



6985 Financial Drive



Meadowvale North
Business Park
Mississauga, ON

Contents



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04

Property
Overview

12

Property
Location & Map

06

Building Specs
& Quick Facts

14

Sustainability
& Wellness

08

Suite 200
Availability

16

QuadReal
Overview

10

Diverse
Surroundings

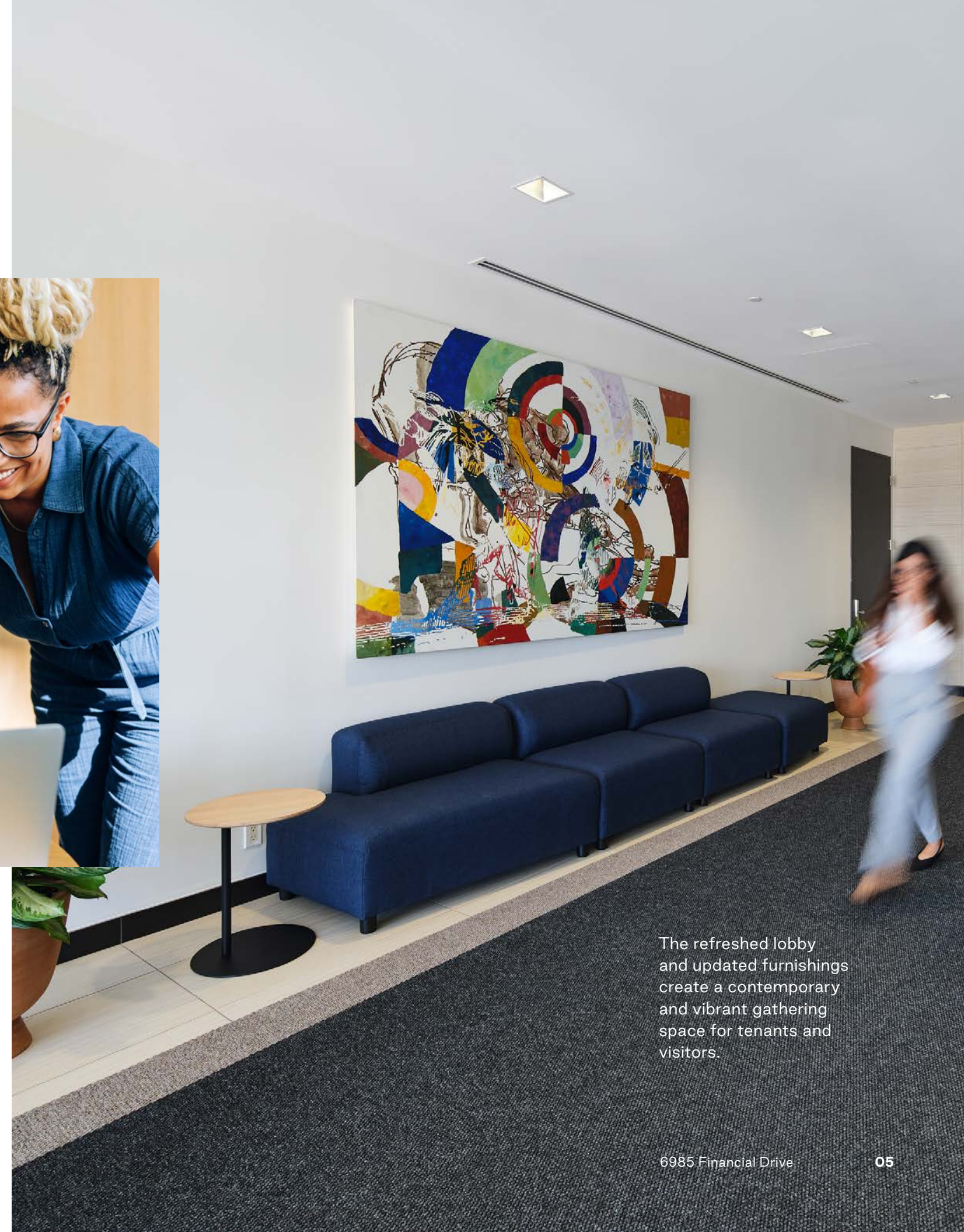
18

Property
Management

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.



