

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

⚙️ CONFERENCE CENTRE

🍽️ ON-SITE FOOD SERVICES

🚊 QUICK TRANSIT ACCESS

🔌 EV CHARGING STATIONS

🏋️ FITNESS CENTRE

📋 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



ON-SITE 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



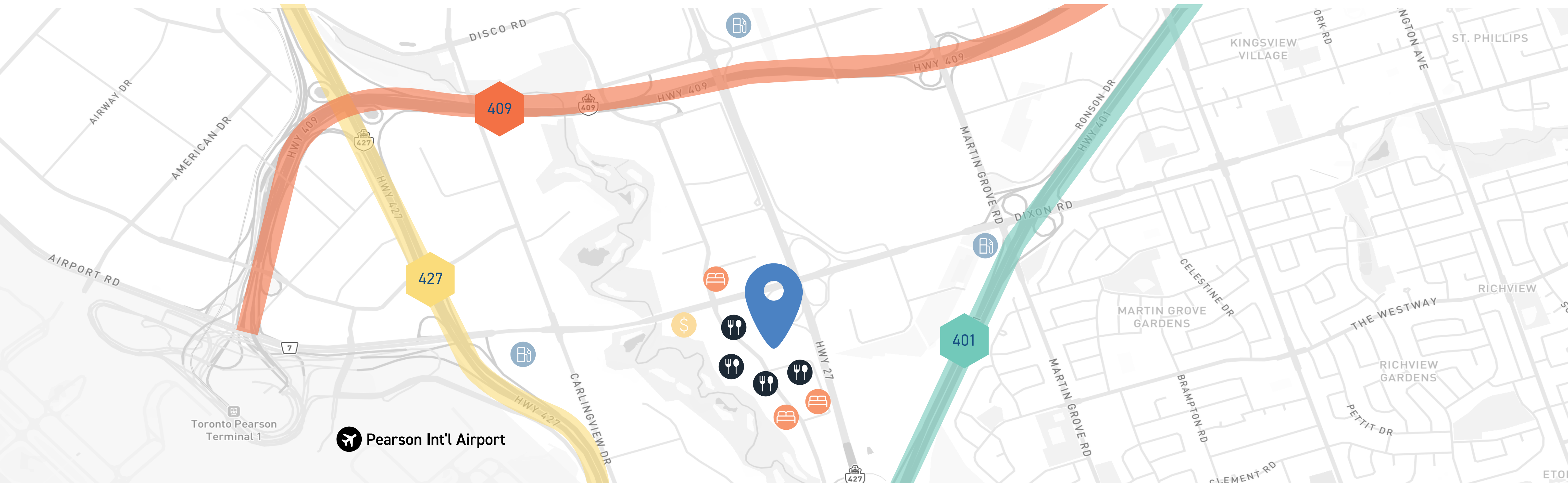
### Banks

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.



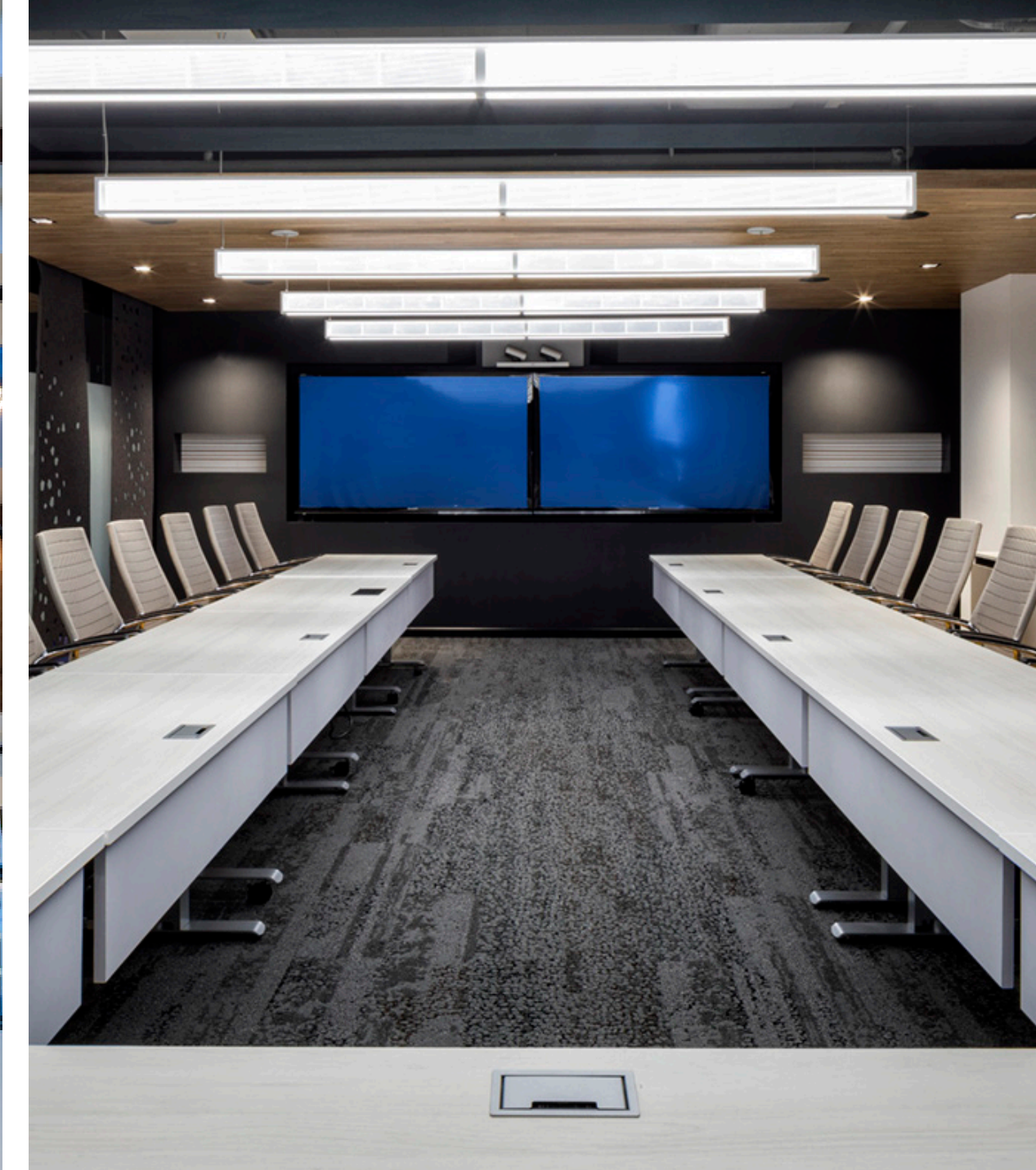
## ENERGY STAR

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

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*Gray Lea*



**TATA** CONSUMER PRODUCTS

**AECON**



# TENANT SATISFACTION

CROWN 2025 TENANT SURVEY



BUILDING NPS

48

CROWN NPS

52

SATISFIED

93%

COMMUNICATION

97%

OVERALL BUILDING

93%

CLEANLINESS

95%



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.

