

CROWN
PROPERTY MANAGEMENT



Flexible Options. **Unlimited Opportunity.**

Built for Business

The Avebury offers businesses unsurpassed workspace options. Located at 5995 Avebury Road in Mississauga, Ontario, The Avebury provides flexibility, bright office space, easy access and in an ideally situated location with future on-site amenities. The various size and design options available allow any business - from conservative to creative - the

perfect canvas to build-out an office space that supports their brand and culture.

Managed by Crown Property Management, a leader in creating exceptional office environments, The Avebury truly offers unlimited opportunities for your business.



Project Highlights

Net Rent
\$18.00 PSF

Additional Rent
\$19.21 PSF

Availability
2,025 - 12,108 SF

Accessibility
Future LRT & Transit at doorstep

Amenities
Tenant Lounge, Conference Room and Micro Market
(Coming soon)

Parking
4.0/1,000

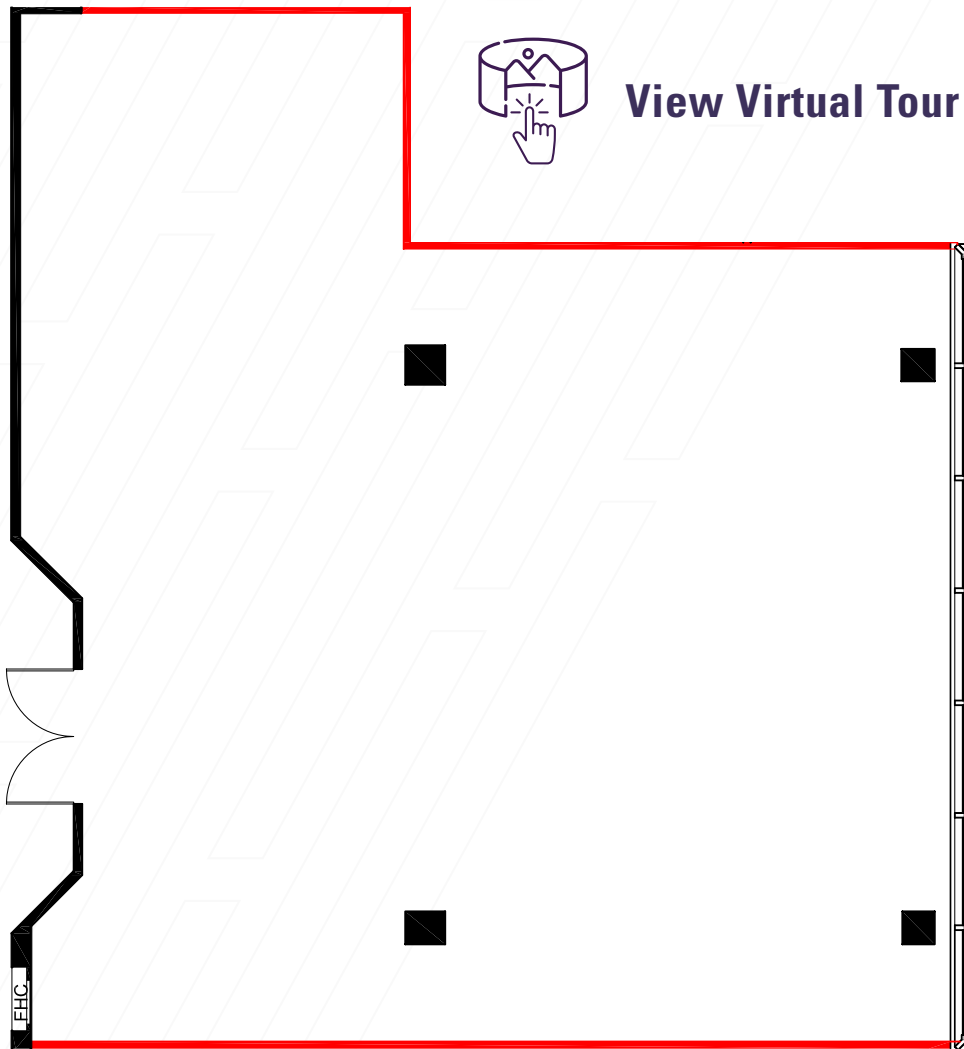
Availabilities

SUITE	AREA (SF)	AVAILABILITY
701	2,025	Immediately
800	2,025 - 12,108	Immediately
804	4,187	Immediately



