Pearce McCluskey Architects
COMPLETION	June 2015
CONFIGURATION	Two-Storey Office
BUILDING SIZE	68,200 SF
GROSS UP FACTOR	1% - Ground Floor, 1% - Second Floor (single tenant)
ELEVATORS	2
PARKING	3.7 per 1,000 sf Leased
BUILDING ACCESS	24-hour access/7 days a week
SECURITY	After hours FOB access system
PRICING	Base (net) \$19.75 psf per annum Taxes + Operating Costs \$9.95 psf (2015 est.) per annum
UTILITIES	In-suite Hydro additional
TENANT IMPROVEMENT ALLOWANCE	\$50.00 psf
GREEN INITIATIVES	Seeking LEED Silver Certification, Green Roof Design

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Gottardo Group of Companies  
 277 Pennsylvania Avenue  
 Concord, Ontario L4K 5R9  
[gottardogroup.com](http://gottardogroup.com)



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**Location**

Overlooking Mimico Creek and Royal Woodbine Golf Club, Galaxy Airport Centre is situated only minutes from Toronto Pearson International Airport and all major 400 series highways.

Superior accessibility in comparison to the Airport Corporate Centre business park. Parking is easy, free and readily available. Public transit stops at the front door, and tenants are just minutes away from an abundance of area amenities.



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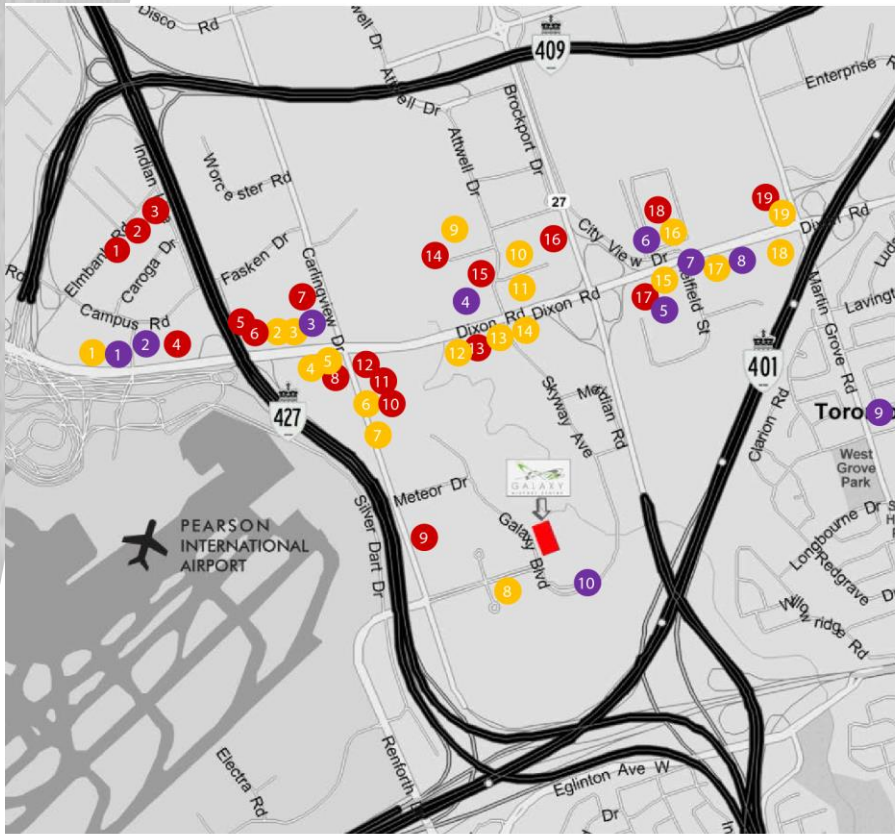
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# Area Amenities



