THE LARGEST OFFICE CAMPUS IN THE GTA

GREEN SPACE

FITNESS ONSITE

ROOM FOR EXPANSION

CAFETERIA ONSITE

UNIQUE COMMON AREAS

FULLY SECURE PREMISES

2300 MEADOWVALE BLVD

MISSISSAUGA

THE **LARGEST OFFICE CAMPUS AVAILABLE** IN THE GTA

239,000 SF **AVAILABLE NOW**

THE CAMPUS ADVANTAGE

PROJECT SIZE:
- 239,000 SF
- 4 floors, plus basement
- 23 acres of land

AMENITIES:
- On-site food service
- Professional fitness centre
- Opportunity for shuttle bus service to transportation hubs and local retailers
- 23,000 sf of maker space available onsite

HUGE FLOOR PLATES WITH LONG-TERM ROOM TO EXPAND:

Basement:	23,896 SF
Concourse:	62,523 SF
First Floor:	62,523 SF
Second Floor:	50,541 SF
Third Floor:	45,017 SF

CORPORATE BRANDING OPPORTUNITY:
1,800 SF of frontage for building signage opportunity on Highway 401

100% SECURE PREMISES:
- GE Picture Perfect/ON GUARD system allows control access on all doors, parking lots and secured areas within the building and a CCTV system with central monitoring
- Secure indoor shipping

PARKING:
- Up to 4 per 1,000 SF
- 22 visitor stalls

FLOOR DESIGN:
- Approx. 11 ft. slab to ceiling
- Raised floor in several areas
- Column spacing: Approx. 30 ft.

HVAC:
- Two gasfired high efficiency De Dietrich boilers installed in 2008, circulating perimeter hot water heat
- 2centrifugal chillers, with cooling tower

POWER YOUR BUSINESS:
- Three phase electrical service: 4X x2
- Power supplied by Enersource
- Two switchboards (100 amps @ 14,000 volts)
- Lighting control: 110/ 240 volts
- Generator size: 825 kva

