



6880 FINANCIAL DRIVE



Building Top Signage & Leasing Opportunities

available
**MARCH
2028**



9F 42,166 sf Rentable

8F 42,166 sf Rentable

7F 42,166 sf Rentable

6F 42,166 sf Rentable

5F 42,166 sf Rentable

4F

3F

2F

Lobby/Cafeteria Seating
and other Amenities

210,000 sf
contiguous
available

Exterior Signage Visibility & Proximity to Hwys

*CityNews Toronto estimates 396,000 - 438,000 vehicles travel between 407/401 and the 427 each day



HWY 427 - 22 Min Drive
YYZ Toronto Pearson - 20 Min Drive
HWY 407 - 5 Min Drive

Downtown Toronto - 55 Min Drive
US Border (Lewiston-Queenston Bridge) - 1.15 Hr Drive

Existing Lobby

Natural Stone and Wood

Fusion of natural salt and pepper granite with maple wood finishes creates a welcoming environment for users.



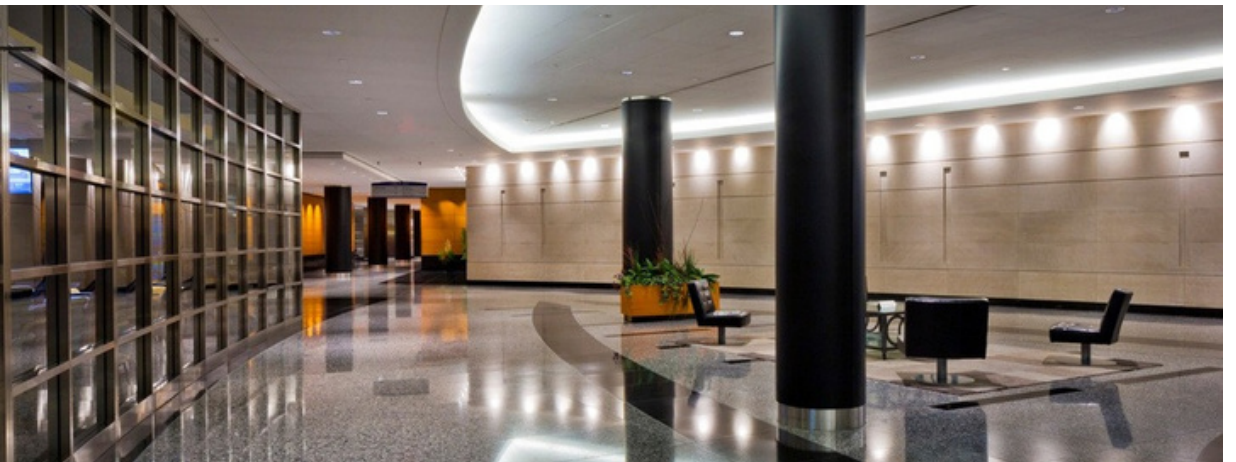
Campus Layout

Multiple towers connected through a joint lobby and amenities area create a community atmosphere surrounded by park-like landscaping and perennial gardens.



Dynamic and Modern

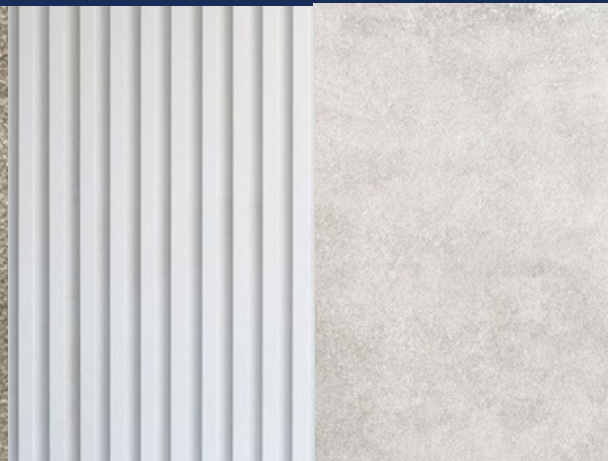
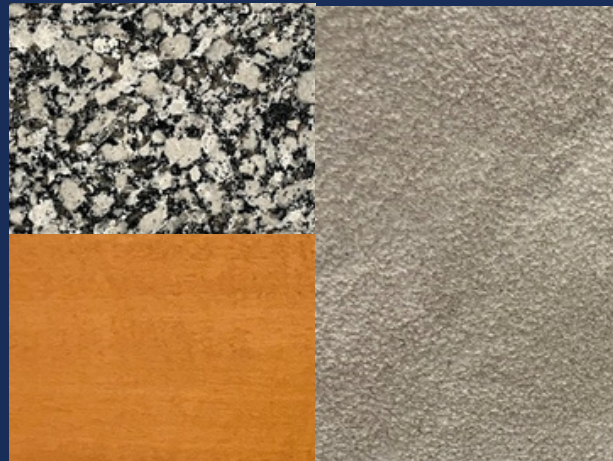
The lobby features dynamic curves creating a sense of movement and a modern timeless aesthetic.



