

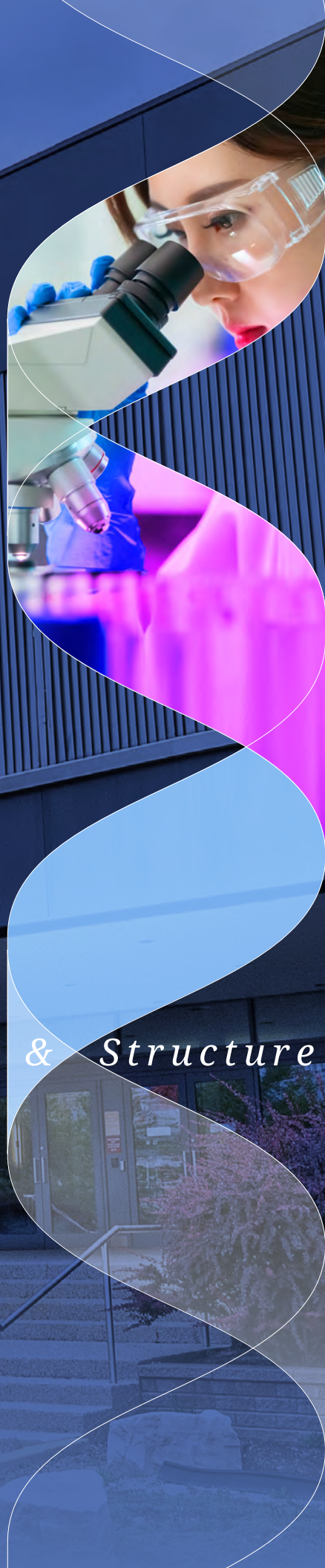
2599 SPEAKMAN DRIVE

UP TO 63,169 SF

the Science of Location & Structure



**CUSHMAN &
WAKEFIELD**





2599 SPEAKMAN DRIVE

is optimized for research, lab, and life sciences based companies. This location is where business and innovation intersect.

PROPERTY HIGHLIGHTS

- AMPLE PARKING
- FLEXIBLE SIZE OPTIONS ON 2nd FLOOR
- BUILDING SIGNAGE
- QUICK HIGHWAY AND TRANSIT ACCESS
- TRUCK LEVEL SHIPPING ACCESS
- AMPLE STORAGE (2 UNITS AVAILABLE FROM 298 SF - 375 SF)
- RECENT BUILDING IMPROVEMENTS
- LARGE FLOORPLATE

