



MPower
b u i l d i n g





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THE MPOWER BUILDING

The MPOWER Building is a brand new, state-of-the-art, mixed-use building consisting of medical, retail and office space. Situated at the intersection of Dundas St. W, and Winston Churchill Blvd. The MPOWER Building is a Stunning and Valued commercial development centrally located on the border Mississauga and Oakville, the dynamic four-storey glass tower offers the tremendous opportunity to acquire space within a collaborative working environment where you and your clients form special bonds. Developed and designed by Zando Developers and B&H Architects, the 60,000-sq.-ft. building features luxuriously designed common elements including a comfortable and inviting lobby as well as a rooftop lounge and outdoor terrace. There are approximately 200 surface-level parking spaces plus designated bicycle parking. Occupancy is scheduled for COMING 2019.





THE POWER OF LOCATION

The MPOWER Building is situated at 3033 DUNDAS STREET WEST. An innovative Four-Storey commercial development centrally located at the intersection of Dundas Street West & Winston Churchill Boulevard, Mississauga. The MPOWER building is strategically located a few minutes of Highways 407, 403 and the QEW. The building has a Walk Score of 83 out of 100. This Walk Score is ranked so high because most errands can be accomplished on foot from this location as there are many amenities within the surrounding area for tenants to enjoy.

Mississauga is Canada's sixth largest city, is home to 752,000 residents and more than 86,000 businesses, including more than 72 Fortune 500 companies with Canadian head offices or major divisional head offices.

Oakville, a beautiful lakeside town with a strong heritage dating back to 1857, has become one of the most coveted residential and business centres in Ontario. This thriving municipality of 194,000 residents provides all the advantages of a well-served urban centre with more than 400 fine shapes, services and restaurants while maintaining its small-town ambiance.



MPOWER YOUR BUSINESS

The MPOWER Building provides an exclusive opportunity for medical, retail or office tenants to purchase or lease space within a strategically planned building. The warm and welcoming environment has been superbly designed to ensure that all those who engage with the space—from business owners and employees to patients, their families, clients and suppliers—have a positive experience. Typical units within the building range in size from 1,500 to 15,000 sq.ft, with customization available to suit your unique needs such as private offices, boardrooms, break-out rooms, open-concept design and other configurations. Zando Developer's team of specialists will work closely with you to fully understand your business requirements and customize your requirements accordingly.

Private appointments are currently underway so please contact Zando Developers to ensure you don't miss out on this exciting opportunity!



GROUND FLOOR



CUSTOMIZABLE FLOOR PLAN - MAKE CHOICES to MPOWER YOURSELF

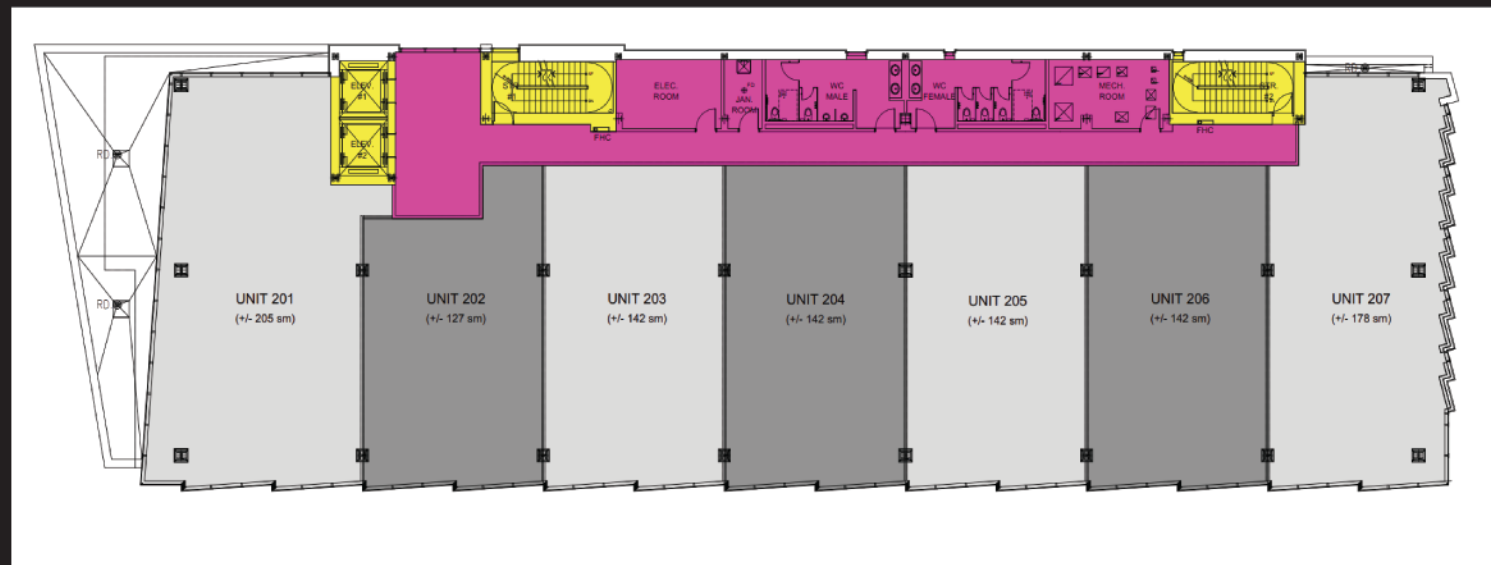
A floor in The MPOWER Building measures approximately 15,000 sq. ft., allowing for a wide variety of configurations for a large business with multiple departments and those desiring boardrooms, private offices, game rooms, kitchens, open-concept design or other distinct configurations. Units start at 1,500 sq. ft., which is ideal for tenants who requires smaller office space.

