

# 2599 SPEAKMAN DRIVE

UP TO 16,845 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

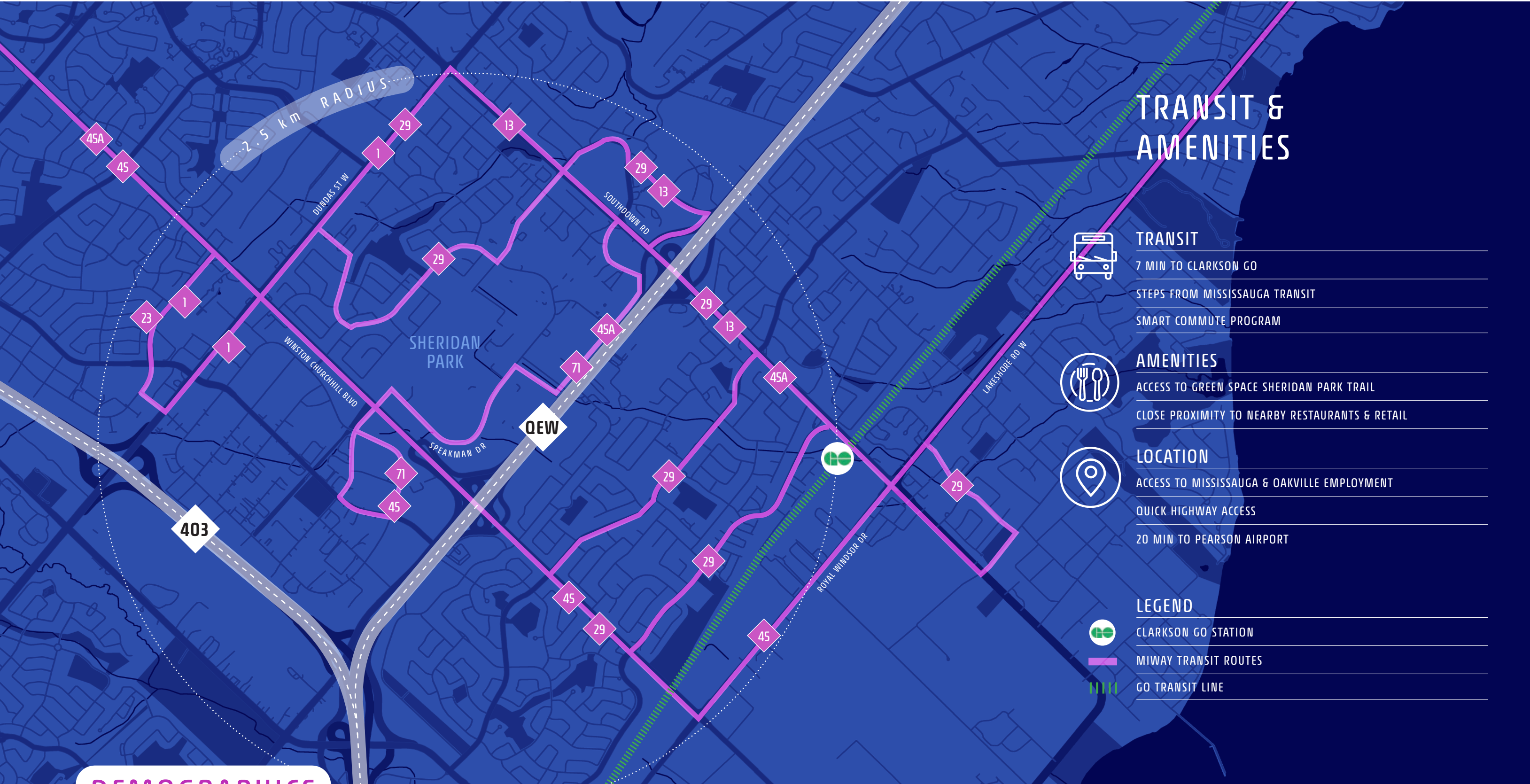
- AMPLE PARKING
- FLEXIBLE SIZE OPTIONS ON 2nd FLOOR
- BUILDING SIGNAGE
- QUICK HIGHWAY AND TRANSIT ACCESS
- TRUCK LEVEL SHIPPING ACCESS
- AMPLE STORAGE (2 UNITS AVAILABLE FROM 298 SF - 375 SF)
- RECENT BUILDING IMPROVEMENTS
- LARGE FLOORPLATE

