

FLEX OFFICE SPACE FOR LEASE

# 2495 MEADOWPINE BOULEVARD

Mississauga, ON

**Prominent Highway 401  
Exposure and Signage**

YOUR SIGN  
HERE

AVISON  
YOUNG



## Property Summary

Total Area	9,846 sf
Office Area	Approx. 82%
Warehouse Area	Approx. 18%
Warehouse Clear Height	25'3"
Shipping	1 TL
Zoning	E2-24
Possession	April 2023
Starting Net Rent	\$17.95 psf net
T.M.I.	\$6.58 psf (2023 estimate)



## Highlights

- Great mix of open area, private offices, training / all hands space with ample natural light in office area
- Hwy 401 exposure and signage – 143,900 vehicles per day (AADT)
- Move-in ready with quality leaseholds in place
- Clean industrial space with 25'3" clear height
- Ideal for office tenants requiring storage / warehouse component
- Professional and first-class ownership and property management



Ample surface parking



Hwy 401 Signage opportunity



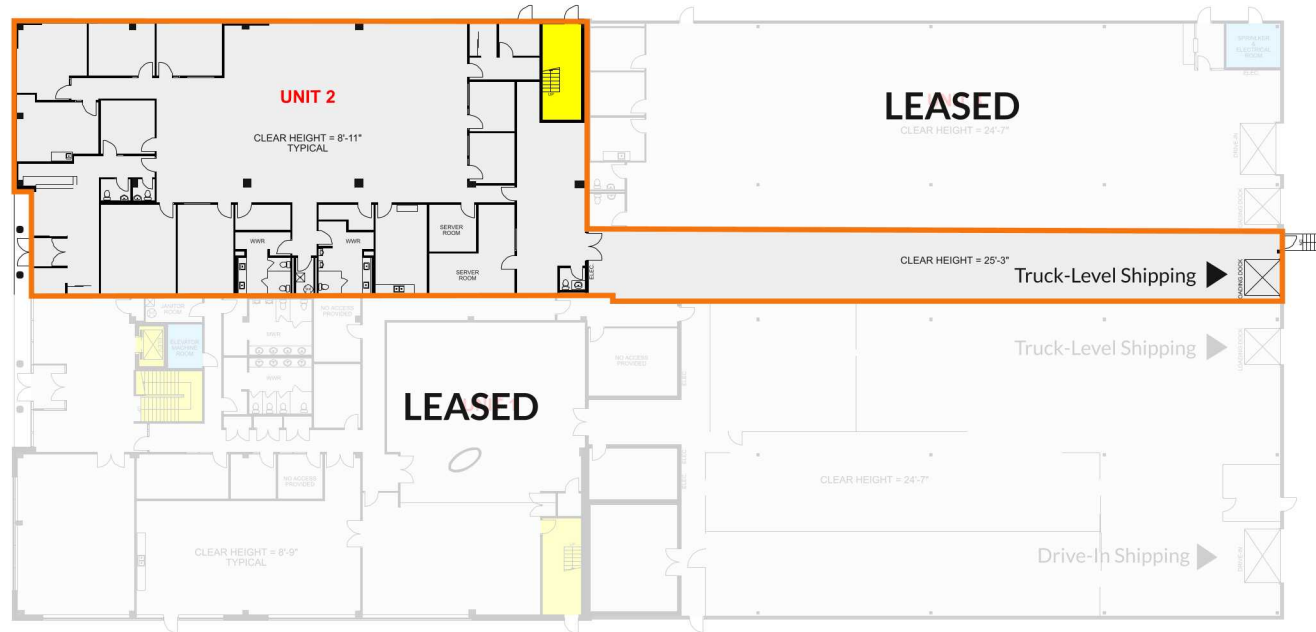
Close proximity to Highway 401



## Floor Plan

### Unit 2

9,846 sf



Ground Floor



Second Floor





## Transit & Amenities

### Notable Amenities

- 1** Best Buy  
Staples  
LCBO  
Real Canadian Superstore  
Dollarama  
Starbucks
- 2** Toronto Premium Outlet
- 3** Meadowvale Town Centre
- 4** No Frills  
Hakka Legend  
K&B Sushi
- 5** Erin Mills Town Centre