Future Enhancements

600 Person Lounge Seating

From day to night, the lounge refresh will provide spaces to dine, network, mentor, take a small group meeting, and find a moment of respite in your busy day.



Lobby Updates

Updates to the lobby will provide tenants with new hospitality centered seating, and updates to finishes.



Fitness Centre

Take a break and come get your sweat on in our new fitness centre. The boutique gym will have cardio, weights, and selectorized equipment.



Existing Floor Layouts

On Floor Amenities

Floor plate shape and size enables sizable communal areas such as lounges and kitchen spaces for employees.



Natural Light and Views

360 degrees of exterior glazing provides plentiful natural light for employees.

T-Bar ceiling 20x60" lay-in LED fixture with occupancy sensors and daylight harvesting in perimeter zones.

Raised Floor Throughout

6.25" in height, the *Camino* floor system is comprised of 24"x24" square metal plates with wood core, supported by metal pedestals.



Potential Floor Layout - Single Tenant Test Fit



Building Facts

ELEVATORS

- Passenger: 6 per Tower
- Freight: 1 per Tower
- Parking: 1 per Tower plus Link shuttle

TENANT POWER

- Tenant/Plug Load: 2 watts/sf
- Lighting: 1.5 watts/sf
- Special Use: 2 watts/sf

HVAC

- HVAC System: VAV with control zones of 650sf
- HVAC Hours: 8:00am - 6:00pm M-F

Note: Inquire about after hour HVAC

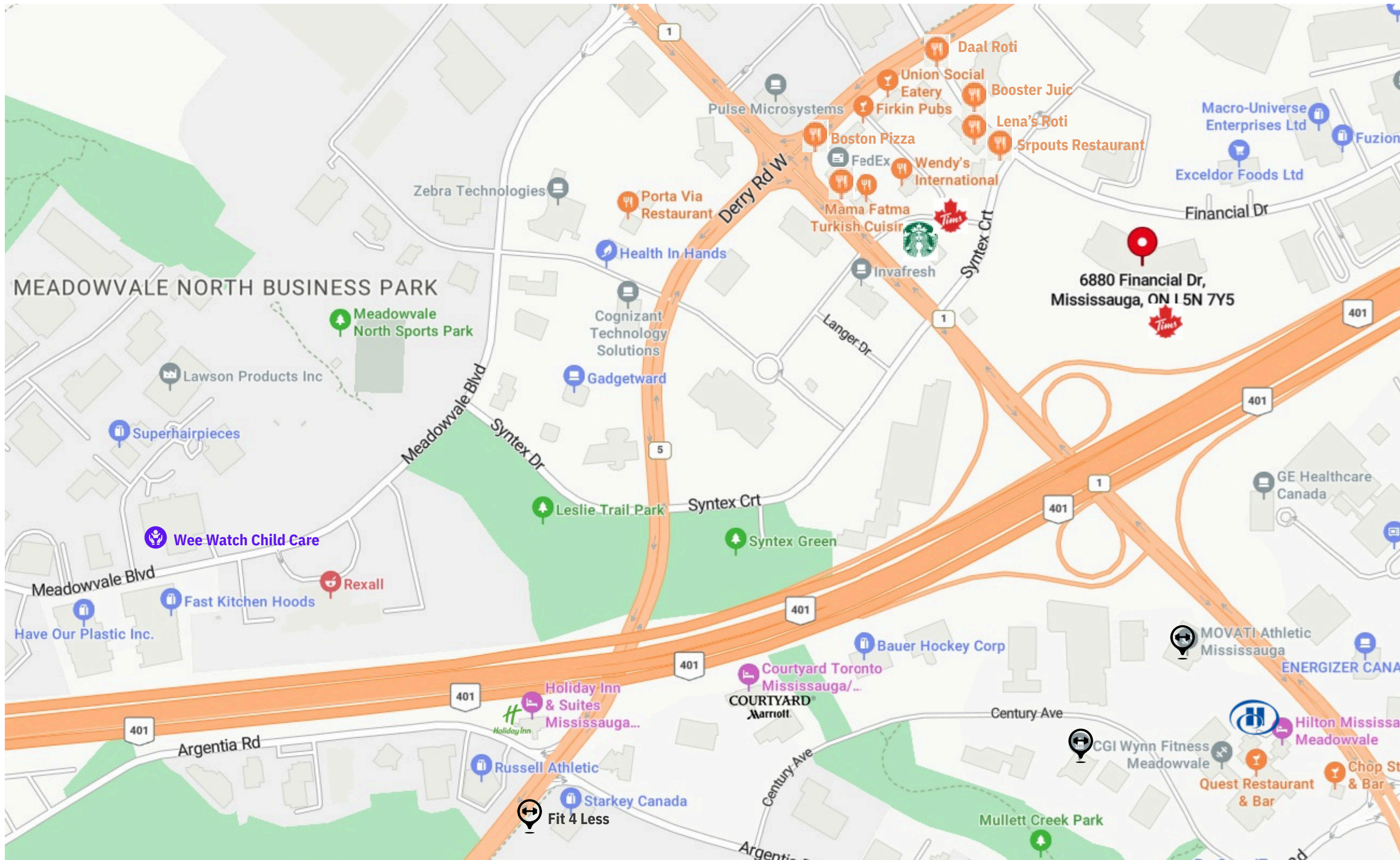
FLOOR SPECIFICATIONS


- T-Bar Ceiling: 20x60" lay-in LED fixture with occupancy sensors and daylight harvesting in perimeter zones.
- Ceiling Height: Typical Floor: 9'
- Slab to Slab: Typical Floor: 13.7'
- Wall Type: Primed painted drywall
- Washrooms / floor: 2 - including barrier free
- Satellite capability: Yes (Beanfield, Bell, Rogers and Zayo)

Count Matrix

SF DISTRIBUTION		WORK SETTINGS		COLLAB SETTINGS		QTY SEATS	
RSF RSF/SEAT (RSF/FTE)	42,166	Workstations (5'-10" x 2'-4")	218	Small Meeting (2-4 Person)	4	12	
Ratio Work Seat : Meeting	156	Workstations (7'-2" x 2'-4")	48	Medium Meeting (6-10 persons)	12	94	
Seat % Open Collaboration (excl. Cafe) % Closed Meeting	1.7 : 1	Enclosed Focus Seats	5	Large Meeting (14+ persons)	2	28	