### LEGEND

#### OTHER AMENITIES

- 1 Shell Gas Station
  - 2 Petro Canada
  - 3 Husky
  - 4 HSBC
  - 5 Zen Spa
  - 6 Toronto Congress Centre
  - 7 Shell Gas Station
  - 8 Petro Canada
  - 9 TD & RBC
  - 10 Royal Woodbine Golf Club
- Sherway Gardens Shopping Centre – 11 km/5 minutes
  - Yorkdale Mall – 15 km/8 minutes
  - Downtown Toronto – 27 km/17 minutes

### HOTELS

- 1 Hilton –Garden Inn
- 2 Hampton Inn
- 3 Fairfield Inn & Suites-Marriot
- 4 Hilton Pearson Int.
- 5 Holiday Inn Select
- 6 The Westin Bristol Place
- 7 Quality Suites
- 8 Travelodge
- 9 Hotel Indigo
- 10 Hotel Carlingview
- 11 Courtyard by Marriot
- 12 Marriott
- 13 Sheraton
- 14 Sandman Hotel
- 15 Residence Inn Marriot
- 16 Crown Plaza
- 17 DoubleTree by Hilton
- 18 Radisson Hotel
- 19 Holiday Inn

### RESTAURANTS

- 1 Golden Griddle
- 2 Lonestar Grill
- 3 Airport Gate Café
- 4 The Keg
- 5 Casey's
- 6 Mr. Greek
- 7 Arizona Restaurant
- 8 Skyport Coffee
- 9 Moxie's
- 10 Tony Roma's
- 11 Boston Pizza
- 12 Chop Steakhouse
- 13 Olio
- 14 Montanas
- 15 Ginko Japanese
- 16 Milestones
- 17 Sushi Ya
- 18 St. Louis Wings
- 19 Perkins

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**Accessibility**

Galaxy Airport Centre is strategically located in an uncongested node minutes from Toronto Pearson International Airport. There is immediate access to Highways 401W and 427S blocks away from the building. The other 400 highways can readily accessed via Airport Road or Dixon Road. Additionally, Highway 27 is located directly to the east.

- Sustainability initiatives that can help lower operating costs
- Forward-thinking design and organization
- Amenities include free parking and excellent landscaping