Suite 701

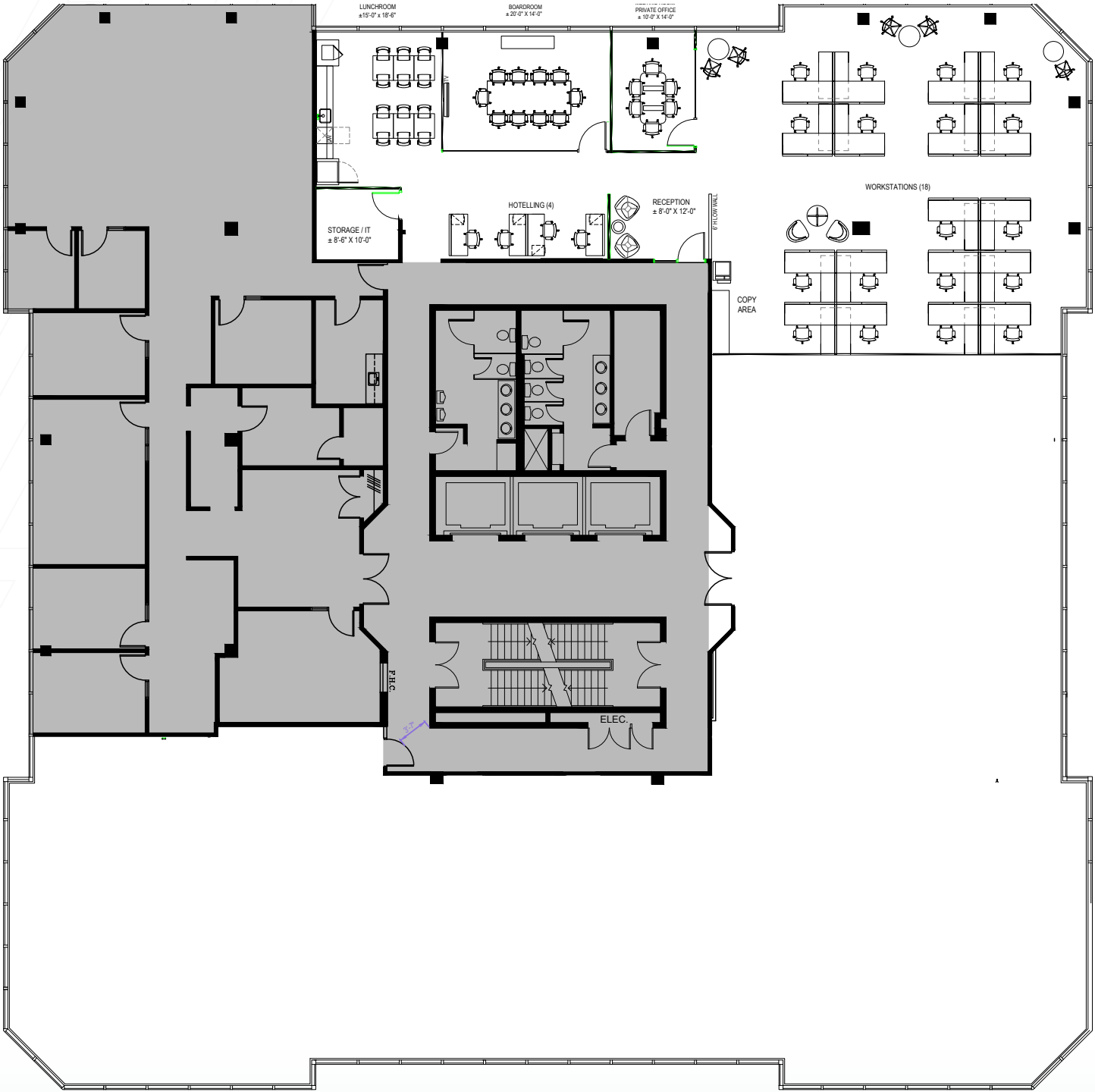
2,025 SF



Suite 800

12,108 SF

- Model Suite 3,500 SF
- Remaining Space in base building condition
- Full Floor Opportunity up to 16,295 SF



