



MISSISSAUGA EXECUTIVE CENTRE

Mississauga Executive Centre (MEC) is a first-class office complex, located in the heart of Canada's sixth largest city.

Its four buildings are situated on 20 acres of land surrounded by lush landscaping, multiple outdoor leisure spaces and walking/biking trails along Cooksville Creek. It has become a preeminent property to launch many of Colliers Real Estate Management Services cutting-edge sustainability initiatives.

MEC was the first existing building in Mississauga to achieve LEED-EB Gold certification. In keeping with this tradition of excellence, MEC 2 and MEC 3 upheld their Gold distinction, while MEC 1 and MEC 4 were elevated to Platinum this year.

Non-condensing boilers were replaced with modern near-condensing modulating boilers in each building, reducing natural gas consumption by upwards of 24%. Operational changes, including damper control to regulate air flow, CO₂ sensor recalibration, and hot deck/cold deck system upgrades. Also, sweeping LED retrofits throughout the complex, including the installation of occupancy sensors in the underground parking garages, resulted in over 800 MWh of electricity avoidance overall.

Recent indoor air quality testing results showed that mechanical ventilation systems were providing strong filtration of outdoor air; a central contributor to high tenant satisfaction. At MEC 1 and MEC 4, 90% of tenants said they were extremely, or very satisfied in our survey. Strong tenant engagement is critical as MEC continues to model high quality environmental stewardship in the years ahead.