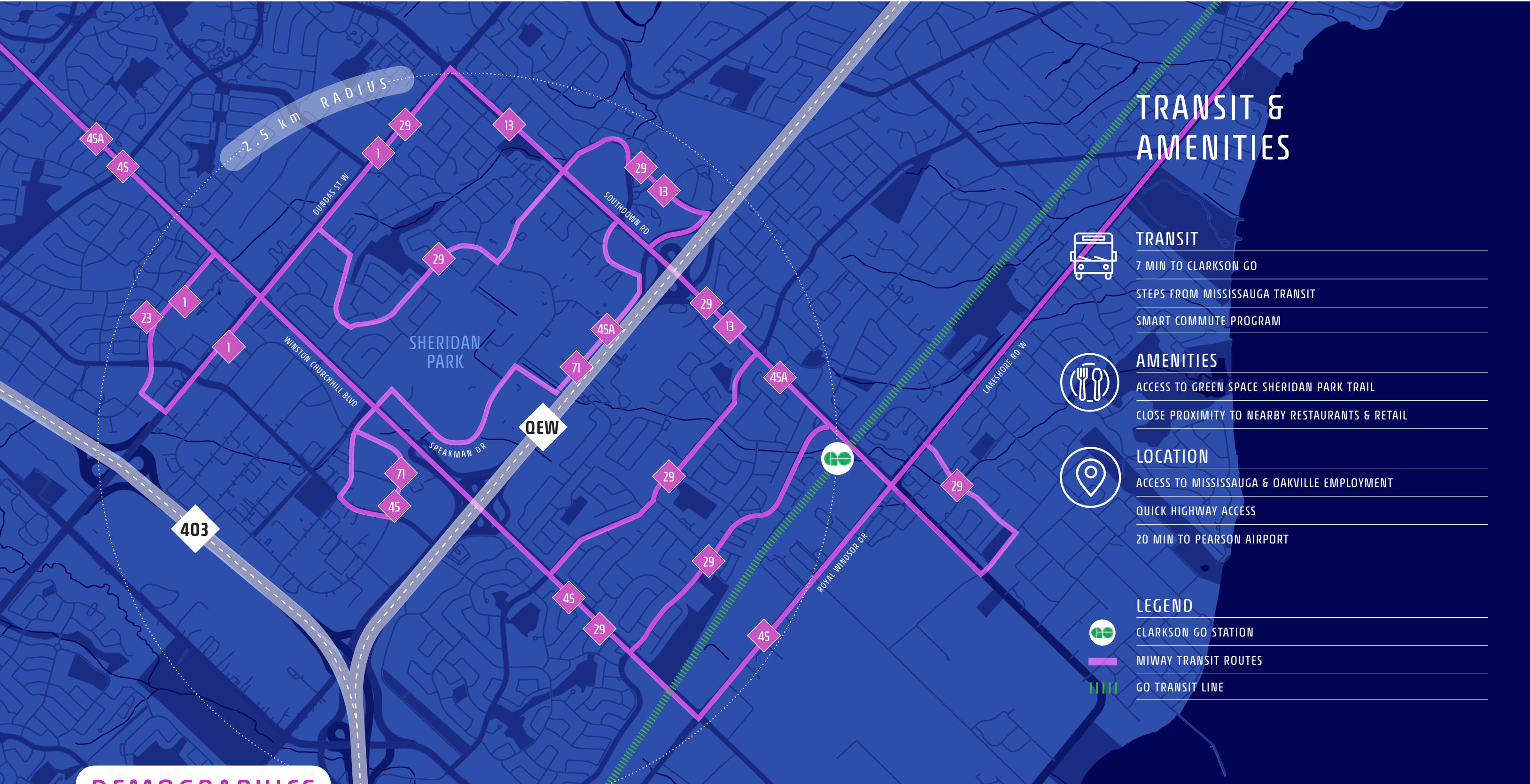
PROPERTY DETAILS

AVAILABILITY:	63,169 SF
STOREYS:	2
PARKING:	4/1,000 SF
ZONING:	E2
EXISTING OPERATING COSTS/ ADDITIONAL RENT:	\$12.63 PSF (2023)
OCCUPANCY:	IMMEDIATE

AVAILABILITY	
SUITE 200	9,555 SF
SUITE 210	13,954 SF
SUITE 220	16,845 SF
SUITE 230	2,167 SF
SUITE 260	20,648 SF

CAN BE MADE
CONTIGUOUS
UP TO 63,169 SF

*Additional parking may be accommodated under some terms



TRANSIT & AMENITIES



TRANSIT
 7 MIN TO CLARKSON GO
 STEPS FROM MISSISSAUGA TRANSIT
 SMART COMMUTE PROGRAM



AMENITIES
 ACCESS TO GREEN SPACE SHERIDAN PARK TRAIL
 CLOSE PROXIMITY TO NEARBY RESTAURANTS & RETAIL



LOCATION
 ACCESS TO MISSISSAUGA & OAKVILLE EMPLOYMENT
 QUICK HIGHWAY ACCESS
 20 MIN TO PEARSON AIRPORT



LEGEND
 CLARKSON GO STATION
 MIWAY TRANSIT ROUTES
 GO TRANSIT LINE

DEMOGRAPHICS

MEDIAN AGE 41.1 YEARS
EMPLOYMENT 61%
LABOUR FORCE 310,278
OFFICE SECTOR 162,875 (52%)

82 RESTAURANTS
 in 2km radius

10 BANKS
 in 2km radius

7 GAS STATIONS
 in 2km radius

2599 SPEAKMAN DRIVE

Optimized for research, lab, and life sciences based companies, this location is where business and innovation intersect.

