

# 5995

AVEBURY ROAD  
MISSISSAUGA, ON

CLASS 'A' OFFICE  
INVESTMENT  
OPPORTUNITY



**146,077 SF**  
GLA

**94%**  
OCCUPANCY

**5.8 YEARS**  
W.A.L.T.

INVESTMENT SUMMARY





THE OPPORTUNITY

Jones Lang LaSalle Real Estate Services, Inc. (“JLL”, or the “Advisor”) is pleased to present for sale a 100% freehold interest in **5995 Avebury Road, Mississauga, Ontario** (“5995 Avebury”, or the “Property”). Situated on a 6.9-acre corner lot, just west of the intersection of Hurontario Street and Britannia Road West, this class ‘A’ suburban office asset occupies a strategic position within Mississauga’s Heartland business district, benefitting from excellent connectivity via various major series-400 highways in proximity, as well as exceptional transit accessibility with MiWay bus services and the future Hazel McCallion Light Rail Transit (“LRT”) just a short walk away. 5995 Avebury offers 146,077 square feet (“sf”) of premier quality office space over nine storeys, with ample parking and on-site amenities, including a conference centre and tenant lounge area. Under a long history of institutional management, the Property has been well maintained and incorporates high-performance building systems resulting in LEED Gold, WiredScore Gold and BOMA BEST designations.

The Property is 94% leased to a dynamic tenant roster anchored by Finastra, a globally recognized as a preeminent financial software company, along with other tenants in the electronics, real estate, government, agriculture and travel services industries. With a weighted average remaining lease term (“W.A.L.T.”) of 5.8 years and in-place rents that are below current market levels, the Property offers a future owner stable income with rental upside opportunities.



EXCEPTIONAL ASSET QUALITY

5995 Avebury is a modern class ‘A’ office building comprising 146,077 sf of space across nine storeys with efficient 16,500-sf floor plates that can be easily adapted for single and multi-tenant use. Since its original construction, the Property has been institutionally managed, resulting in a hands-on maintenance and capital program, including over \$1.6 million in capital spent over the past five years. The Property has also achieved LEED Gold, Fitwel, WiredScore Gold, and BOMA BEST certifications, highlighting ownership’s commitment to ESG principles and an enhanced tenant experience. In addition, the current owner has undertaken recent investments to build out modern model suites, a conference room and a tenant lounge, which has boosted leasing activity and driven rent growth. The Property also offers ample parking with 542 surface and underground stalls, providing a ratio of 3.7 stalls per 1,000 sf. These features, combined with its strategic location, positions 5995 Avebury as one of the premier suburban office assets within Mississauga’s Heartland submarket.



PROPERTY DETAILS



BUILDING CLASS  
**‘A’**



BUILT  
**1990**



GLA  
**146,077 SF<sup>1</sup>**



HEIGHT  
**9 Storeys**



AVG. FLOOR PLATE  
**16,500 SF**



SITE AREA  
**6.9 Acres**



PARKING STALLS  
**542**



OCCUPANCY  
**94%**



NO. OF TENANTS  
**9**



W.A.L.T.  
**5.8 Years**

<sup>1</sup>Excludes 648 sf of basement storage space





HIGH QUALITY TENANT ROSTER

The Property is currently 94% leased to a diverse tenant roster comprising finance and technology, professional services, electronics, and government services, with notable tenants including Finastra, Sharp Electronics, Adecco Employment Services and The Regional Municipality of Peel. Collectively, the tenants at the Property offer a W.A.L.T. of 5.8 years and pay an average net rent of \$17.98 psf, which is sits approximately 14% below market, providing a future owner with steady cash flows over the medium term, along with the opportunity to capture meaningful rental upside upon lease rollovers.



RESURGENT SECTOR DYNAMICS

With market dynamics continuing to evolve within the office sector, the flight-to-quality demonstrated by tenants has been more pronounced than ever. Class ‘A’ office buildings are far outperforming lesser quality assets as tenants seek premium office space in transit-oriented locations. With the supply of new office coming to a halt, the supply-demand imbalance for class ‘A’ suburban office space is likely to persist. Owing to its transit accessibility and high quality inventory, the Heartland submarket has consistently outperformed others within GTA West, recording a vacancy rate at the end of Q1-2025 of 13.9% versus 17.6% for the broader region. In comparison to downtown Toronto, tenants in the Heartland office submarket enjoy a considerable discount, saving approximately \$25.75 psf on a gross rent basis as of Q1-2025. 5995 Avebury is well positioned to continue to benefit from robust leasing activity, outperforming both lesser quality assets within its submarket and more expensive options in downtown Toronto as it offers a comparatively cost-effective option for class ‘A’ office space in a highly accessible location.

HIGHLY ACCESSIBLE & DESIRABLE LOCATION

5995 Avebury occupies a highly-visible prime corner just southwest of the Hurontario Street and Britannia Road West intersection in Mississauga. The Property’s strategic location offers exceptional transit and vehicular accessibility, complemented by proximity to an extensive array of amenities. Located within a kilometre of Highway 401, the Property benefits from superb connectivity to the expansive 400-series highway network and broader Southern Ontario region. The Property is also well served by numerous transit options, including several Mississauga MiWay bus services and the future Hazel McCallion LRT located just steps away. Additionally, within a short drive are two of major shopping destinations – Heartland Town Centre and Square One Shopping Centre, combining to offer over 4.4 million sf of retail space and a diverse mix of over 500 retailers, restaurants, and services.



LOCATION HIGHLIGHTS



# 5995

## AVEBURY ROAD

### OFFERING PROCESS

JLL has been exclusively retained to seek proposals to acquire the Property. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property. Additionally, interested parties will be invited to submit a Letter of Intent on a specific date that will be communicated by the Advisor at least fourteen (14) days in advance.

### FREE & CLEAR

The Property is being offered free and clear of any existing debt.

### ADVISORY TEAM

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