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John Stewart | Dec 01, 2011 - 8:20 AM | Report a Typo or Correction

# Giant office complex coming

An Ontario pension fund plans to build a sprawling \$300-million, 33-acre office complex just outside of Pearson International Airport after acquiring the parcel land from a private owner.

As well as providing 1.1 million sq.-ft. of offices, the Healthcare of Ontario Pension Plan (HOOPP) intends to provide a complex of restaurants, totalling 70,000 sq.-ft. in size.

"Food courts are currently non-existent in the park," John Rogers, president of Streetsville-based John D. Rogers and Associates, told *The Globe and Mail*. "There is an opportunity in the area to build a critical mass of restaurants and service amenities to meet this need."

His firm is consulting on the project.

The plot of land is immediately adjacent to the "Spectrum Station" on the MiWay Bus Rapid Transit line, which is now under construction along Eglinton Ave. and Eastgate Pkwy.

The first building on the HOOPP site, for which there is no tenant yet, is slated to be built next fall. That is planned to be followed by six other buildings.

The pension plan already owns another a half-dozen buildings in the Airport Corporate Centre including the 225,000-sq.-ft. AeroCentre V office building which is leased to Target Canada and PepsiCo.

A spokesman for Avison-Young, the real estate firm that will market the new project, said the buildings will all be LEED-certified, meaning they meet the highest current environmental standards.

Buildings that achieve that standard have a vacancy rate of less than 5 per cent in the GTA.

[jstewart@mississauga.net](mailto:jstewart@mississauga.net)

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