

# 5995 AVEBURY ROAD

MISSISSAUGA, ON



*LEED Gold certified,  
2017*



*New on site  
amenities*



*Move-in Ready  
Suites*



*Top floor views*



*- 4/1,000 Sq. Ft. surface parking  
- Executive underground  
- EV Charging Stations*

**For more  
information,  
please contact:**

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# Committed to Improving

## The Tenant Experience



Lobby  
upgrades

New food  
service

New podium  
2018

Model Suite  
2018

Tenant  
lounge

Asphalt  
Phase I

8<sup>th</sup> and 9<sup>th</sup> Floor new  
common areas 2018

7<sup>th</sup> floor new  
common area 2019

Asphalt  
Phase II

# STACKING PLAN & AVAILABILITY

## Floor

9	Suite 900 - 10,010 Sq. Ft.		LEASED	2,288 Sq. Ft.
8	1,896 Sq. Ft.	Suite 804 - 4,187 Sq. Ft.	10,212 Sq. Ft.	
7	LEASED			Suite 701 - 2,023 Sq. Ft.
6	16,550 Sq. Ft.			
5	16,552 Sq. Ft.			
4	16,552 Sq. Ft.			
3	16,550 Sq. Ft.			
2	15,537 Sq. Ft.			
Ground	Approximately 7,000 Sq. Ft.	Fitness Centre	Restaurant and Lounge	
			662 Sq. Ft.	

Available Now: Up to 16,220 Sq. Ft.

Asking Net Rent: \$16.50 per Sq. Ft.

Additional Rent: \$14.81

Incentives: Market Leading TI Allowance Available

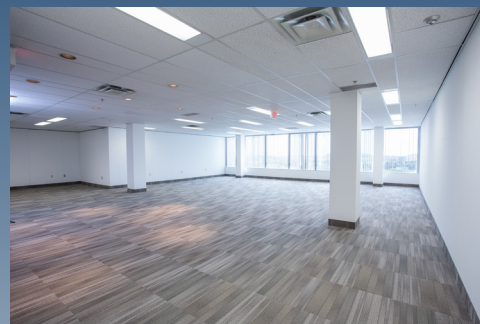
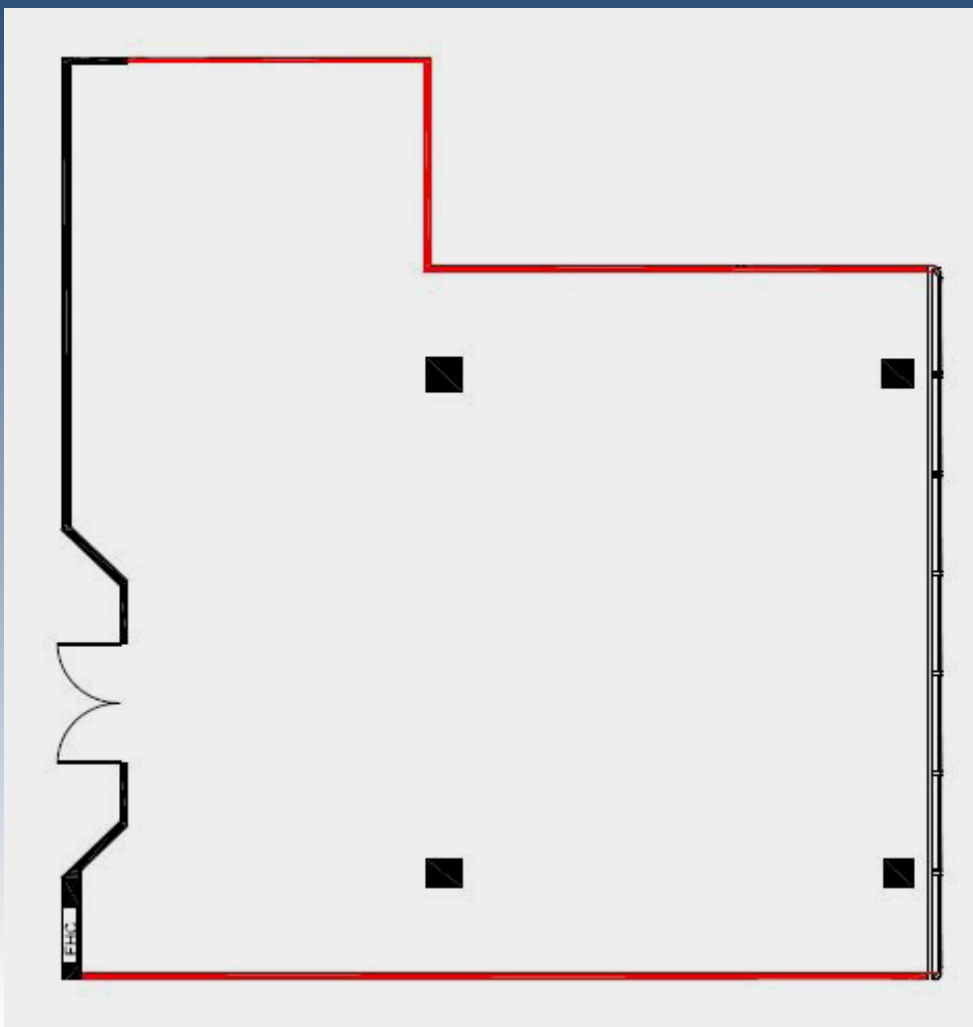


