



THE
AVEBURY

5995 AVEBURY ROAD | MISSISSAUGA





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WHERE FLEXIBILITY FUELS PRODUCTIVITY.

Discover move-in ready, Class A office space in a BOMA BEST building with unbeatable access to MiWay transit, Highway 401, and ETR 407. Enjoy nearby amenities, ample surface and executive underground parking, and modern tenant perks including a lounge, conference centre, updated lobby, EV charging, and on-site management - all designed for flexible, high-performance work.



2,017 - 9,712 SF
AVAILABLE



NEGOTIABLE
NET RENT



\$19.88 PSF
ADDITIONAL RENT
(2026 EST.)



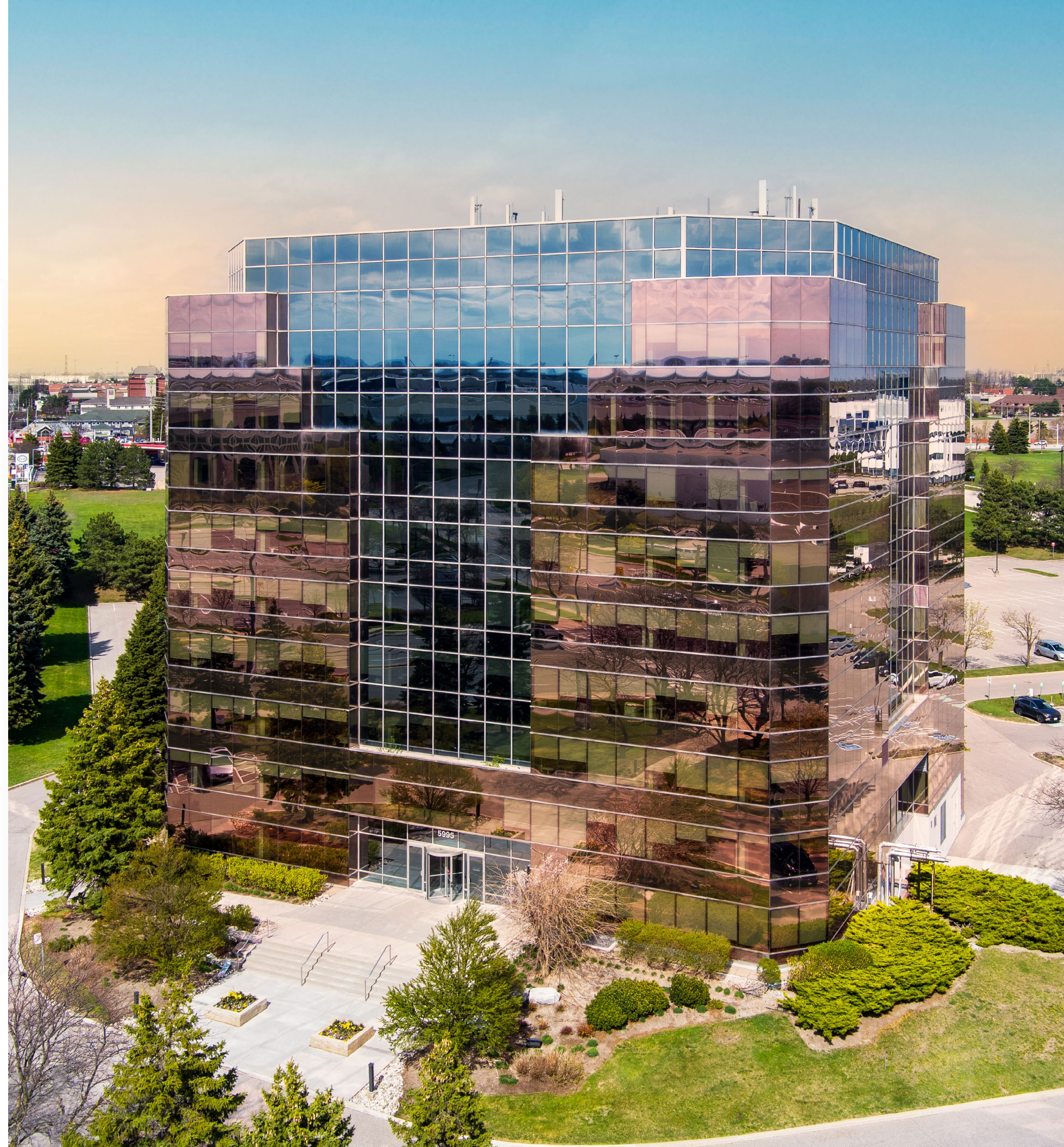
4/1,000 SF
PARKING



IMMEDIATE
OCCUPANCY



CONVENIENT
ACCESS





CONNECT WITH CONVENIENCE

Tenants enjoy access to a range of premium amenities, including a modern tenant lounge, a fully equipped conference centre, an updated lobby, EV charging stations, and professional on-site property management.



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.



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 workplace through strong custodial practices and effective waste-reduction efforts.



AVAILABILITIES

The Avebury features bright office suites, with 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.

| SUITE | AVAILABLE AREA |
|-----------|----------------|
| 700 | 7,695 sf |
| 701 | 2,017 sf |
| 700 + 701 | 9,712 sf |



