

# It's all here.

100 MILVERTON DR., 90 & 110 MATHESON BLVD W

MISSISSAUGA



# THE PERFECT BALANCE

A CLASS-A COMPLEX WITH EVERYTHING YOU NEED

100 Milverton Dr., 90 & 110 Matheson Blvd W is a 3-building, connected complex that offers the perfect mixture of office space options, amenities and conveniences creating an unparalleled workplace experience. The Class-A complex features a renovated lobby, conference centre, on-site food service, parking, collaboration zones and a daycare.

<b>90 MATHESON BLVD W</b>	92,391 SF	3 STOREYS
<b>110 MATHESON BLVD W</b>	93,764 SF	3 STOREYS
<b>100 MILVERTON DR</b>	226,533 SF	9 STOREYS



**SCAN FOR  
LEASING  
OPPORTUNITIES**



**PLENTY OF SPACE  
OPTIONS AVAILABLE**



**SURFACE AND UNDERGROUND  
EXECUTIVE PARKING**



**FAST  
ACCESS**



**AMAZING ON-SITE  
AND AREA AMENITIES**



**A SUSTAINABLE  
WORKPLACE**



# EVERYTHING YOU NEED

EXPERIENCE A TRULY BALANCED OFFICE COMPLEX

Convenient building amenities, 100 Milverton Dr., 90 & 110 Matheson Blvd W has everything you need right on-site.



MODERN CAFE (COMING SOON)



COLLABORATE BY CROWN CONFERENCE CENTRE



ON-SITE DAYCARE



CLOSE PROXIMITY TO 400 SERIES HIGHWAYS



EV CHARGING STATIONS



UNDERGROUND PARKING



# THE PERFECT FIRST IMPRESSION

## NEWLY RENOVATED BUILDING LOBBY

A newly renovated, sun-filled lobby designed with inviting collaboration zones that encourage connection and productivity.





# FAST, EASY ACCESS

## A MORE EFFICIENT COMMUTE

With fast access to the 401 and 407 ETR it makes getting to and from the office a breeze. Heartland Business Community is also on multiple public transit lines including MiWay buses and the future Hurontario LRT. Within the vicinity, you will also find numerous, convenient area amenities.



