

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

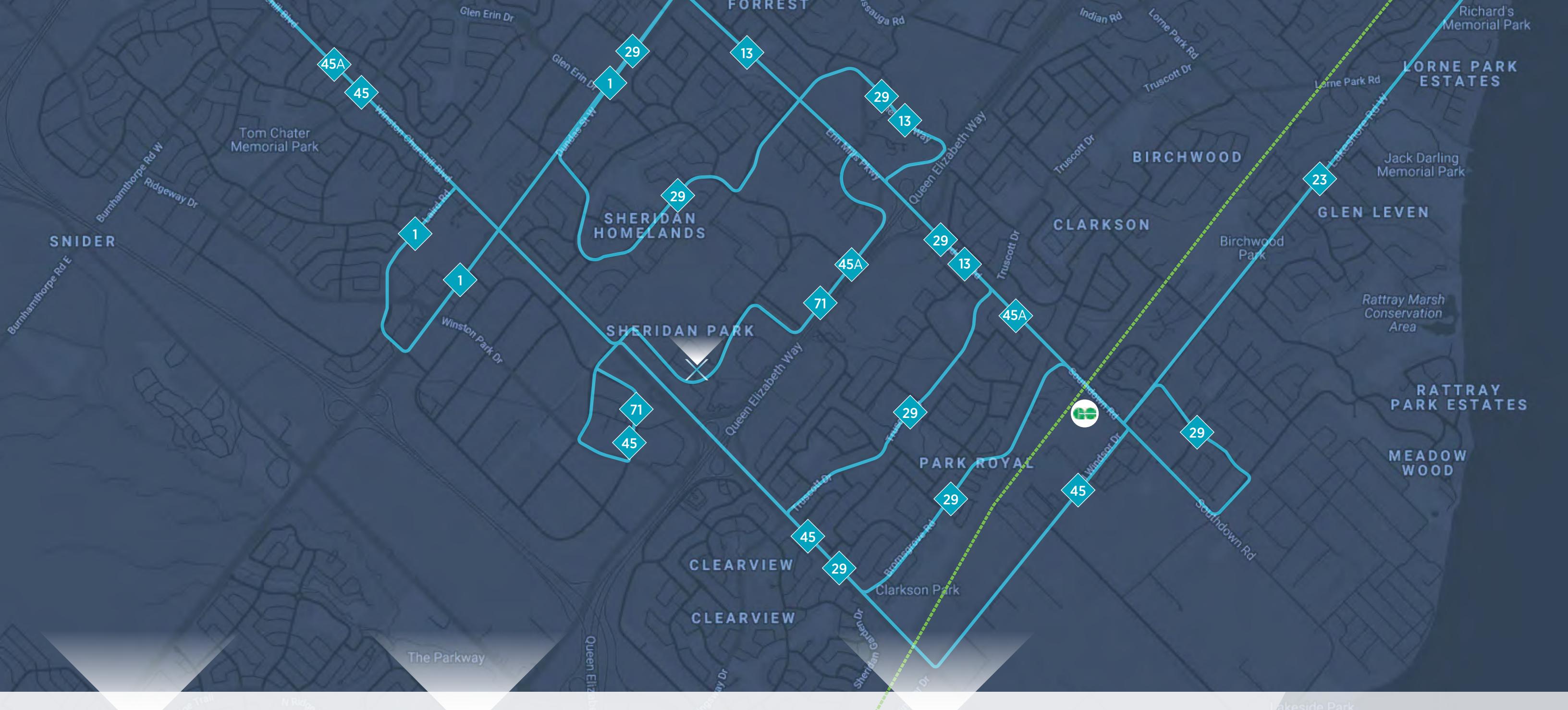
PROPERTY DETAILS

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



