



THE

AVEBURY

5995 AVEBURY ROAD
MISSISSAUGA

CROWN



REAL ESTATE
INVESTMENTS LTD.

OVERVIEW

Built For Your Business

The Avebury offers flexible, well-designed workspace options in a prime Mississauga location. Situated at 5995 Avebury Road, the property features bright office suites, convenient access, and convenient on-site amenities. A range of suite sizes and layouts allows businesses of all styles, from traditional to creative, to design a workspace that reflects their brand and supports their culture. Professionally managed by Crown Property Management, The Avebury delivers a high-quality office experience with room to grow.



MOVE-IN READY
SUITES



FLEXIBLE
WORKSPACE
OPTIONS



EFFICIENT
ACCESS



TENANT CONFERENCE
CENTRE



TENANT LOUNGE



4 : 1000 SF SURFACE PARKING
13 EXECUTIVE UNDERGROUND
PARKING SPACES AVAILABLE



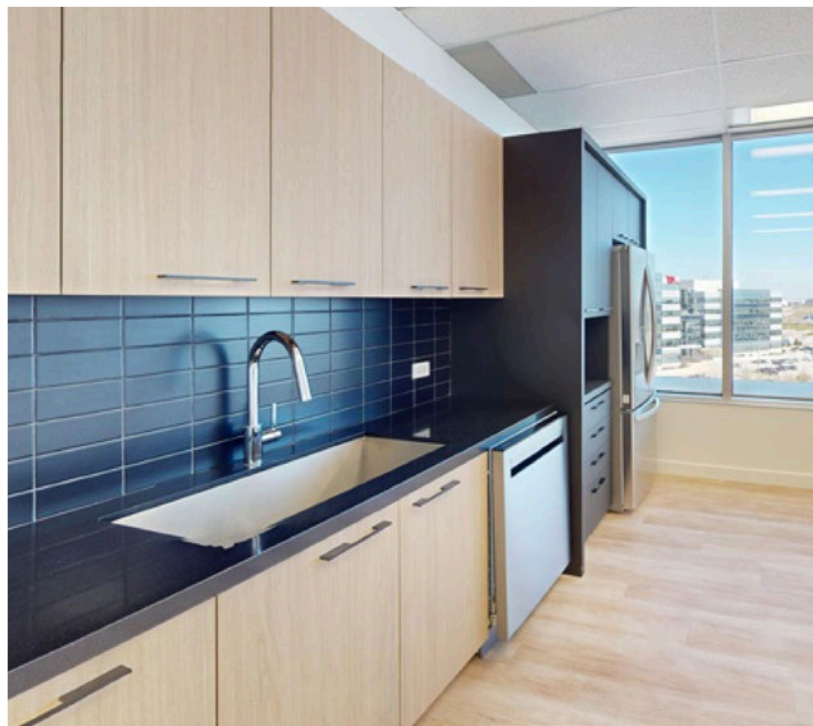
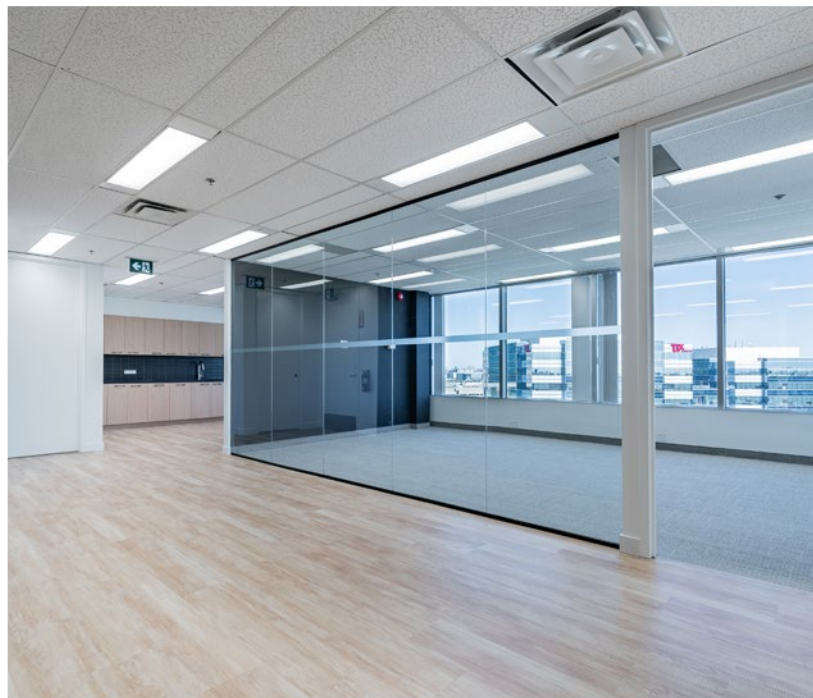
WORKSPACE

Built For Productivity

Efficient floor plates, adaptable layouts, and move-in ready options designed to accommodate teams of all sizes and working styles.



