



2100 DERRY ROAD

MISSISSAUGA, ON



**CUSHMAN &
WAKEFIELD**



**REALTY
ADVISORS**

AUGUST 2024

BUILT OUT SUITE IN MEADOWVALE



Property Highlights

- Net Rent: Contact Listing Agents
- Additional Rent: \$17.11 (2024 Estimate)
- Parking: 4 : 1,000 SF

AVAILABILITIES:

- Suite 400 - 11,561 SF **LEASED**
Available: November 1, 2024
- Suite 420 - 8,317 SF



BOMA
BEST SILVER



LEED
CORE & SHELL



LEED EB
PLATINUM



BIKE
RACKS



INSTITUTIONAL
OWNERSHIP AND
ON-SITE
PROFESSIONAL
MANAGEMENT



OPTIMAL HIGHWAY
ACCESS TO
401,407,403



ABUNDANT FOOD
AMENITIES
IN AREA



CROSSROADS
CORPORATE CENTRE

PART OF THE
CROSSROADS
CORPORATE CENTRE

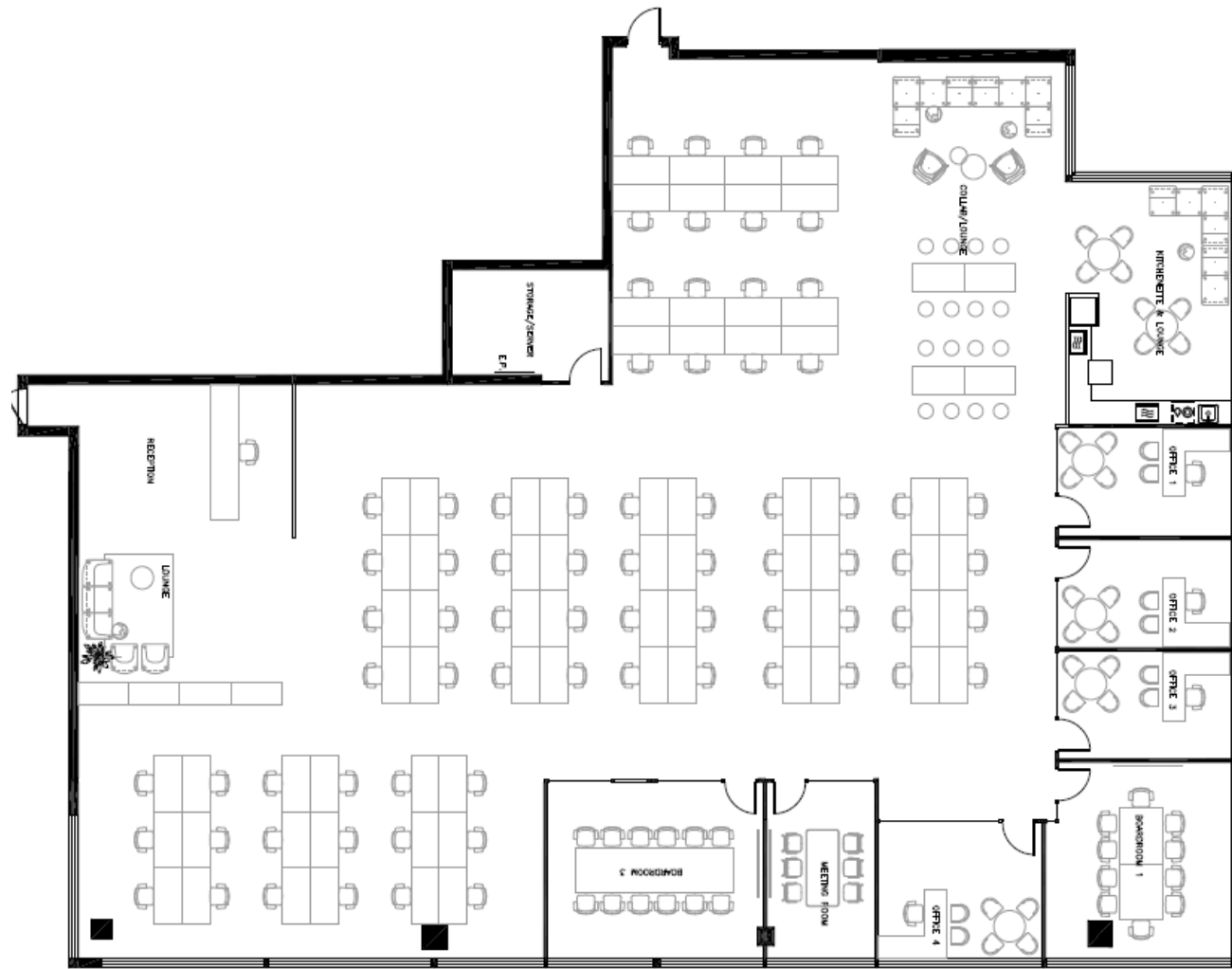
Suite 400 - 11,561 SF - **LEASED**

Suite 420 - 8,317 SF



Suite 420 - 8,317 SF

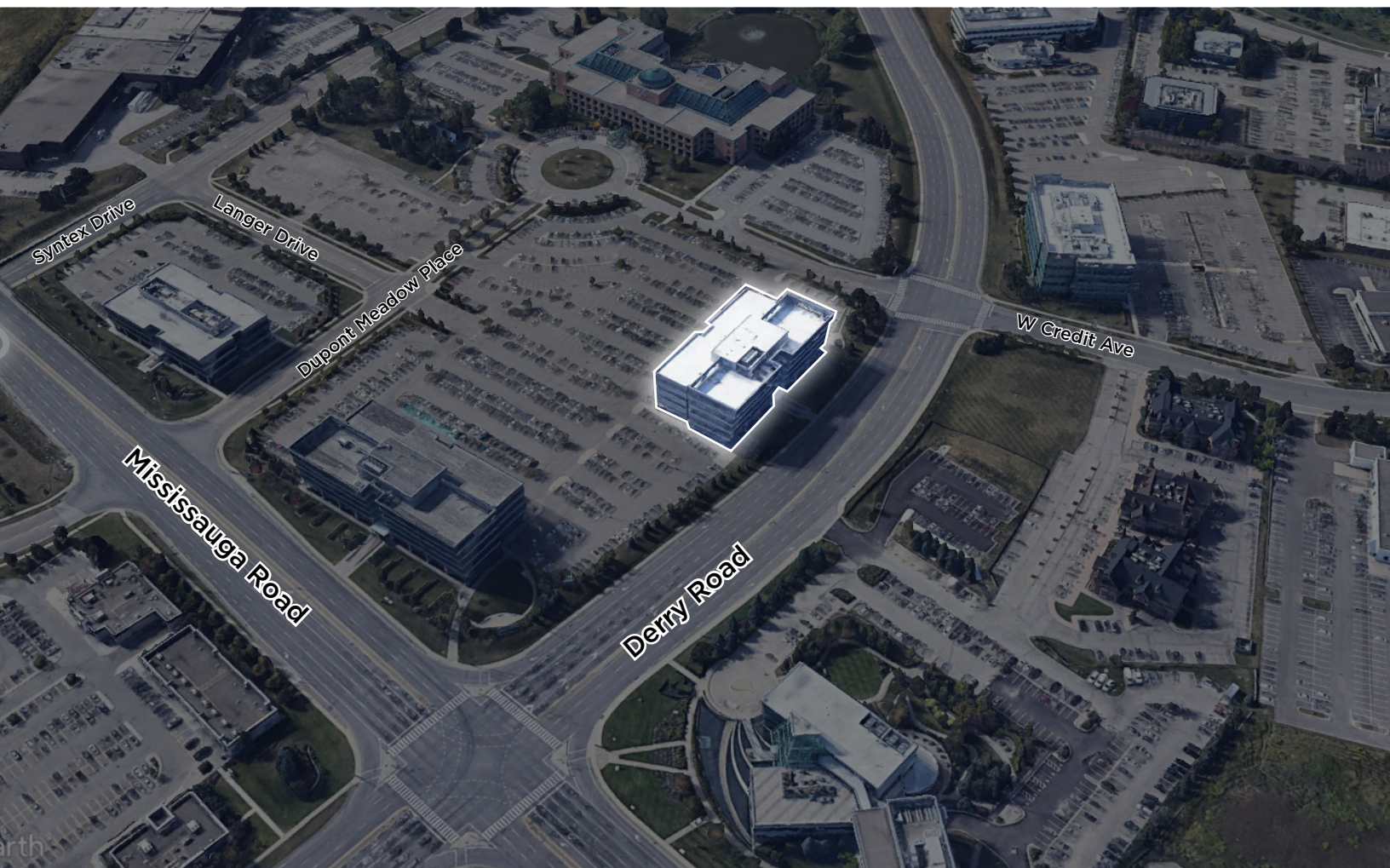
