



REAL

SKYWAY BUSINESS PARK



A superior office complex in the heart of the airport district

SKYWAY BUSINESS PARK

Skyway Business Park is the perfect answer for businesses that require convenient access to both the airport and the downtown core.

SKYWAY BUSINESS PARK

Situated at the corner of Attwell Drive and Dixon Road, this excellent location provides convenient access to several major roadways, including Highways 27, 401, 409 and 427, and is just minutes away from Lester B. Pearson International Airport.

ADDRESS

170 / 180 / 190 Attwell Drive, Toronto, Ontario

LOCATION

Northwest corner of Attwell Drive and Dixon Road

TYPICAL FLOOR PLATE

14,000 square feet

NUMBER OF FLOORS

Six (per building)

PARKING

Surface parking at a ratio of 2.5 stalls per 1,000 square feet, with additional stalls available

TRANSIT

Skyway Business Park can be easily reached by several different public transportation routes. The TTC, Mississauga Transit and GO Transit all have bus routes servicing the area, including a special rush-hour express route to and from the Bloor subway line. Airport shuttle buses are available at surrounding hotels.

AMENITIES

- Numerous hotels and restaurants in the immediate area
- Nearby retail along with great proximity to major shopping, such as Sherway Gardens
- Overlooks the Royal Woodbine Golf Club
- Banking facilities on-site
- Close to Toronto Congress Centre and International Plaza's convention facilities
- Meeting rooms available on-site
- Extended HVAC hours can accommodate longer business hours

OWNERSHIP

Skyway Business Park is owned by First Real Properties Limited. The company was formed in 1970 to develop and acquire real estate in Canada and currently owns over two million square feet of property in Toronto, Calgary and Hamilton.

MANAGEMENT

The buildings are managed by the owner, part of the Real group of companies. The management office is on-site and includes a knowledgeable building operations staff. The Real group has been operating in Canada for over 45 years and currently manages over 3.3 million square feet of office, industrial and retail space across the country.

SECURITY

The buildings are secured by a card-access system controlling after-hours access to the building entrance and elevators. Security patrols are conducted nightly.

ELEVATOR

Each building is served by two Schindler elevators, fully modernized and re-built in 2016, providing excellent performance and reliability.

LIFE SAFETY

Each building is a double-stairwell, fully sprinklered office tower, with a single-stage fire alarm system and a life safety plan in place.

MECHANICAL

The buildings are heated by hot water perimeter radiation and are each equipped with a Trane chiller, cooling the building via numerous air diffusers on every floor. The air system is designed to provide fresh air from a 20 percent minimum up to 100 percent during times of free cooling. The buildings are equipped with computerized HVAC management system.

LIGHTING

The lighting system consists of single-tube, high-efficiency, full-spectrum lighting fixtures.