The refreshed lobby and updated furnishings create a contemporary and vibrant gathering space for tenants and visitors.

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

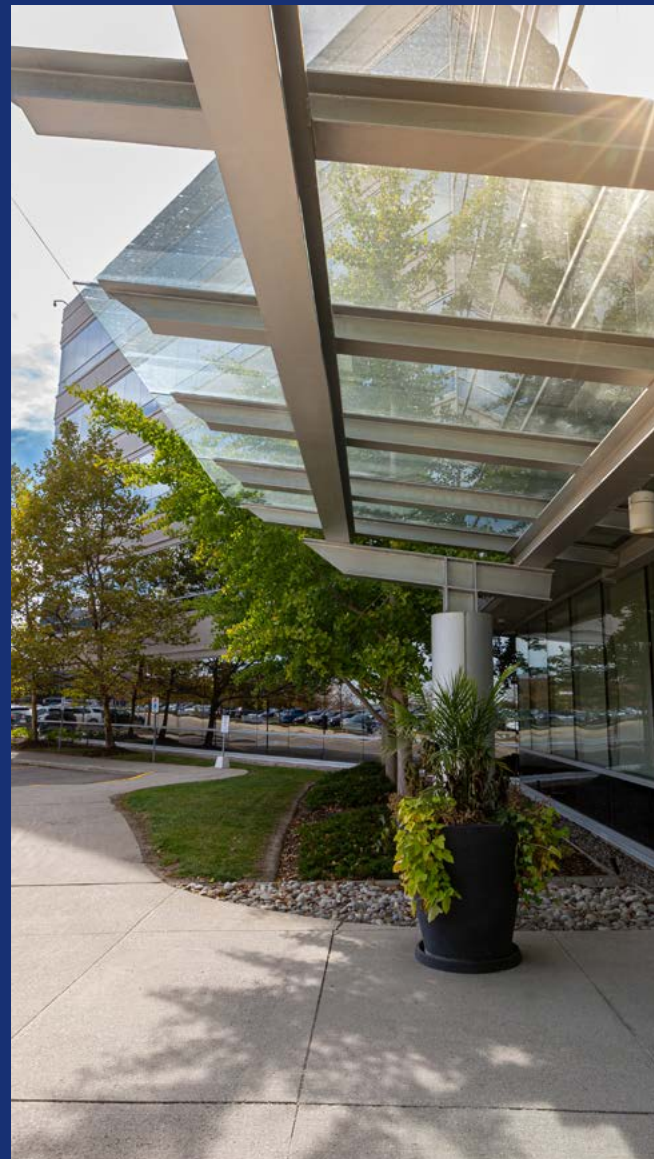
180,000 SF

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

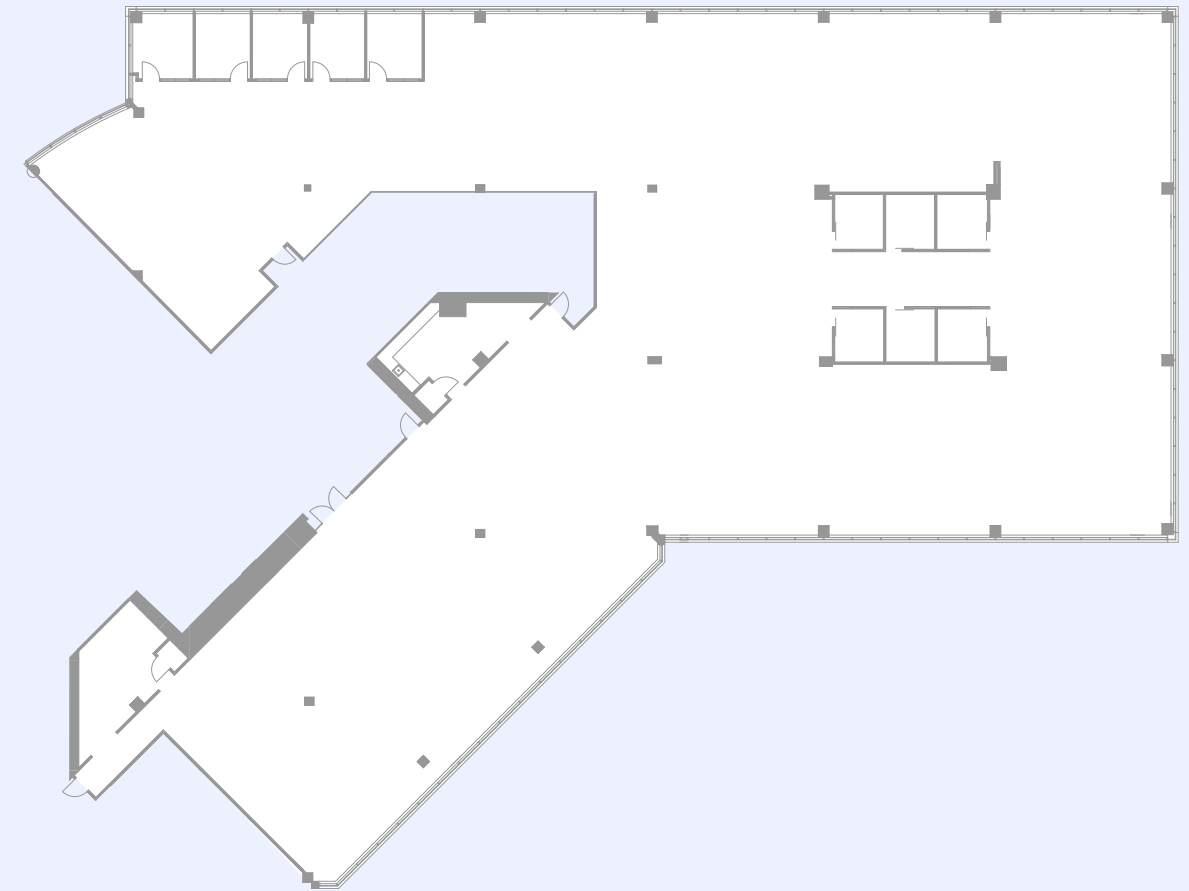


Rick Hansen Foundation