# FLOOR PLANS

## Model Suite

Suite 701

2,023 Sq. Ft.

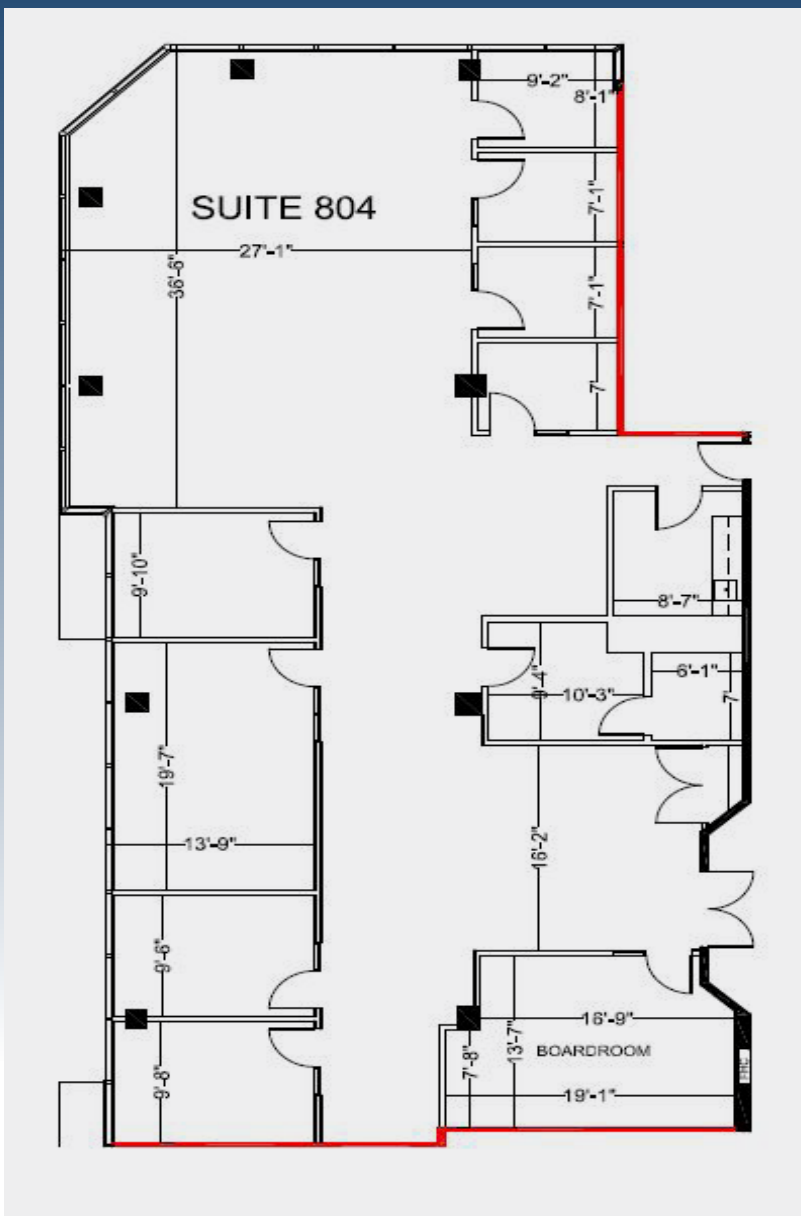


# FLOOR PLANS

Move-in Ready

Suite 804

4,187 Sq. Ft.