- a] Truck level shipping access
- b] Access to green space Sheridan Park Trail
- a] Recently renovated lobby



READY FOR
TRANSFORMATION

2599 Speakman is a blank canvas, ready for innovative occupiers to transform its space into a hub for science and research.

LIMITLESS POTENTIAL THAT DRIVES INNOVATION

BUILDING INFRASTRUCTURE



BUILDING STRUCTURE

The building structure is steel-framed. The exterior walls are clad with prefinished metal siding. There are three flat roof levels, all with conventional built-up roof membrane systems with gravel embedded in an asphalt top coat. The windows consist of double-glazed windows (sealed insulating glass units) and metal spandrel panels, all in prefinished extruded aluminum frames. The vision glass and spandrel panels are glazed from the exterior.



PARKING

The building accommodates surface parking. Ratio of 4:1,000 SF.



HVAC

The air handling units are equipped with electric steam humidification's systems. The VAV boxes and perimeter zone valves are controlled by pneumatic air systems re-local thermostat.

- New 400 ton VFD York chiller
- Two new VFD chilled water pumps
- Two new Condenser water pumps



AIR HANDLING

The majority of the building is ventilated by a central air handling unit that contains hydronic coils supplied by the central heating and cooling plants. The unit contains both supply and return fans which have variable speed drives and control dampers.

YEAR BUILT

1971. Renovated in 2011.



FIRE SAFETY SYSTEMS

The building is served by a Mircom FX 2000 fire alarm panel. It contains both a sprinkler and standpipe system. The standpipe system serves fire hose cabinets located throughout the building. Speakman Drive provides access to the fire department access route on the south side of the building. There are two standalone fire department connections located beside the front entrance.



ELECTRICAL

There are 2 hydro lines feeding the building and only one is active at one time. The lines feed two 2000 KVA transformers which step down the voltage from 13.8 KV to 600/ 347 V.

These transformers feed two main switchgear which is connected to a 2000 amp tie breaker.

There are also several air-cooled step down transformers throughout the building, these transformers step a portion of the 600 volts service down to 120/208 volts for localized low voltage distribution.



EMERGENCY POWER

Emergency power is provided by a new natural gas-fired 50kW (62.5kVA) generator



ELEVATORS

One direct acting hydraulic elevator.

Cab: 82" D x 66" W x 85"H

Door: 48"W x 84" H



LIGHTING

The lighting voltage power supply is 347 volts. **Office spaces:** Ceiling mounted fixtures with fluorescent T8 lamps.

Exterior: Single and double lamp HID, pole mounted light fixtures.



SECURITY

The building is equipped with Card access system to enter the building after hours and there is a intrusion alarm system. Monitoring station monitors the fire alarm and intrusion alarm system.



CEILING HEIGHT

10' floor to T-bar

13' 9" floor to deck



ROOF

The average design loading for the roof is 32 lbs per sq. ft.