SCAN FOR OUR LATEST AVAILABILITIES



ON-SITE AMENITIES

Meet, Connect, & Recharge

Enjoy thoughtfully designed amenities that support productivity and connection, including a modern tenant lounge and a fully equipped conference centre, perfect for collaboration, meetings, and moments away from your desk.





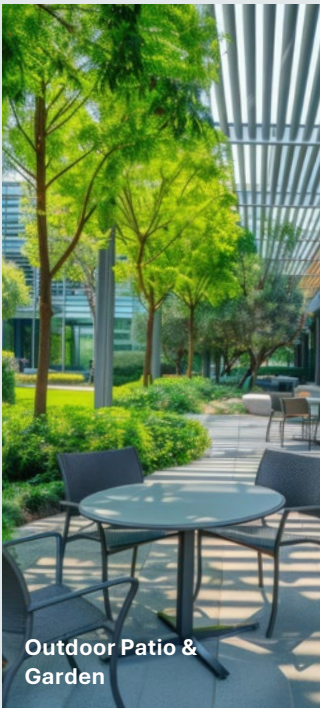
Conference Centre

The Avebury features a bookable tenant conference centre designed to bring people together with flexible meeting spaces, technology, and a professional setting for better collaboration.



Tenant Lounge

At The Avebury tenants will benefit from a modern tenant lounge offering a welcoming space to connect, recharge, or host casual meetings outside the office.



Outdoor Patio & Garden



LOCATION / ACCESS



Connected Convenience

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.

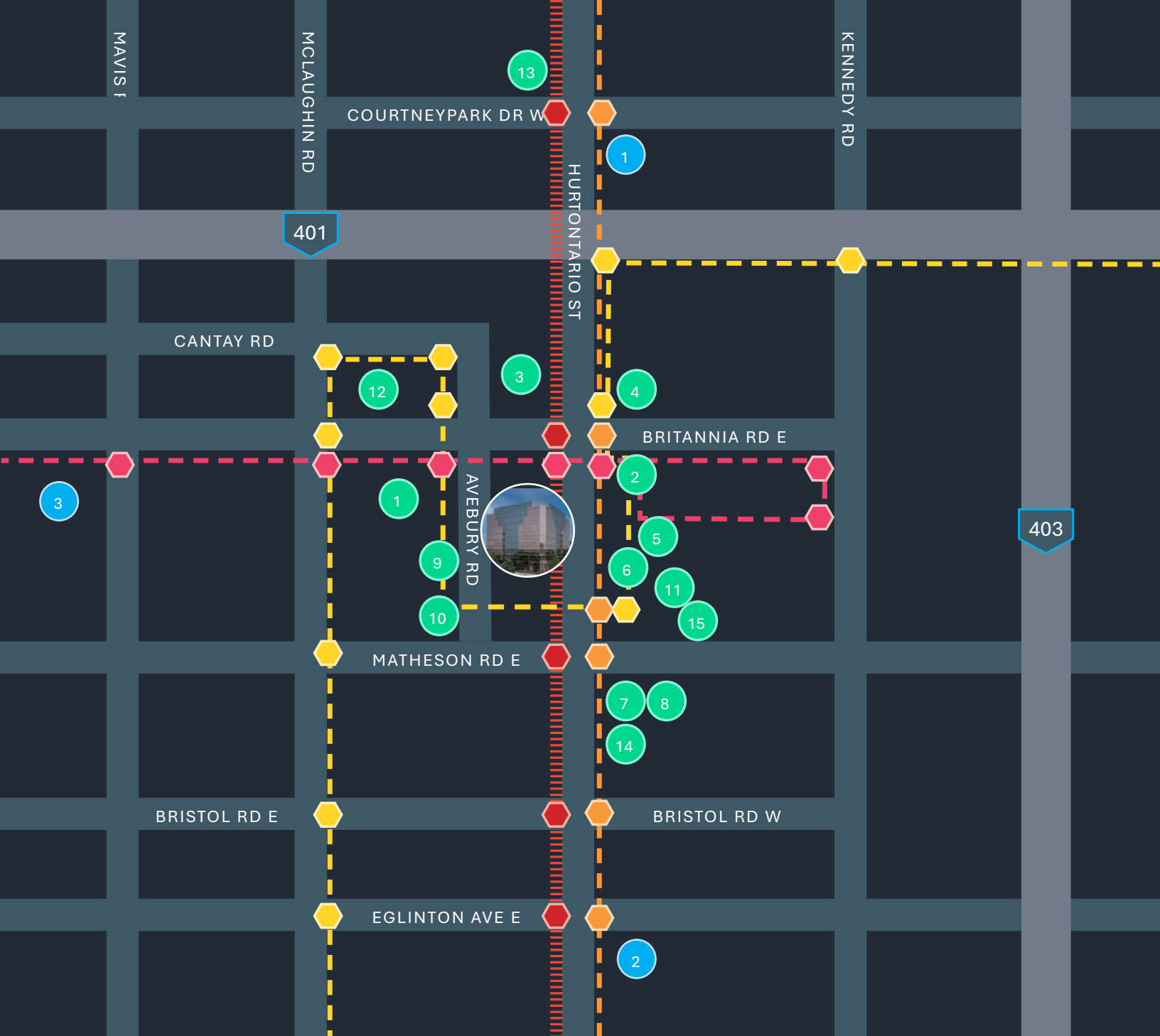
Crown is committed to elevating your workplace experience. We work hand in hand with our Tenants to fulfill their workplace and amenity needs to ensure a first class environment.