PLANNED MODEL SUITE



DESCRIPTION: CURRENT LAYOUT

- Built out with perimeter offices / meeting rooms, large kitchen, and open area





BUILDING OVERVIEW



Prestigious commercial office campus at the intersection of Derry Road and Mississauga Road. Designed to represent excellence in all aspects of operations, these signature buildings will offer an outstanding business environment.

Year Built: 2009

Total Rentable Area:
106,642 SF (approx.)

Anchor Tenant 1:
Becton Dickinson Canada Inc.

Anchor Tenant 2:
Stantec Consulting Ltd.



PROPERTY DESCRIPTION

Typ. Floor Plate	29,000 sq.ft	PSF Utilities:	\$1.50
Typ. % Gross up	10.1%	PSF Operating Costs:	\$10.48
		PSF Additional Rent Total:	\$17.11



PARKING

Surface # stalls:	400
Surface ratio:	4 spaces per 1,000 sq.ft
Monthly parking cost:	Free of charge
Parking description	Handicapped and Hybrid Parking Available



TECHNICAL SPECIFICATIONS

Tenant:	10 watts/sq. ft.
Lighting:	10 watts/sq. ft.
Other:	10 watts/sq. ft.

Ceiling Height: 9'10" Ground Floor
9' Floors 2-4

Wall Type:	Window glazing
Washrooms per floor:	2
Satellite dish capability:	YES
Fibre optic capability:	YES (Bell and Rogers)
Shipping receiving:	YES
Emergency generator:	YES
HVAC dist system:	Variable air volume
HVAC hours:	6:00am-6:00pm (Mon-Fri)
After hours HVAC \$/hr:	\$50 (+ Admin Fee + HST)



ACCESS

Public transit:	YES
Barrier free access to building:	YES
To washroom	YES



ELEVATORS

High rise:	3
Mid rise:	0
Low rise:	3
Freight:	1
Parking:	1



SAFETY

Fire detection system:	YES
Sprinkler system:	YES
Manned security:	YES
Security systems:	YES



