



# 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



BOMA  
BEST SILVER



LEED  
CORE & SHELL



LEED EB  
PLATINUM



BIKE  
RACKS



INSTITUTIONAL  
OWNERSHIP AND  
ON-SITE  
PROFESSIONAL  
MANAGEMENT



OPTIMAL HIGHWAY  
ACCESS TO  
401,407,403



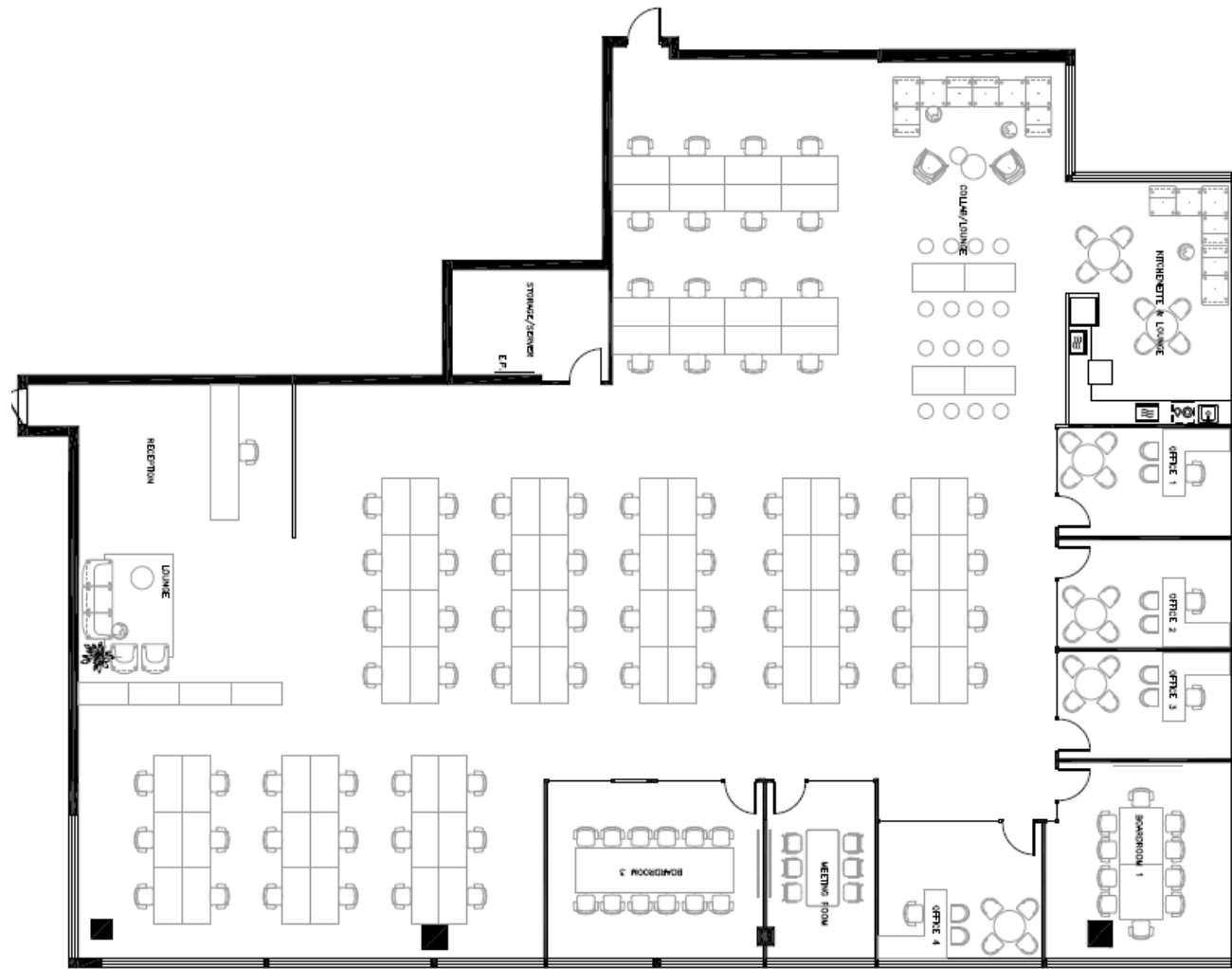
ABUNDANT FOOD  