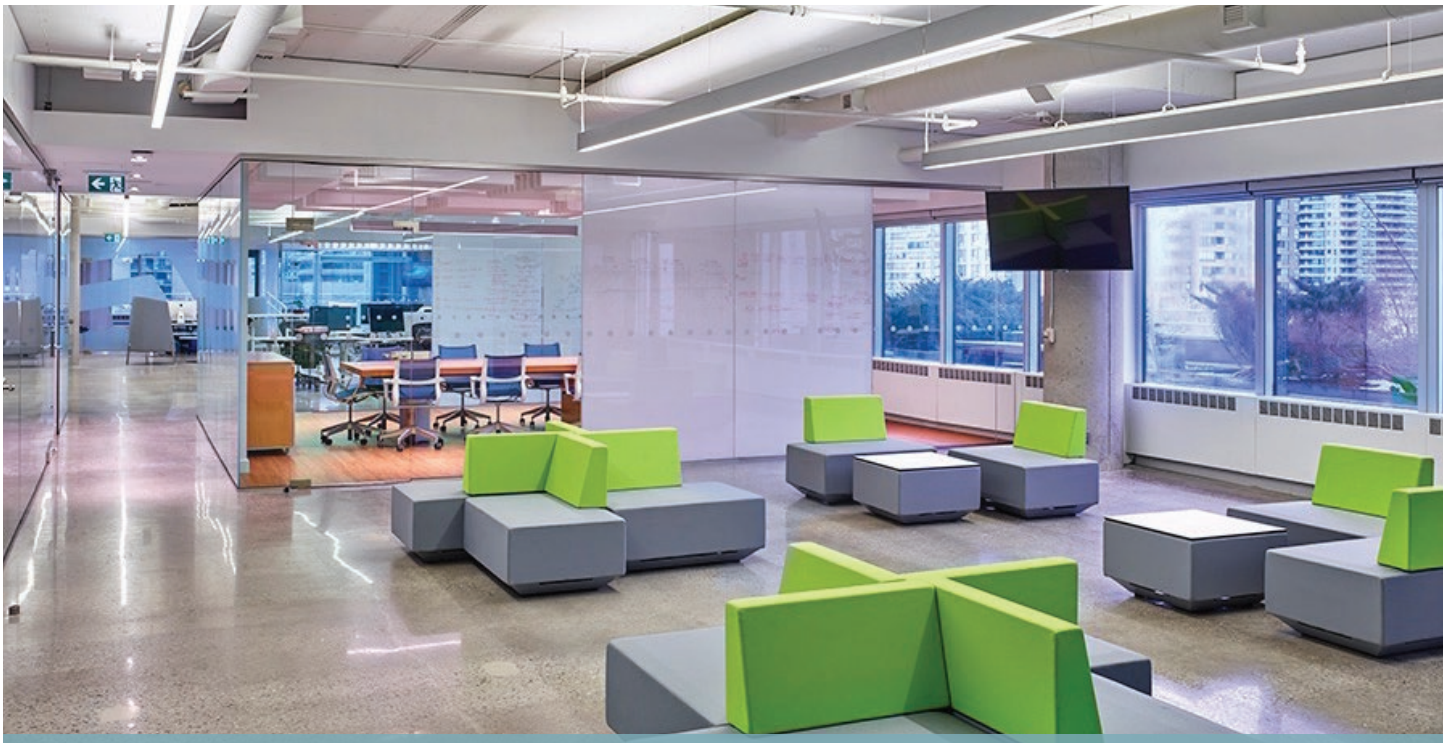
EVERYTHING IS INCLUDED

ONSITE AMENITIES & BENEFITS

BRANDING
Exclusive/dedicated entrances available with Highway 401 Signage.

WORKING OUT
Introducing WorkFit by Crown, a wellness and lifestyle centre

DEDICATED AVAILABILITY
No development risk!



FLEXIBILITY
Many workspace layout options starting at 100,000 SF. Huge 50,000 SF floors!