Zando Developers will work closely with you to fully understand your business requirements and customize a floor plan to meet your unique needs. Specialized services include designing the layout as well as assisting with the acquisition of construction permits and documentation.

Interior leasehold improvements are available based on your requirements. This may include installing partitions and built-in mill work, changing flooring, adding electrical fixtures and plumbing or other enhancements that you desire in your leased space. Leasehold improvements are offered at additional cost.

Space is limited, so be sure to call Zando Developers to reserve your desired floor plan!

FLOOR 02



MEDICAL EXECUTIVE SPACE

In addition to providing prime office and retail space, The MPOWER Building will serve as an integrated healthcare facility to offer patients in Mississauga and surrounding areas the most comprehensive healthcare consortium. The building's experienced team of medical professionals will be in the enviable position of being able to truly collaborate with one another to help patients manage all of the healthcare needs in one convenient location.

The MPOWER Building Promotes and Welcomes Primary End-Users in the Following Medical Professions :

- URGENT CARE
- PHARMACY
- MEDICAL SPECIALISTS
- WALK-IN CLINIC
- LABORATORY
- DENTISTRY
- PRIMARY CARE
- RADIOLOGY
- PHYSICAL REHABILITATION
- PULMONARY REHABILITATION
- CARDIAC REHABILITATION
- NEUROCOGNITIVE REHABILITATION

CUSHMAN & WAKEFIELD COMPANY OVERVIEW



300
OFFICES

70+
COUNTRIES

45,000
EMPLOYEES

\$191B*
TRANSACTIONAL VOLUME

\$6B*
REVENUE

4.3B
SF MANAGED

* USD

Cushman & Wakefield is a leading global real estate services firm that helps clients transform the way people work, shop, and live.

Cushman & Wakefield is a leading global real estate services firm with 45,000 employees in more than 70 countries helping occupiers and investors optimize the value of their real estate. Cushman & Wakefield is among the largest commercial real estate services firms with revenue of \$6 billion across core services of agency leasing, asset services, capital markets, facility services (C&W Services), global occupier services, investment & asset management (DTZ Investors), project & development services, tenant representation, and valuation & advisory. To learn more, visit www.cushmanwakefield.com or follow @CushWake on Twitter.

Cushman & Wakefield's clients across the globe can expect a strong bias for action, a rigorous focus on results, value created through insight, and the right people powered by the right platform — on every assignment, every time.

Our capabilities truly reflect client needs, and client success reflects the strategic execution of this business model, our progressive world view, and the value derived from the industry's top talent worldwide.

