

10/20 CARLSON COURT



WELCOME TO

CARLSON COMMONS

ETOBICOKE



LEASING AVAILABILITIES

A WORK ENVIRONMENT LIKE NO OTHER



THE COMPLETE OFFICE PACKAGE



WELCOME

Welcome to Carlson Court, a work environment like no other. 10 / 20 Carlson Court is ideally situated next to six major highway connections, excellent area amenities and Toronto Pearson International Airport. With a brand new conference centre, a fully equipped fitness facility, café and lounge, outdoor patio and amenities nearby, Carlson Court is the complete office package.



IMMEDIATE 427 ACCESS



BIKE PARKING



ON-SITE FOOD SERVICES



QUICK TRANSIT ACCESS



EV CHARGING STATIONS



SIGNAGE OPPORTUNITY

ABUNDANT AMENITIES

CARLSON COURT OFFERS A THOUGHTFULLY AMENITY MIX DESIGNED TO SUPPORT PRODUCTIVITY, WELLNESS, AND CONNECTION.



MOVE IN-READY WORKSPACE



OUTDOOR PATIO



COLLABORATE BY CROWN



UPDATED LOBBY



LA PREP CAFE



WORKFIT BY CROWN

CONNECTED

AREA & AMENITIES

Located just minutes from the 400-series highways, QEW, and in close proximity to Pearson International Airport, 10 & 20 Carlson Court are conveniently connected. Fronting onto Highway 27, the properties are steps from nearby amenities including several restaurants and hotels.

Travel Times To Highways



Dining

Chop Steakhouse
Canyon Creek
Jack Astors
Boston Pizza



Hotels

Residence Inn
Crowne Plaza
Sheraton



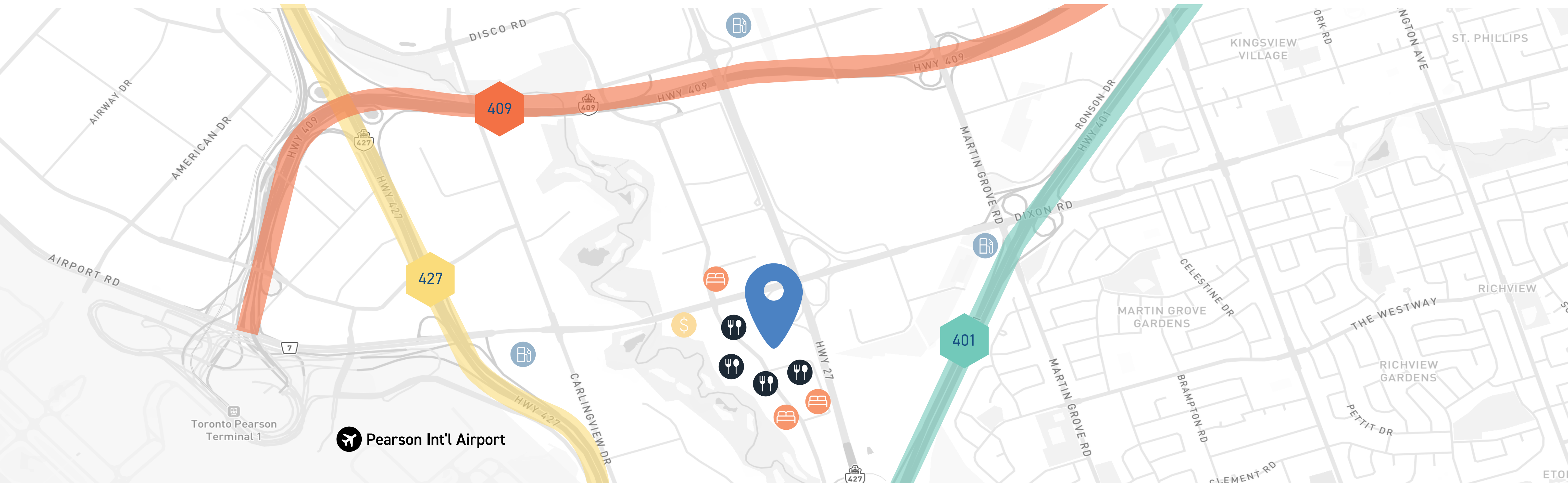
Banks

RBC



Gas

ESSO
Petro Canada
Pioneer



AWARDS & CERTIFICATIONS



FITWEL

Measures how effectively a building promotes health and wellness, supporting tenant wellbeing and strengthening employee performance, retention, and recruitment. It emphasizes user experience and overall environmental quality to create a healthier, more comfortable workplace.



BOMA BEST
SUSTAINABLE • BASELINE

BOMA BEST

Recognizes sustainable, efficient buildings that reduce energy and water use, improve air quality, and support overall wellness. It reflects our commitment to a cleaner, healthier, and more resilient workspace through strong custodial practices and effective waste-reduction efforts.