View Virtual Tour



8,000 SF Floor Plan



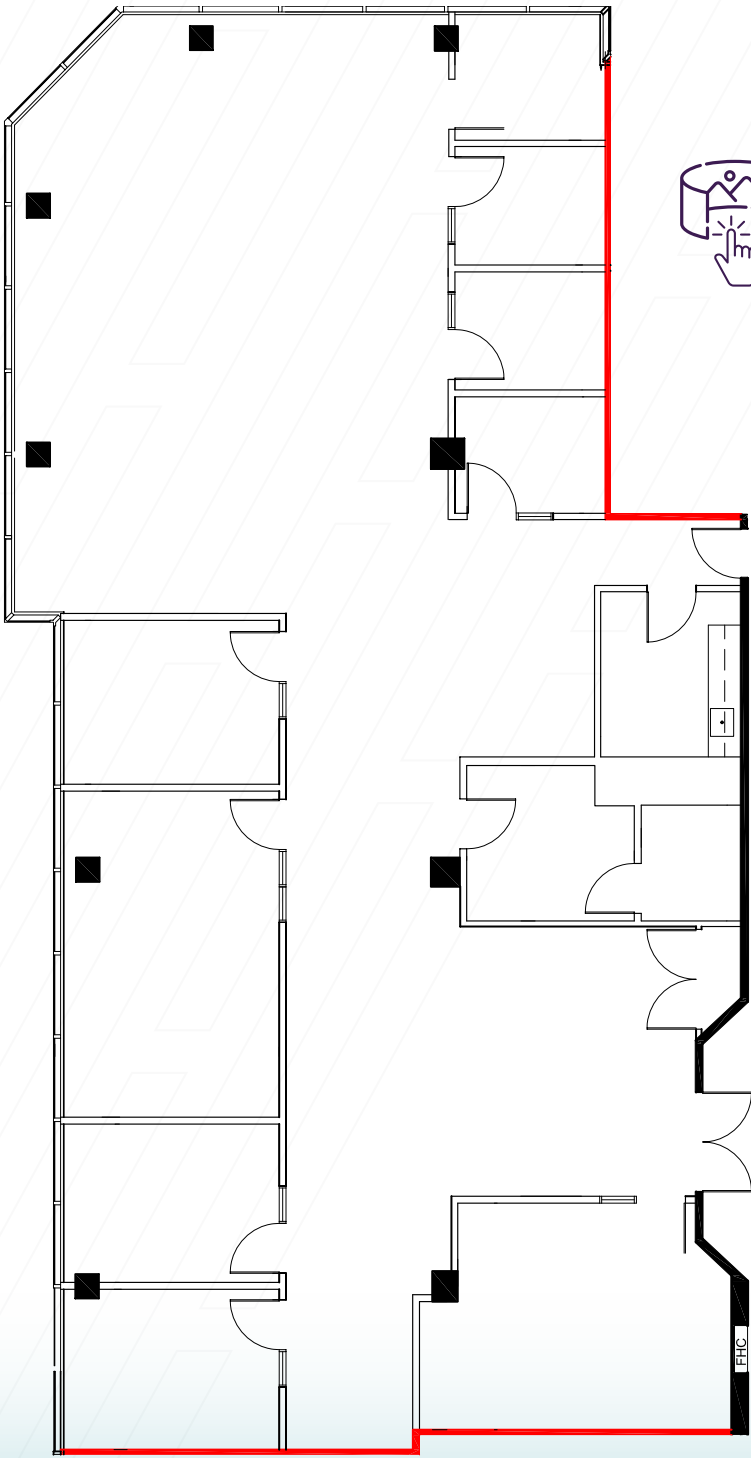
12,000 SF Floor Plan

Suite 800

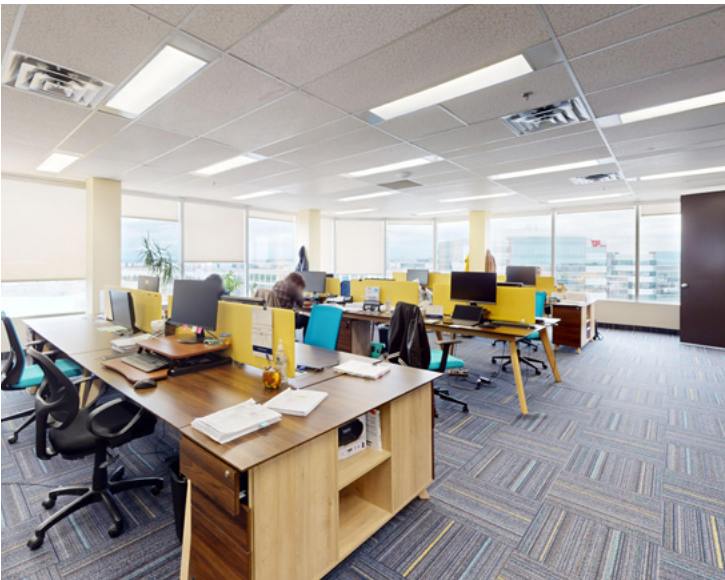
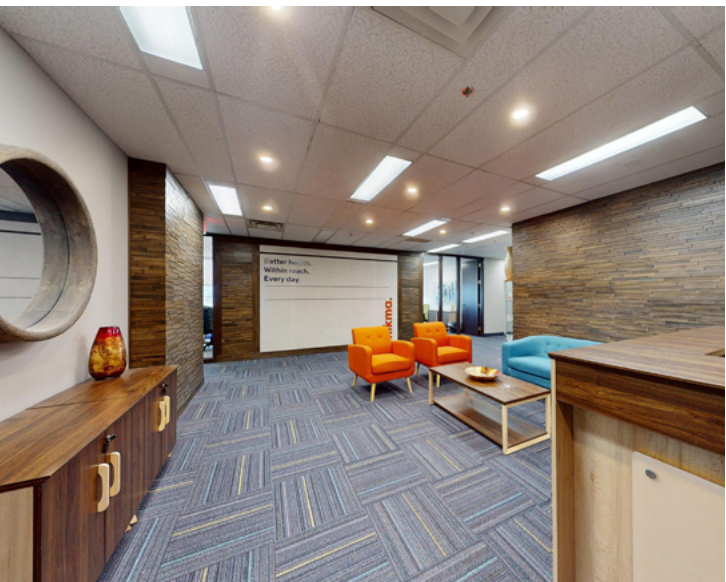


Suite 804

4,187 SF



View Virtual Tour



Location

TIMES TO TRANSIT STOPS

- Britannia bus @ Avebury 1 min.
- Keaton bus @ Avebury 2 mins.
- Hurontario bus @ Britannia 3 mins.

*For more information visit:

