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 111,952 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

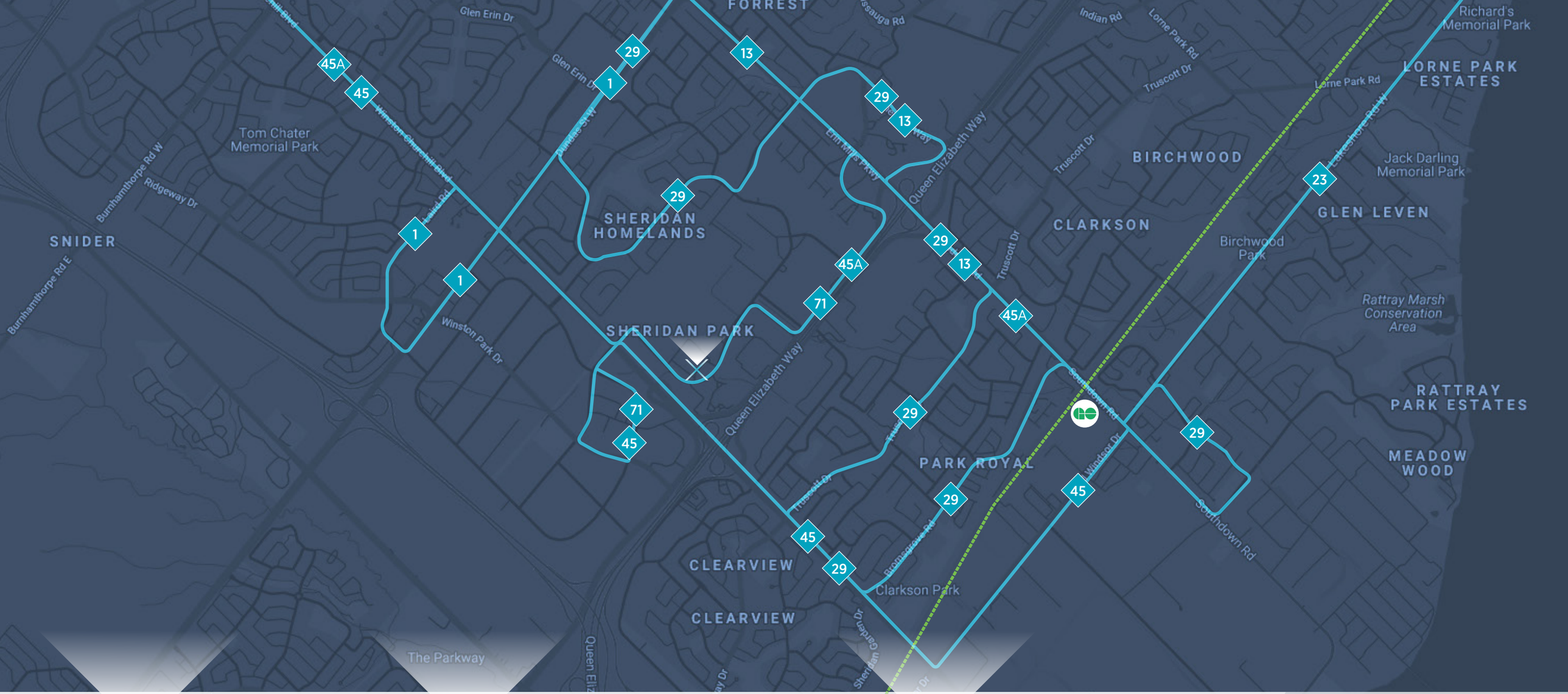
AVAILABLE:	UP TO 71,806 SF
STOREYS:	2
PARKING:	4.1/1,000 SF
ZONING:	E2
NET RENT:	$19.00 PSF
ADDITIONAL RENT:	$11.79 PSF (2020)
OCCUPANCY:	Immediate

AVAILABILITY

~~SUITE 100~~:	~~40,146~~	~~SF~~	**LEASED**	**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 260:	20,648	SF

