

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.



Fitwel Certified



WiredScore
GOLD



BOMA BEST



LEED Gold Certified

Project Highlights



Net Rent

\$20.00 PSF



Additional Rent

\$19.88 PSF



Availability

2,025 - 11,852 SF



Accessibility

Future LRT & Transit at doorstep



Amenities

Tenant Lounge and Micro Market



Parking

4.0/1,000 SF

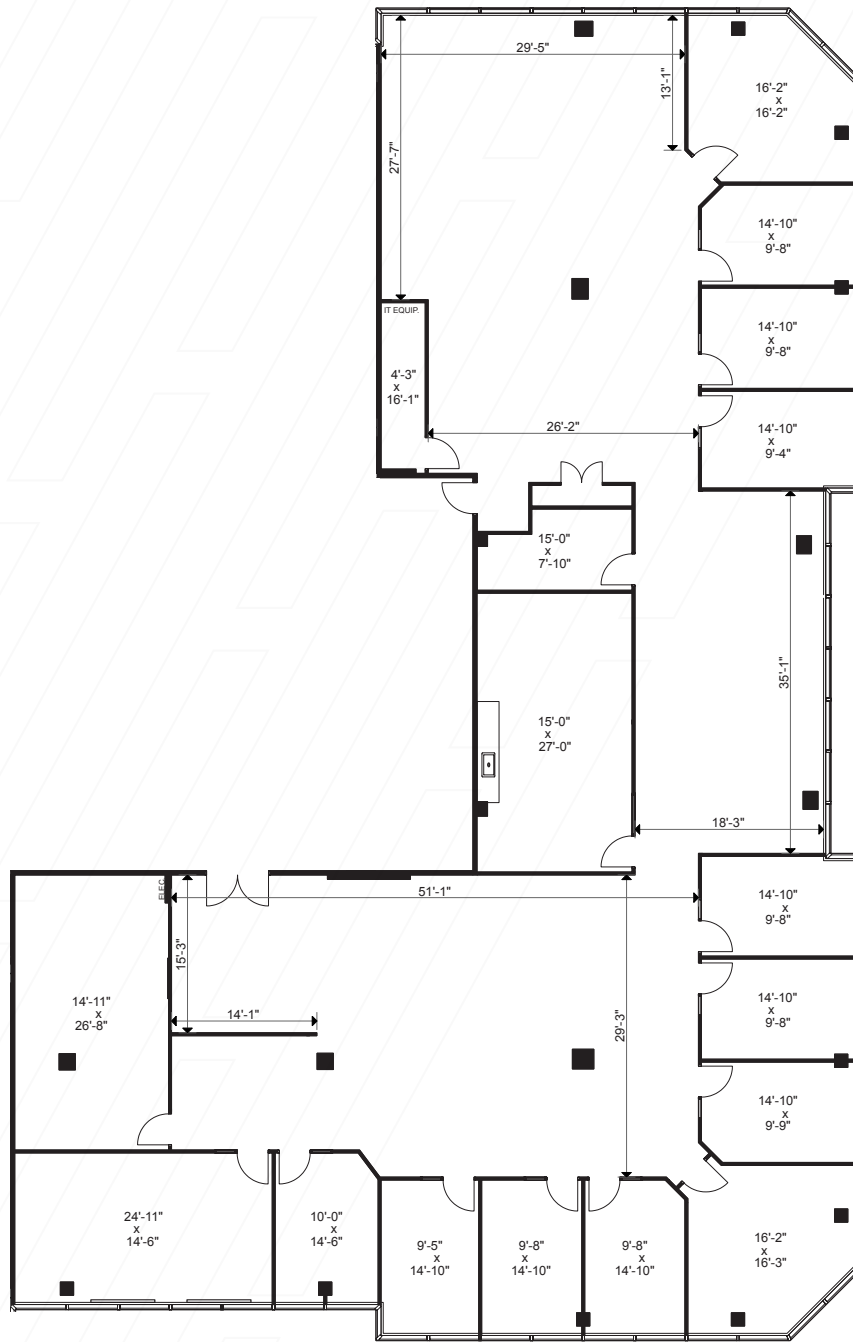
Availabilities

SUITE	AREA (SF)	COMMENT	AVAILABILITY
700	7,695	Elevator exposure with good mix of private offices on glass, large and small meeting rooms, kitchen and open area.	Immediately
701	2,017	Built out bright office with open concept work space and elevator exposure. Brand new carpet throughout the office.	Immediately
800*	3,574	Built out with mix of offices, large open area and lunchroom on glass.	Immediately
803*	3,792	Beautifully built out model suite with mix of meeting space, office, kitchen and open area and flooded with natural light.	Immediately
804*	4,198	Available within 30 days notice. Move-in ready suite with elevator exposure, eight offices, two meeting rooms, kitchenette, file storage and reception.	Immediately

