

FOR LEASE

151 Superior Blvd.

Mississauga, ON



MODEL SUITE AVAILABLE

7,785 SF



PROPERTY DETAILS



SUPERIOR BUSINESS PARK

- Superior Business Park is a group of older and newly developed buildings ranging from single to multi-tenanted facilities. These thirteen buildings are situated on the north side of Superior Blvd. Between Hurontario St. & Kennedy Rd. in the north central district of Mississauga. The Park offers excellent access to Pearson International Airport. Located in central Mississauga a short distance south of Kennedy and Derry Roads, the Park is close to major amenities and has good access to public transportation.
- Total Development Size : 776,709 SF
- Zoning : E2
- Immediate access to Highways 407 and 401 and close proximity to Highways 403 & 410
- High accessibility and easy access to Downtown Toronto

PROPERTY DETAILS

UNIT 1-2: OFFICE + WAREHOUSE

UNIT	1-2
TOTAL SPACE AVAILABLE	7,785 SF
OFFICE AREA	4,944 SF
WAREHOUSE AREA	2,635 SF
LISTING RENT	\$21.00
TMI	\$7.20 (2024)
DOCK LEVEL DOORS	2
WAREHOUSE CLEAR HEIGHT	16 FT

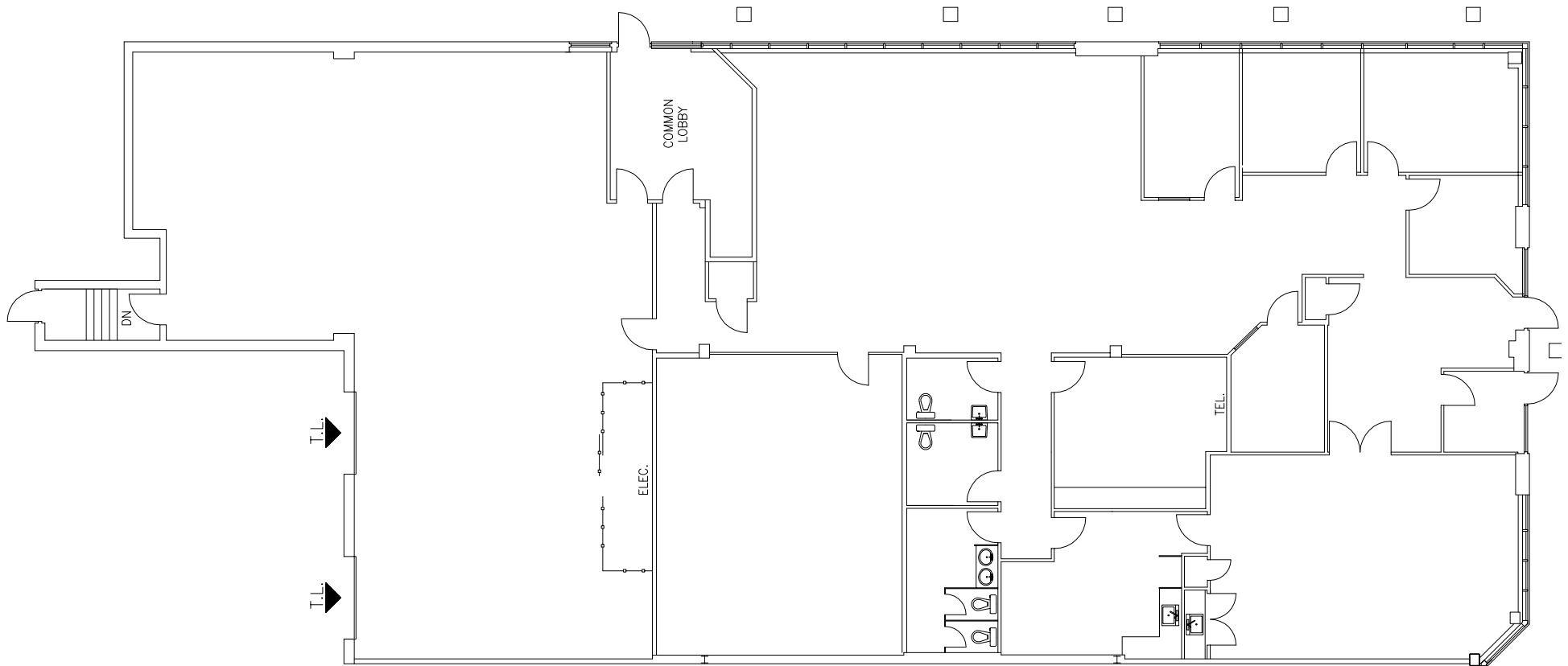
Model Suite with 65% Office. Layout includes multiple offices, training room, open area, reception, newly painted, renovated kitchen, roller shades and LED lights.



