



## a quick look

**LONG-TERM PLANNING.** Our vision for First Meadowvale Centre Campus (“FMC”) has been very clear from day one—over a million square feet of premier office space which provides easy access to public transportation and retail amenities. Connectivity and efficiency were the primary drivers for the first office building, and we weren’t afraid to try new strategies, ask questions, and look for ways to provide additional value and efficiency. As a result, this 250,000 sf building was completed on time and on budget, providing the perfect template for future development on the site.

Early-on in the development process, our team had to finalize key decisions about what methodologies would be implemented. Through a unique design-build approach, we were able to draw from more traditional construction methods, while still successfully managing development assumptions.

After construction is complete and tenants are settled into their new office, the efficiency of building systems is one of the main concerns facing property managers. That’s why our property management team got involved as early as the design stage, working with the consultant teams to ensure that the building HVAC system was both cost and energy efficient.

From the moment they signed the lease, BMO was also an active participant in the design-build process, and our team was ready to make modifications along the way. As a result, the beautiful new space met each of BMO’s needs, including extensive back-up power and IT requirements.

**PROPERTY TYPE**  
Office

**ADDRESS**  
2465 Argentia Road

**LOCATION**  
Mississauga, Ontario

**TOTAL SQUARE FEET**  
250,000 sf

**KEY FEATURES**  
LEED® Gold

**F1RST GULF**



offices  
with  
options

**F1**RST GULF

3751 VICTORIA PARK AVENUE  
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