

# AVISON YOUNG

## Office For Lease

350 Burnhamthorpe Road West  
Mississauga, ON

## Class-A office space available in Mississauga City Centre



On site restaurant and  
bank



Walking distance to a  
variety of amenities



Convenient access to  
multiple transit options

Owned by:



**ADGAR**  
CANADA

## Get more information

### Patrick Campbell

Broker, Principal  
+1 905 283 2345

patrick.campbell@avisonyoung.com

### Jordan Smith

Sales Representative  
+1 905 283 2374

jordan.smith@avisonyoung.com



Platinum member



# Office For Lease

350 Burnhamthorpe Road West  
Mississauga, ON



Suite	Size	Possession	Comments
201	5,299 sf	Immediate	Primarily open space with reception area, private offices and meeting rooms.
218	12,064 sf	Immediate	Many private offices and meeting rooms. Ideal for companies that require focused work areas or a high level of privacy/confidentiality.
302	3,902 sf	Sep. 1, 2024	Shell condition ready for tenant improvements.
304	7,527 sf	Immediate	Built out with generous executive style offices, a large boardroom, spacious reception area, and kitchenette.
700	17,339 sf	Immediate	Full floor opportunity. Improved with a large reception area, boardroom, private offices, meeting rooms, kitchenette and open area for workstations.
900	17,345 sf	Sep. 1, 2024	Full floor opportunity. Contiguous with 10th floor for 30,633 sf.
1000	13,288 sf	Sep. 1, 2024	Full floor opportunity. Contiguous with 9th floor for 30,633 sf.

## Net Rent

Starting at \$18.00 psf with annual escalations

## Additional Rent (2024 est.)

Operating: \$14.60 psf

Taxes: \$4.84 psf

Total: \$19.44 psf

## Parking

3 stalls per 1,000 sf leased

Underground parking available

## Highlights

- Building has achieved BOMA BEST Silver Certification
- Conveniently located on the southeast corner of Burnhamthorpe Road West and Confederation Parkway
- Walking distance to Square One Shopping Centre, Celebration Square, City Hall and Living Arts Centre
- Proximity to major highways and City Centre Transit Terminal (MiWay, Züm and GO Transit)
- Alioli Ristorante and National Bank on site

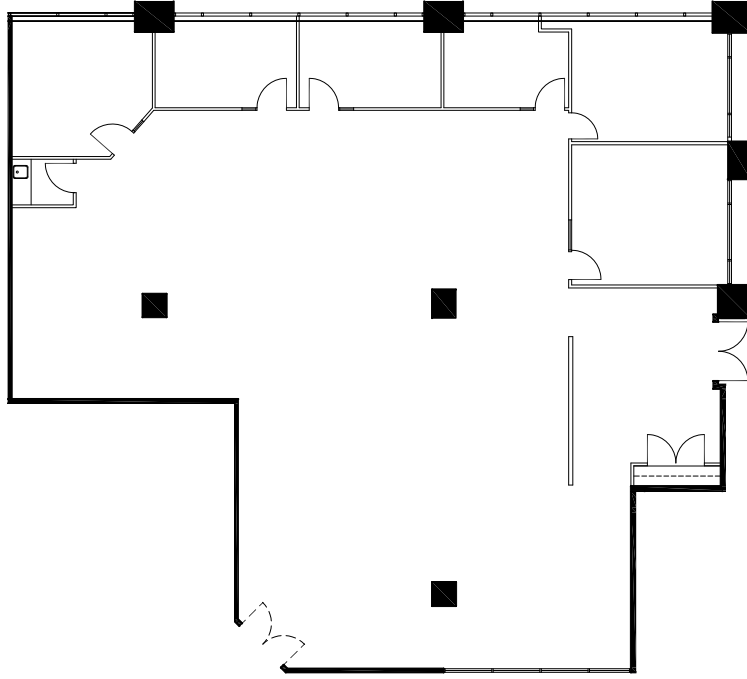
## Floor Plans

### Second Floor

**BUILT OUT**

Available Area:

**Suite 201: 5,299 sf**

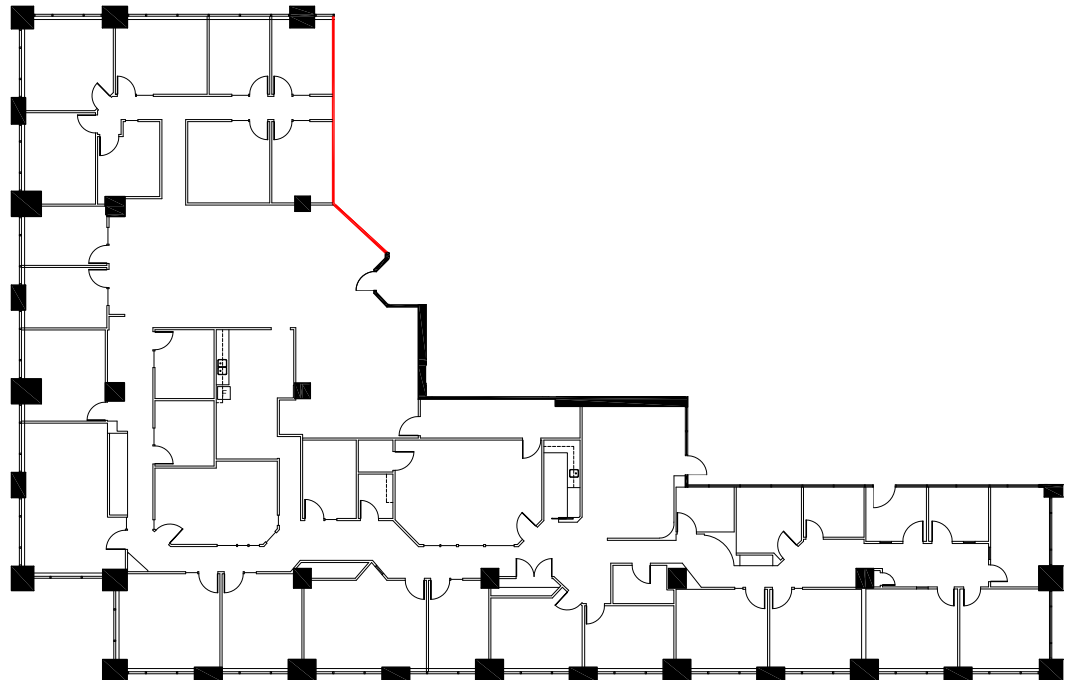


### Second Floor

**BUILT OUT**

Available Area:

**Suite 218: 12,064 sf**



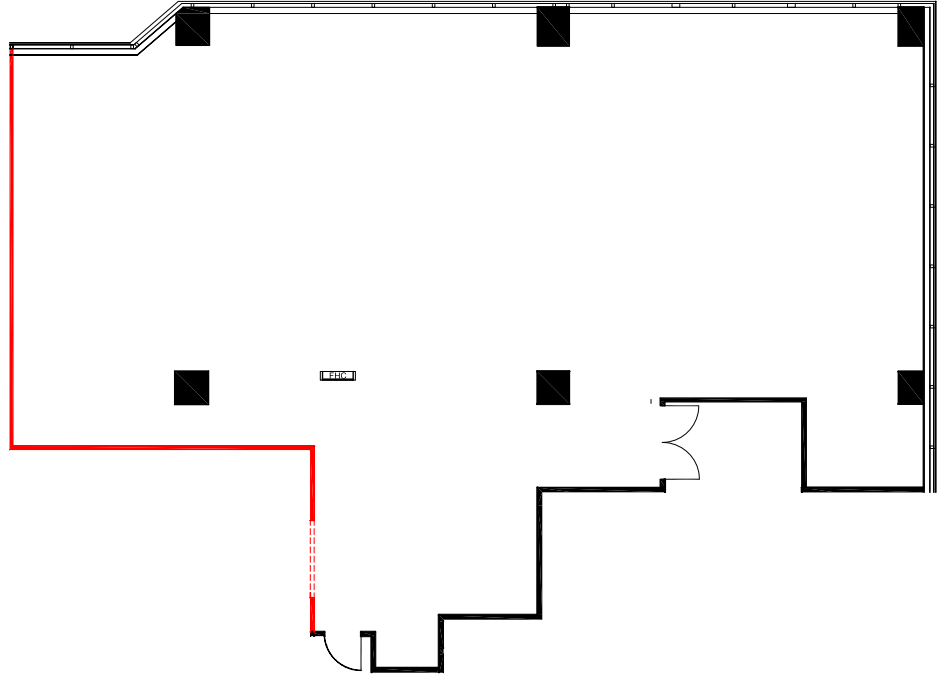
## Floor Plans

### Third Floor

**SHELL CONDITION**

Available Area:

**Suite 302: 3,902 sf**

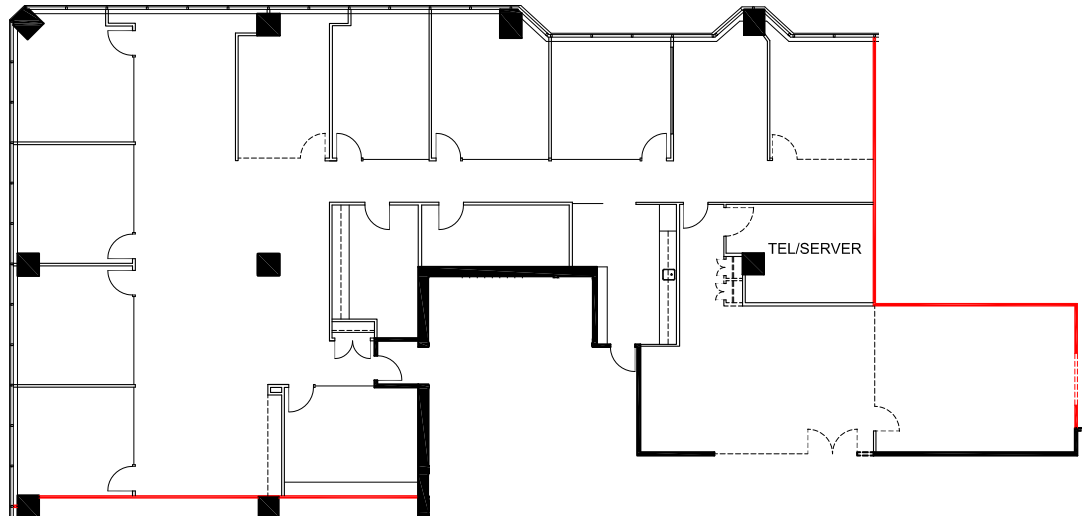


### Third Floor

**BUILT OUT**

Available Area:

**Suite 304: 7,527 sf**



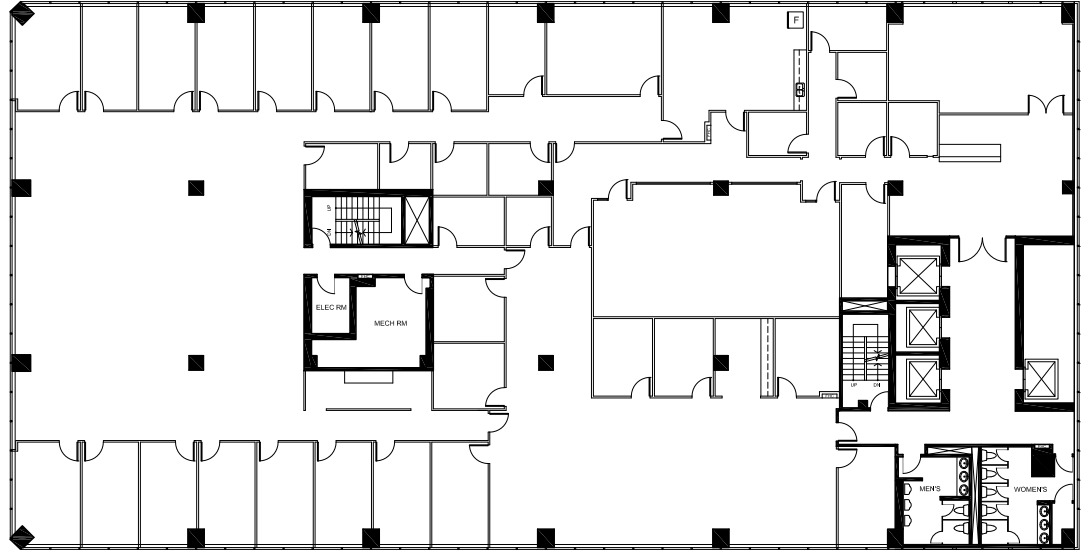
## Floor Plans

### Seventh Floor

**BUILT OUT**

Available Area:

**Suite 700: 17,339 sf**

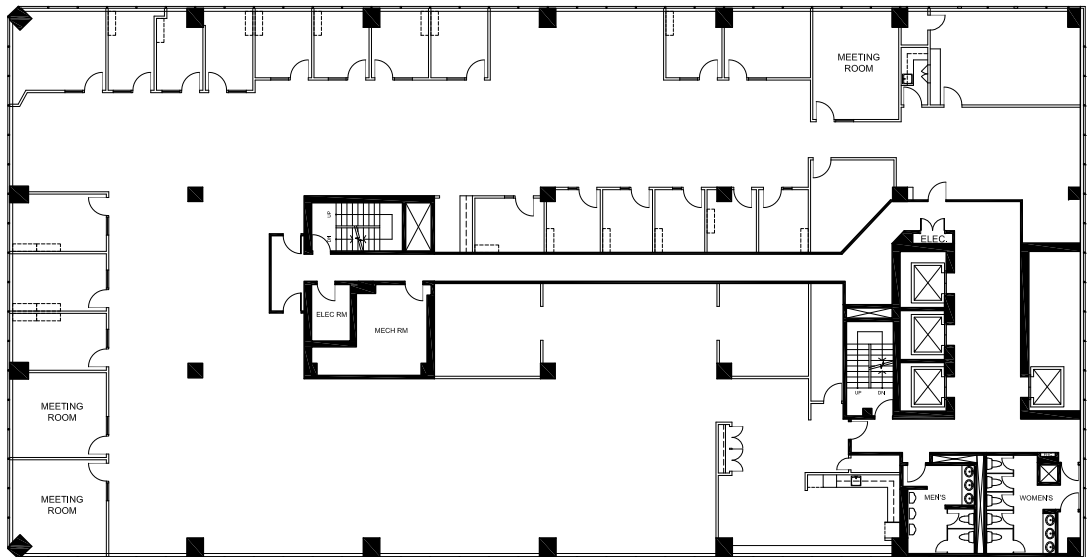


### Ninth Floor

**BUILT OUT**

Available Area:

**Suite 901: 17,345 sf**



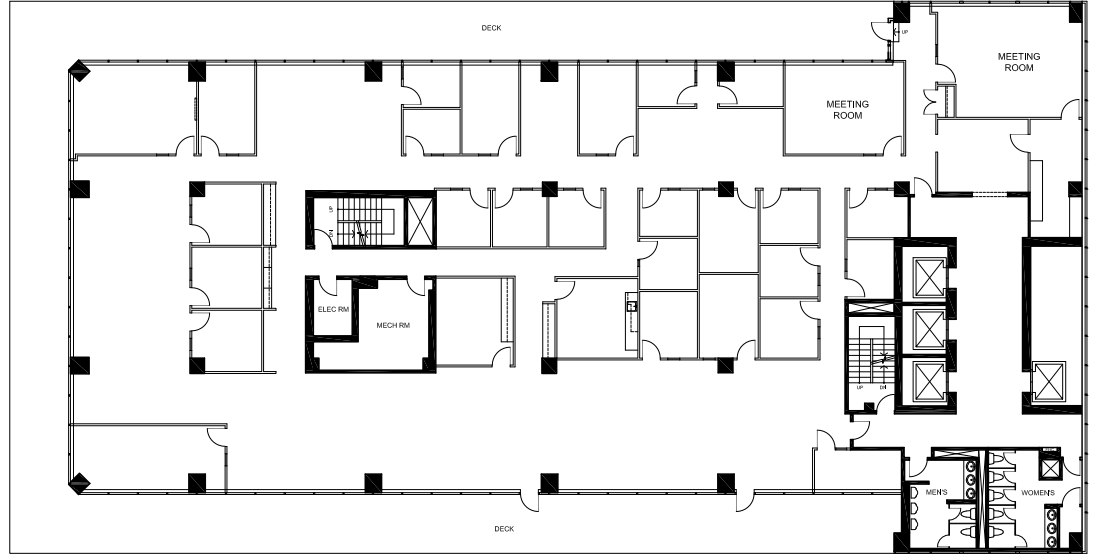
## Floor Plans

### Tenth Floor

**BUILT OUT**

Available Area:

**Suite 1000: 13,288 sf**





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Sales Representative

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**Avison Young Commercial Real Estate Services, LP, Brokerage**

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5

Office 905 712 2100 Fax 905 712 2937 [avisonyoung.ca](http://avisonyoung.ca)

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