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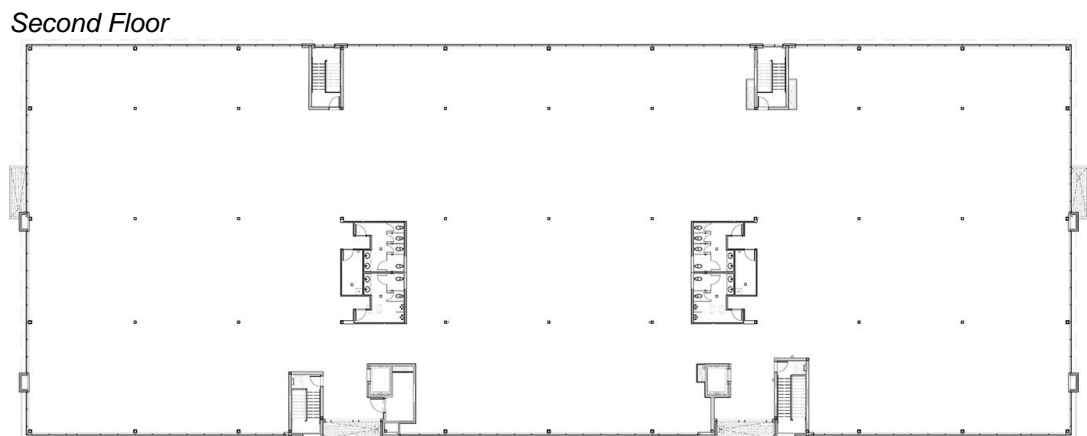
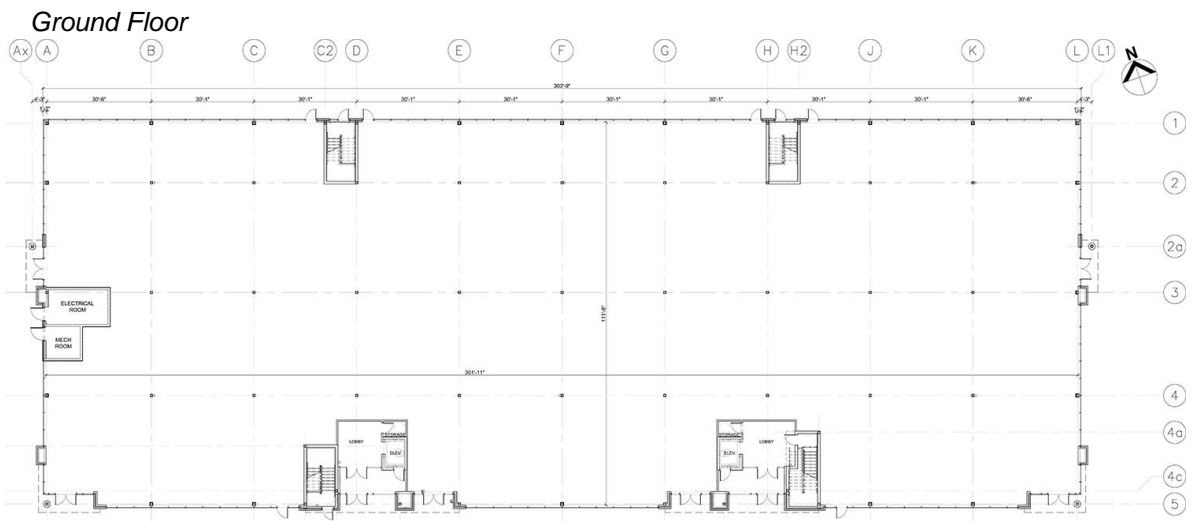
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**Floor Plans**

Galaxy Airport Centre gives the term “flexibility” ultimate meaning.

- Highly efficient floor plans (divisible)
- Layouts optimum for traditional office design or for modern work environment
- 13’ open concept ceiling or 10’ traditional t-bar ceiling
- Large windows to bring in plenty of natural light
- Compact core provides for both efficient and innovative design possibilities



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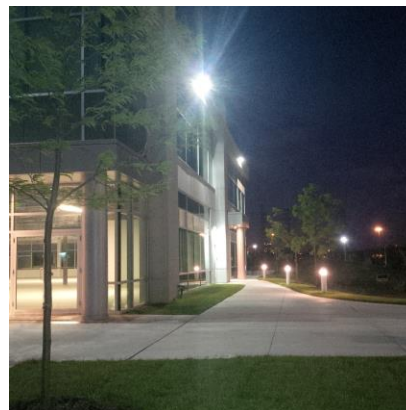
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# Telecommunications

Access to the latest telecommunications is a top necessity for tenants. At Galaxy Airport Centre you will find top quality infrastructure for your requirements. Telecommunications are not a secondary thought in today's business world.

- Landlord to provide conduits from the street to the building
- High speed fibre-optic network available
- Access on the street to multiple fibre providers