Accessibility Certified



Floorplan

Suite 200



20,586 SF

Tenant Area

Immediately

Availability

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

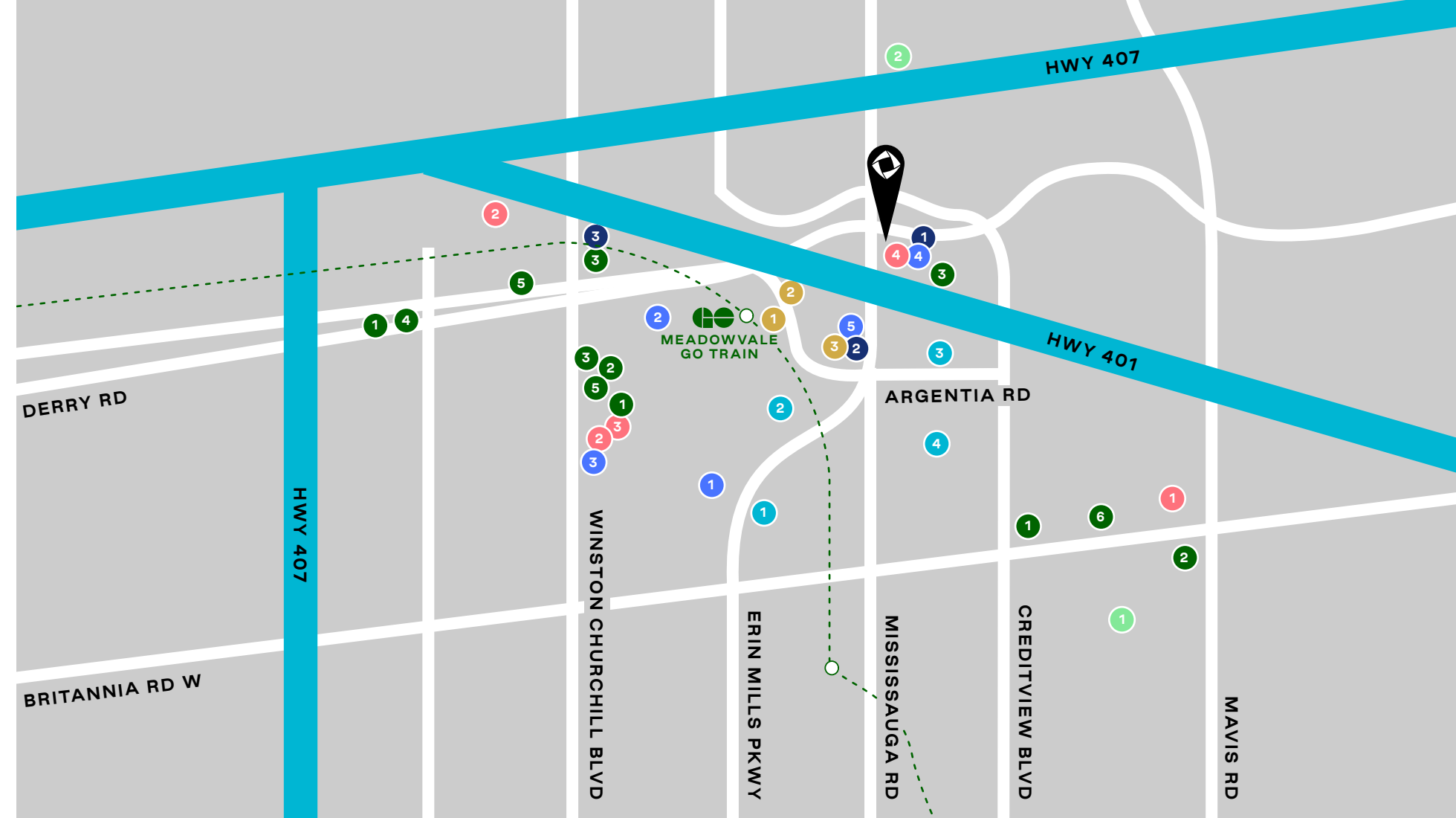
Ideally located just north of Highway 401 at the corner of Mississauga Road and Derry Road, major points of interest are just a short commute away.

