



**REAL**

## SKYWAY CORPORATE CENTRE



A convenient location with direct access to Pearson International Airport

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Skyway Corporate Centre is located at 10 Kelfield Street immediately south of Dixon Road. The property is visible from Highway 401, allowing for excellent signage potential.

## SKYWAY CORPORATE CENTRE

Skyway Corporate Centre is located in the heart of the airport/commercial area with excellent access to and from Highway 401 with Highway 27 and 427 easily accessed by Dixon Road. Direct access to Pearson International Airport is available via Dixon Road.

### ADDRESS

10 Kelfield Street, Toronto, Ontario

### LOCATION

Adjacent to Highway 401 and Dixon Road

### TYPICAL FLOOR PLATE

12,350 square feet

### NUMBER OF FLOORS

Seven

### PARKING

Surface and deck parking at a ratio of three stalls per 1,000 square feet

### TRANSIT

Excellent TTC service is available on Dixon Road with bus routes connecting to the Bloor subway line, Mississauga and GO transit systems

### AMENITIES

- Numerous hotels and restaurants in immediate area
- Nearby retail along with great proximity to major shopping, such as Sherway Gardens
- Royal Woodbine Golf Club nearby
- Toronto Congress Centre and International Plaza's convention facilities

### OWNERSHIP

Skyway Business Centre 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 nearby 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 building is secured by a card-access system controlling after-hours access to the building entrance and elevators. Security patrols are conducted nightly.

### ELEVATOR

Two modernized Otis elevators serve all floors of the Skyway Corporate Centre.

### LIFE SAFETY

The building is equipped with a single-stage fire alarm system and is fully sprinklered. A 450-KVA emergency generator provides ample back-up power.

### MECHANICAL

The building is heated by two gas-fired boilers serving a perimeter radiation system. The main air-handling system consists of three Trane IntelliPak heat/cool rooftop units, installed in 2016. The units are fully automated, and are linked to the Trane Building Automation System (BAS). The BAS features include; unit schedules, status, set points, alarms and remote access.

The conditioned air from the rooftop units is distributed by a Variable Air Volume (VAV) system to multiple zones on each floor for precise comfort control. For energy efficiency, the rooftop systems have night set back schedules, Variable Frequency Drives (VFDs), staged heating and cooling, and economizers for fresh air and free cooling.

### LIGHTING

The lighting system consists of dual-tube, high-efficiency, full-spectrum fixtures arranged in a grid pattern with approximately three fixtures per 400 square feet.