

2599 SPEAKMAN DRIVE



*where business and
innovation intersect*

SHERIDAN
BUSINESS
PARK



CUSHMAN &
WAKEFIELD

2599 SPEAKMAN DRIVE HAS IT ALL

PROPERTY HIGHLIGHTS

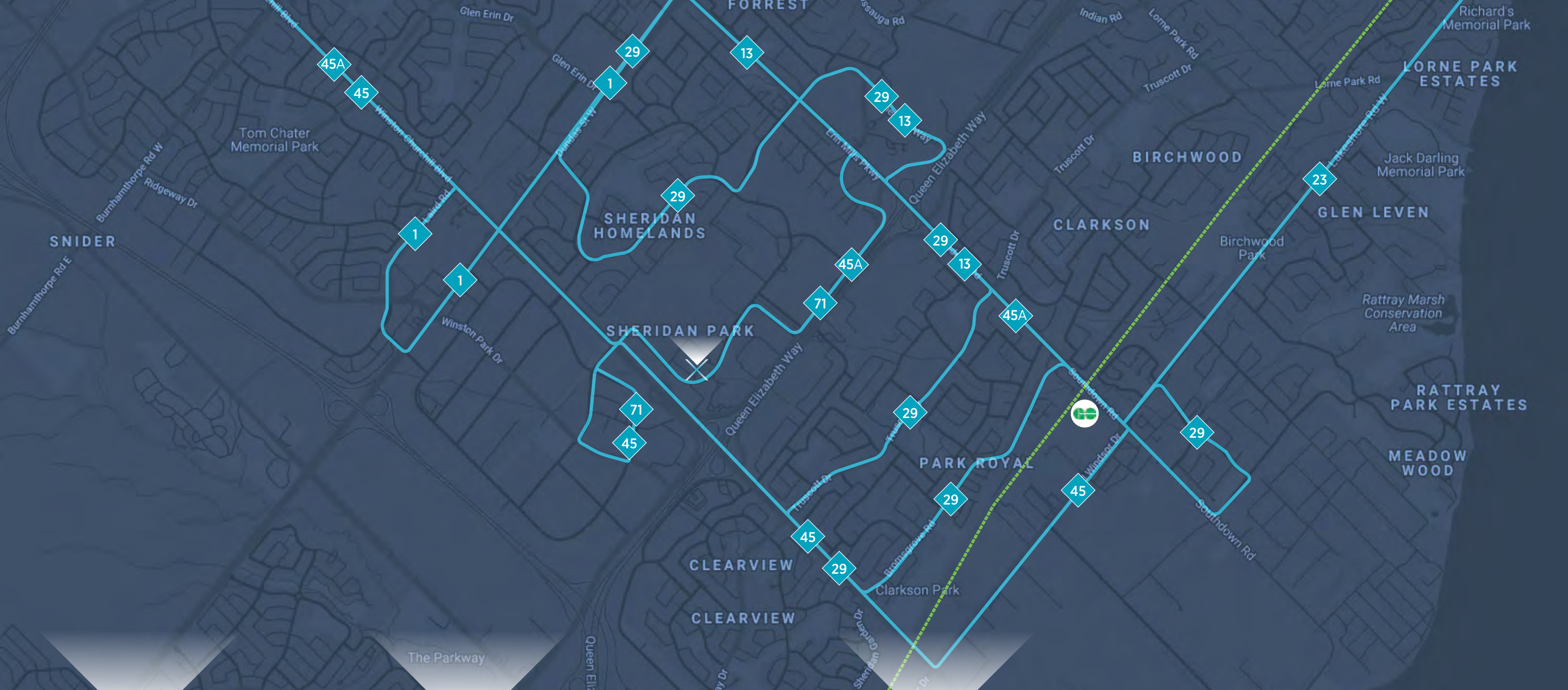
- BIG BLOCK SPACE UP TO 112,000 SF
- DIVISIBLE DOWN TO 2,167 SF
- BUILDING SIGNAGE
- ACCESS TO SHIPPING DOORS (3 Truck Level)
- QUICK HIGHWAY AND TRANSIT ACCESS
- CREATIVE DEAL MAKING LANDLORD
- FLEXIBLE LEASE TERMS
- BUILDING IMPROVEMENTS IN PROGRESS
- LARGE FLOORPLATE

PROPERTY DETAILS

AVAILABLE:	UP TO 111,952 SF
STOREYS:	2
PARKING:	3.4/1,000 SF
ZONING:	E2
NET RENT:	\$19.00 PSF
ADDITIONAL RENT:	\$12.26 PSF (2019)
OCCUPANCY:	Immediate

AVAILABILITY

SUITE 100:	40,146	SF		SUITE 200:	9,555	SF
SUITE 110:	19,189	SF	LEASED	SUITE 210:	13,954	SF
SUITE 120:	3,502	SF		SUITE 220:	16,845	SF
SUITE 130:	5,135	SF		SUITE 230:	2,167	SF
SUITE 200:	9,555	SF		SUITE 260:	20,648	SF



