



2100 DERRY ROAD

MISSISSAUGA, ON



CUSHMAN &
WAKEFIELD



REALTY
ADVISORS

BUILT OUT SUITE IN MEADOWVALE



Property Highlights

- Net Rent: Contact Listing Agents
- Additional Rent: \$17.96 (2025 Estimate)
- Parking: 4 : 1,000 SF

AVAILABILITIES:

- Suite 420 - 8,317 SF



BIKE
RACKS



INSTITUTIONAL
OWNERSHIP AND
ON-SITE
PROFESSIONAL
MANAGEMENT



OPTIMAL HIGHWAY
ACCESS TO
401,407,403



ABUNDANT FOOD
AMENITIES
IN AREA

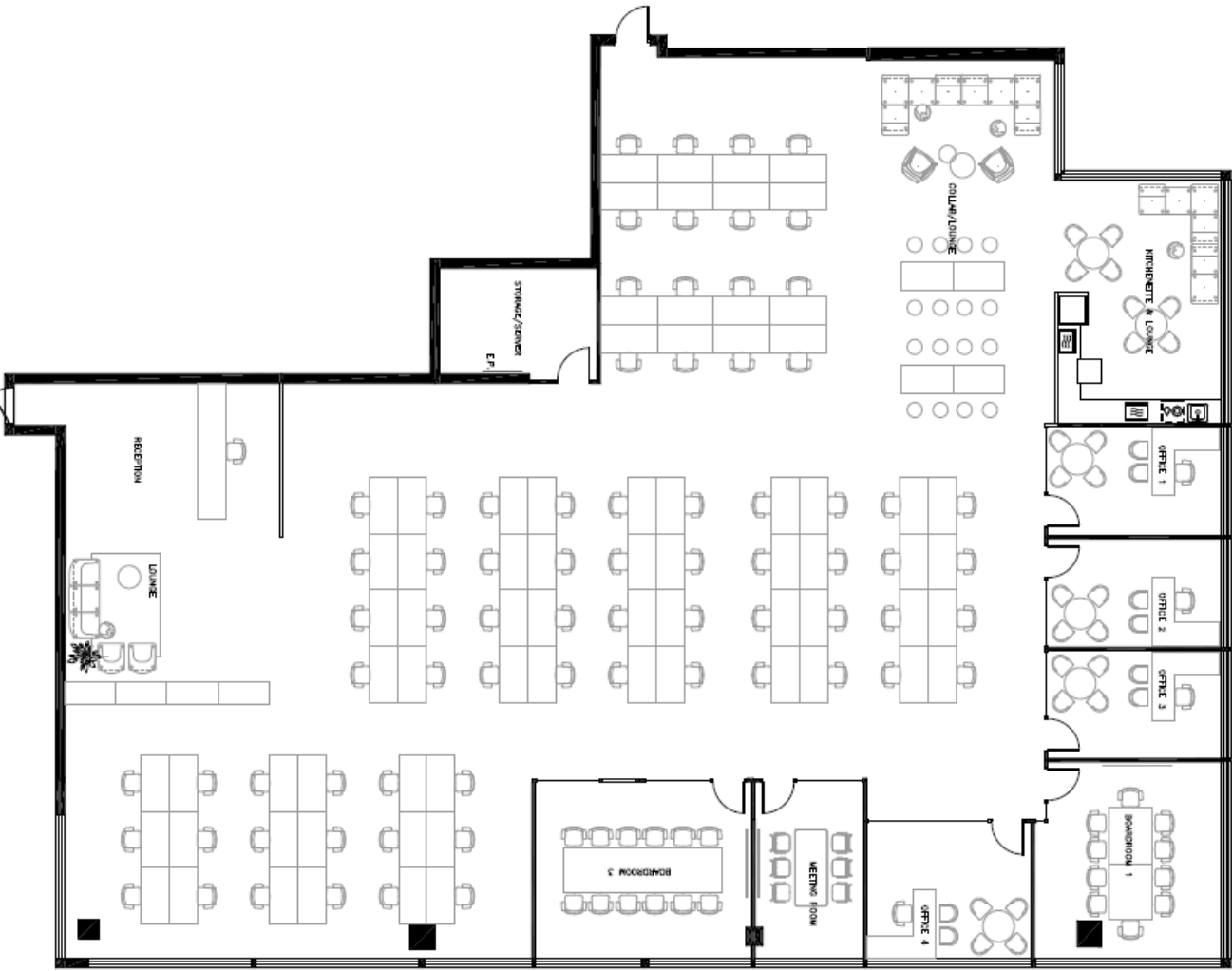


CROSSROADS
CORPORATE CENTRE

PART OF THE
CROSSROADS
CORPORATE CENTRE

Suite 420 - 8,317 SF

PLANNED MODEL SUITE

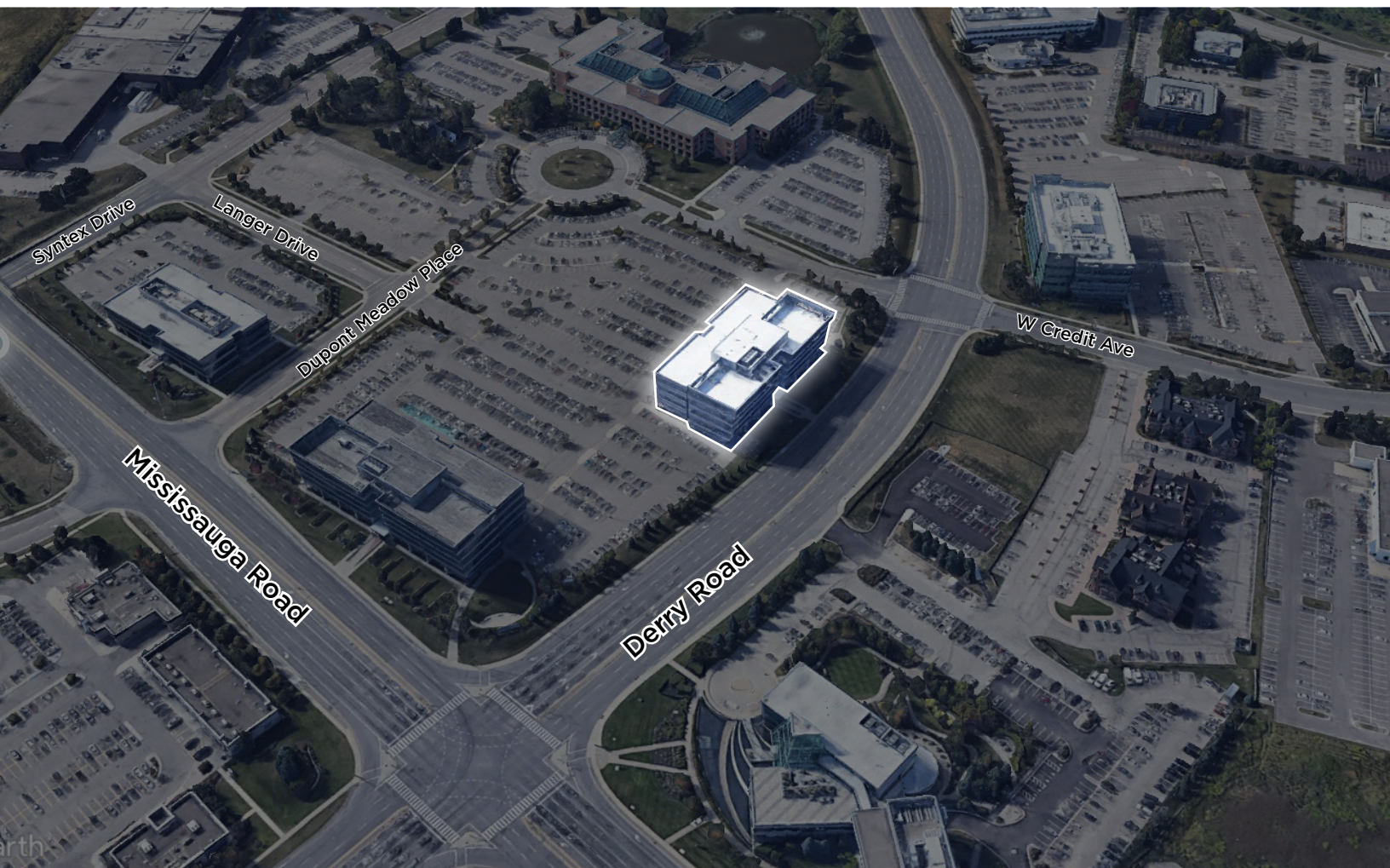


Suite 420 - 8,317 SF

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

Posted Net Rate	Negotiable	PSF Realty Tax:	\$5.43
Typ. Floor Plate	29,000 sq.ft	PSF Utilities:	\$1.50
Typ. % Gross up	10.1%	PSF Operating Costs:	\$11.03
		PSF Additional Rent Total:	\$17.96