AT YOUR SERVICE
Onsite PM for around the clock support

CONGREGATE
Multiple meeting hubs

TRANSIT
Immediate access at your door; GO Station 7 minutes away

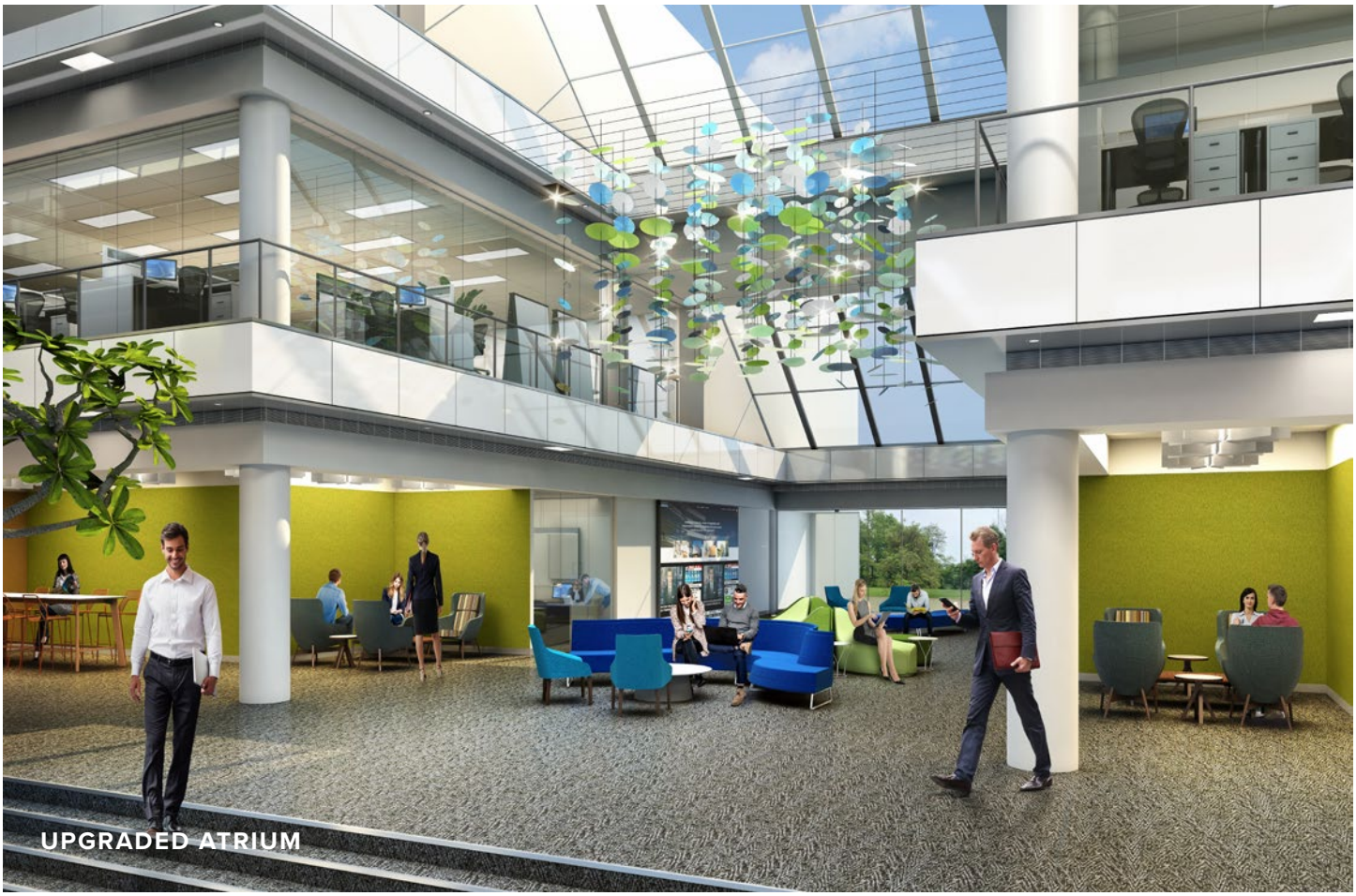
SHIPPING
Covered secure loading facilities with adjacent “Maker” space