MOVE-IN READY SUITES

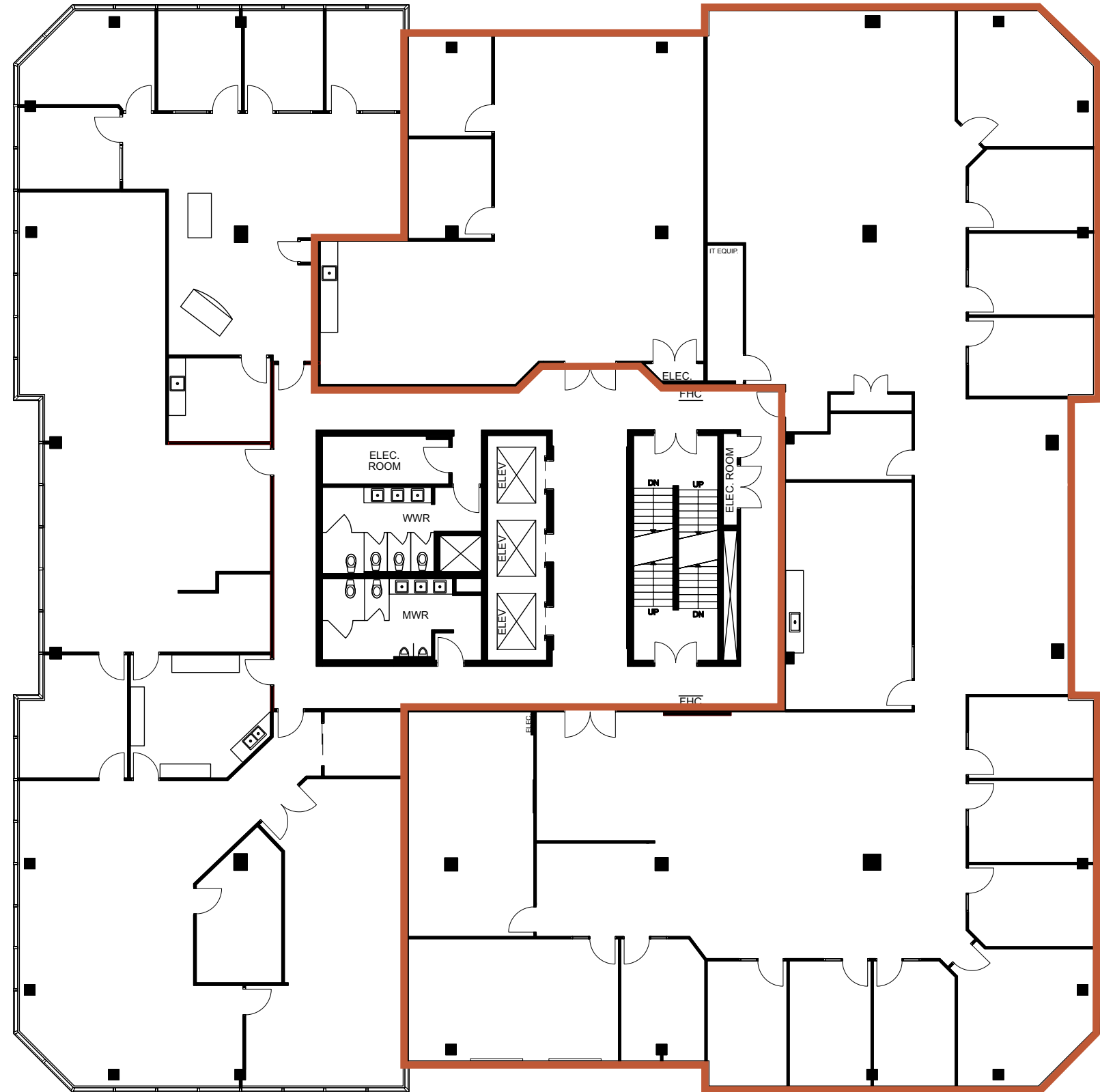


FLEXIBLE WORKPLACE OPTIONS



Click on Suites to view floor plan

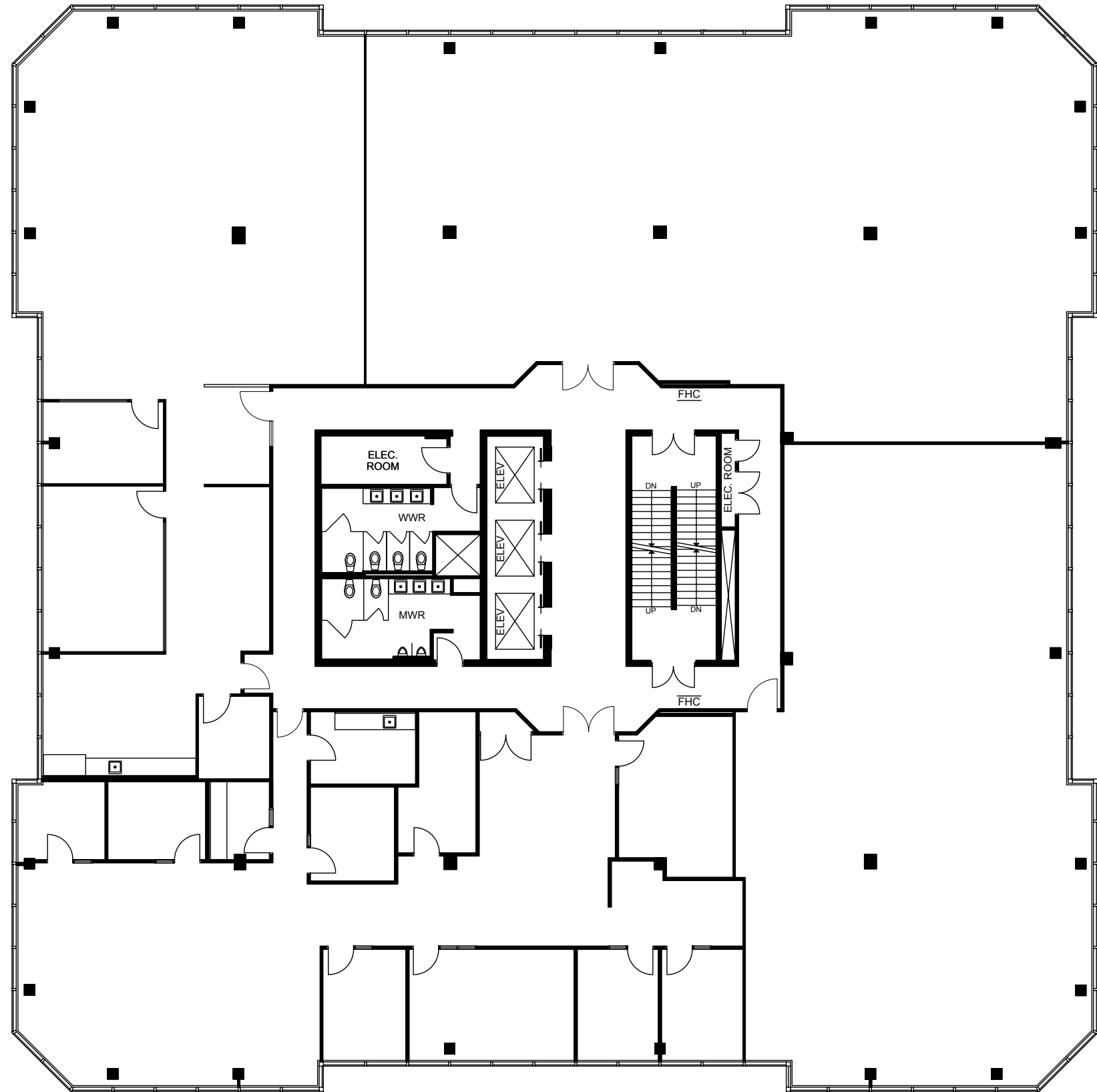
FLOOR 7



AVAILABILITIES

FLOOR 8

| SUITE | AVAILABLE AREA |
|-------|----------------|
| 800 | 3,574 sf |
| 803 | 3,792 sf |



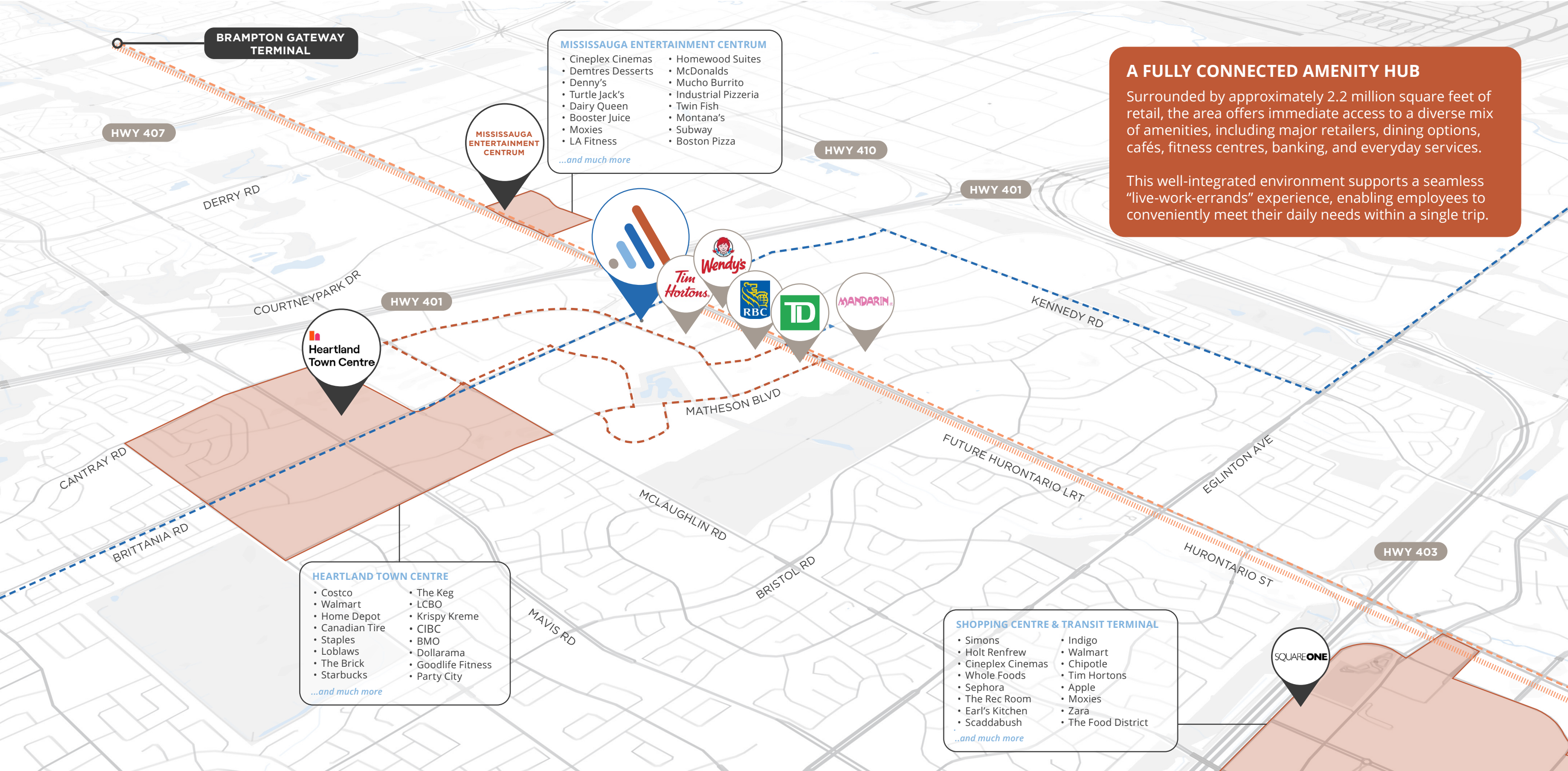
MOVE-IN READY
SUITES



FLEXIBLE WORKPLACE
OPTIONS



Click on Suites to view floor plan



A FULLY CONNECTED AMENITY HUB

Surrounded by approximately 2.2 million square feet of retail, the area offers immediate access to a diverse mix of amenities, including major retailers, dining options, cafés, fitness centres, banking, and everyday services.