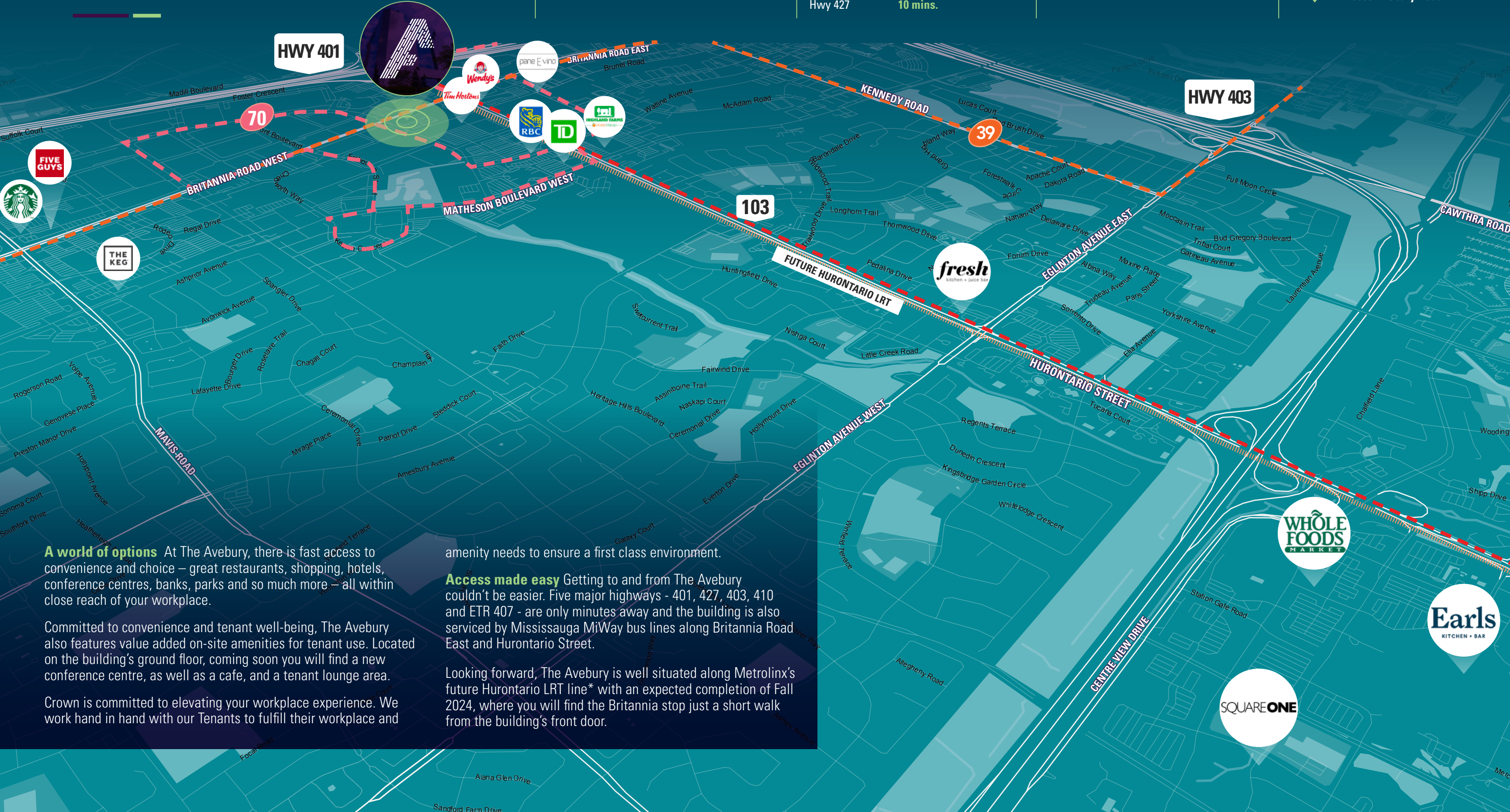
TIMES TO MAJOR HIGHWAYS

- Hwy 401 1 min.
- Hwy 403 5 mins.
- Hwy 410 5 mins.
- Hwy 407 8 mins.
- Hwy 427 10 mins.

TIMES TO PLACES OF INTEREST

- Port Credit 25 mins.
- Toronto 22 mins.
- Pearson Airport 22 mins.

- 103 Hurontario Express
- 70 Keaton Bus
- 39 Britannia Bus
- Future Hurontario LRT
- 5995 Avebury Road



A world of options At The Avebury, there is fast access to convenience and choice – great restaurants, shopping, hotels, conference centres, banks, parks and so much more – all within close reach of your workplace.

Committed to convenience and tenant well-being, The Avebury also features value added on-site amenities for tenant use. Located on the building's ground floor, coming soon you will find a new conference centre, as well as a cafe, and a tenant lounge area.

Crown is committed to elevating your workplace experience. We work hand in hand with our Tenants to fulfill their workplace and

amenity needs to ensure a first class environment.

Access made easy Getting to and from The Avebury couldn't be easier. Five major highways - 401, 427, 403, 410 and ETR 407 - are only minutes away and the building is also serviced by Mississauga MiWay bus lines along Britannia Road East and Hurontario Street.

Looking forward, The Avebury is well situated along Metrolinx's future Hurontario LRT line* with an expected completion of Fall 2024, where you will find the Britannia stop just a short walk from the building's front door.



FLEXIBLE OPTIONS. UNLIMITED OPPORTUNITY.

For inquiries, please contact:

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