

# COMMERCIAL SPACE FOR LEASE

## 1215 QUEENSWAY EAST, #47 & #48



**MISSISSAUGA, ON**

**FOR LEASE**

**1,275 SF+ MEZZANINE AVAILABLE**

**FOR LEASE**

**1,275 SF AVAILABLE**

# PROPERTY HIGHLIGHTS



**1215 Queensway East, Unit 47 & 48** are two commercial units available For Lease in the heart of Mississauga, ON. Unit 47 has a mezzanine with four offices. Unit 48 is wide open space.

Subject site is located at the major intersection of Dixie Rd. & Queensway East

- Two Commercial Units Available
- Roll-up, drive in garage door for loading
- Wide open unit
- High pedestrian and vehicular traffic in immediate area.
- Excellent building signage and branding opportunity

## Available For Lease

**Unit #47: 1,275 SF Plus Mezzanine (Newly Renovated)**

**Unit #48: 1,275 SF (Raw Space)**

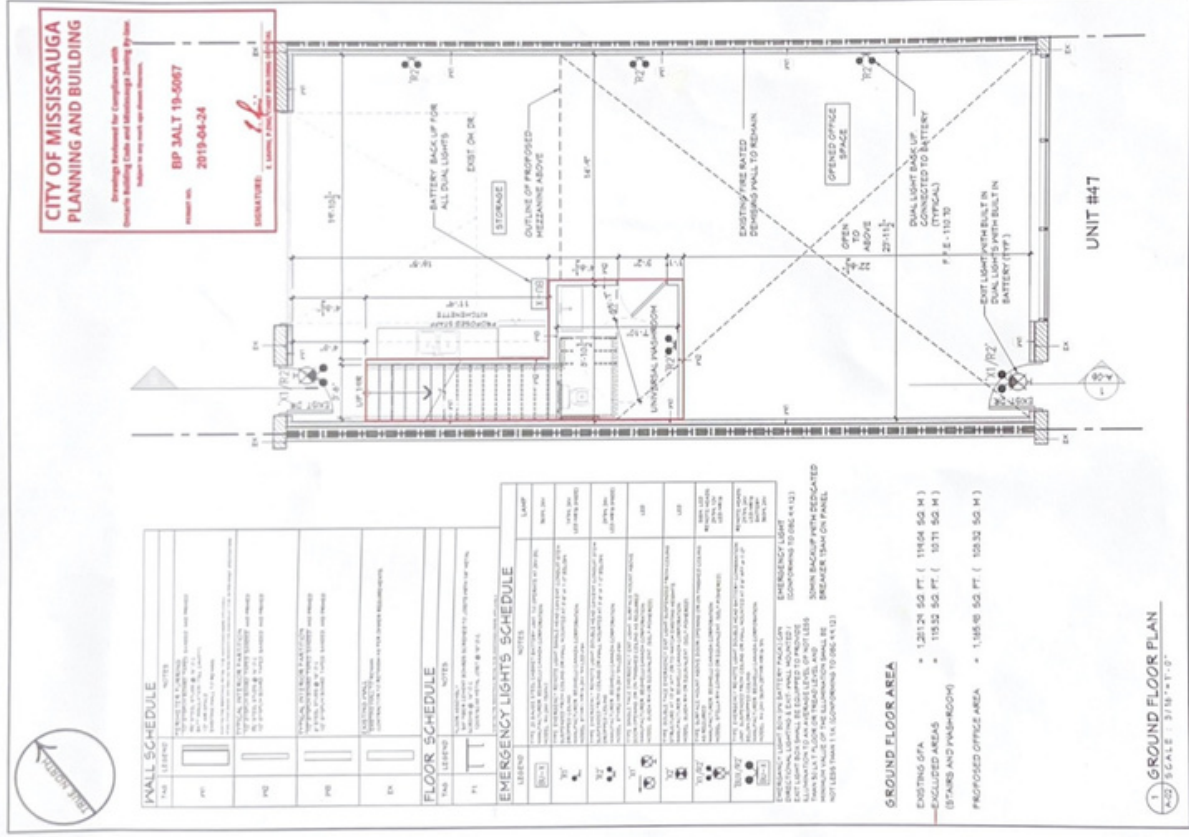
**Available: Immediate**

**Term: 5 year or 10 years**

**Gross Rent: Call Agent or Broker**



# FLOOR PLANS | UNIT #47



NO.	DESCRIPTION	DATE
1	SENT FOR CLIENT REVIEW	12/07/2018
2	REVISED AS PER CLIENT COMMENTS	12/10/2018
3	REVISED AS PER CLIENT COMMENTS	01/08/2019
4	APPLY FOR BUILDING PERMITS	01/14/2019
5	REVISED AS PER CITY COMMENTS	02/28/2019

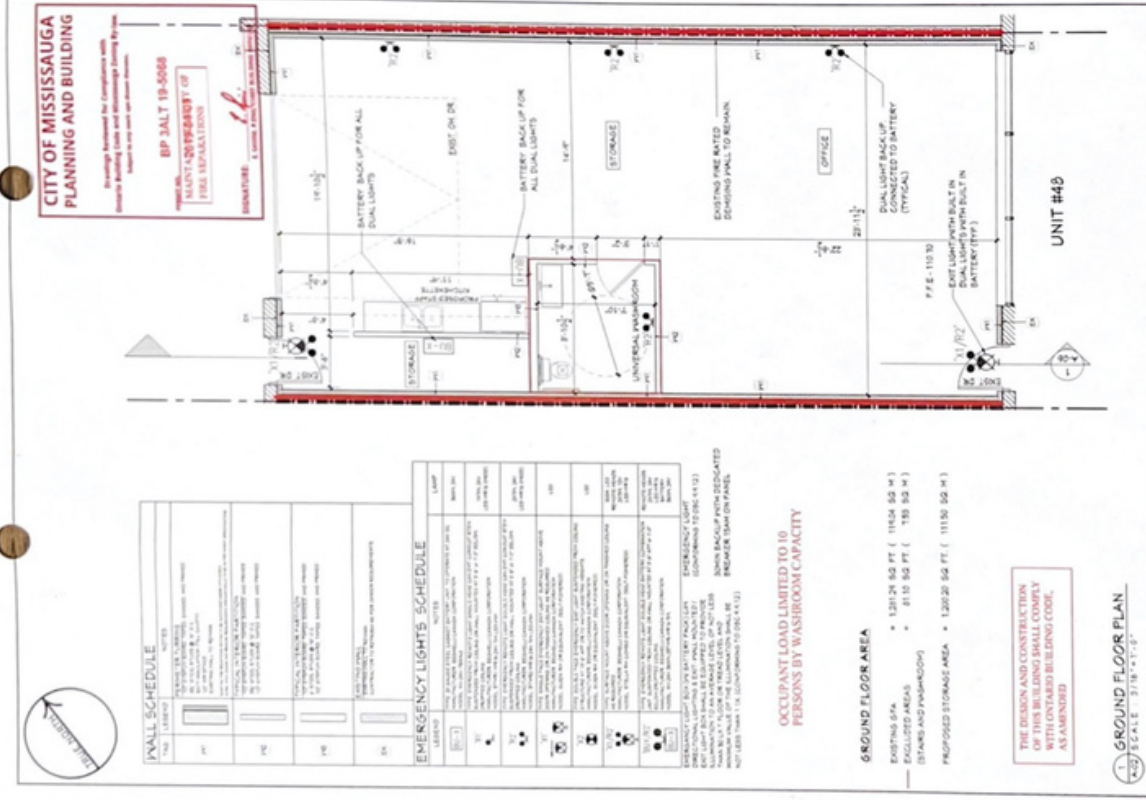
PROJECT	PROPOSE INTER-ALTERATIONS TO EXISTING UNITS #47 AT 1215 QUEENWAY EAST CITY OF MISSISSAUGA