## PROPERTY DETAILS

AVAILABILITY:	16,845 SF
STOREYS:	2
PARKING:	4/1,000 SF
ZONING:	E2
EXISTING OPERATING COSTS/ ADDITIONAL RENT:	\$12.63 PSF (2023)
OCCUPANCY:	IMMEDIATE

AVAILABILITY	
SUITE 200	LEASED
SUITE 210	LEASED
SUITE 220	16,845 SF
SUITE 230	LEASED
SUITE 260	LEASED

\*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

<b>MEDIAN AGE</b> 41.1 YEARS	<b>EMPLOYMENT</b> 61%	<b>LABOUR FORCE</b> 310,278	<b>OFFICE SECTOR</b> 162,875 (52%)
---------------------------------	--------------------------	--------------------------------	---------------------------------------

**82 RESTAURANTS**  
in 2km radius

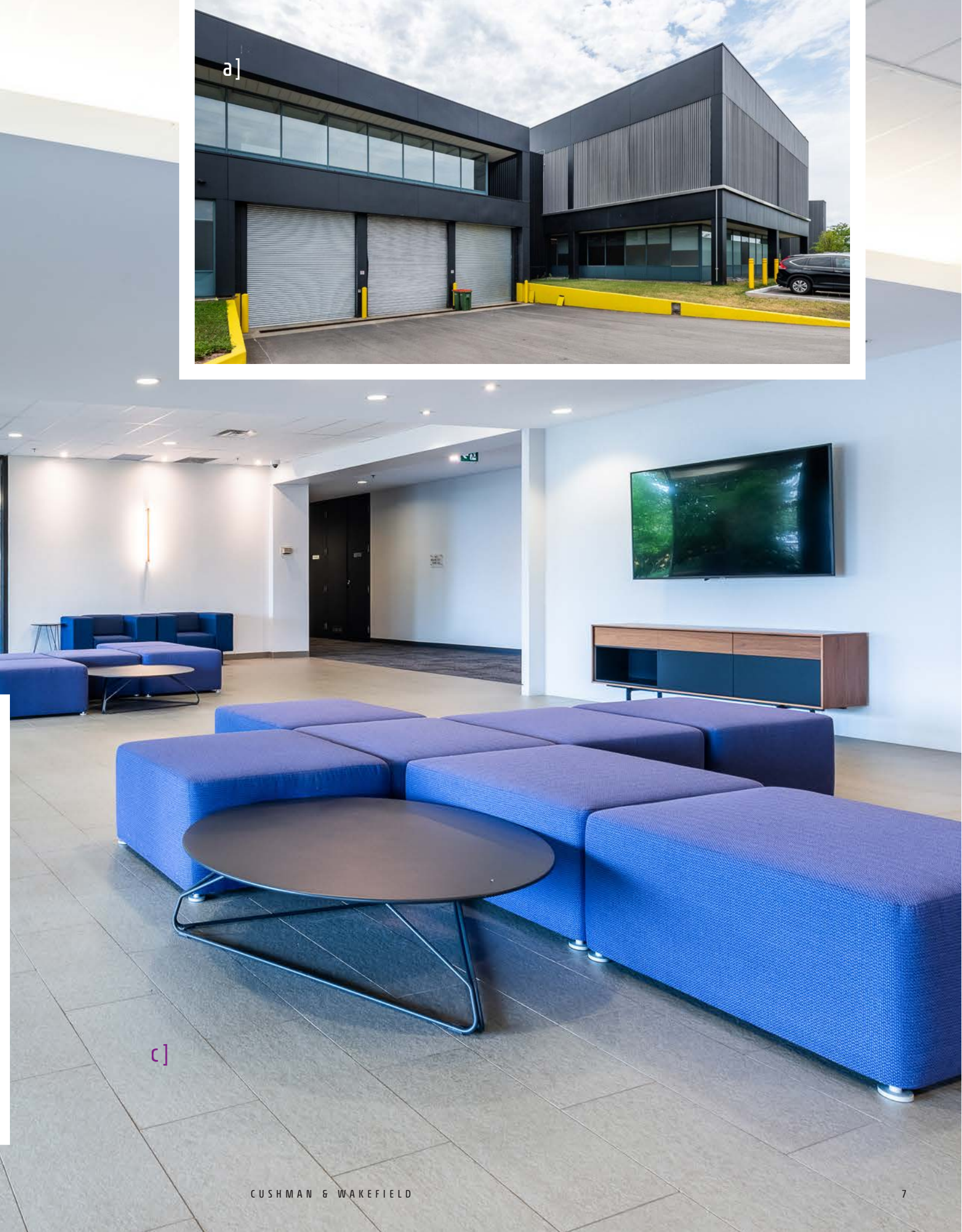
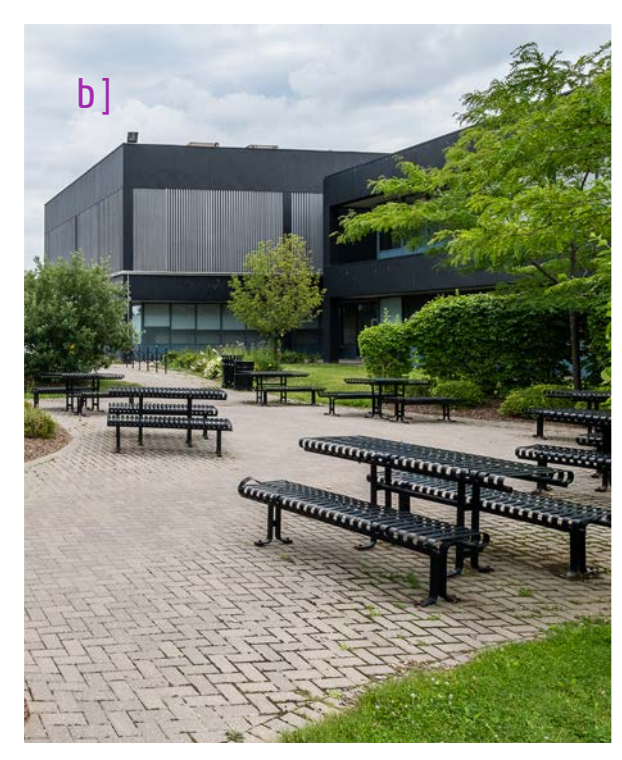
**10 BANKS**  
in 2km radius