*Up to 11,863 SF Contiguous space 800, 803 & 804

Suite 700

7,695 SF



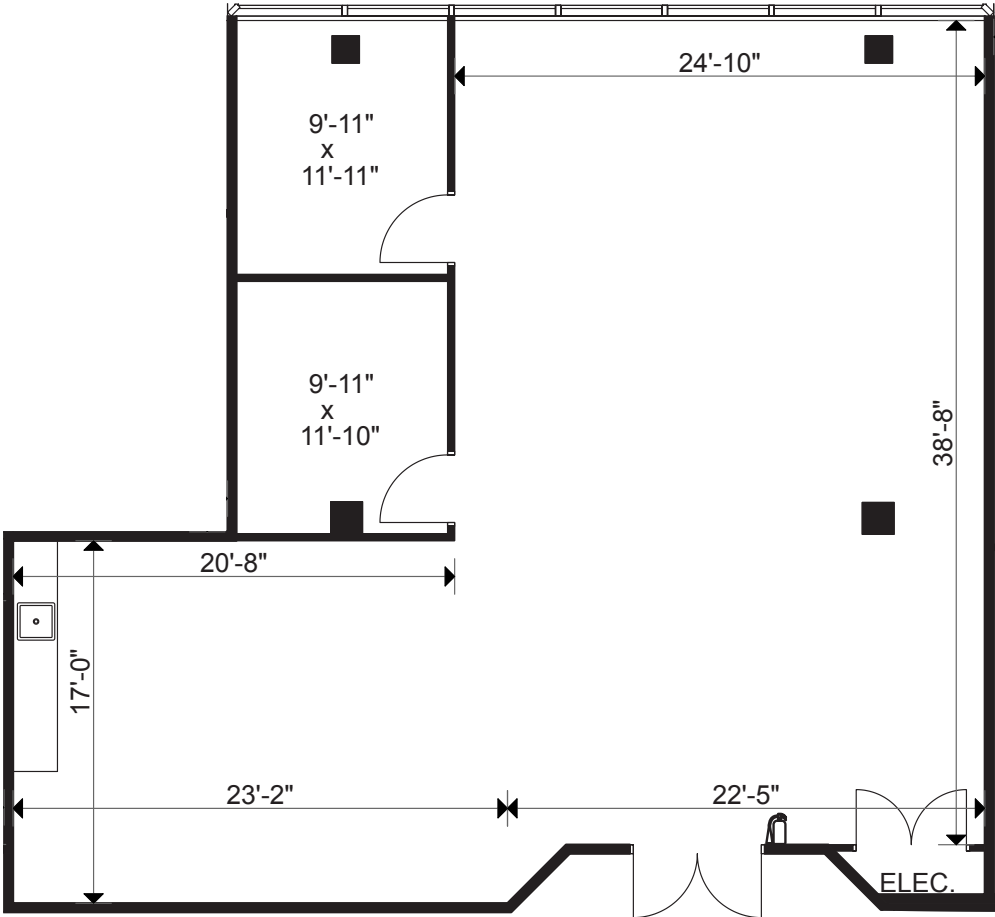


Suite 701

2,017 SF



View Virtual Tour





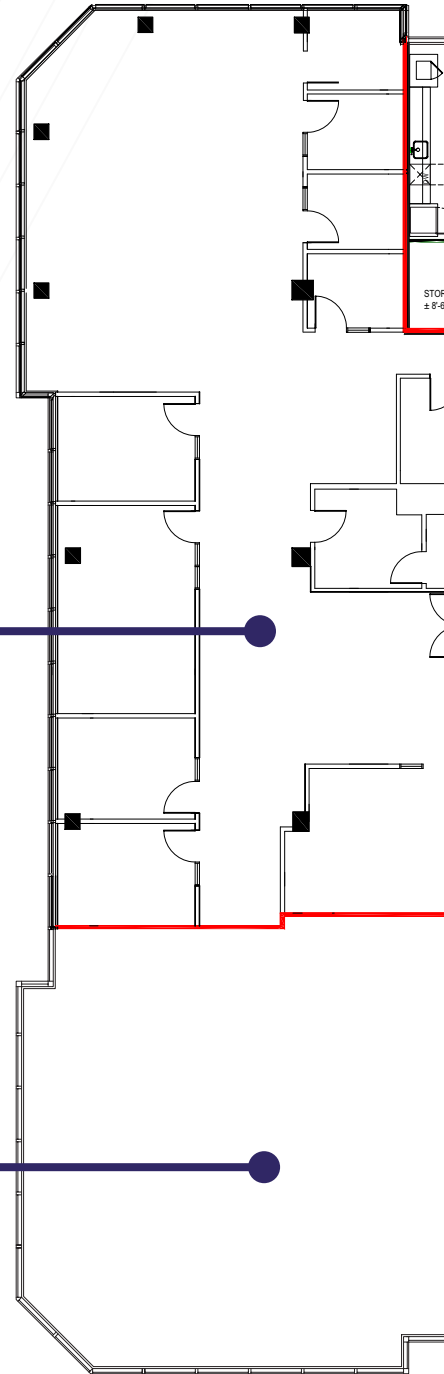