AN EVOLVING WORKPLACE

CAPITAL INVESTMENTS UNDERWAY

UPGRADED ATRIUM & COMMON AREAS

NEW CAFE



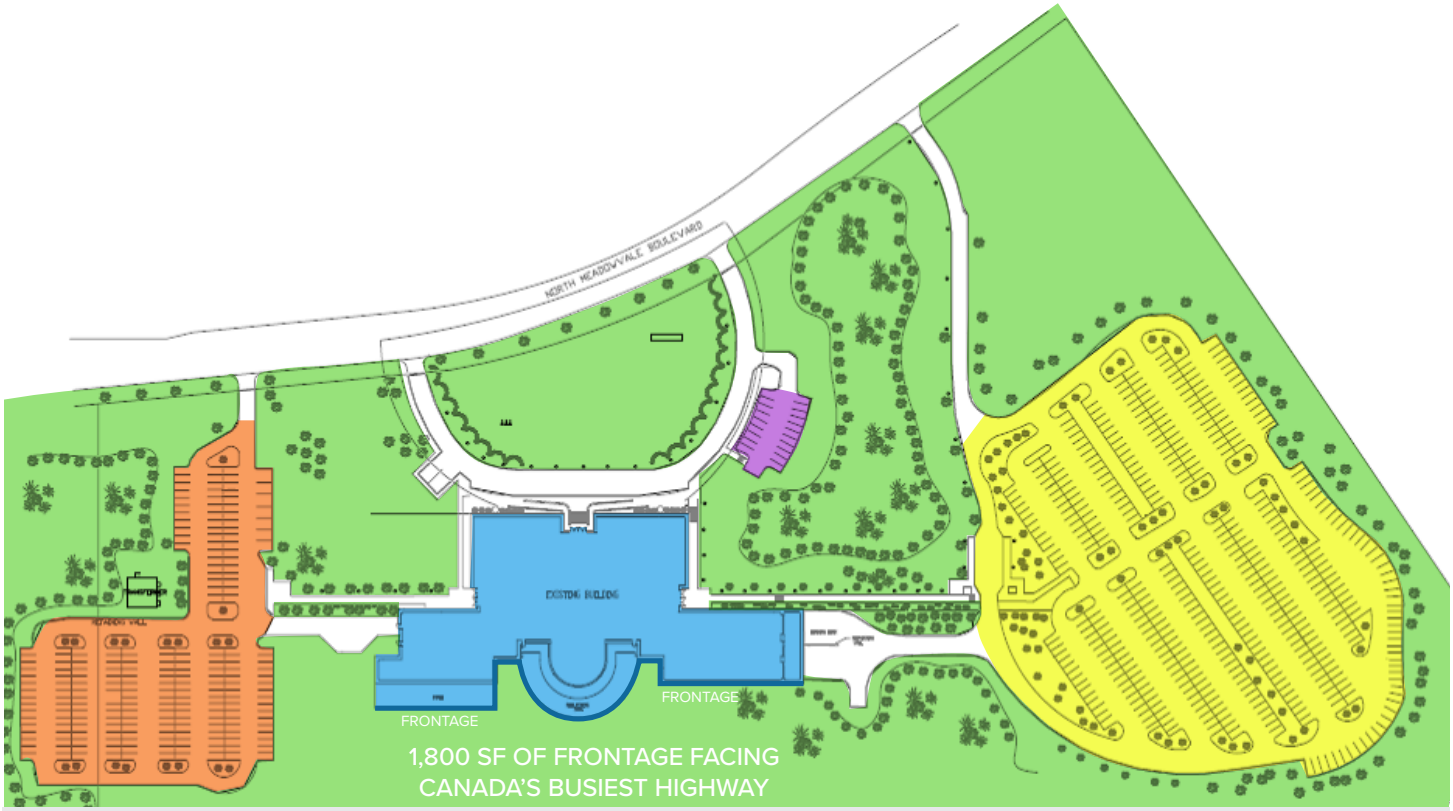
UPGRADED ATRIUM

WHERE IT'S AT

CONVENIENTLY CONNECTED

2300 Meadowvale offers easy highway and transit access and is in great proximity to dining, big box retailers, and other retail amenities. The building's strategic location places it just minutes from highways 401 and 407 and 15 minutes from Pearson International Airport. Direct transit access allows for easy connections to the Zum and MiWay routes and the Meadowvale GO Station is around the corner.

SITE PLAN



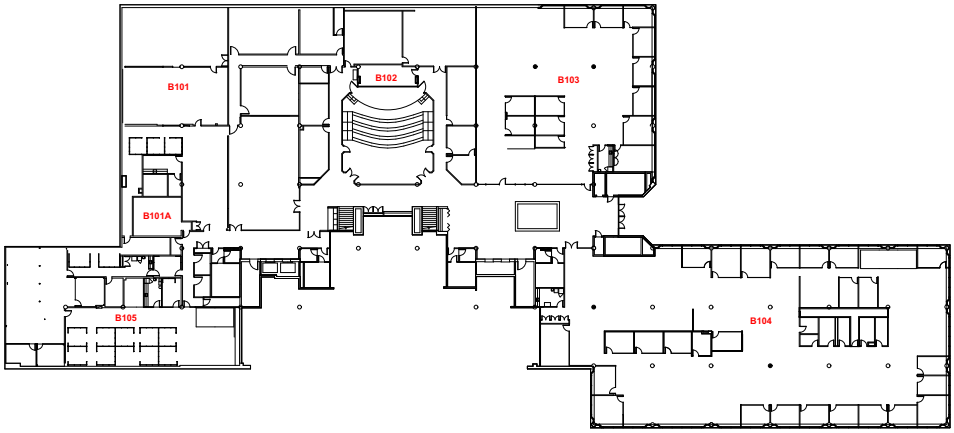
HIGHWAY 401 - VISIBILITY TO 130,600 CARS EACH DAY

