



CUSHMAN &
WAKEFIELD

2285

SPEAKMAN DRIVE | MISSISSAUGA ON

[33,777 SF of Innovative
Office Space]

PROPERTY HIGHLIGHTS

- LARGE 33,000 SF FLOORPLATE
- AMPLE PARKING
- QUICK HIGHWAY AND TRANSIT ACCESS
- FLEXIBLE LEASE TERMS
- BUILT OUT SPACE WITH FUNCTIONAL LAYOUT
- TRUCK LEVEL SHIPPING DOOR

PROPERTY DETAILS

AVAILABILITY:	33,777 SF (fourth floor)
STOREYS:	4
PARKING:	4/1,000 SF
ZONING:	E2
EXISTING OPERATING COSTS/ ADDITIONAL RENT:	\$11.55 PSF (2023)
OCCUPANCY:	IMMEDIATE

BUILDING UPDATES (2017)

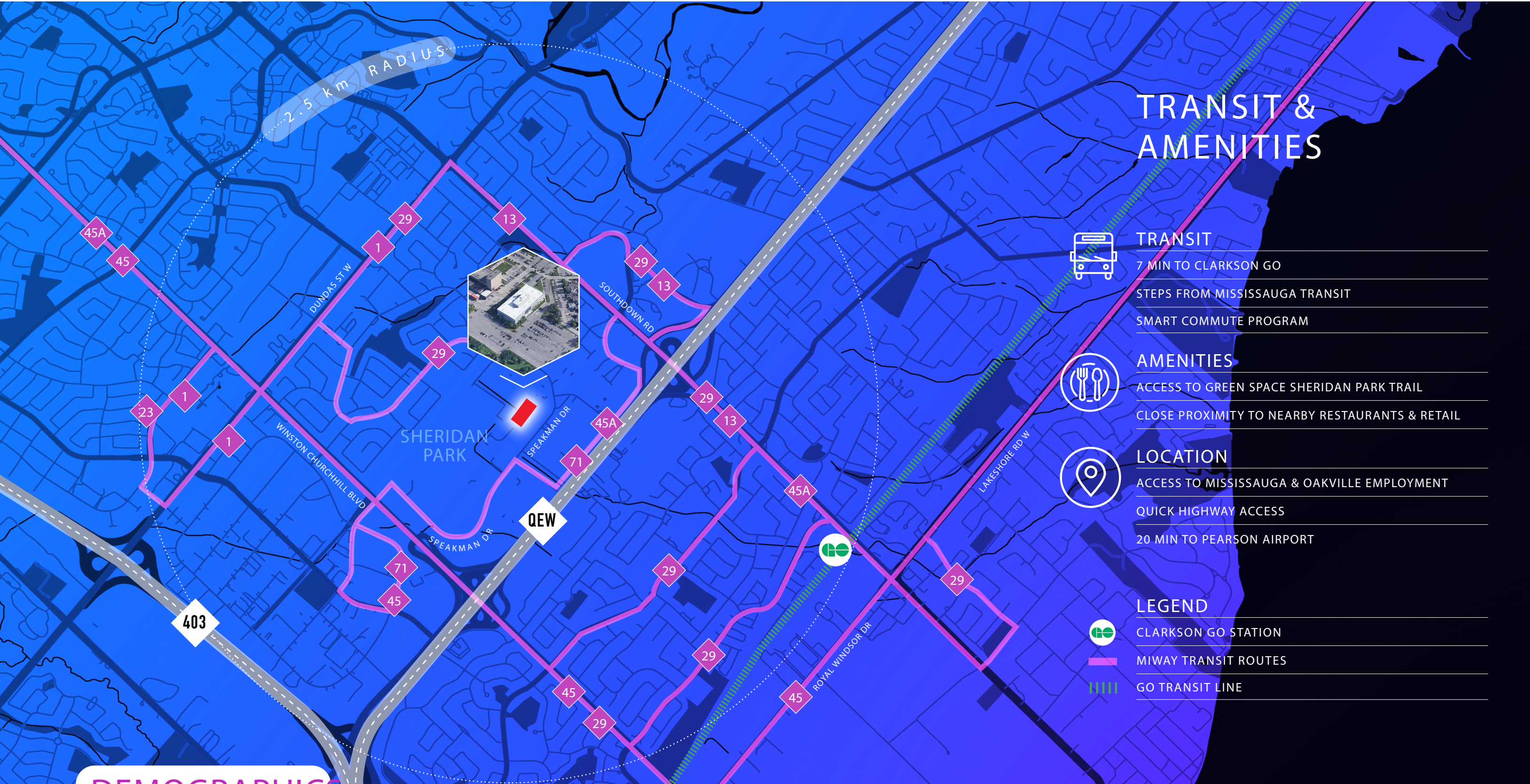
- NEW ROOF
- NEW CEILING SYSTEMS
- INSTALLED LED LIGHTS/MOTION SENSORS THROUGHOUT THE BUILDING
- RENOVATED RESTROOM FACILITIES
- NEW ROLLER SHADES
- UPGRADED THE BUILDING AUTOMATION SYSTEM

2285 SPEAKMAN DRIVE

is optimized for research, R&D, and traditional office space. This location is where business and innovation converge.