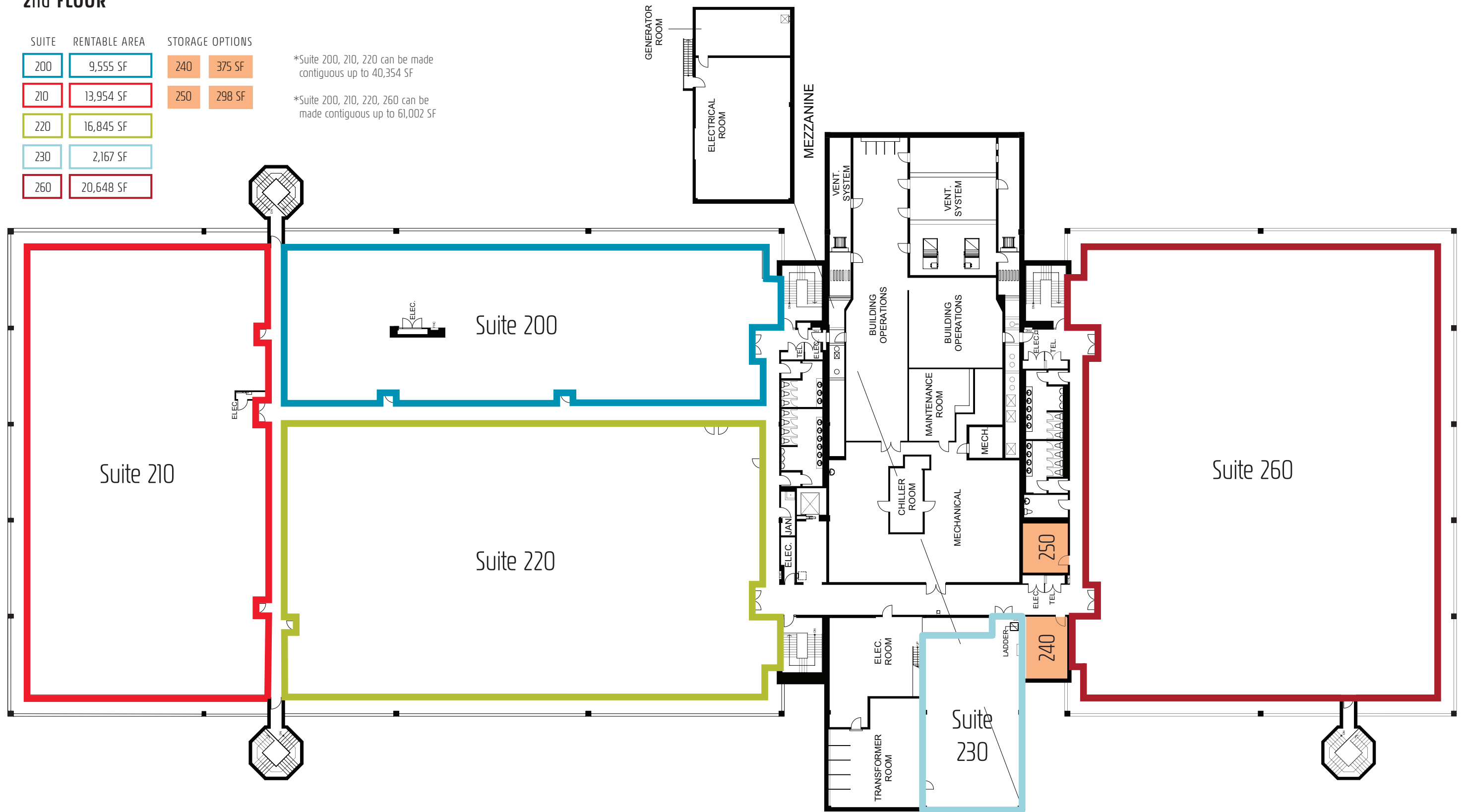
FLOORPLANS

2nd FLOOR

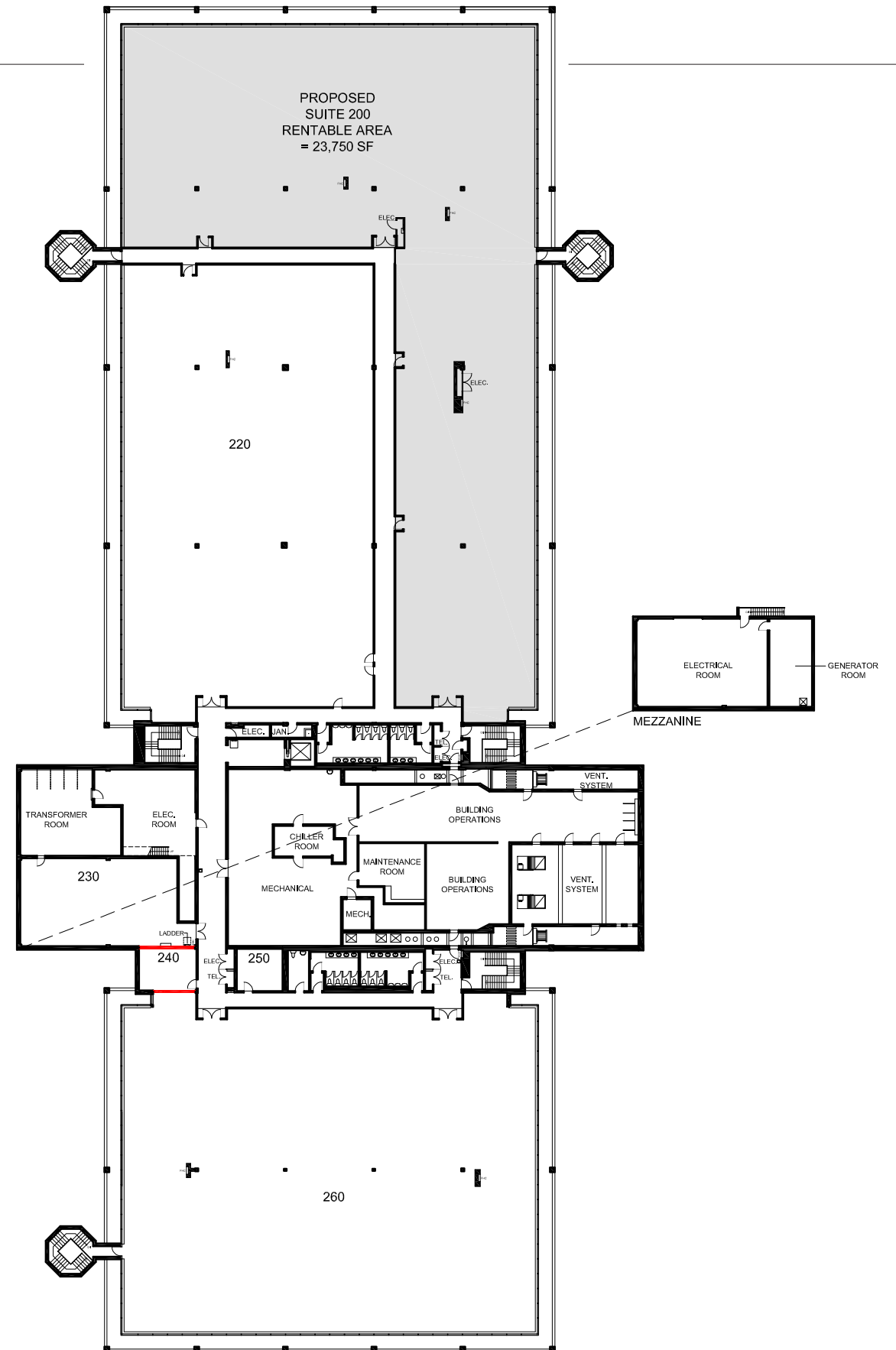
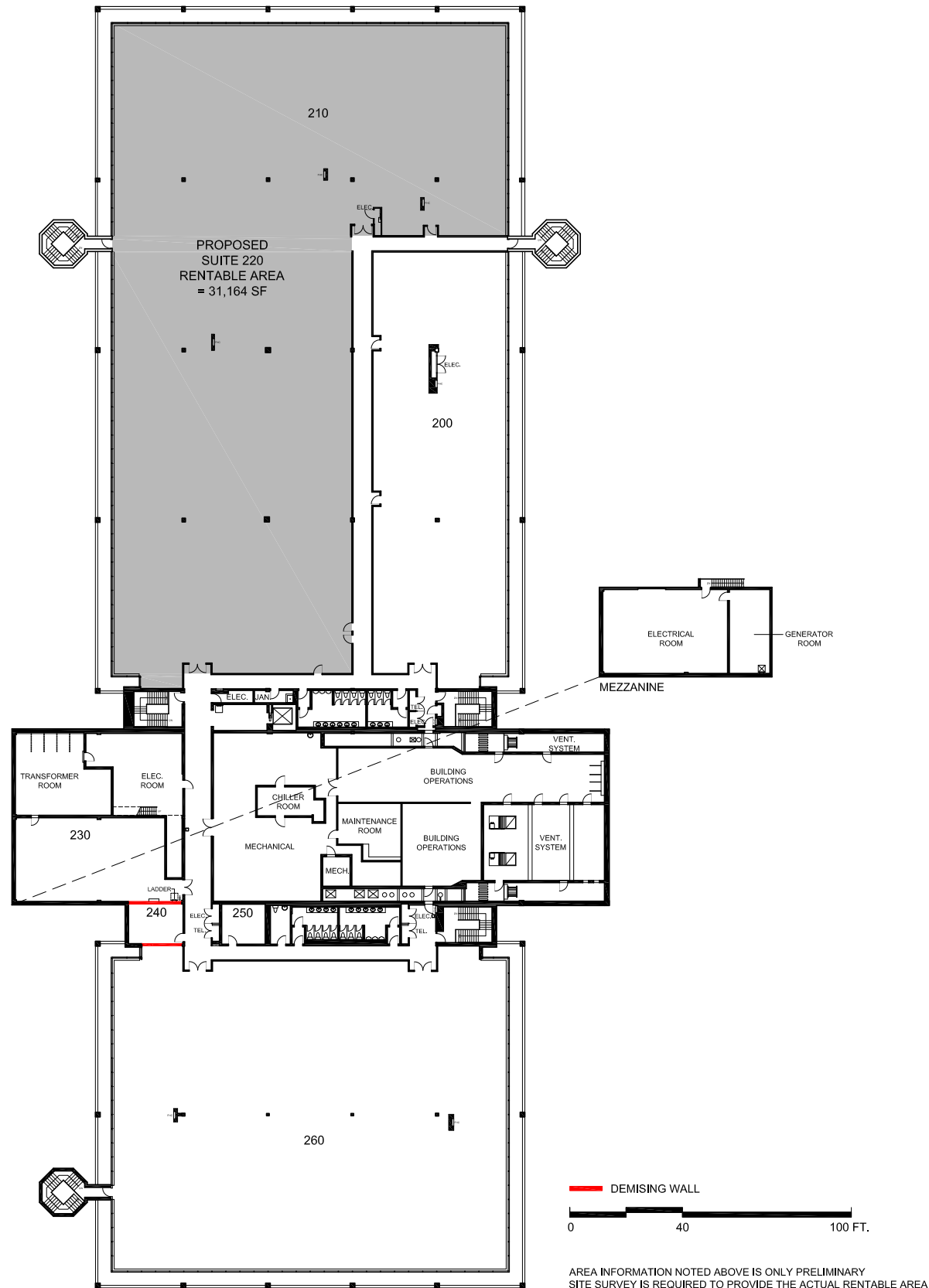
SUITE	RENTABLE AREA	STORAGE OPTIONS	
200	9,555 SF	240	375 SF
210	13,954 SF	250	298 SF
220	16,845 SF		
230	2,167 SF		
260	20,648 SF		

*Suite 200, 210, 220 can be made contiguous up to 40,354 SF

*Suite 200, 210, 220, 260 can be made contiguous up to 61,002 SF



POTENTIAL DEMISING OPTIONS



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*Sales representative **Broker