- WEST PARKING LOT: 197 STALLS
- EAST PARKING LOT: 469 STALLS
- VISITOR PARKING: 22 STALLS
- 23 ACRES OF GREEN SPACE
- 242,000 SF OFFICE BUILDING

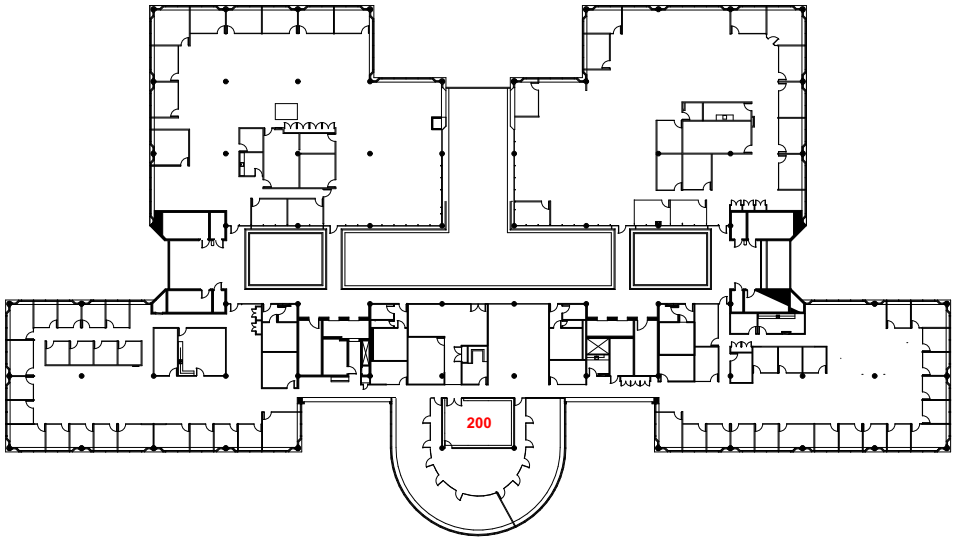
FLOOR PLANS

CALL THE LARGEST OFFICE CAMPUS IN THE GTA HOME

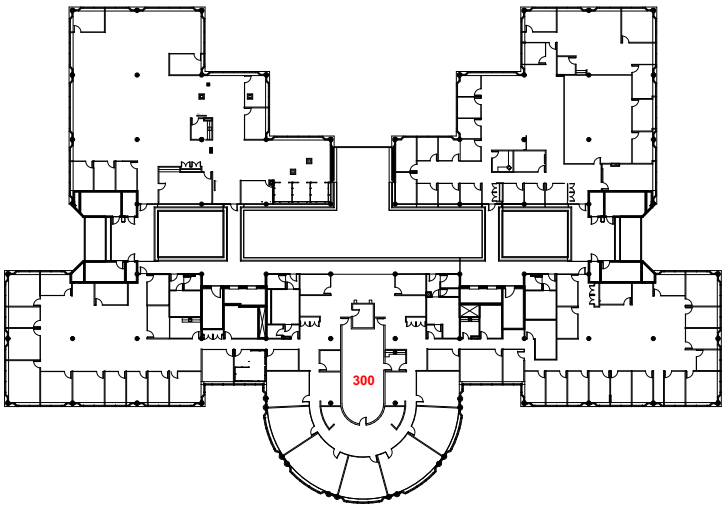
CONCOURSE : 62,523 SF



FLOOR 02 : 50,541 SF