**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



## YEAR BUILT

1971. Renovated in 2011.

## 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.



## 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.

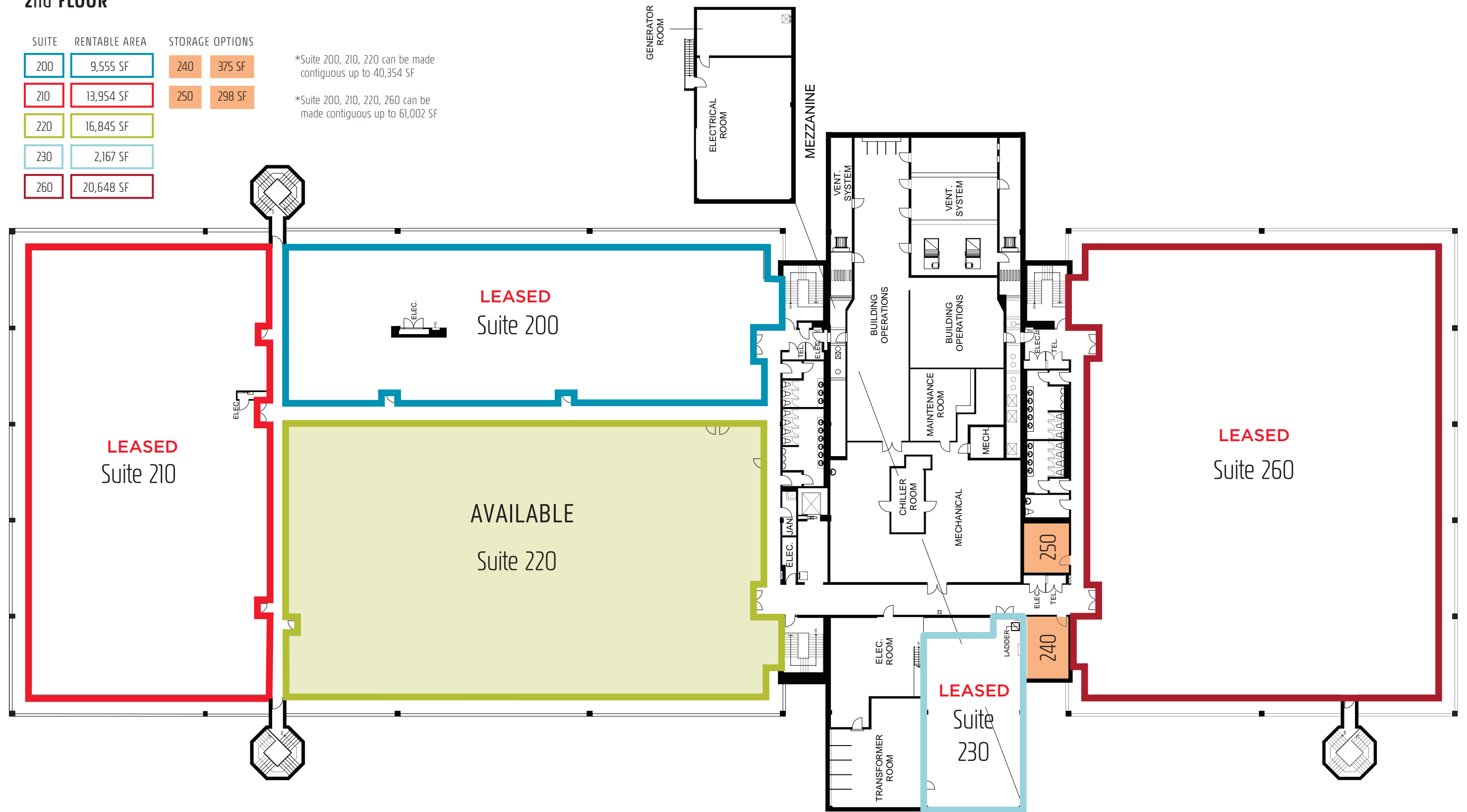
# FLOORPLANS

## 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



# 2599 SPEAKMAN DRIVE

*the Science of Location  
& Structure*

**FOR MORE INFORMATION, CONTACT:**

**CRAIG TRENHOLM\*\***  
Senior Vice President  
905 501-6483  
craig.trenholm@cushwake.com

**FAY GOVEAS\*\***  
Vice President  
905 501 6482  
fay.goveas@cushwake.com



Cushman & Wakefield ULC, Brokerage  
1 Prologis Boulevard, Suite 300  
Mississauga, ON L5W 0G2  
cushmanwakefield.com

©2024 Cushman & Wakefield ULC, Brokerage. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

\*Sales representative \*\*Broker