This well-integrated environment supports a seamless “live-work-errands” experience, enabling employees to conveniently meet their daily needs within a single trip.

DISTANCE FROM



TO PLACES OF INTEREST

| | |
|-----------------------------------|----------------|
| Heartland Town Centre | 1.4 km |
| Mississauga Entertainment Centrum | 2.7 km |
| Square One | 5 km |
| Pearson Airport | 13.4 km |
| Union Station | 31.4 km |

TO MAJOR HIGHWAYS

| | |
|---------|----------------|
| HWY 401 | 1.2 km |
| HWY 410 | 3.5 km |
| HWY 403 | 4 km |
| HWY 407 | 4.8 km |
| HWY 427 | 11.2 km |

TRANSIT LINES

| | |
|--|------------------------|
| | 103 Hurontario Express |
| | 70 Keaton Bus |
| | 39 Britannia Bus |
| | Hazel McCallion Line |



**AVISON
YOUNG**

LEASING & MARKETING

Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. As a private company, our clients collaborate with an empowered partner who is invested in their success. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage. Together, we can create healthy, productive workplaces for employees, cities that are centers for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment and the community.



OWNERSHIP

Crestpoint Real Estate Investments Ltd. is a commercial real estate investment manager dedicated to providing investors with direct access to a diversified portfolio of commercial real estate assets. Crestpoint is part of the Connor, Clark & Lunn Financial Group, a multi-boutique asset management company that provides investment management products and services to institutional and high net-worth clients. With offices in Canada, the US, the UK and India, Connor, Clark & Lunn Financial Group and its affiliates collectively manage approximately \$133 billion in assets.

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PROPERTY MANAGEMENT

Crown acquires, leases, manages, and redevelops commercial real estate across Canada, focusing on strong returns for investors and exceptional workplaces for tenants. Known for quality service, sustainable growth, and responsible environmental practices, Crown is committed to setting a new standard in real estate that extends beyond our buildings to enrich communities.

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