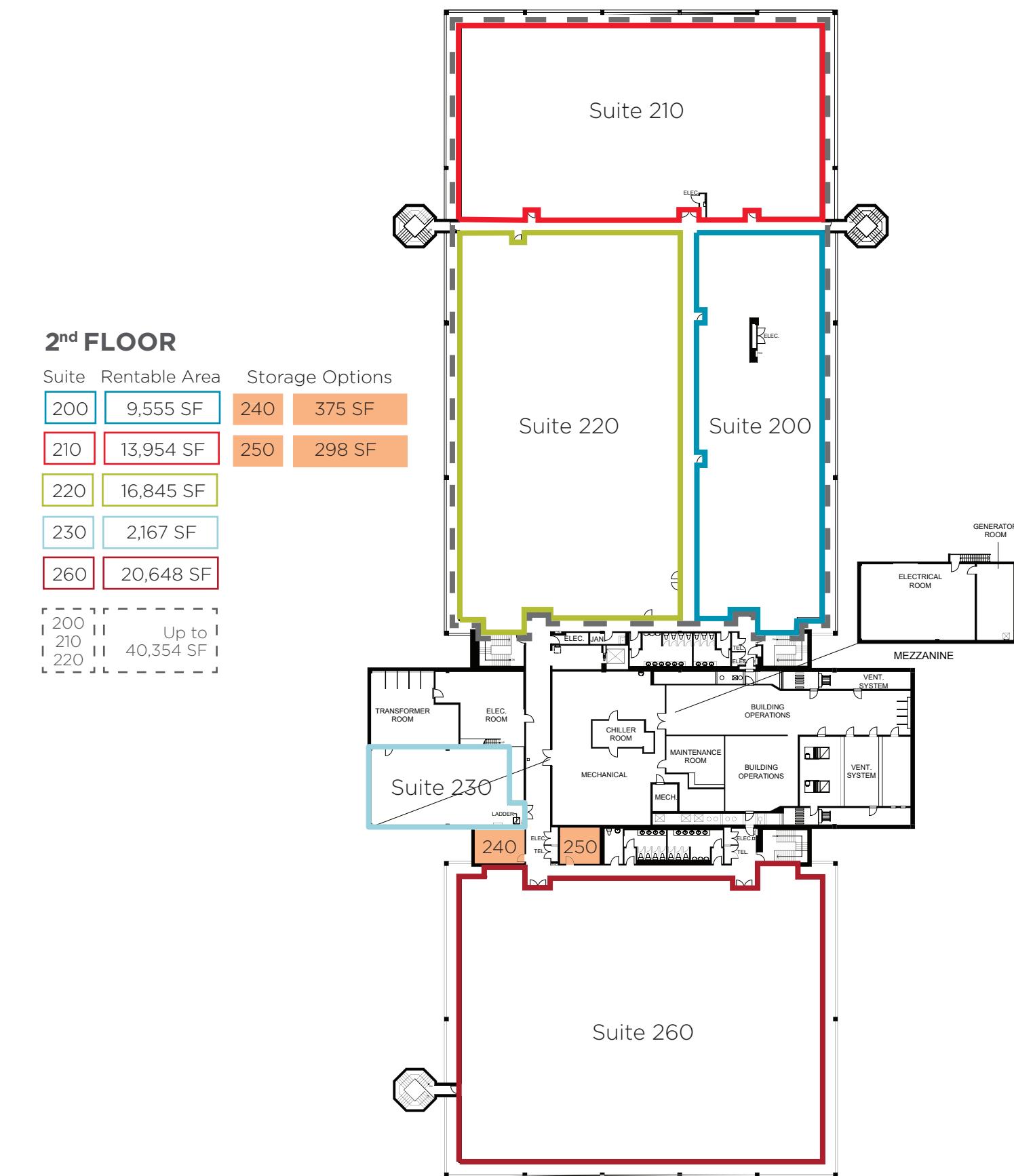
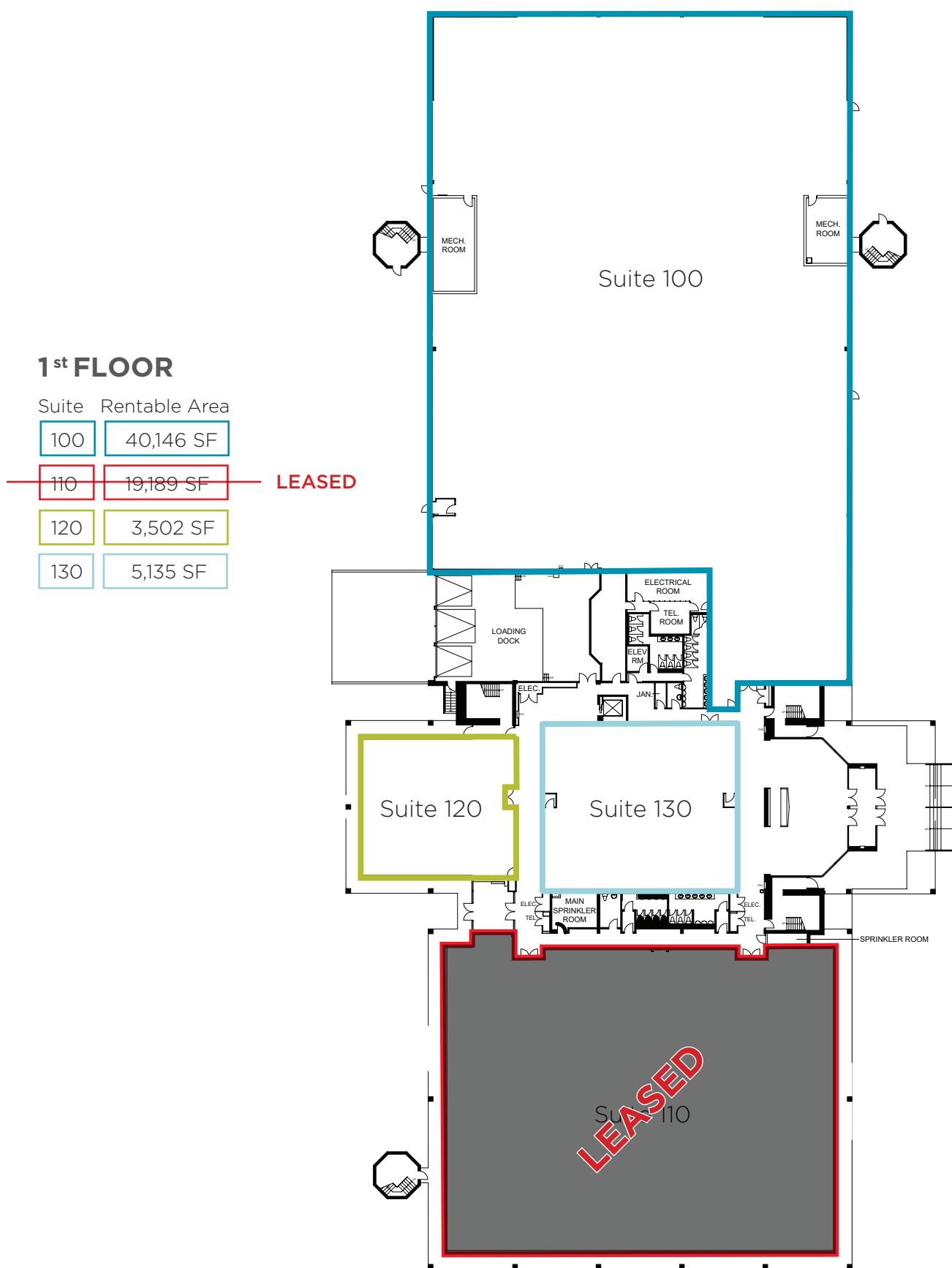
10
BANKS
in 2km radius



07
GAS STATIONS
in 2km radius

First Floor Plan

Second Floor Plan



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BE AT THE **HEART** OF IT ALL

where business and innovation intersect

SHERIDAN BUSINESS PARK

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