AMENITIES  
IN AREA



CROSSROADS  
CORPORATE CENTRE  
  
PART OF THE  
CROSSROADS  
CORPORATE CENTRE

# Suite 420 - 8,317 SF

## PLANNED MODEL SUITE

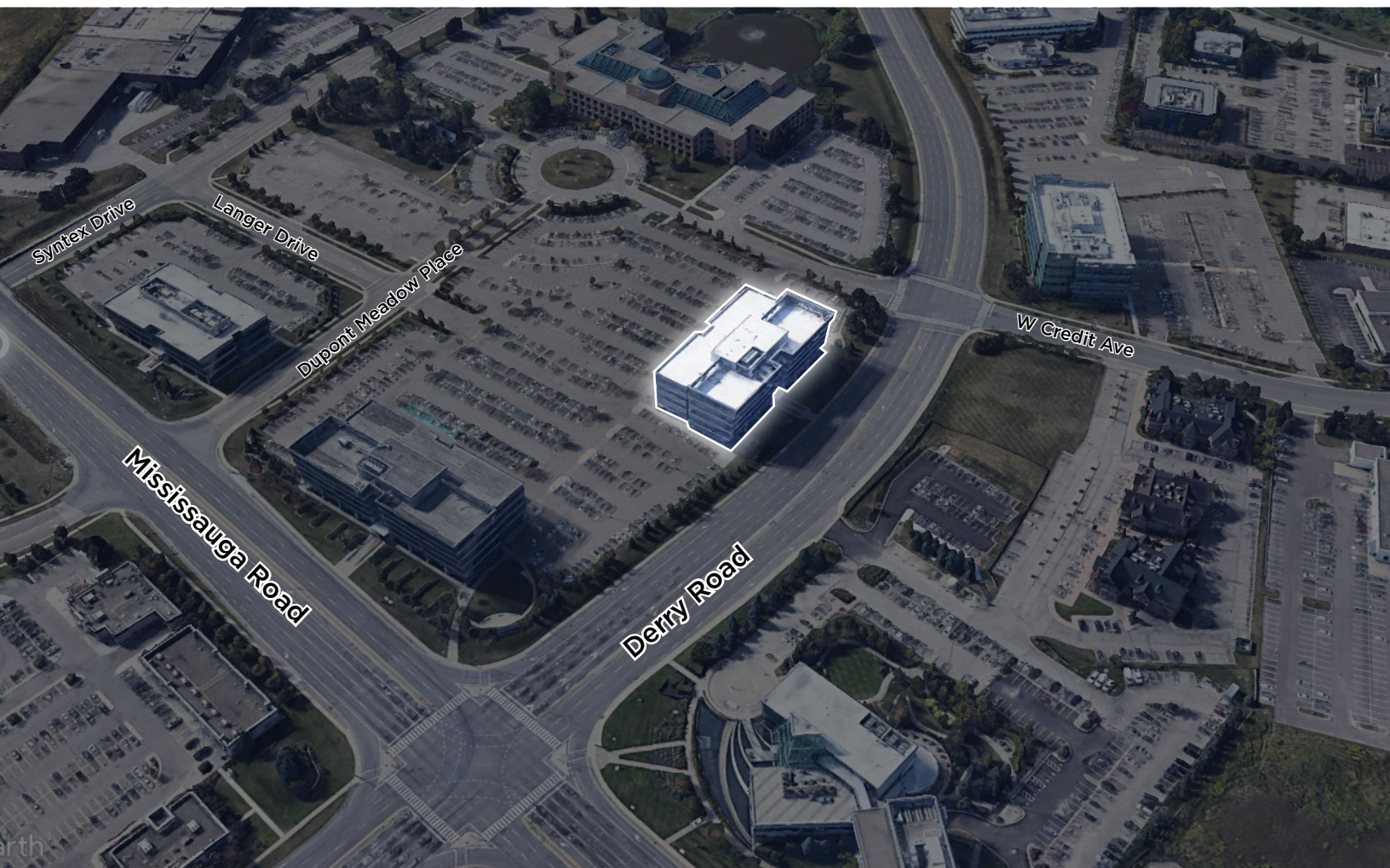


# Suite 420 - 8,317 SF

## 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

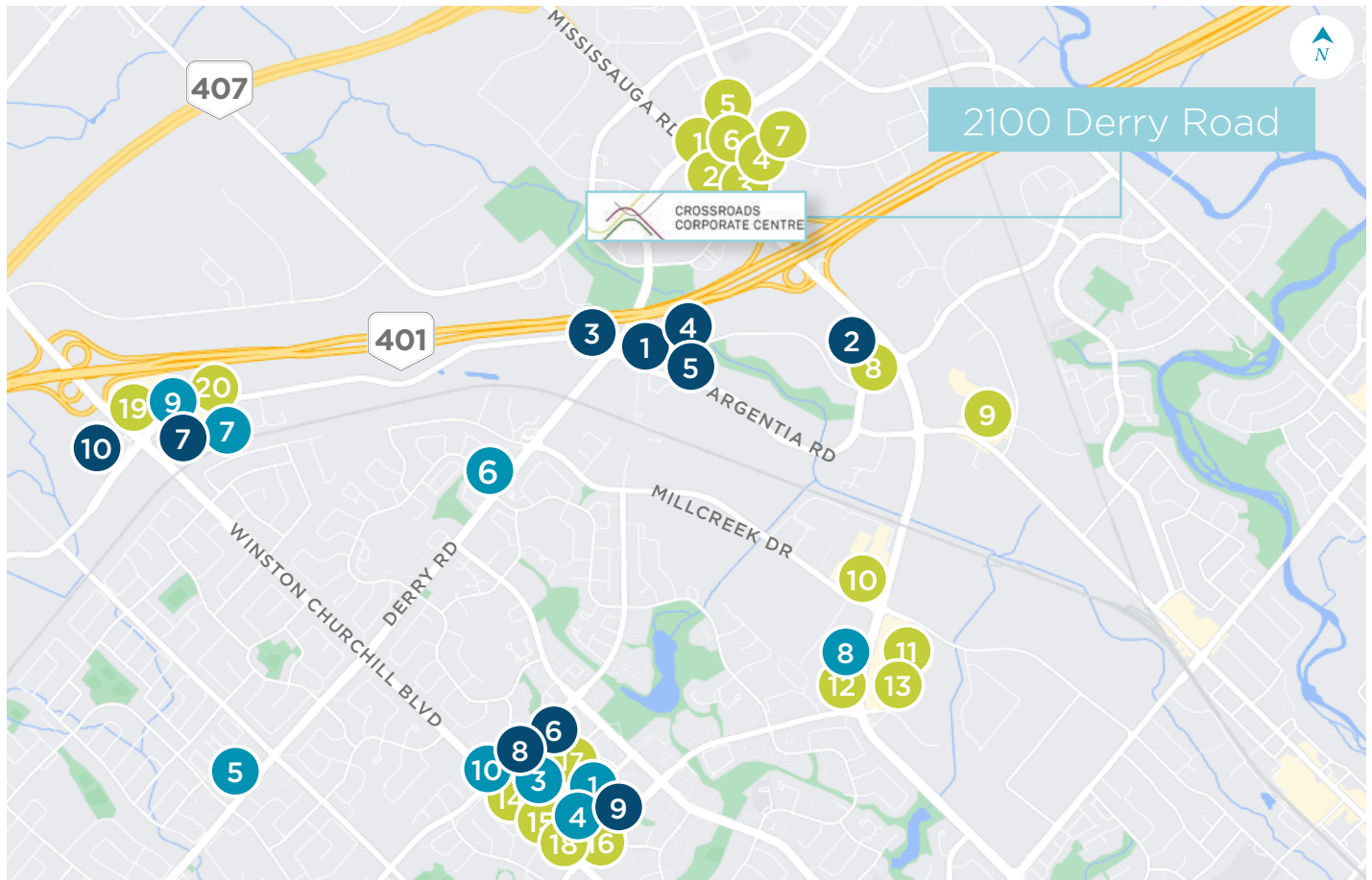
|                        |     |
|------------------------|-----|
| Fire detection system: | YES |
| Sprinkler system:      | YES |
| Manned security:       | YES |
| Security systems:      | YES |



## 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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