8th Floor

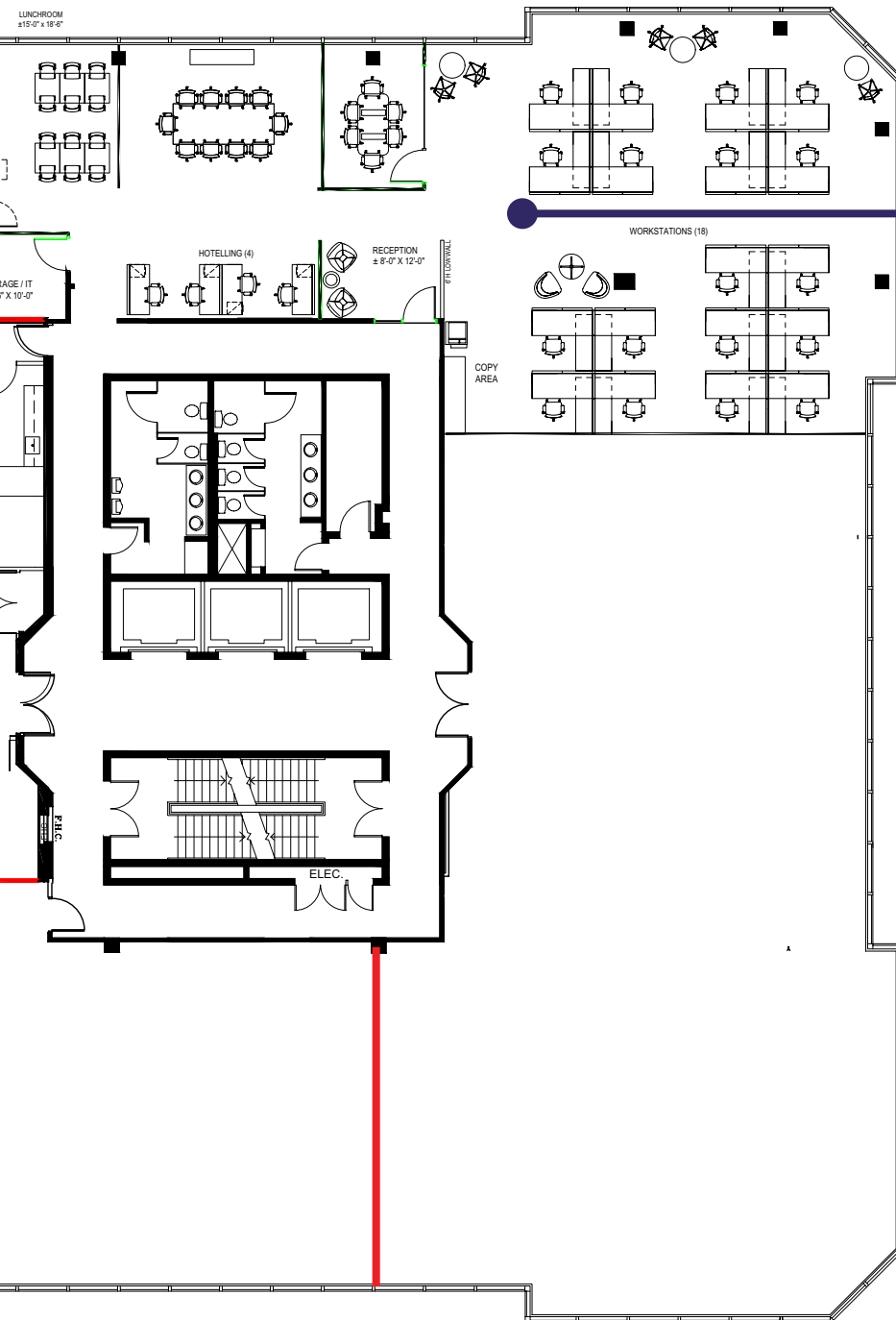
11,863 SF - Contiguous

Suite 800	3,574 SF	
Suite 803	3,792 SF	 View Virtual Tour
Suite 804	4,194 SF	 View Virtual Tour

