

CROWN

JLL



THE
AVEBURY
5995 AVEBURY ROAD

Flexible Options. **Unlimited Opportunity.**

Welcome to your future amenities

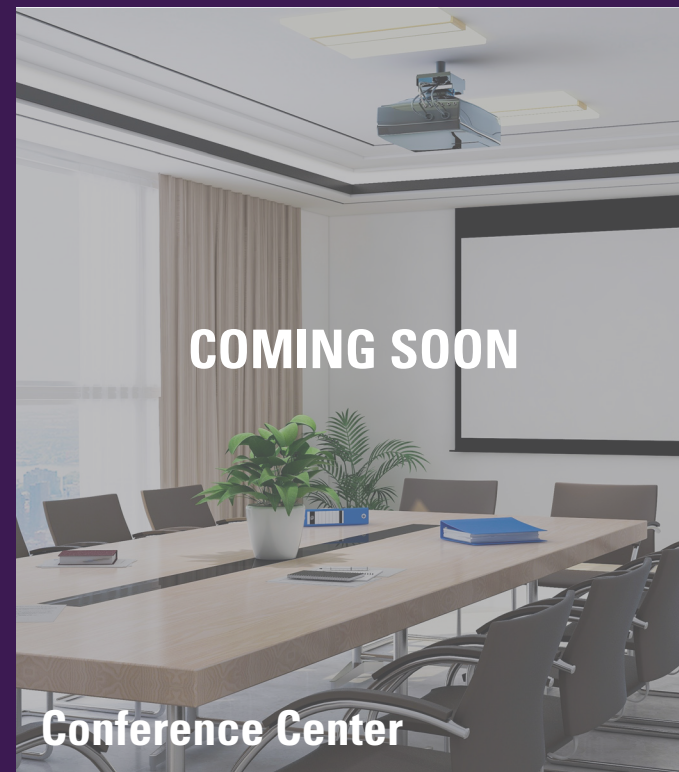
The Avebury offers businesses unsurpassed workspace options. Located at 5995 Avebury Road in Mississauga, Ontario, The Avebury provides flexibility, bright office space, easy access and in an ideally situated location with future on-site amenities.

The various size and design options available allow any business - from conservative to creative - the perfect canvas to build-out an office space that supports their brand and culture.

Managed by Crown Property Management, a leader in creating exceptional office environments, The Avebury truly offers unlimited opportunities for your business.



Tenant Lounge



COMING SOON

Conference Center



COMING SOON

Micro Market



Tenant Community

Built for Business







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Project Highlights

- 
Net Rent
 \$18.00 PSF
- 
Additional Rent
 \$17.33 PSF
- 
Availability
 2,500 - 32,398 SF
- 
Accessibility
 Future LRT & Transit at doorstep
- 
Amenities
 Tenant Lounge, Conference Room and Micro Market
(Coming soon)
- 
Parking
 4.0/1,000

