



# 6985 Financial Drive



Meadowvale North  
Business Park  
Mississauga, ON

# Contents



**Jessica Wickersham**  
Director, Leasing / Sales Representative  
—  
QuadReal Property Group, Brokerage  
905 798 7435  
Jessica.Wickersham@quadreal.com

04

Property  
Overview

12

Diverse  
Surroundings

06

Building Specs  
& Quick Facts

14

Property  
Location & Map

08

Suite 200  
Availability

16

Sustainability  
& Wellness

10

Suite 301  
Availability

18

QuadReal  
Overview

# Built For Business

Ideally situated within the 145-acre Meadowvale North Business Park and steps away from a retail centre, 6985 Financial Drive checks all the boxes! This Class A office building offers versatile floor plans to support a range of business needs.

Meadowvale is the place to be for quick access to major GTA highways, public transit, and a multitude of food and retail amenities. With exclusive access to Meadowvale North Sports Park, benefits for QuadReal Tenants extend beyond work to meet the needs of today's active employees.



# 6985 Financial Drive

## Quick Facts

Designed to support high-performance workplaces, 6985 Financial features smart building systems, sustainable infrastructure, and flexible layouts, creating an ideal environment for modern organizations to thrive.

### Building Size

# 180,000 SF

### Typical Floorplate

# 37,000 SF

### Highly Efficient Floorplates

Organized around a central core  
Flooded with natural light



# Specifications

- P Parking**  
Free, unreserved surface parking  
4/1,000 SF leased  
Designated visitor parking  
2 Dual EV charging stations
- ⬆️ Ceiling Height**  
Floors 2 to 5: 9'  
Ground Floor: 10'
- ⬆️ Elevators**  
3 passenger elevator cars equipped with high speed door closers  
2,500 lb capacity  
1 with 9' clear height to finished ceiling,  
2 with standard heights
- ⚡ Lighting / Electrical**  
T8 LED lighting w/electronic ballasts (347V, 3-phase, 4-wire) in office area  
4W/PSF available for lighting & power  
Electrical rooms on each floor to accommodate individual tenant needs  
60 kW emergency generator provides reliable backup power, compliant with building and life safety codes  
Lighting & plug load metering foster tenant environmental stewardship
- 🌀 HVAC**  
Zoned ceiling ductwork distribution  
Thermostat controlled fan powered variable air volume (VAV)  
Fresh air intake  
Meets ASHRAE standard 62.1  
Air Filtration, MERV-14
- ✓ Safety & Security**  
24/7 after-hour security card access  
After-hour mobile security patrol  
Fully sprinklered per NFPA standards  
Fire panel monitored 24/7 from a central control facility  
Integrated smoke control system
- 👉 Smart Building Features**  
Digital platforms and sensors are deployed throughout the building to increase operational efficiency, enhance health & wellness, improve sustainability, optimize cost and create unique user experiences  
QuadReal+ App: Register for events, connect with management, check real-time building conditions and more through our tenant app  
Bell Canada and Rogers fibre optics