*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%)

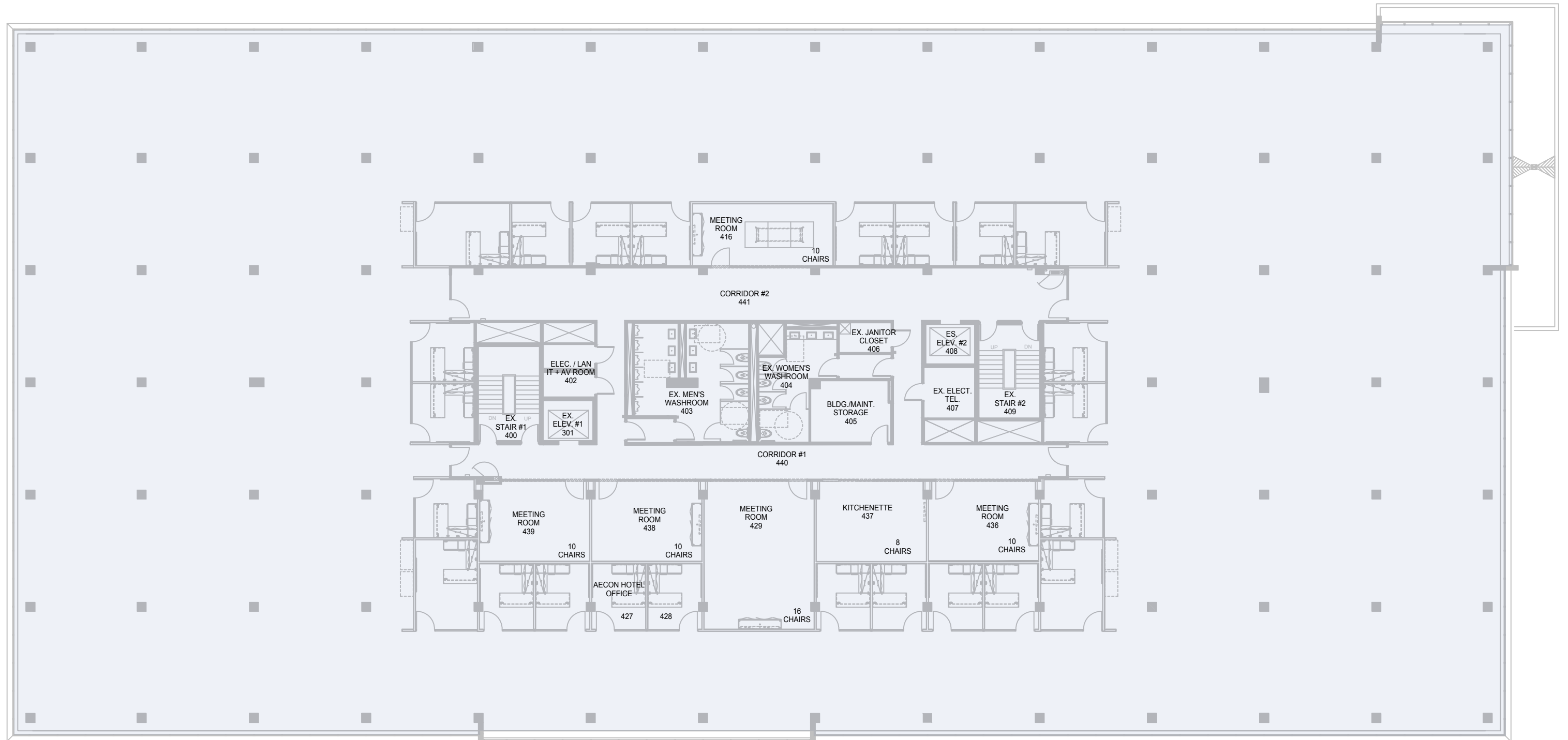
82 RESTAURANTS
 in 2km radius

10 BANKS
 in 2km radius

7 GAS STATIONS
 in 2km radius

FLOORPLAN

4th FLOOR



READY FOR
TRANSFORMATION

LIMITLESS POTENTIAL AT SHERIDAN BUSINESS PARK

2285 Speakman is a blank canvas, ready for innovative occupiers to transform its space into a hub for R&D and leading edge office space.

2285 SPEAKMAN DRIVE

the Science of Location
& Structure

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