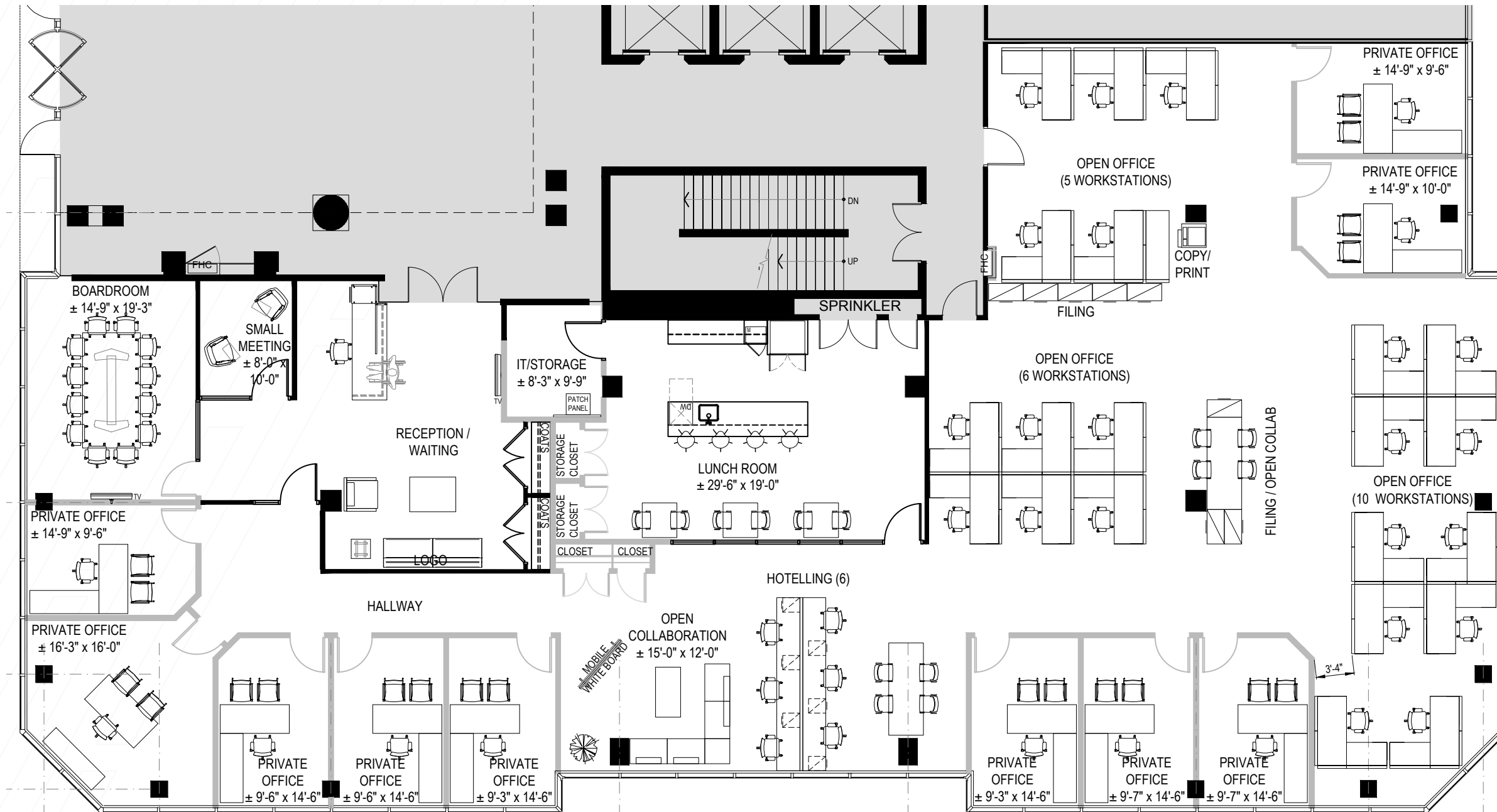
Availabilities

SUITE	AREA (SF)	AVAILABILITY
101	7,879	Oct 1, 2023
700	8,435	Immediately
801	2,500 – 12,117	Immediately
900	2,500 - 12,305	Immediately