AWARDS & DESIGNATIONS

BOMA BEST Silver
LEED Core & Shell
LEED EB Platinum

MEADOWVALE Area Amenities

RESTAURANTS

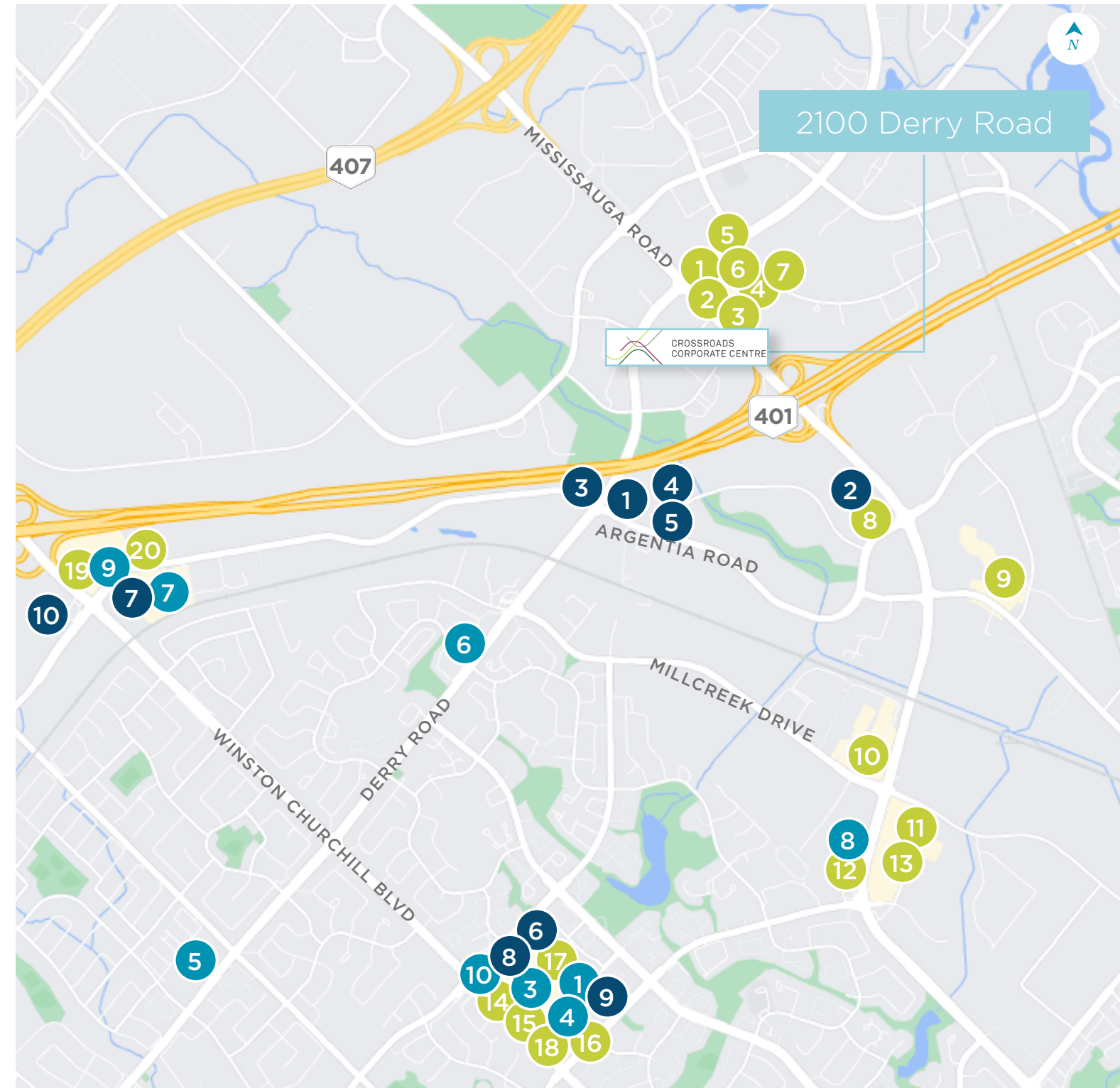
- | | |
|----------------------|------------------------|
| 1. Boston Pizza | 11. Eddie's Wok N Roll |
| 2. Tim Hortons | 12. Harveys |
| 3. Starbucks | 13. Chatime |
| 4. Swiss Chalet | 14. McDonalds |
| 5. Lena's Roti | 15. Social Eatery |
| 6. Thai Express | 16. Pho Mi 289 |
| 7. Panago Pizza | 17. Taps Public House |
| 8. Chop Steakhouse | 18. Burrito Boyz |
| 9. WIND Japanese | 19. Moxies |
| 10. Chucks Roadhouse | 20. Jack Astors |

RETAIL AND GAS

- | | |
|-----------------------|-----------------------|
| 1. Shoppers Drug Mart | 6. Circle K |
| 2. LCBO | 7. Esso |
| 3. Canadian Tire | 8. Petro Canada |
| 4. Metro | 9. Shell |
| 5. Rexall | 10. Canadian Tire Gas |

HOTELS AND BANKS

- | | |
|------------------------------|---------------------|
| 1. Four Points by Sheraton | 6. Bank of Montreal |
| 2. Hilton Mississauga | 7. RBC |
| 3. Holiday Inn | 8. TD Canada |
| 4. Courtyard by Marriott | 9. CIBC |
| 5. Residence Inn by Marriott | 10. HSBC |



Area Demographics

WITHIN 1 KM RADIUS

1,479.20
POPULATION

16,530.70
DAYTIME POPULATION

\$142,671.14
AVG HOUSEHOLD
INCOME

38
MEDIAN AGE



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