**Hurontario LRT**  
5 Minutes



**Pearson Airport**  
17 Minutes



**Highway 401 / 407**  
5 Minutes / 15 Minutes



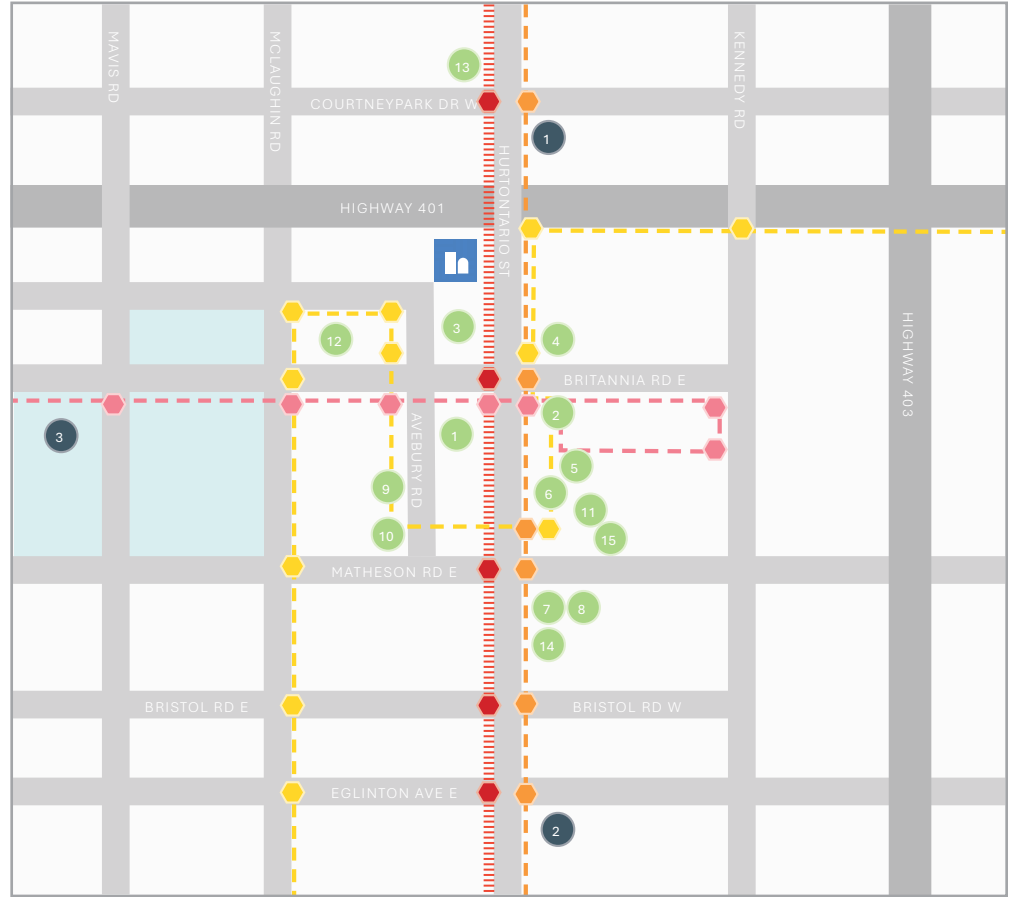
**Complimentary Parking**  
On-Site

### LEGEND



Public Transit Serviced by: Mississauga miWay

- Matheson-Argentia
- Creditview
- Mississauga Road
- Meadowvale Business Express
- Meadowvale GO Station
- Retail
- Highway



### AMENITIES & SERVICES

1. ESSO / TIM HORTONS
2. WENDYS / TIM HORTONS
3. FIRE PIT / STARBUCKS
4. PETRO CANADA
5. QUALITY INN / STUDIO 6
6. EL SOMBRERO / SUBWAY / NIRVANA
7. BMO / BURGER KING / WANTON KEBAB
8. MANDARIN
9. RBC
10. TD
11. HILTON GARDEN INN
12. HUSKY / COUNTRY STYLE
13. FAIRFIELD INN
14. SHELL
15. HIGHLAND FARMS

### RETAIL CENTRES

1. MISSISSAUGA CENTRUM
2. MISSISSAUGA MARKETPLACE
3. HEARTLAND TOWN CENTRE

### TRANSIT

- 103 HURONTARIO EXPRESS
- 70 KEATON BUS
- 39 BRITANNIA BUS
- FUTURE HURONTARIO LRT
- BUS/LRT STOPS



# A GREENER WORKPLACE

COMMITTED TO A HEALTHY & SAFE ENVIRONMENT FOR ALL

## ESG In Everything We Do

Crown considers ESG at every step of the real estate investment lifecycle. Our model of active, integrated management prioritizes environmental and social sustainability at Heartland Corporate Centre and creates the greatest value for all of our tenants.

## Certifications and Awards

Crown has achieved excellence in sustainability through the following awards and certifications at Heartland Corporate Centre



**BOMA BEST**  
SUSTAINABLE · SILVER

The BOMA Best Certification ensures our buildings are sustainable and efficient, which benefits tenants by lowering energy and water use, improving air quality, and supporting overall wellness. It shows our commitment to a cleaner, healthier, and more resilient workspace for everyone. This certification helps create a better environment through good custodial practices and waste reduction



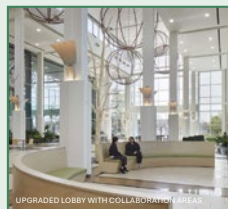
Fitwel Certification rates the health and wellness of buildings, enhancing tenant well-being and boosting employee performance, retention, and recruitment. It prioritizes user experience and the overall facility environment, ensuring a healthier and more pleasant workplace for everyone.



With LEED Certification, tenants enjoy a healthier workspace with better air quality, natural light, and sustainable features. This creates a comfortable, productive environment reducing environmental impact.

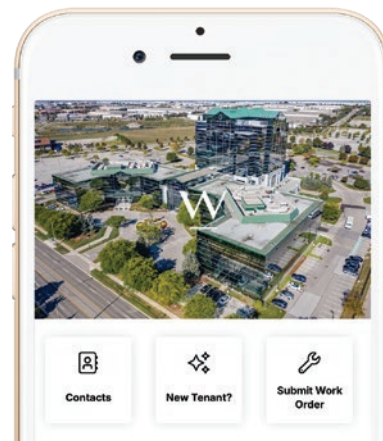
## Community Building

Crown's commitment to creating a smarter, more responsible model for commercial real estate investing and management extends beyond the walls of our buildings and boundaries of our properties, to our local communities and great environment.



## 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.



The logo for Crown Realty Partners, featuring the word "CROWN" in a white, serif, all-caps font. The letter "O" has a horizontal line through its center. The text is set against a dark rectangular background with a thin white border. Below the logo is a solid blue horizontal bar.

CROWN

Founded in 2001, Crown Realty Partners acquires, leases, manages and redevelops commercial real estate assets across Canada. Crown has a well established track record, an experienced team and takes a hands-on approach to provide superior returns for our investors and better workplaces for businesses operating within our portfolio.

FOR MORE INFORMATION, PLEASE CONTACT:

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