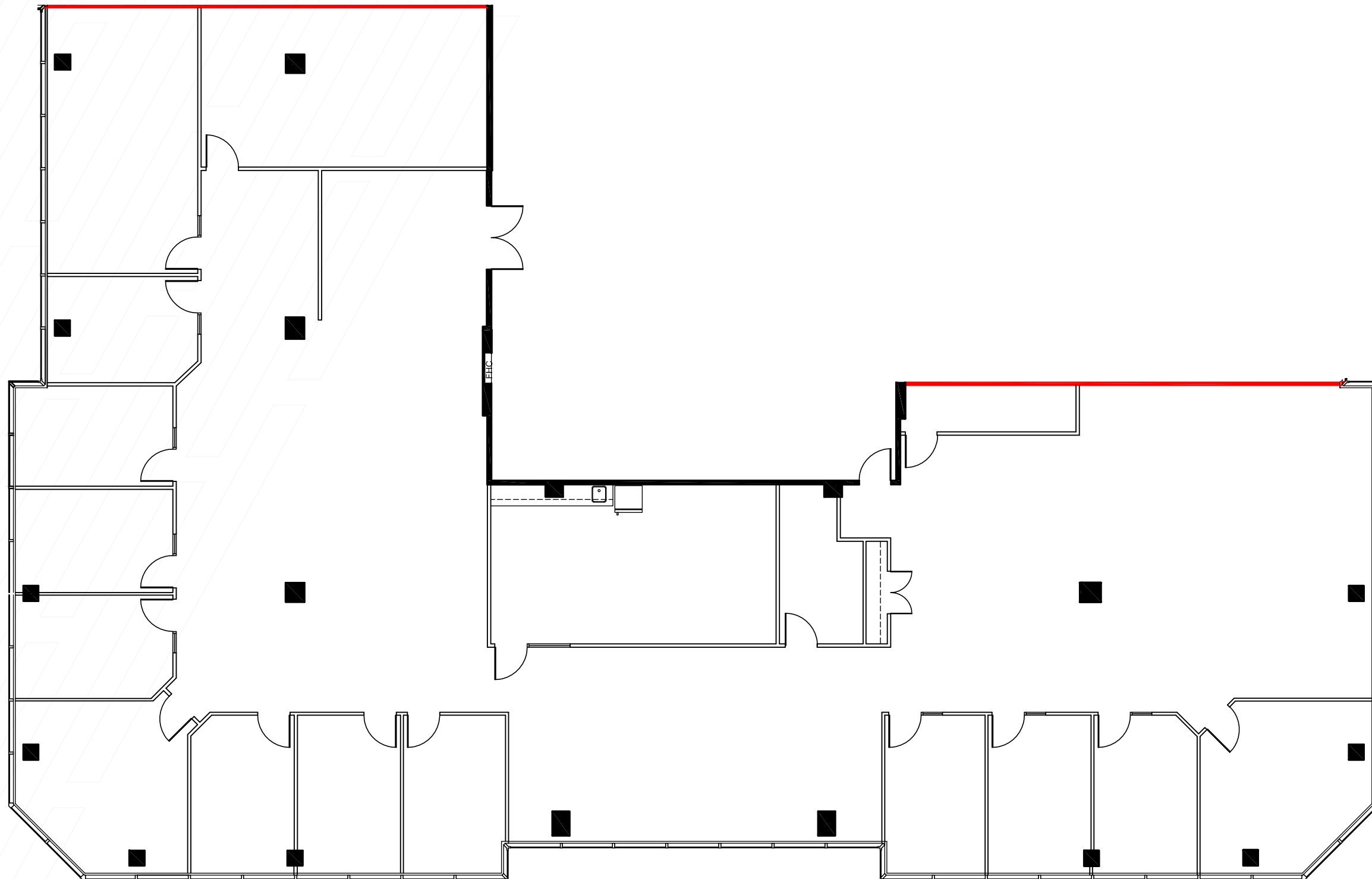
Suite 101

7,849 SF
Model Suite



Suite 700

8,435 SF