### Environmental/Sustainability



BOMA BEST  
Gold Certified



LEED®  
OM Platinum



ENERGY STAR  
Certified with a  
score of 100



1-Star  
Fitwel Certified

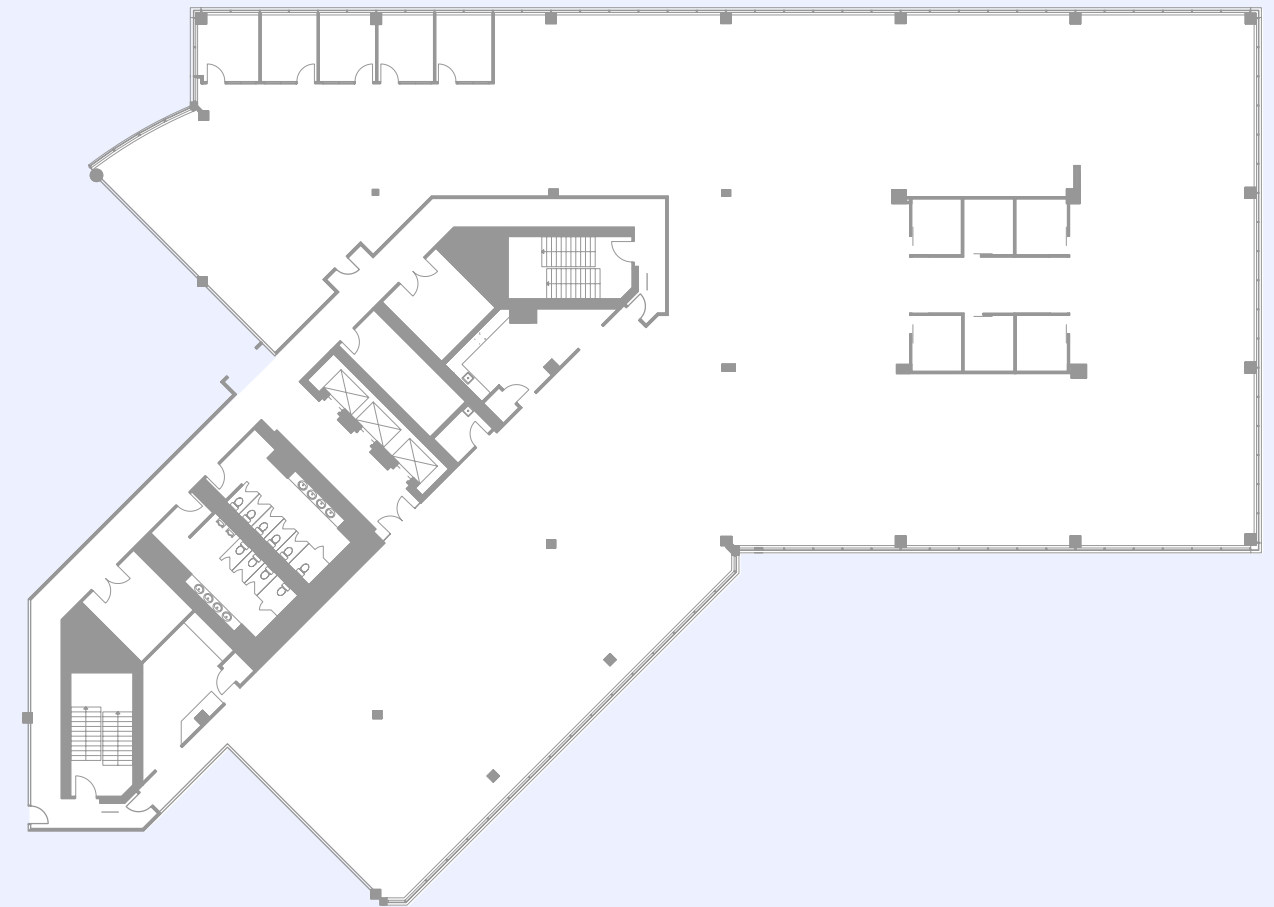


Rick Hansen Foundation  
Accessibility Certified



# Floorplan

## Suite 200



**20,580 SF**

Tenant Area

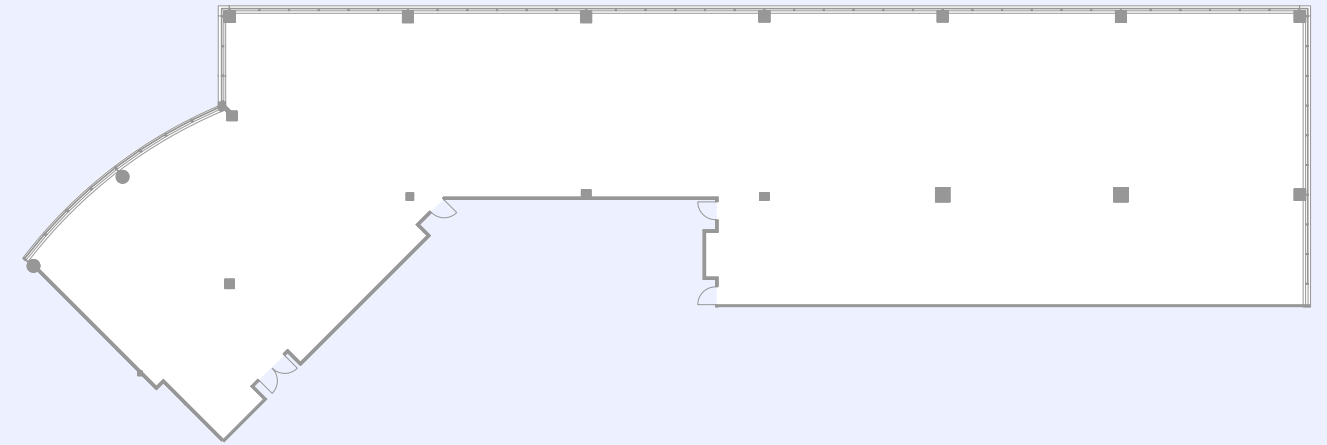
**03.01.26**

Availability



## As Built Floorplan

# Suite 301



## 11,137 SF

Tenant Area

## Immediately

Availability

360°  
Virtual  
Tour



*\* The virtual tour was completed on a larger area, prior to the demise shown on the plan.*



# Diverse Surroundings

## Meadowvale North Retail Complex

A short stroll across the street offers tenants a selection of coffee spots, quick meal options, restaurants and essential services such as dental, optical, wellness, beauty care and more.