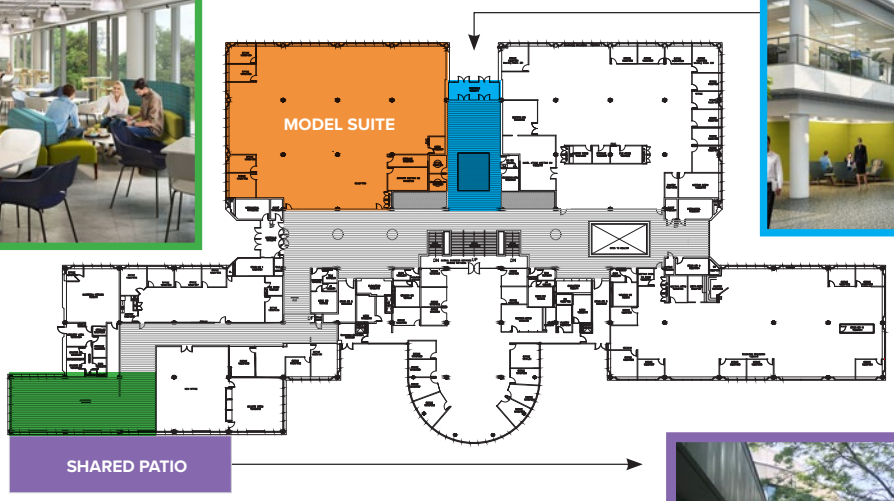


FLOOR 03 : 45,017 SF



FLOOR 01 : 62,523 SF

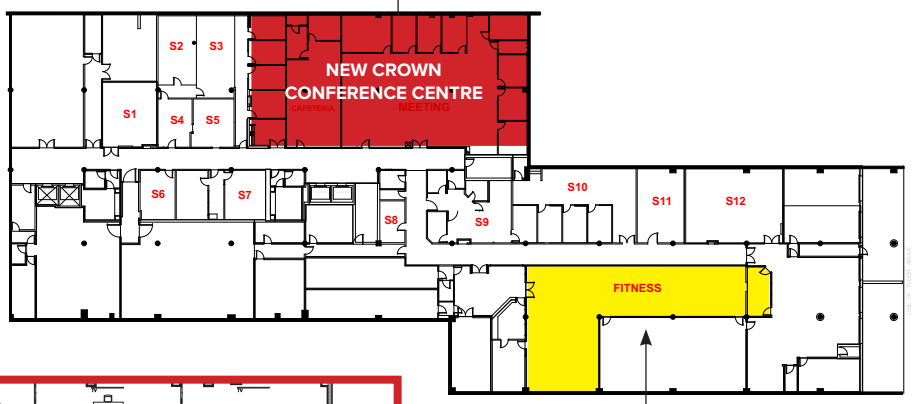
CAFE / TENANT LOUNGE COMING 2019

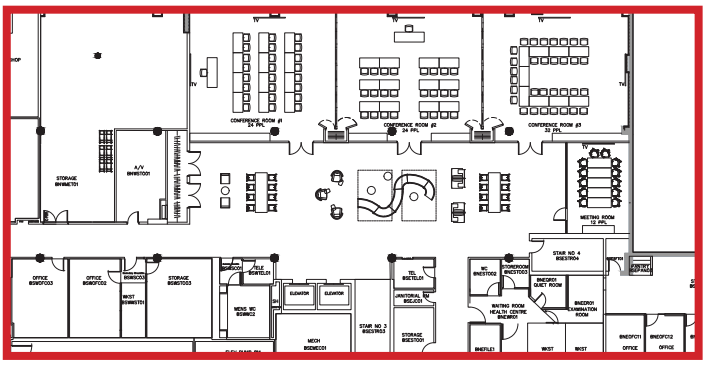


NEW ATRIUM COMING 2019

SHARED PATIO

BASEMENT : 23,896 SF





CROWN CONFERENCE CENTRE LAYOUT

FITNESS CENTRE

CROWN

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