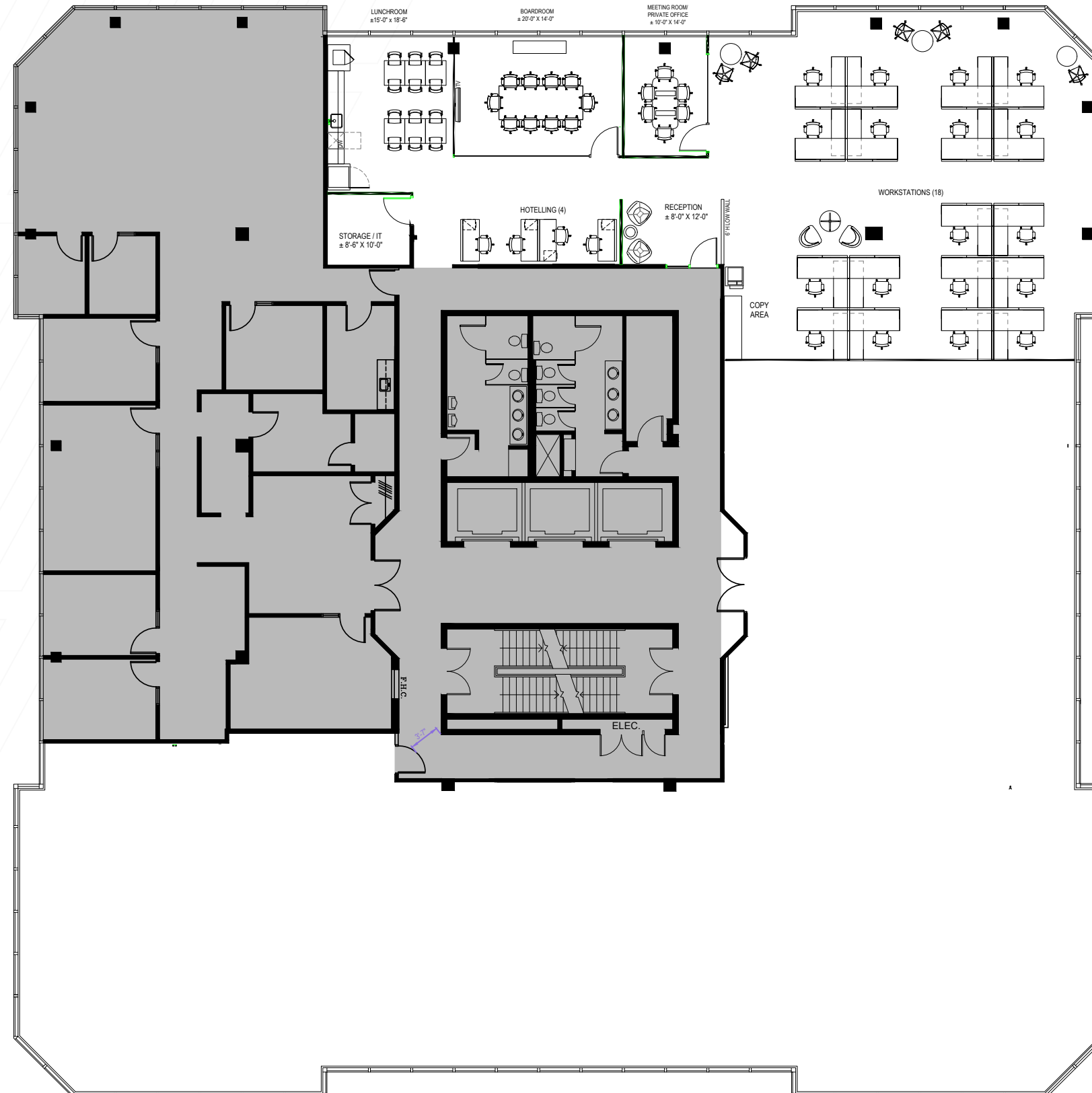


Suite 800

3,500 SF

Model Suite

(Contiguous to additional 8,500 SF)