Suite 804

Suite 800





Suite 803

Suite 803 Model Suite





Suite 804



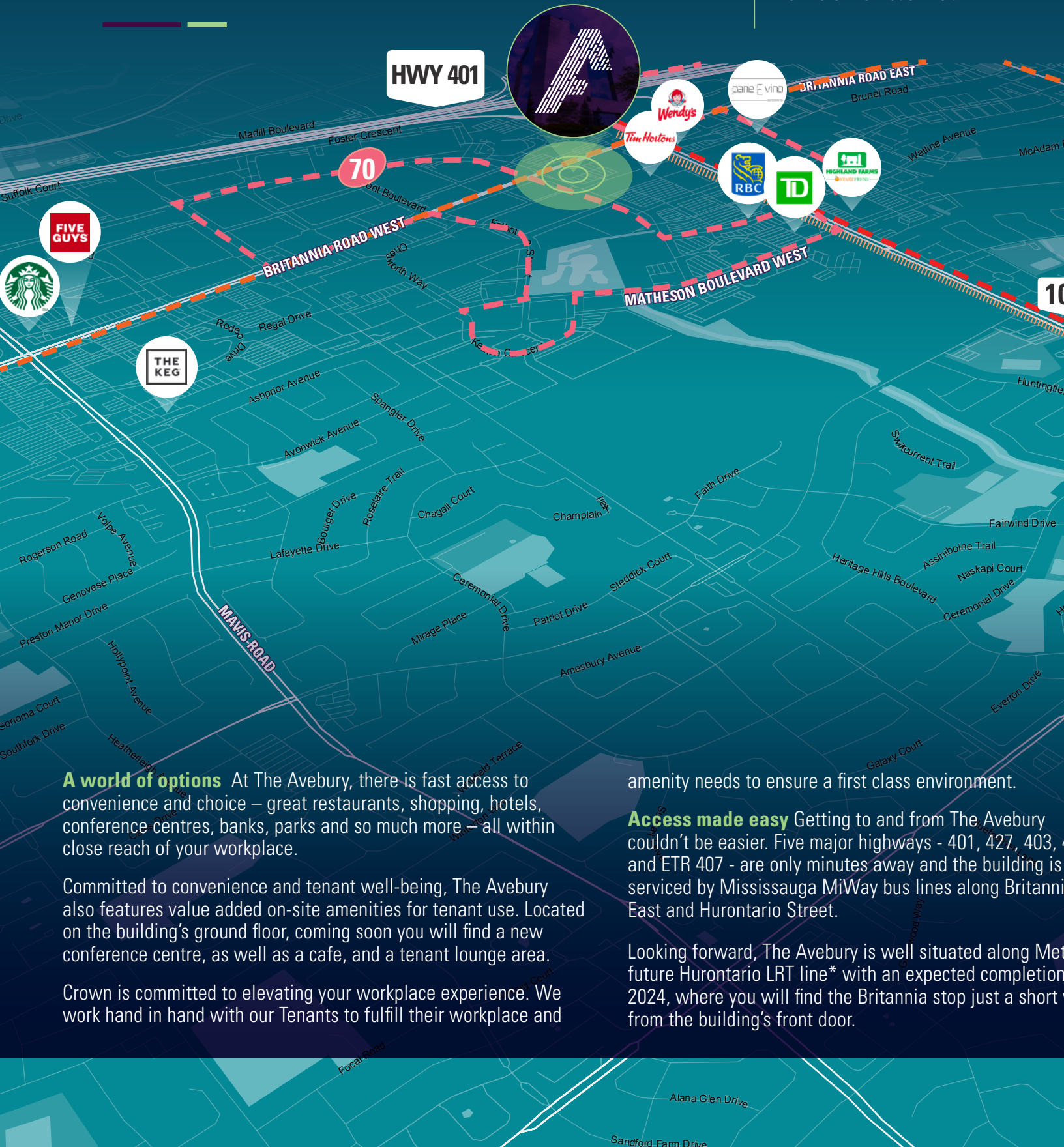


Location

TIMES TO TRANSIT STOPS

Britannia bus @ Avebury **1 min.**
Keaton bus @ Avebury **2 mins.**
Huronario bus @ Britannia **3 mins.**

*For more information visit:



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, and ETR 407 - are only minutes away and the building is serviced by Mississauga MiWay bus lines along Britannia East and Hurontario Street.