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.

Building 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

2025 → 2030 → 2040 → 2050 →

Net zero property-level plans in place.

50% absolute carbon reduction of QuadReal's directly managed portfolio.

All Canadian offices achieve net zero emissions, 50% absolute carbon reduction of international portfolio.

Global portfolio is net zero carbon.

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 are \$98.5 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities globally for investments in equity and debt in both the public and private markets. QuadReal invests directly through operating platforms

in which it holds an ownership interest and via programmatic partnerships.

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.

45M+ SF

Canadian Commercial Real Estate Portfolio

\$98.5B

Spanning 24 countries

1,900+

Employees

Spanning

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



800 W Fulton, Chicago



60 Birmingham, GTA



Commerce Court, Toronto



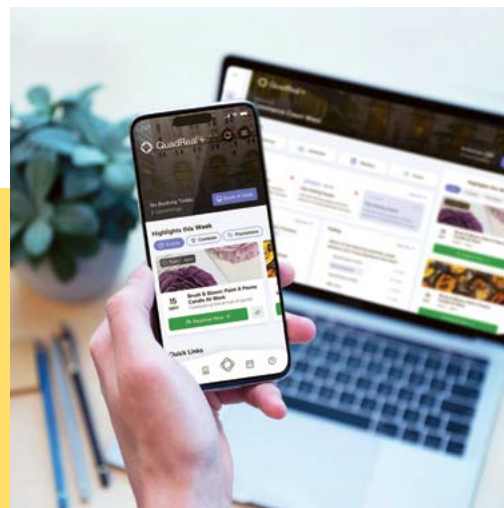
22 Bishopsgate, London

Customer-Centric Service

Managed by QuadReal Property Group – A team of professionals that take pride in delivering exceptional customer service while creating a seamless experience for their communities.

Excellence lives here. That's why we're committed to creating sustainable environments, spaces that bring value to people both now, and for years to come.

We don't just serve our communities, we're part of them. Working in partnership with our communities, our staff provide hands-on guidance to each and every one of our customers. Meanwhile, our always-on QuadReal+ provides real-time engagement while QuadReal CONNECT delivers 24/7 professional support, so our customers can stay connected wherever they are.



Contact QuadReal Connect
through the QuadReal+ App
Or 1 877 977 2262
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