<b>GASPAR DESIGN GROUP</b> 9339 TORONTOA BLVD. UNIT #23 MISSISSAUGA, ONT. L4W 4G5 TEL: 905-884-0888 WWW.GASPARDESIGNGROUP.COM	
DRAWING	GROUND FLOOR PLAN
SCALE	3/16" = 1'-0"
DRAWN BY	J.P.D.
DATE	12/02/2018
APPROVED BY	M.B.
PROJECT NO.	18-026
DRAWING NO.	A-02



# FLOOR PLANS | UNIT 48



**CITY OF MISSISSAUGA  
PLANNING AND BUILDING**  
Development Approved for Compliance with  
Ontario Building Code and all other applicable laws and regulations.  
BP JALT 19-0048  
MAINTENANCE/REPAIRS OF  
FIRE REPAIRATIONS  
DATE: 1.10.2018

**PANEL SCHEDULE**

NO.	DESCRIPTION	DATE
1	SENT FOR CLIENT REVIEW	1/26/18
2	REVISED AS PER CLIENT COMMENTS	1/21/18
3	CLIENT COMMENTS	10/10/18
4	APPLY FOR BUILDING PERMITS	01/14/2019
5	REVISED AS PER CITY COMMENTS	02/28/2019

**EMERGENCY LIGHTS SCHEDULE**

SYMBOL	DESCRIPTION
EL-1	EMERGENCY LIGHT WITH BATTERY BACKUP
EL-2	EMERGENCY LIGHT WITH BATTERY BACKUP AND PHOTOEYE
EL-3	EMERGENCY LIGHT WITH BATTERY BACKUP AND PHOTOEYE (WITH DIMMER)
EL-4	EMERGENCY LIGHT WITH BATTERY BACKUP AND PHOTOEYE (WITH DIMMER AND PHOTOEYE)
EL-5	EMERGENCY LIGHT WITH BATTERY BACKUP AND PHOTOEYE (WITH DIMMER AND PHOTOEYE AND PHOTOEYE)
EL-6	EMERGENCY LIGHT WITH BATTERY BACKUP AND PHOTOEYE (WITH DIMMER AND PHOTOEYE AND PHOTOEYE AND PHOTOEYE)

EMERGENCY LIGHTS SHALL BE INSTALLED IN ALL AREAS WHERE THERE IS A REQUIREMENT FOR EMERGENCY LIGHTING. EMERGENCY LIGHTS SHALL BE INSTALLED IN ALL AREAS WHERE THERE IS A REQUIREMENT FOR EMERGENCY LIGHTING. EMERGENCY LIGHTS SHALL BE INSTALLED IN ALL AREAS WHERE THERE IS A REQUIREMENT FOR EMERGENCY LIGHTING.

**OCCUPANT LOAD LIMITED TO 10 PERSONS BY WASHROOM CAPACITY**

**GROUND FLOOR AREA**  
EXISTING S.F.A. \* 1,211.24 SQ FT ( 115.64 SQ M )  
ENLARGED AREA \* 811.50 SQ FT ( 75.52 SQ M )  
(SPANS AND WASHROOMS)  
PROPOSED STORAGE AREA \* 1,202.20 SQ FT ( 111.50 SQ M )

**THE DESIGN AND CONSTRUCTION OF THIS BUILDING SHALL COMPLY WITH ONTARIO BUILDING CODE, AS AMENDED**

**GROUND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

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	1	SENT FOR CLIENT REVIEW	1/26/18
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5	REVISED AS PER CITY COMMENTS	02/28/2019	
		<b>STANFIELD UNITS</b> DRAWING GROUND FLOOR PLAN SCALE 3/16" = 1'-0" DRAWN BY P.D. DATE 12/02/2018 M.M. APPROVED BY PROJECT No. 18-026 DRAWING No. 18-026	
<b>GASPAR DESIGN GROUP</b> 9336 Keele Street, Unit #23 Mississauga, Ont. L4R 4W5 Tel: 905-884-9999 www.gaspar.ca		<b>PROPOSEE INTER ALLEGATIONS TO EXISTING UNITS #48 AT 1215 QUEENWAY EAST CITY OF MISSISSAUGA</b>	

# PHOTO GALLERY | UNIT 47 (PLUS MEZZANINE)



# PHOTO GALLERY | UNIT 48





# CONTACT INFORMATION



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