	16%	TOTAL WORK SEATS	271	Open collaboration	6	26	
	84%	Hoteling Seats	28	TOTAL COLLAB SEATS		160	

Amenities Map



 Meadowvale GO
9 min drive
35 min walk

 Child Care
6 min drive

 Cambridge Suites - 4 min drive
Four Points Sheraton - 4 min drive
Holiday Inn & Suites - 4 min drive
Hilton Mississauga - 6 min drive

 Tim Hortons (on-site)
Starbucks - 8 min walk
Food Services - 8 min walk

Property Facts

YEAR BUILT: 2000

TYPICAL FLOOR: 42,000 SF Rentable

OF FLOORS: 9 in Tower 1 & 9 in Tower 2

CEILING HEIGHT: Typical floor 9'

OF FLOORS: 9 in Tower 1 & 9 in Tower 2

T-BAR CEILING: 20x60" lay-in LED fixture with occupancy sensors and daylight harvesting in perimeter zones.

RAISED FLOOR HEIGHT: 6.25", wood core, metal pans, metal pedestals (Camino Flooring)

HVAC: VAV with control zones of 650 sf

HVAC HOURS: M-F: 8am - 6pm

AFTER HOURS HVAC: available

SECURITY: Manned Security 24/7

Extensive Building CCTV Camera System

POSTED NET RENT: Inquire within

OPERATING COSTS & TAXES: \$19.74 psf

Operating: \$13.92 psf

Taxes: \$5.82 psf

Utilities: metered separately

TENANT POWER:

Tenant/Plug Load: 2 watts/sf

Lighting: 1.5 watts/sf

Special Use: 2 watts/sf

All Tenant power is connected to emergency generators providing 100% back-up during power failure.

PARKING (FREE): 5/1,000 Rentable sf

Surface/Deck parking: 3,806 stalls

Underground heated parking: 213 stalls (13 accessible)

Accessible Parking: 4 stalls

EV Charging Stations: 24 total/ 12 each Tower

Bicycle Storage: P1

SHIPPING & RECEIVING: 3 bays/Tower

TRAVEL TIMES:

Downtown Toronto - 55 min drive

Pearson Airport: 20 min drive

US Border: 1.15 hr drive



Deck
Parking
Tower 2

Surface Parking
Tower 2

HWY
401

Deck
Parking
Tower 1

Walking Path
624 m

Surface
Parking
Tower 1

Mississauga
Rd

Property Managed by

NORTHAM
REALTY ADVISORS LIMITED



Leasing Contact

Will Jephcott, Vice President Leasing
Broker of Record
Northam Realty Limited, Brokerage

416.607.7381
wjephcott@northamrealty.com

Katie Hutt, Senior Manager Leasing
Salesperson
Northam Realty Limited, Brokerage

416.607.7394
khutt@northamrealty.com