



STERLING CORPORATE CENTRE

Situated on the north side of North Service Road West, just west of Fourth Line, Sterling Corporate Centre is a unique mid-rise office complex in central Oakville. The Complex features superior local and regional access via direct access to the QEW and Oakville Transit. Additional highway access to highways 403 and 407 is conveniently located a brief drive east along the QEW. Constructed between 1989 and 1999, and standing 5 and 8 storeys, 1235 and 1275 North Service Road West, respectively, provide 223,035 sf of rentable area and are home to leading corporations such as Travelers and Manulife.

One of the properties' most unique distinguishing factors can be found in the unit configuration at ground level. Common area lobby space is seamlessly integrated with ground floor tenant units, which are built out with attractive exterior signage and glass-walled meeting spaces, creating a welcoming environment for tenants to meet their clients.

In 2021, both buildings received the BOMA BEST® Gold certification and were re-certified LEED® Gold, adding to previous recognitions such as the TOBY Award (2013) and the Race to Reduce Award (2015).

Over the years, Sterling Corporate Centre has undergone numerous upgrades geared towards improving efficiency, equipment reliability and tenant comfort. At 1235 and 1275 North Service Rd W these include:

- New Building Automation System that allows a continuous level of optimization of the HVAC equipment through real-time monitoring while also improving efficiency level during off-hours.
- IA water usage software that maintains water efficiency through the use of continuous 24/7 real-time monitoring of water usage levels and leak/ flood detection throughout the properties.
- Lighting Control System, main Electrical Switch, transfer switch and other key building equipment all aimed to improve the overall energy consumption on site.
- Elevator modernization with touchless navigation (at 1275 North Service Rd W), alleviating potential tenant, visitor and guest concerns related to health and safety.



1235NSRW – LEED V4.1 Gold – 78 points

Prior LEED Certification credit	10 points
Energy	26/33
Water	7/15
Waste	7/8
Transportation	14/14
Human Experience	14/20

1275NSRW – LEED V4.1 Gold- 79 points

Prior LEED Certification credit	10 points
Energy	27/33
Water	6/15
Waste	7/8
Transportation	14/14
Human Experience	15/20