Access made easy

Getting to and from The Avebury couldn't be easier. Five major highways - 401, 427, 403, 410 and ETR 407 - are only minutes away and the building is also serviced by Mississauga MiWay bus lines along Britannia Road East and Hurontario Street.

Looking forward, The Avebury is well situated along Metrolinx's future Hurontario LRT line opening soon, where you will find the Britannia stop just a short walk from the building's front door.





LEGEND

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
- Hurontario LRT
- Bus/LRT Stops

TRAVEL TIMES

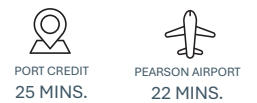
MAJOR HIGHWAYS



TRANSIT STOPS



POINTS OF INTEREST



SUSTAINABILITY



Tenant Focused

5995 Avebury Road provides a safe and healthy working environment for tenants and visitors. The building is operated using sustainable and efficient best practices focused on improving overall performance while reducing environmental impact. These ongoing efforts support a comfortable, responsible workplace designed to meet the expectations of today's businesses.



**BOMA
BEST**
BUILDING
CERTIFICATION
PROGRAM

This certification 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.

TECHNOLOGY

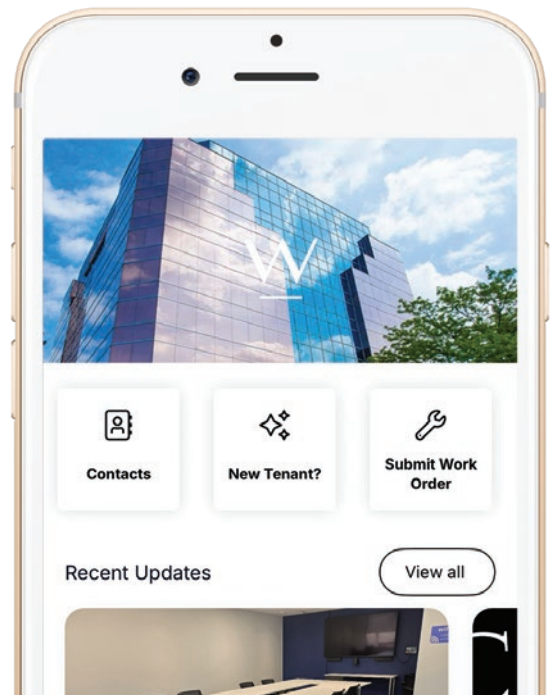
Stay in the know

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

Download on the
App Store



GET IT ON
Google Play



TRUSTED OWNERSHIP & MANAGEMENT

Tenant Experience

BUILDING PERFORMANCE & SATISFACTION

98%

Satisfaction with the
Crown Team
(~70% are extremely satisfied)

98%

Satisfaction with the
Overall Building

9/10

Communication with
Crown Rating

57

Net Promoter Score
(NPS)
(higher than the average
Crown NPS of 49)

Source: Crown's Tenant Experience Survey, November 2025

About Crown

Crown Realty Partners acquires, leases, manages, and develops commercial real estate across Canada. Since 2001, Crown has acquired and managed millions of square feet of office space, delivering strong, above-average returns for investors while providing high-quality offices and services for tenants.

About Crestpoint

As engaged owners and operators, Crestpoint holds themselves to the highest standard treating every touchpoint with great care to build and foster an authentic community that is open to all, thoughtfully integrated and continuously evolving.





CROWN



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