THE LOBBY

FIRST IMPRESSIONS ARE EVERYTHING! From its contemporary decor and comfortable furniture to its magnificent glass windows looking onto the main street, the bright yet cozy lobby makes tenants and visitors instantly feel relaxed. It's the perfect place for people to gather their thoughts, wait for a lift or simply enjoy a coffee before an appointment, all in a safe and secure setting.





RICH LANDSCAPING

Regardless of the season, NATURE is at the The MPOWER Building's doorstep. Though the building is situated on a major city street for easy accessibility, lush landscaping designed by B&H Architect's award-winning landscape design team gives it a country vibe. Tenants and visitors gazing out of the floor-to-ceiling windows, sitting on the ground-floor outdoor patio or enjoying the view from the outdoor rooftop lounge are treated to 31,000-sq-ft. Of greenery including beautiful trees, bushes, and flowers situated throughout the property.

STUNNING ROOFTOP PATIO

THE SLEEK AND STRIKING PRIVATE LOUNGE and outdoor patio on the building's rooftop serves as an ideal retreat for tenants and visitors looking for a quiet getaway or a bit of fresh air or ideal for meetings. With seating, tables and plenty of greenery, the contemporary urban space atop the bustling streetscape after a tranquil environment to mingle, relax and unwind during the day or after work.





COLLABORATORS – WHO DEFINE and MPOWER

ZANDO DEVELOPERS

Although a newly formed organization, Zando Developers Elite Team have a combined massive amount of experience in Land Development, Construction and Health Care.

Zando Developers mission is to always go above and beyond what an industry has seen and push the envelope to industry has seen and push the envelope to develop innovative, unique and exciting a concepts while keeping the traditional proven concepts within the formula. Based on each project Zando Developers brings together top talent from the industry and formulates a unique vision to ensure optimal success.

B+H ARCHITECTS is a global, award-winning firm with a 64-year legacy of building creative solutions for clients through the delivery of architecture interior design, landscape, planning and

other consulting services. Working from studios in Toronto, Vancouver, Calgary, Seattle, Dubai, Shanghai, Beijing, Hong Kong, Singapore & Ho Chi Minh City, it's more than 350 team members are committed to responding to the needs of clients and shaping buildings, environments and communities.

We leverage our global service and sector expertise to provide holistic design solutions through a multi-disciplinary approach. Grounded in the relationship between people and space, our design process allows us to evolve beyond constraints to create something distinctive every time. We focus on the following sectors: Commercial/ Mixed Use, Healthcare, Institutional/Education, Residential, Sports & Recreation, Hospitality, Planning & Landscape & Retail.

GLEN SCHNARR & ASSOCIATES INC.

Glen Schnarr & Associates Inc. (GSAI) is an urban and regional land development consulting firm providing professional planning services to

developers and landowners in the Southern Ontario region since 1986.

The Mississauga, Ontario based company is comprised of a team of professional land use planning consultants and planning technicians with expertise in planning residential, commercial, industrial, institutional and recreational development projects ranging from small residential minor variances to larger scale planning projects such as professional calibre golf courses or residential subdivision planning.

ROC MEDIA INC. is a comprehensive creative solution and a result oriented advertising agency based in the Greater Toronto Area (GTA).

We are recognized for being up to date and in generating relevant marketing strategies that empower companies to be at ease in a constantly evolving advertising landscape. We are a team of highly accomplished,

strategic and experienced entrepreneurial leaders who have a track record to drive business growth.

CUSHMAN & WAKEFIELD

is a leading global real estate services firm with 45,000 employees in more than 70 countries helping occupiers and investors optimize the value of their real estate. Cushman & Wakefield is among the largest commercial real estate services firms with revenue of \$6 billion across core services of agency leasing, asset services, capital markets, facility services (C&W Services), global occupier services, investment & asset management (DTZ Investors), project & development services, tenant representation, and valuation & advisory.



MPOWER
b u i l d i n g

BOOK YOUR PRIVATE
APPOINTMENT TODAY!



**CUSHMAN &
WAKEFIELD**

FOR SALE/LEASE
OFFICE / MEDICAL / RETAIL CONDOS

3033 Dundas St. W, Mississauga

MICHAEL HAGERTY* | BRANDON GARRETT* | ERIK BISHOP*

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Cushman & Wakefield ULC, Brokerage

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