## Distinction in Mississauga

Being in Mississauga opens the door to a global community and a city that is committed to meeting the evolving needs of the people and businesses it serves. It's the place to be for any corporation seeking ease of access to major highways, public transportation and Canada's largest airport serving over 49 million passengers annually.

75+

Fortune 500 companies

1,400+

Multi-national firms

145+

Languages spoken

7

Major highways



## Meadowvale Sports Park

Enjoy exclusive access to the park, featuring basketball courts, a walking/running track, and green space with seating areas – perfect for company events or a refreshing outdoor break during the workday.



# Connected to a Thriving Global Community

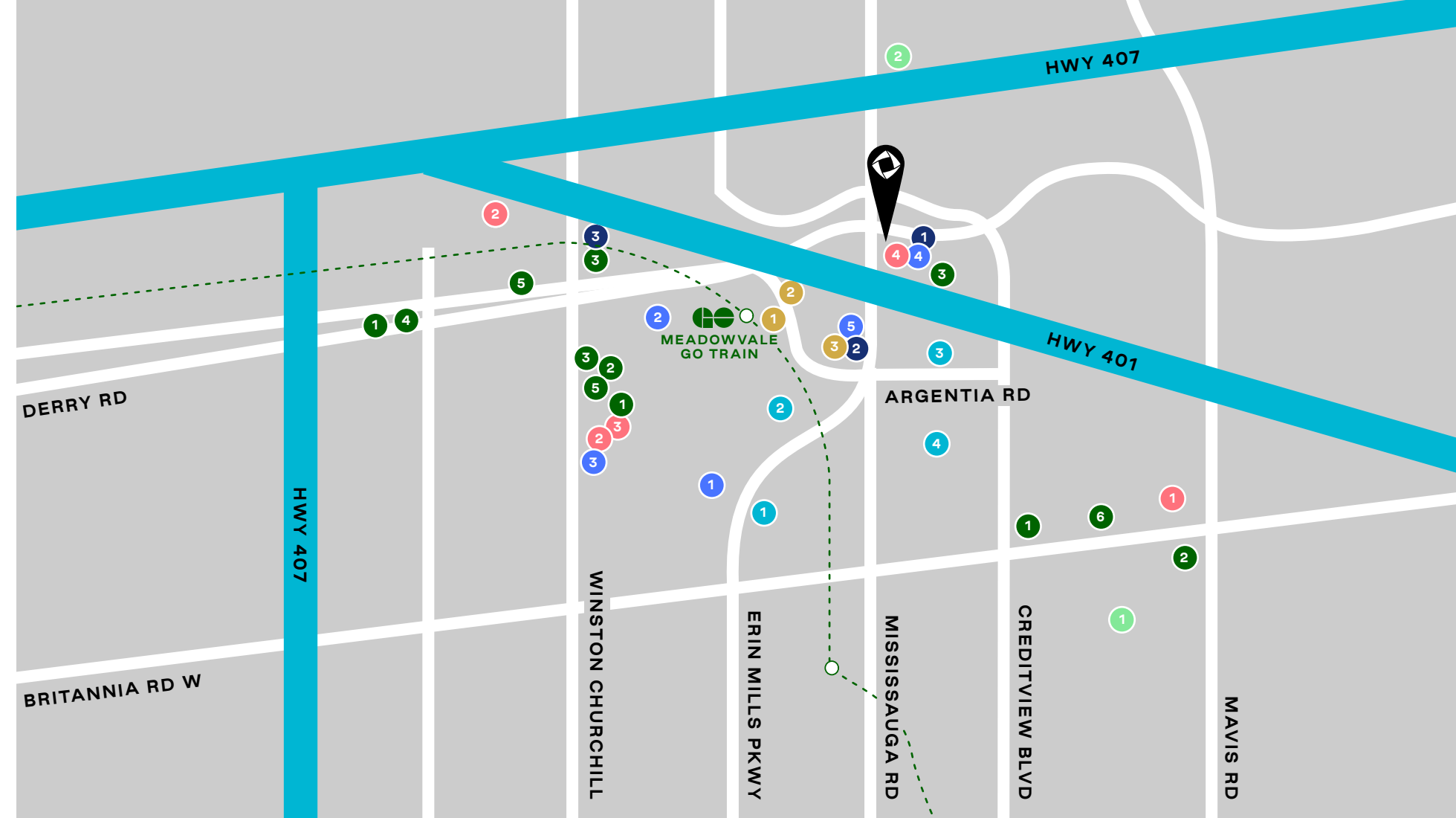
Ideally located just north of Highway 401 at the corner of Mississauga Road and Derry Road, major points of interest are just a short commute away.