TRANSIT



7 MIN TO CLARKSON GO



STEPS FROM MISSISSAUGA TRANSIT



SMART COMMUTE PROGRAM

AMENITIES



ACCESS TO GREEN SPACE
SHERIDAN PARK TRAIL



PLANNED ONSITE
TENANT LOUNGE



CLOSE PROXIMITY TO
NEARBY RESTAURANTS &
RETAIL

LOCATION



ACCESS TO MISSISSAUGA &
OAKVILLE EMPLOYMENT



QUICK HIGHWAY ACCESS



20 MIN TO PEARSON
AIRPORT

2599 SPEAKMAN DRIVE



CLARKSON GO STATION



MIWAY TRANSIT ROUTE



GO TRANSIT LINE





DEMOGRAPHICS
in a 10km radius



TRAFFIC COUNT
557,034 Cars Daily
2km radius



MEDIAN AGE
41.1 Years



MEDIAN INCOME
\$97,306.34



LABOUR FORCE
310,278



OFFICE SECTOR
162,875 (52%)



POPULATION
567,458



EMPLOYMENT
61%



EDUCATION
169,670 (29.9%)



HOUSEHOLDS
93,446



DAYTIME POPULATION
494,431



82
RESTAURANTS
in 2km radius



08
HOTELS
in 2km radius



02
FITNESS CENTRES
in 2km radius



10
BANKS
in 2km radius



07
GAS STATIONS
in 2km radius

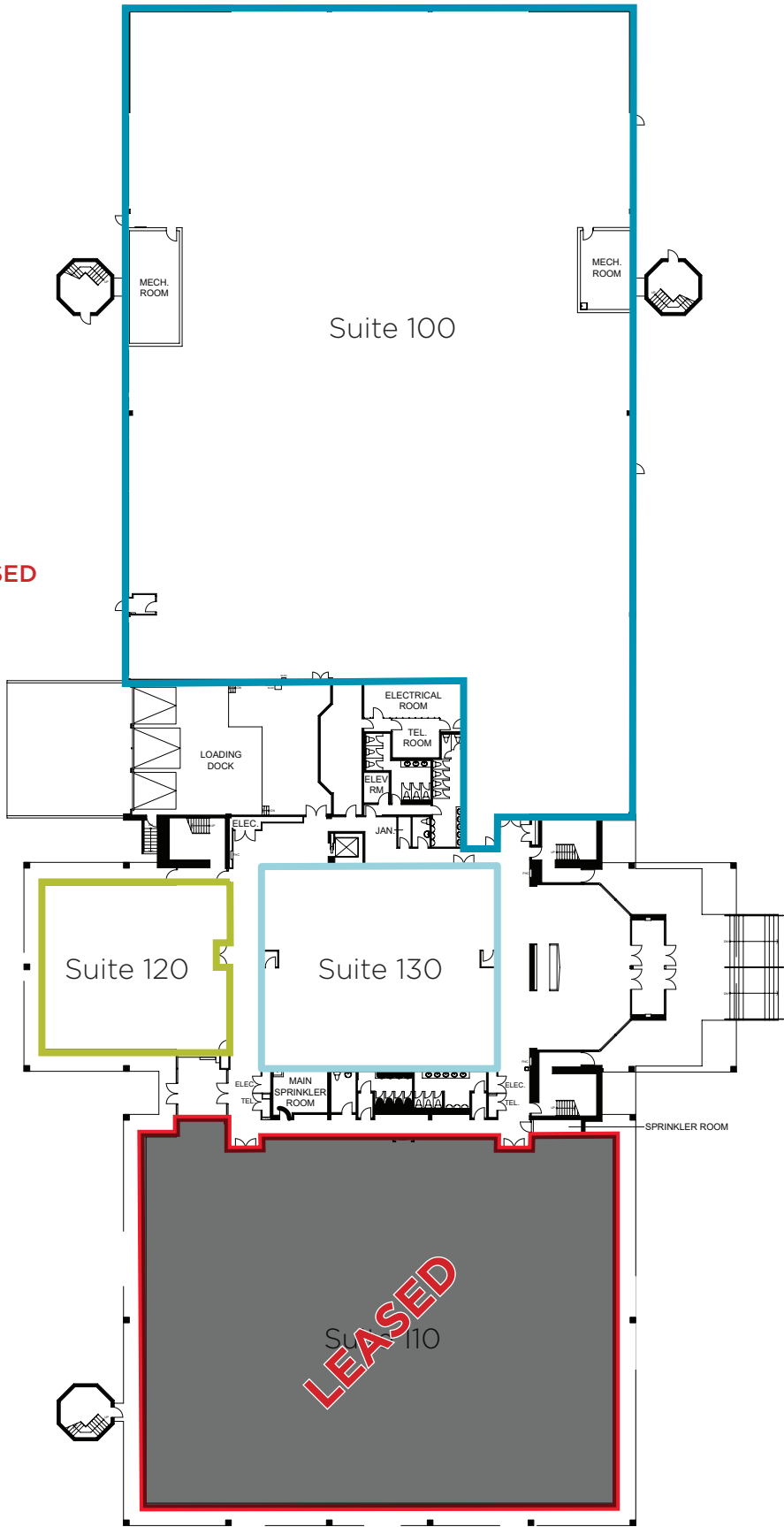
First Floor Plan

Second Floor Plan

1st FLOOR

Suite	Rentable Area
100	40,146 SF
110	19,189 SF
120	3,502 SF
130	5,135 SF

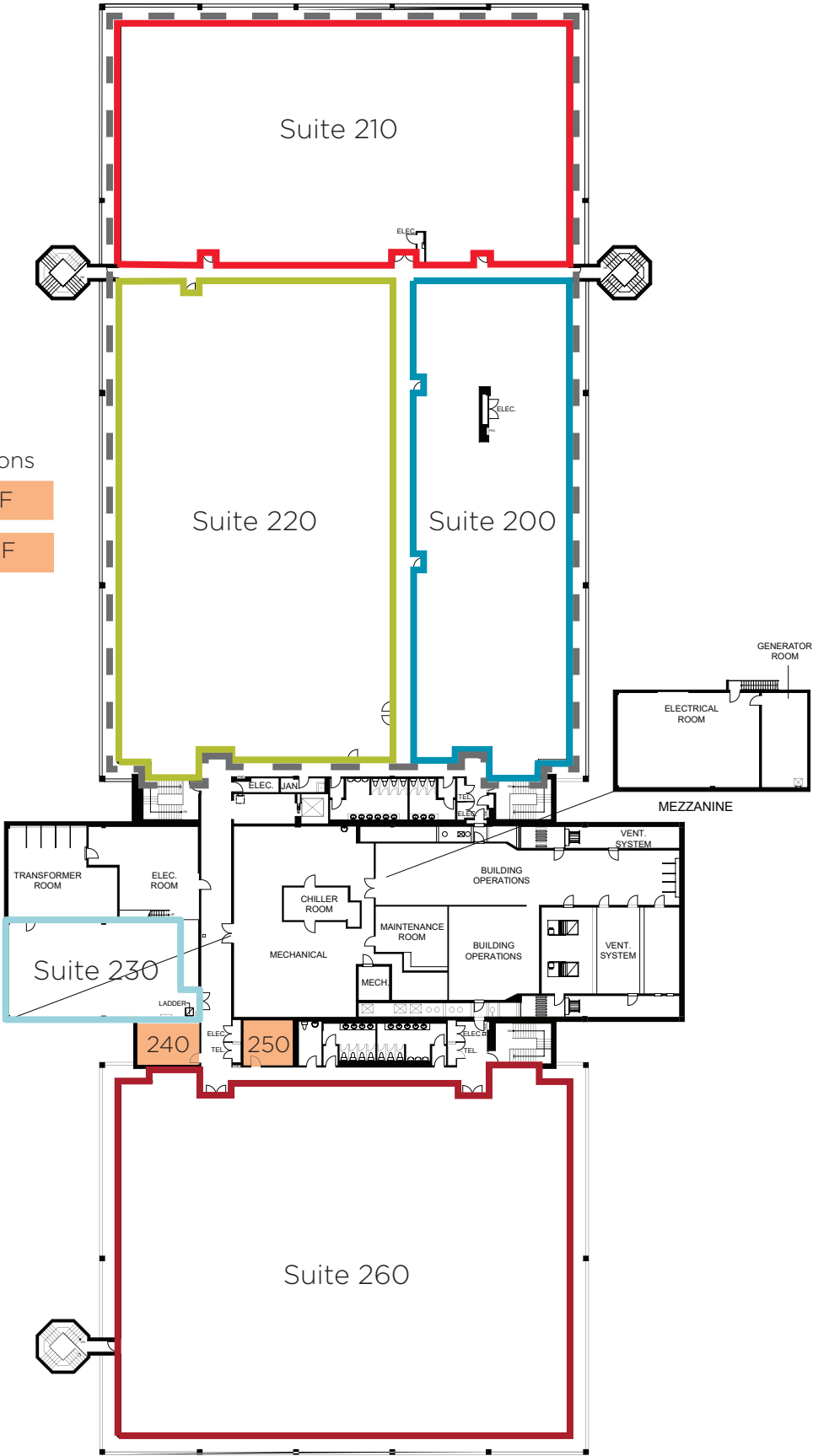
LEASED



2nd FLOOR

Suite	Rentable Area	Storage Options
200	9,555 SF	240 375 SF
210	13,954 SF	250 298 SF
220	16,845 SF	
230	2,167 SF	
260	20,648 SF	

200	Up to 40,354 SF
210	
220	





2599 SPEAKMAN DRIVE

BE AT THE OF IT ALL

where business and innovation intersect

SHERIDAN BUSINESS PARK

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