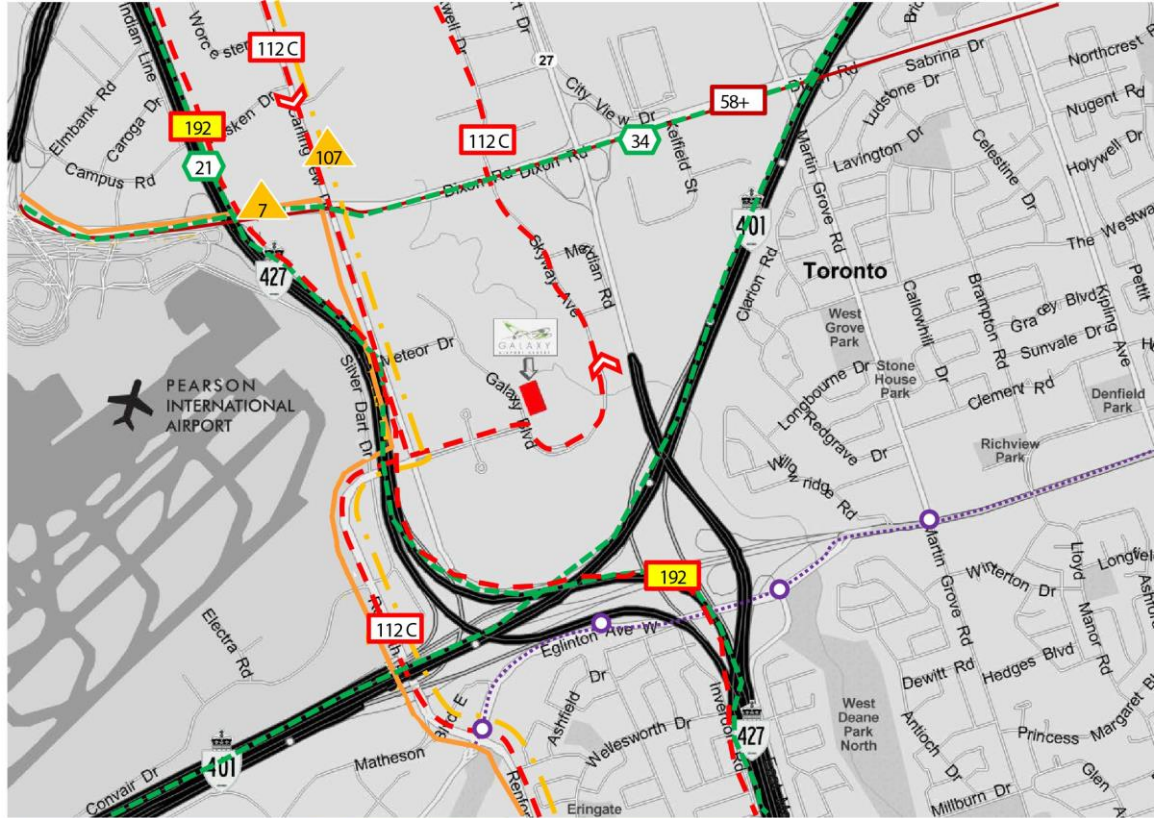
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**Transit**



Surface Routes	Regular	Limited Service	Rush Hour	Express
TTC	58+	112C	112	192
GO Transit				21, 34
MIWay	7			107
Proposed LRT	-----			
TTC	—————			
Limited stop express route	- - - - -			



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**Transit**

**112C**

<b>Start and End Point</b>	Starts at Kipling Station and goes to Disco Road
<b>Timing</b>	5:30 am to 1:00 am
<b>Frequency</b>	15 Minutes

**107**

<b>Start and End Point</b>	Starts at Westwood Mall and goes to Square One (Northbound limited stop express route)
<b>Timing</b>	5:30 am to 7:05 pm
<b>Frequency</b>	15 Minutes from 5:30-8:45 am   3:05-7:05 pm

**107**

<b>Start and End Point</b>	Starts at Square One and goes to Westwood Mall (Southbound)
<b>Timing</b>	5:30 am to 7:50 pm
<b>Frequency</b>	15 Minutes from 5:30-8:45 am   2:45-7:45 pm

**7**

<b>Start and End Point</b>	Starts at Westwood Mall and goes to Square One (Northbound limited stop express route)
<b>Timing</b>	6:30 am to 1:10 am
<b>Frequency</b>	30 Minutes

**7**

<b>Start and End Point</b>	Starts at Square One and goes to Westwood Mall (Southbound)
<b>Timing</b>	6:30 am to 1:15 am
<b>Frequency</b>	30 Minutes

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**Contact**



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