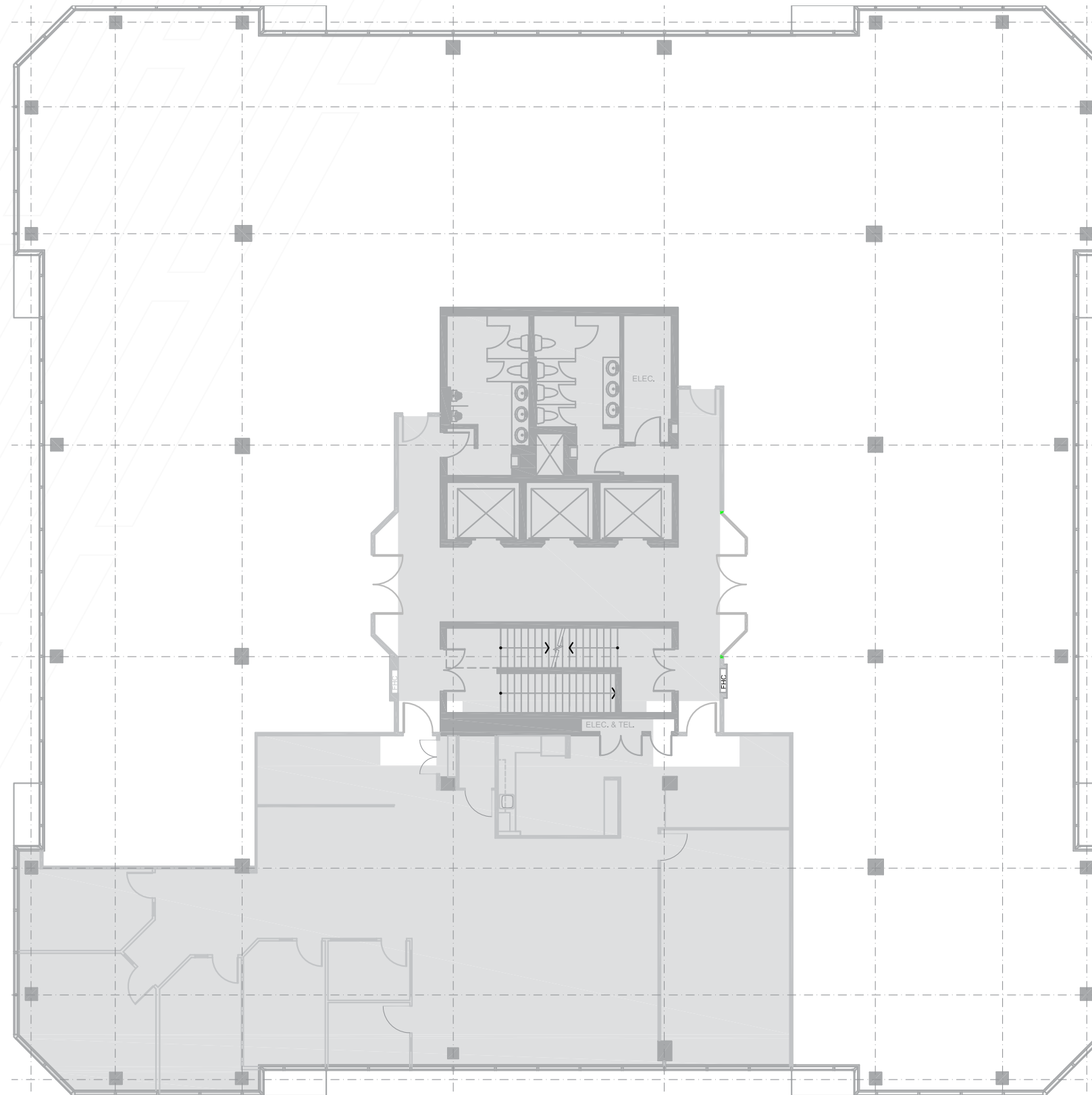
8,000 SF Option



12,000 SF Option

Suite 900

2,500 – 12,305 SF



Location

TIMES TO TRANSIT STOPS

Britannia bus @ Avebury **1 min.**
 Keaton bus @ Avebury **2 mins.**
 Hurontario bus @ Britannia **3 mins.**






*For more information visit:

TIMES TO MAJOR HIGHWAYS

Hwy 401 **1 min.**
 Hwy 403 **5 mins.**
 Hwy 410 **5 mins.**
 Hwy 407 **8 mins.**
 Hwy 427 **10 mins.**

TIMES TO PLACES OF INTEREST

Port Credit **25 mins.**
 Toronto
 Pearson Airport **22 mins.**

-  103 Hurontario Express
-  70 Keaton Bus
-  39 Britannia Bus
-  Future Hurontario LRT
-  **5995 Avebury Road**



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* with an expected completion of Fall 2024, where you will find the Britannia stop just a short walk from the building's front door.



FLEXIBLE OPTIONS. UNLIMITED OPPORTUNITY.

For inquiries, please contact:

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