



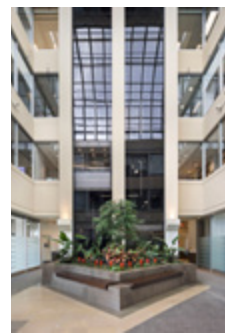
SHERIDAN EXCHANGE

2655 - 2695 NORTH SHERIDAN WAY MISSISSAUGA, ON

CROWN

PEOPLE FOCUSED WORKSPACE

Sheridan Exchange is comprised of two buildings totaling 158,233 sf of efficient, flexible and move-in ready space. With numerous area amenities, close proximity to highways and public transit, an on-site fitness centre, tenant lounge and a newly landscaped exterior, Sheridan Exchange is the perfect destination for businesses and their people.



MOVE-IN READY
MODEL SUITES



FAST
ACCESS



TENANT
LOUNGE



FITNESS
CENTRE



UNDERGROUND
PARKING



GREEN SPACE
& TRAILS

THE PERFECT FIT

Numerous office space options are available at Sheridan Exchange, including move-in ready model suites, making moving here simple and seamless! With various workspace configurations available within the complex, finding space to meet your immediate or future requirements couldn't be easier.



AVAILABILITIES

2655 NORTH SHERIDAN WAY

| | | |
|------------|----------|---------------|
| Suite 110: | 5,070 SF | } CONTIGUOUS |
| Suite 115: | 3,449 SF | |
| Suite 120: | 5,797 SF | |
| Suite 270: | 2,750 SF | |
| Suite 280: | 2,371 SF | } MODEL SUITE |

2695 NORTH SHERIDAN WAY

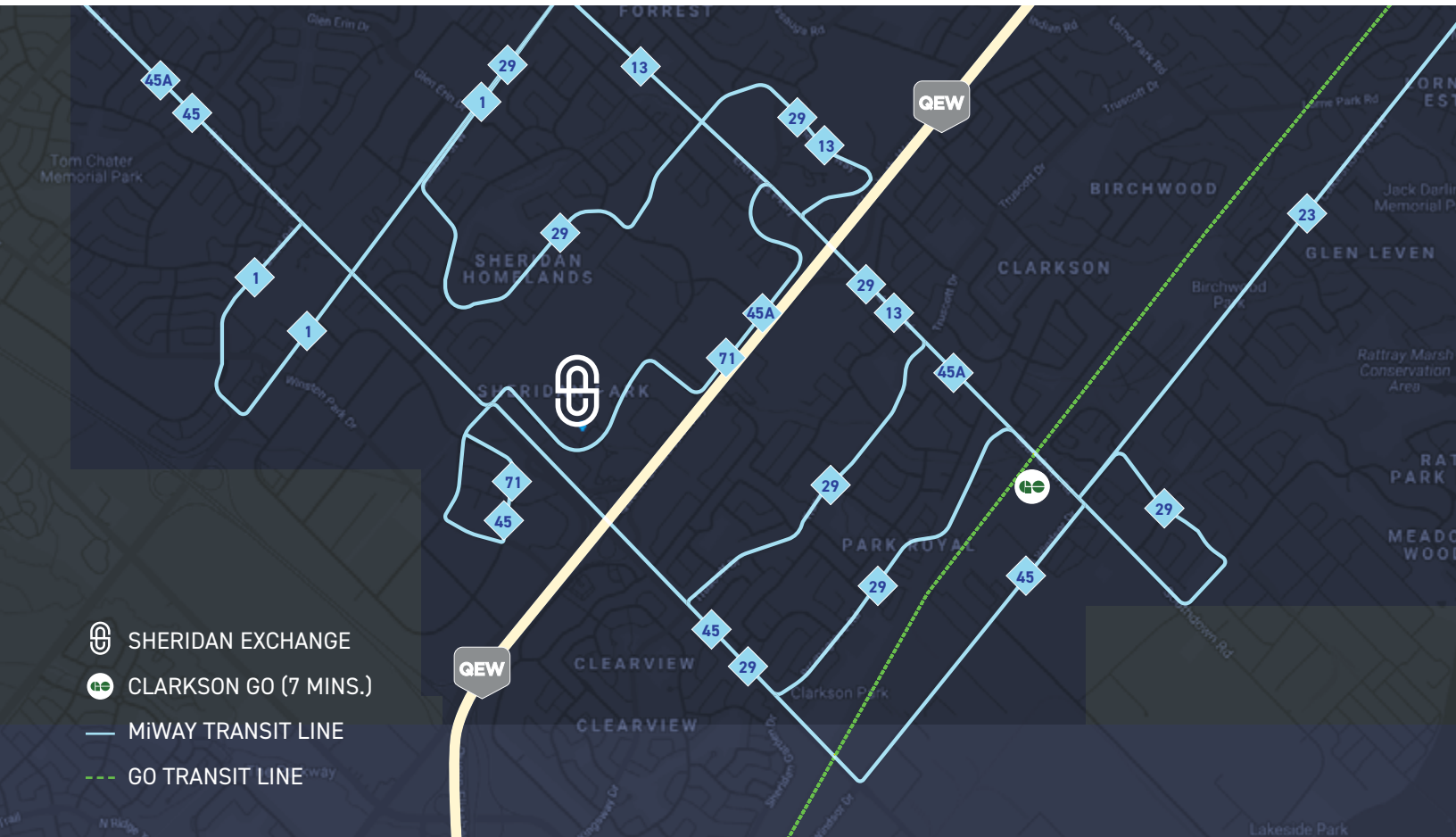
FULLY LEASED

DETAILS

| | |
|-------------------------|-------------------------|
| Parking | |
| Surface: | 3.65 / 1,000 SF |
| Underground: | 1/1,000 SF (\$50/month) |
| Net Rent: | \$19.00 PSF |
| Additional Rent: | \$16.79 PSF (2023) |
| Occupancy: | Immediate |

ANYTIME, ANYWHERE ACCESS

Getting to and from Sheridan Exchange is fast, easy and efficient. With access from the QEW and close-by 400-series highways, driving is a breeze! The property is also accessible via Mississauga's MiWay, with a bus stop at the door step, and the GO Train.



AREA AMENITIES

WITHIN A 2KM RADIUS



82

RESTAURANTS



08

HOTELS



02

FITNESS CENTRES



10

BANKS



07

GAS STATIONS

FIND WORK-LIFE BALANCE



Discover work-life balance at Sheridan Exchange. The building is located within a park-like setting, surrounded by greenery and trails. Inside, you'll find The Commons by Crown, a tenant lounge where people take time to unwind or connect. You will also find Workfit by Crown fitness centre, a fully functional gym, which can help incorporate health and wellness into your daily life.



CROWN

For more information, or to arrange a tour, please contact:

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