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

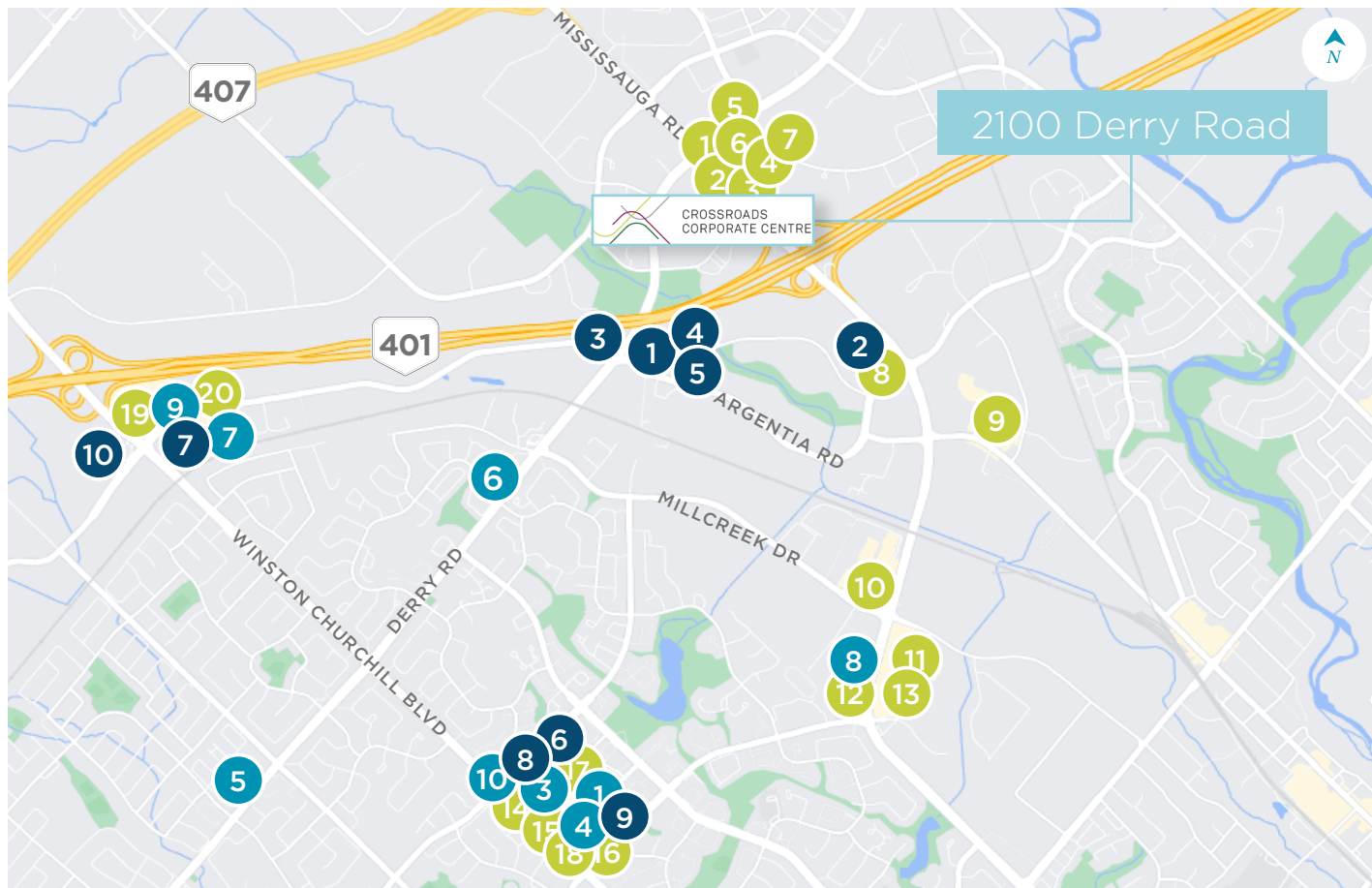


AWARDS & DESIGNATIONS

BOMA BEST Silver
LEED Core & Shell

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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