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

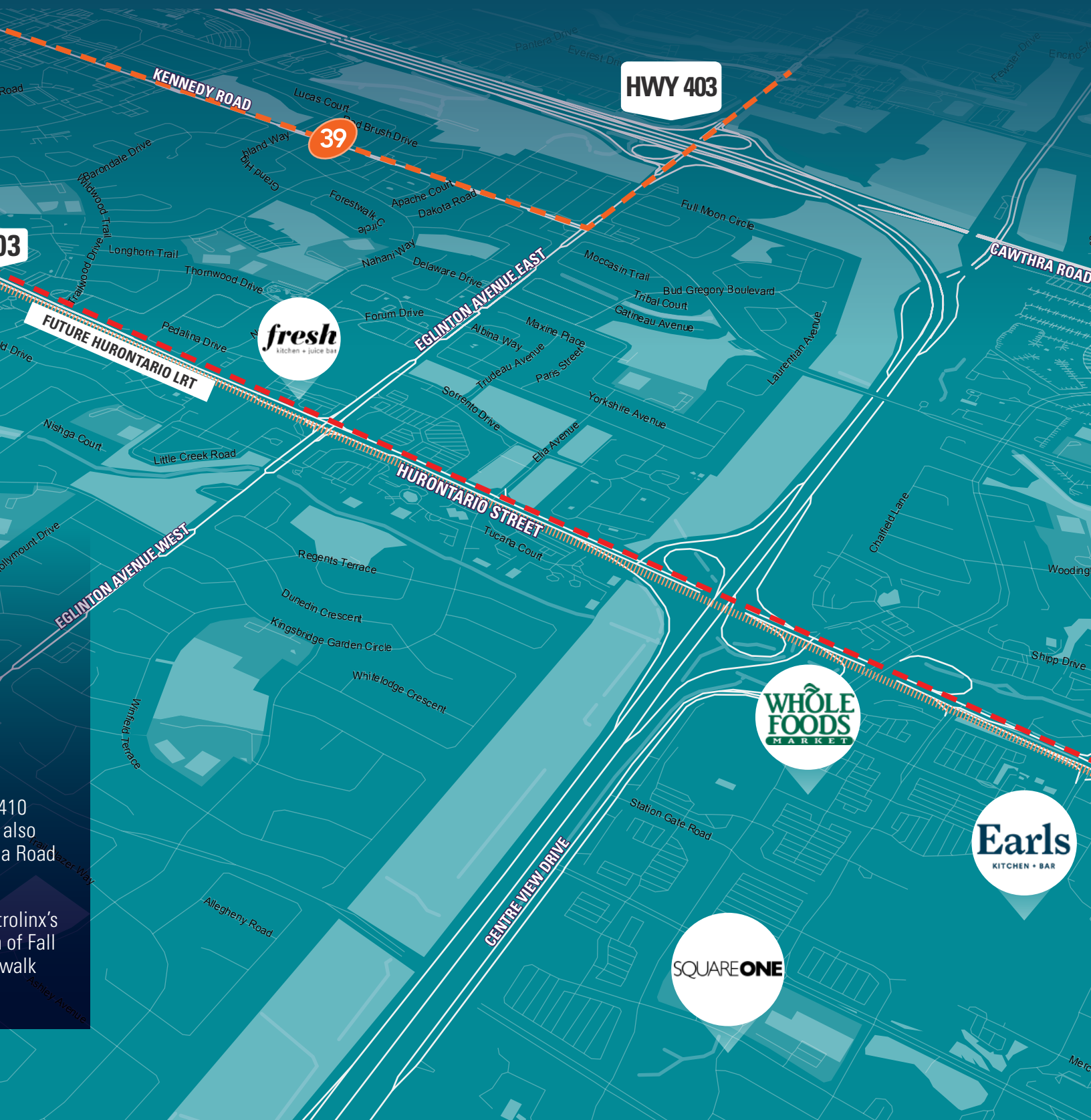
TIMES TO MAJOR HIGHWAYS

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	
Pearson Airport	22 mins.

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





FLEXIBLE OPTIONS. UNLIMITED OPPORTUNITY.

For inquiries, please contact:

Michael Navo, Executive Vice President

(905) 755 4641 | Michael.Navo@jll.com

Erik Bishop, Associate Vice President

(416) 569 7850 | Erik.Bishop@jll.com

Celeste Rattray, Senior Transaction Manager

(416) 460 1691 | Celeste.Rattray@jll.com

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