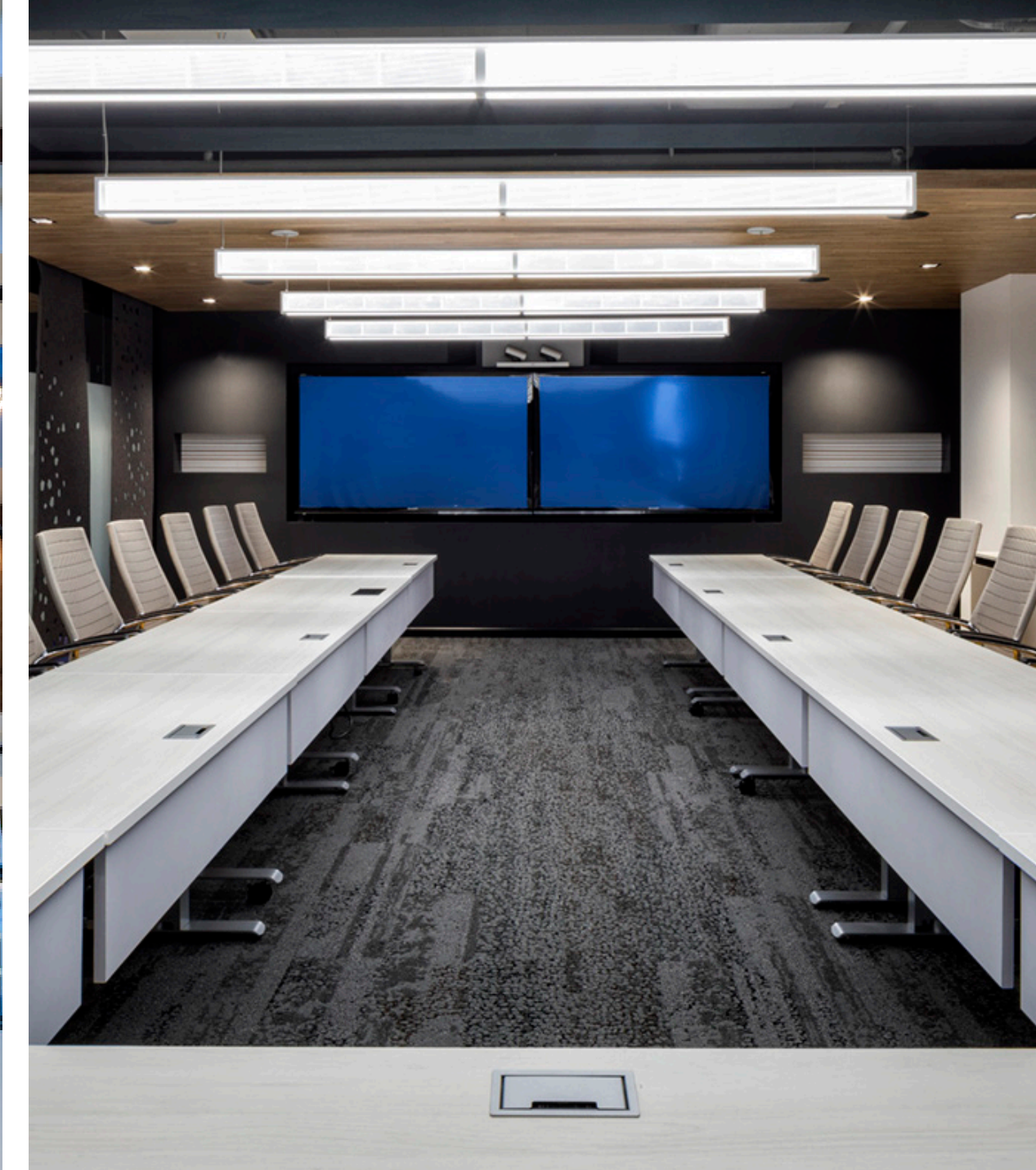
ENERGY STAR

Recognizes buildings that operate with exceptional energy efficiency, reducing consumption and lowering utility costs. It reflects our commitment to sustainable performance, providing a comfortable, environmentally responsible workspace that benefits both tenants and the planet.



LEED

Highlights buildings that prioritize sustainability and occupant well-being through enhanced air quality, natural light, and high-performance design. It reflects our commitment to creating comfortable spaces that reduce environmental impact while supporting a healthier experience for tenants and the planet.



TENANTS

Gray Lea



TATA CONSUMER PRODUCTS

AECON



TENANT SATISFACTION

2025 SURVEY RESULTS

NET PROMOTER SCORE

CROWN NPS

52

TENANT NPS

48



OVERALL BUILDING
SATISFACTION

93%

BUILDING CONDITION
SATISFACTION

89%



CROWN

For more information about the property or to arrange a tour, please contact:

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TAKE CONTROL OF
YOUR WORKDAY.

The **Connect by Crown** mobile app gives tenants on-demand access to amenities, communication with property management, and the office community.