CAN BE MADE CONTIGUOUS

*Additional parking may be accommodated under some terms



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

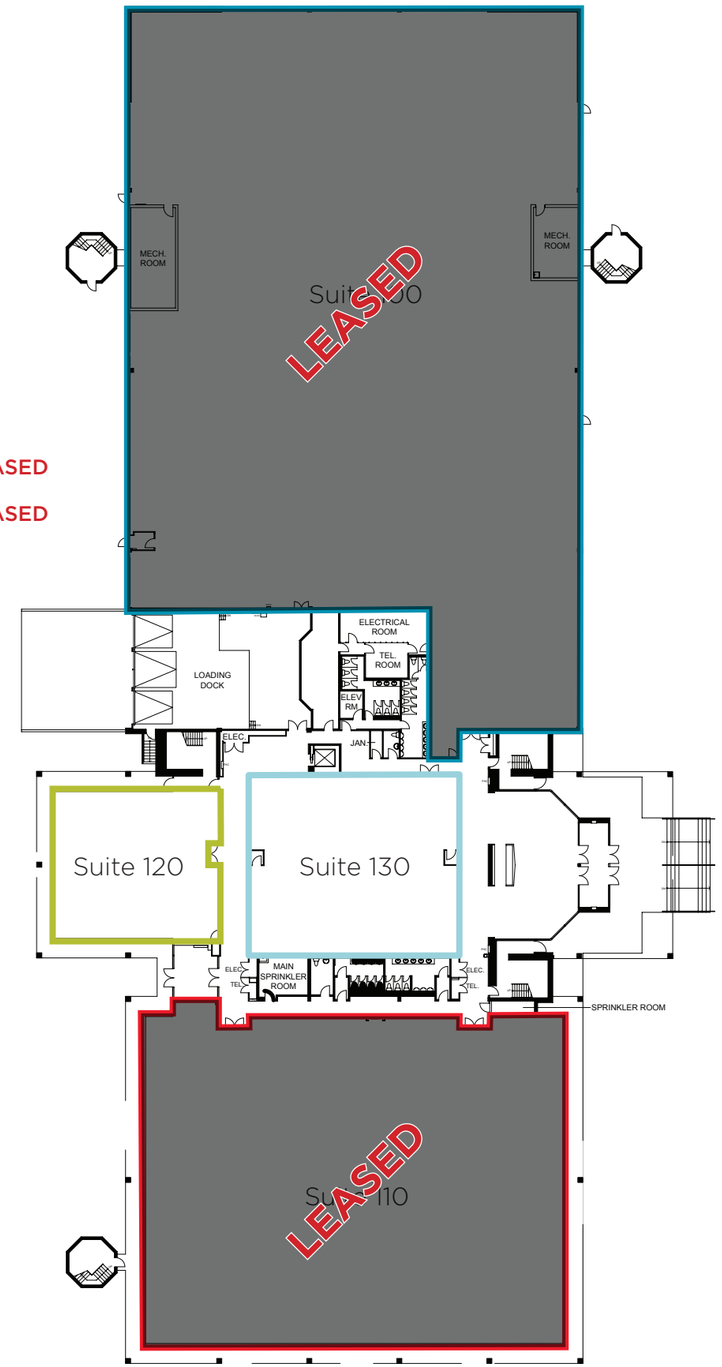
10
BANKS
in 2km radius

07
GAS STATIONS
in 2km radius

First Floor Plan

1st FLOOR

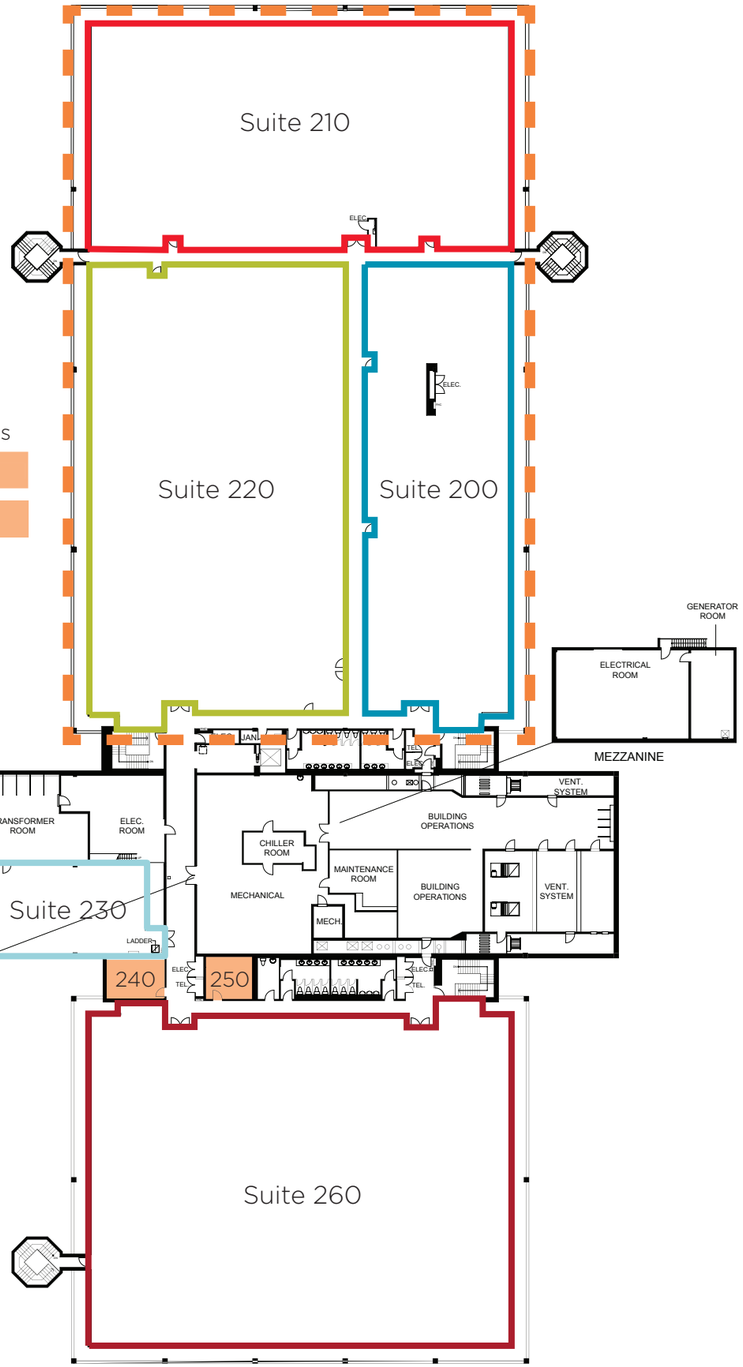
Suite	Rentable Area	
~~100~~	~~40,146 SF~~	LEASED
~~110~~	~~19,189 SF~~	LEASED
120	3,502 SF	
130	5,135 SF	



Second Floor Plan

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		
200 210 220	Up to 40,354 SF		



2599 SPEAKMAN DRIVE

BE AT THE OF IT ALL

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SHERIDAN BUSINESS PARK

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