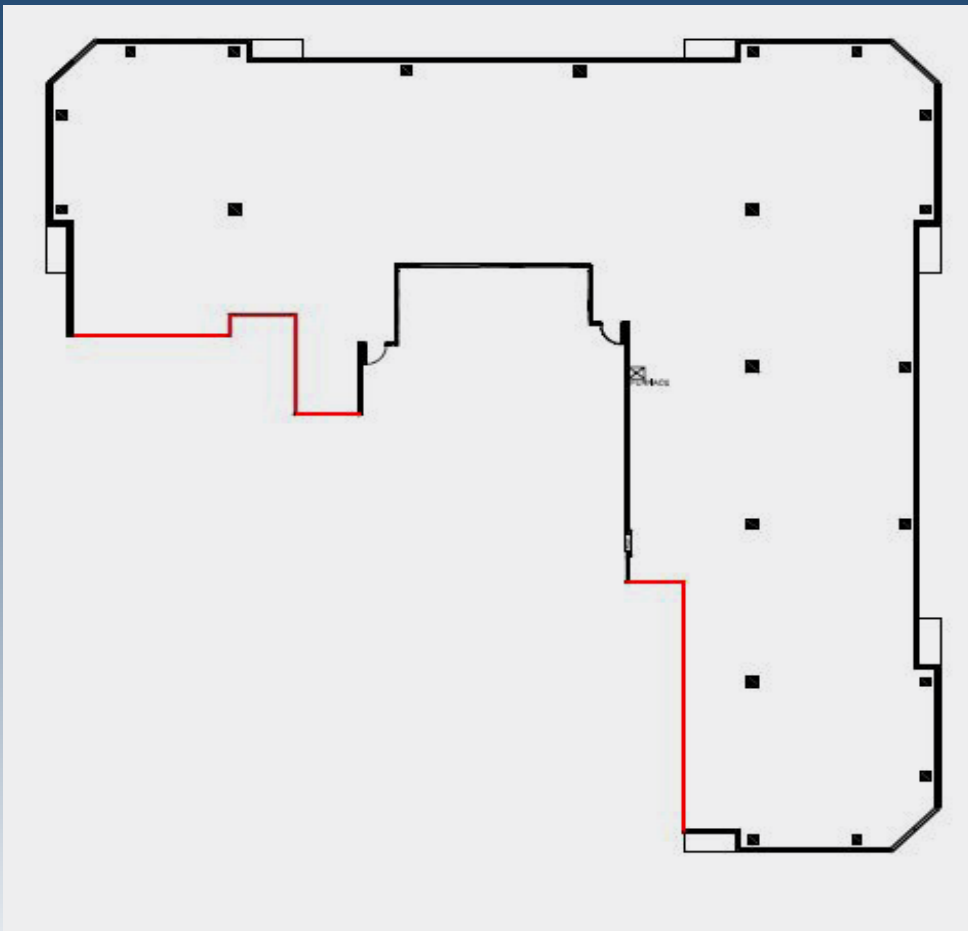


# FLOOR PLANS

## Top Floor Views

### Suite 900

*10,010 Sq. Ft.*



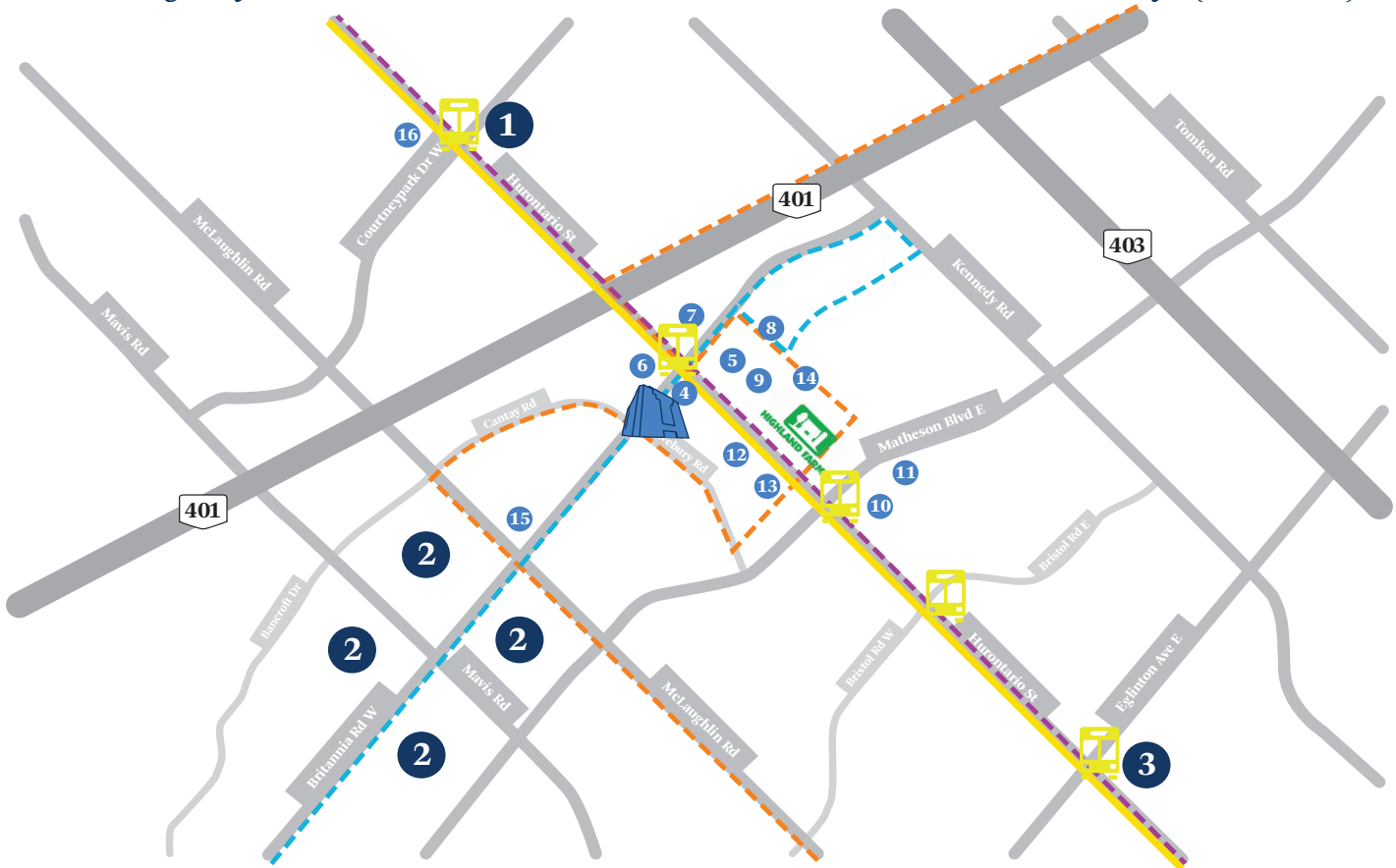
# AMENITIES & ACCESS

## 5995 AVEBURY ROAD

Immediate access to Highway 401

Public Transit along Hurontario and Britannia

Walking distance to Starbucks, Tim Hortons, Wendy's (300 Meters)



### 1 MISSISSAUGA CENTRUM

- Restaurants 22
- Hotels 2
- Banks 1
- Gym 1
- Cineplex 1

### 2 HEARTLAND TOWN CENTRE

- Bakeries 3
- Children's fashion 7
- Electronics 9
- Games & Toys 3
- General Merchandise and Grocery 7
- Health and beauty 15
- Gym 1
- Home Improvements & Furniture 17
- Jewelry, Gifts & Accessories 3
- Ladies Fashion 22
- Men's Fashion 8
- Restaurants 41
- Services 6
- Banks 5
- Shoes 12
- Specialty Retail 12
- Sports & Specialty Fashion 6
- Unisex Fashion 16

### 3 MISSISSAUGA MARKETPLACE

- Restaurants 13
- LCBO 1
- Health and Beauty 7
- Services 4
- Banks 3
- Hotels 1
- Games & Toys 2
- Jewelry, Gifts & Accessories 1
- General Merchandise and Grocery 4
- Home Improvements & Furniture 2
- Gas Station 1
- Convenience Stores 2

### 4 Esso

- Tim Hortons

### 5 Wendy's

- Tim Hortons

### 6 The Fire Pit

- Starbucks

### 7 Petro Canada

### 8 Quality Inn

- Studio 6

### 9 El Sombrero

- Subway

- Nirvana, The

- Flavours of India

### 10 Shell

- BMO
- Burger King
- Watan Kabob

### 11 Mandarin

### 12 RBC

### 13 TD

### 14 Hilton Garden Inn

### 15 Husky

- Country Style

### 16 Fairfield Inn

## Transit

- Proposed Hurontario LRT
- - - 70 Keaton Bus Route
- - - 39 Britannia Bus Route
- - - 103 Hurontario Express