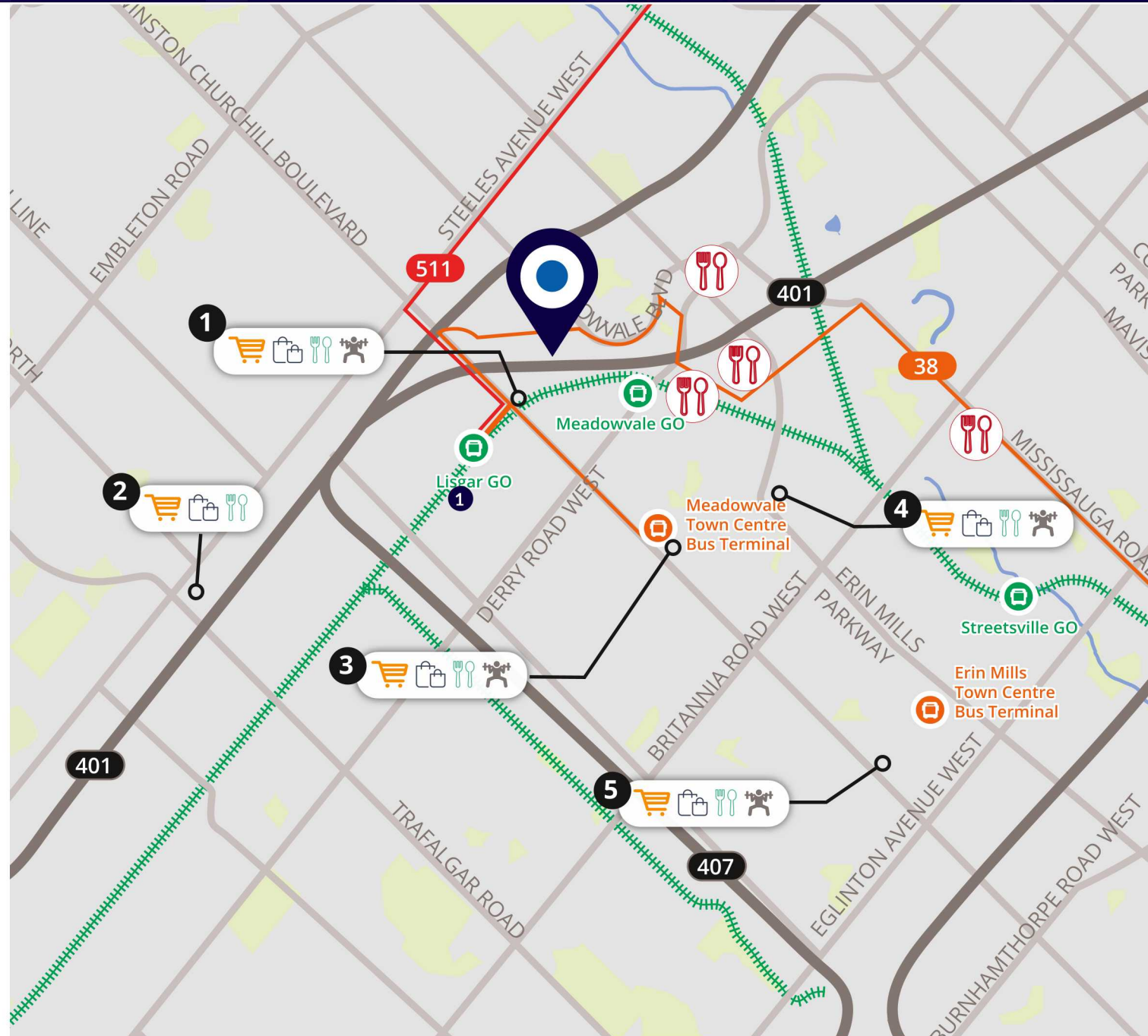
### Transit

MiWay  
38 Creditview

Brampton Transit  
511 Steeles

### Terminals

Meadowvale GO  
 Meadowvale Town Centre Bus Terminal  
 Lisgar GO





## Zoning

### E2-24 - Permitted Uses



[CLICK HERE FOR FURTHER DETAILS ON PERMITTED USES](#)

#### Employment/Office

- Medical
- General Office

#### Hospitality

- Banquet Hall
- Conference / Convention Centre
- Night Club
- Overnight Accommodation

#### Commercial

- Restaurant
- Convenience Restaurant
- Take-out Restaurant
- Commercial School
- Financial Institution
- Veterinary Clinic
- Animal Care Facility

#### Business Activities

- Broadcasting / Communication
- Manufacturing Facility
- Science and Technology Facility
- Truck Terminal
- Warehouse / Distribution Facility
- Wholesaling Facility
- Waste Processing Station
- Waste Transfer Station
- Composting Facility
- Self-Storage Facility
- Contractor Service Shop

- Medicinal Product Manufacturing Facility

#### Motor Vehicle

- Motor Vehicle Repair Facility, Restricted
- Motor Vehicle Rental Facility
- Motor Vehicle Wash Facility, Restricted
- Gas Bar
- Motor Vehicle Service Station
- Motor Vehicle Sales, Leasing or Rental - Commercial Motor Vehicles

#### Others

- Adult Video Store
- Adult Entertainment Establishment
- Animal Boarding Establishment
- Active Recreational Use
- Body-Rub Establishment
- Beverage / Food Preparation Establishment
- Entertainment Establishment
- Recreational Establishment
- Funeral Establishment
- Private Club
- Repair Establishment
- Parking Lot
- University / College
- Courier / Messenger Service



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Get more  
information

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