## Walk

The building is directly across the street from Meadowvale North Retail complex offering quick access to many conveniences.

## Car

An abundance of personal and business amenities within a 10-minute driving radius help you maximize your time.



## Transportation

Access to MiWay, Brampton Transit and GO Transit are at your doorstep, providing links to multiple bus routes. MiExpress Route 108 connects you to Kipling TTC subway station.

Meadowvale GO station is located less than 3 kms from the site and Bramalea GO station is 15 kms, both easily accessed by local transit routes.

HWY 401	3 min
HWY 407	5 min
HWY 403, 410	10 min
HWY 427	17 min
Mississauga City Centre	15 min
Pearson Inter. Airport	20 min
Downtown Toronto	35 min



### RESTAURANT

- 1 Boston Pizza
- 1 Drake, A Firkin Pub
- 1 Panago Pizza
- 1 Swiss Chalet
- 1 Sprouts Restaurant
- 1 Union Social Eatery
- 1 Wendy's
- 2 Chop Steakhouse
- 3 Jack Astor's
- 3 Moxie's

### COFFEE

- 1 Starbuck's
- 1 Tim Hortons

### RETAIL

- 1 Heartland Town Centre
- 2 LCBO
- 3 Meadowvale Town Centre
- 4 Meadowvale North Retail

### GOLF

- 1 BraeBen Golf Course
- 2 Streetsville Glen

### BANK

- 1 BMO Bank of Montreal
- 2 CIBC
- 3 RBC Royal Bank
- 4 Scotiabank
- 5 TD Canada Trust
- 6 National Bank

### FITNESS & RECREATION

- 1 Crunch Fitness
- 2 Fit4Less
- 3 Goodlife Fitness
- 4 Meadowvale North Sports Park
- 5 Wynn Fitness

### CHILD CARE

- 1 Alpha's Discovery
- 2 Bright Path Child Care
- 3 Simply Smart Child Care
- 4 YMCA Child Care

### HOTEL

- 1 Courtyard by Marriott
- 2 Four Points Sheraton
- 3 Hilton Meadowvale Hotel

# Sustainability is Built Into How We Think

At QuadReal, we integrate sustainable practices into every stage of our work.

From the way we design and operate our buildings, to how we engage with communities, we are committed to creating healthier spaces, vibrant communities, and workplaces that support long-term success.

Our commitment goes beyond carbon. Sustainability at QuadReal means prioritizing environmental responsibility, enhancing community well-being, and upholding good governance. We're committed to creating and managing spaces where people and businesses can thrive – today and for future generations.



## Key Notables

### HVAC Design

Enhanced outdoor air ventilation per ASHRAE standards to optimize indoor air quality and ensure a best-in-class environment. A low temperature air distribution system, high efficiency chiller, and Variable Air Volume (VAV) terminal units optimize comfort, reduce energy use, and boost system efficiency.

### Water Efficient Design

Maintains healthy water systems through regular testing and strict adherence to industry best practices. Irrigation is optimized via remote control and real-time weather data.

### Green Clean Program

Use of environmentally friendly cleaning products protecting occupants from harmful chemical toxins.

### Reduced Urban Heat Island

Energy consumption is significantly reduced through the tower green roof and podium urban forest.

### Full Recycle Program

Full recycling program including organics, paper, cardboard, bottles/cans, e-waste, printer toner, batteries and light bulbs.

### Complex Certifications

BOMA BEST Gold Certified  
LEED® OM Platinum  
ENERGY STAR Certified With a Score of 100  
Fitwel 1 Star Certified  
Rick Hansen Foundation Accessibility Certified

## QuadReal's Path to Net Zero



## QuadReal is Committed to

- 01** Being a global sustainability leader while driving long-term financial value.
- 02** Setting property-specific targets for energy, water, and waste (domestically).
- 03** Creating and managing buildings that promote well-being and higher productivity.
- 04** Being transparent and reporting on progress publicly.

# About QuadReal Property Group

QuadReal Property Group is a global real estate investment, development, and operating company headquartered in Vancouver, British Columbia.

Its assets under management total \$94 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities to invest in equity and debt in both the public and private markets. QuadReal invests directly via programmatic partnerships and through operating

companies in which it holds an ownership interest.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.

**40M SF**

Canadian Commercial Real Estate Portfolio

**\$94B**

In Assets Spanning 25+ Countries

**1,900+**

Employees

**Spanning**

Canada, The U.S., Europe and Asia-Pacific



## Contact:

**Jessica Wickersham**

Director, Leasing  
Sales Representative

—

QuadReal Property Group, *Brokerage*  
905 798 7435  
[Jessica.Wickersham@quadreal.com](mailto:Jessica.Wickersham@quadreal.com)