PROPERTY FLOOR PLAN

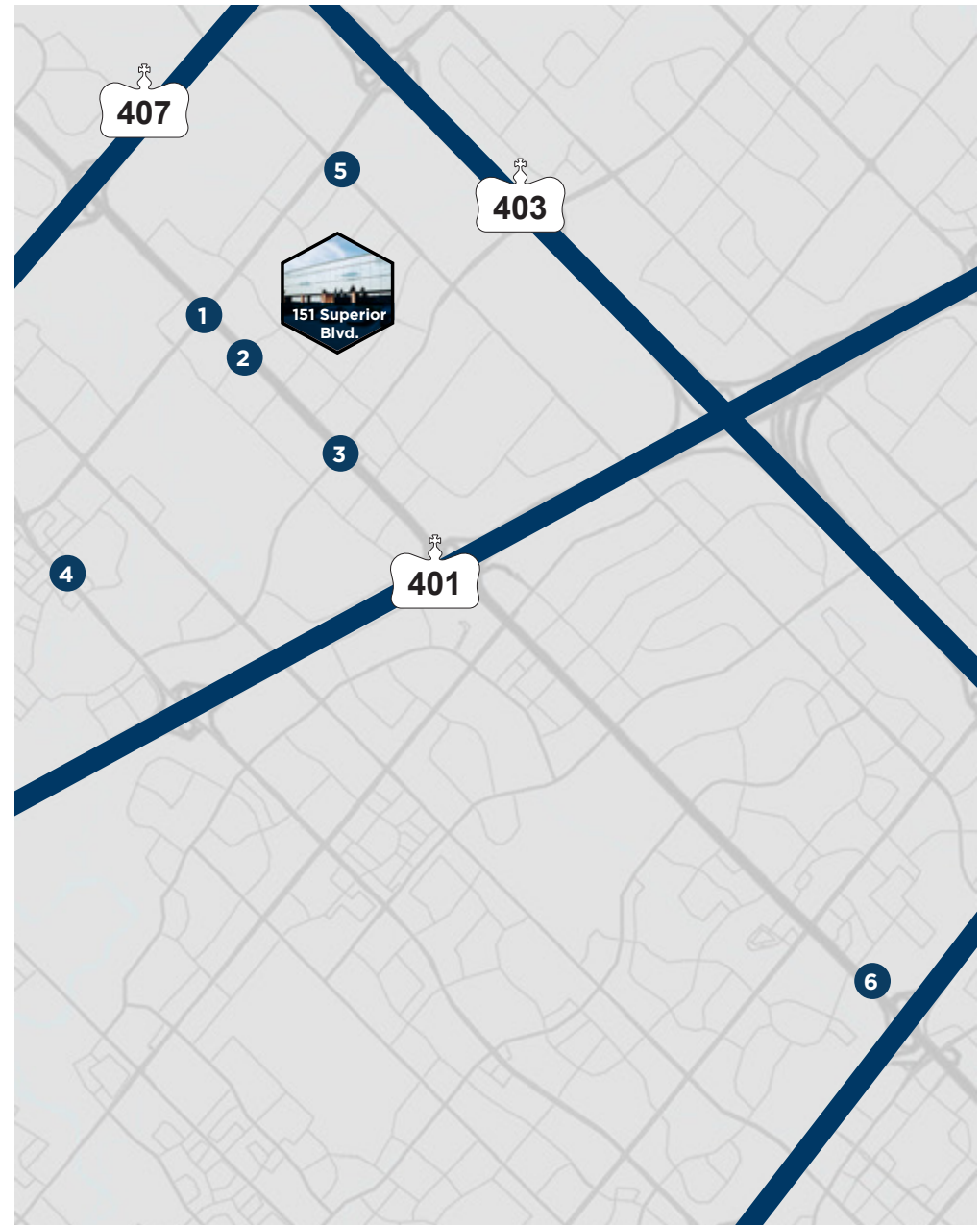
UNIT 1-2: OFFICE + WAREHOUSE

7,786 SF Total Space Available | **4,944 SF** Office Area | **2,635 SF** Warehouse Area



LOCAL AMENITIES & ATTRACTIONS

- 1** Mr. Sub
Pita & Grill
St. Louis Bar & Grill
Spice Culture Indian Cuisine
Tim Hortons
Freshii
- 2** Homewood Suites by Hilton
Versailles Convention Centre
Best Western Corporate
Cineplex Courtney Park
Greenicon 5 Star Hotel
- 3** Turtle Jack's
Chako Barbecue
Demetres
McDonald's
Denny's
Boston Pizza
Mucho Burrito
Montana's
- 4** Shoppers Drug Mart
McDonald's
TD Canada Trust
Pizza Pizza
Hero Certified Burgers
Food Basics
- 5** Tim Hortons
Taza Xpress
Ricks Good Eats
Mobil
Inniskillin Wines
- 6** Delta Hotels by Marriott
Purolator Drop Centre
The Rec Room
Walmart
Cineplex Mississauga
Living Arts Center
DHL Service Point
Executive Travel Suites



ABOUT

Incorporated in 1993, GWL Realty Advisors is a real estate company focused on growth, committed to sustainability, and dedicated to delivering strong, long-term returns for its clients. To do this, we look for opportunities, at home and abroad, to expand our portfolio, initiate rewarding partnerships and establish new investment platforms for our clients. We act as trusted stewards of our clients' assets and the places where our tenants work and our residents live.

Backed by The Canada Life Assurance Company, a leading Canadian international financial services company, we act with integrity in every transaction, every agreement and every relationship, which makes us a welcome partner. We value our staff and draw upon their creativity and determination, so we can move boldly to achieve our goals – and to develop and manage spaces that engage, excite and inspire.

OUR SERVICES

Our extensive suite of real estate services includes portfolio management, acquisitions and dispositions, development, asset and property management, and leasing, across the full range of office, industrial, retail and multi-residential asset classes.

We also manage three real estate segregated funds, including two of Canada's largest open-end real estate segregated funds: [Great-West Life Real Estate Fund](#) and [London Life Real Estate Fund](#).



GWL Realty Advisors Portfolio Highlights

42.5M
SF

\$18B
Assets Under
Management

\$1B
Projects Under
Development

683

Real Estate transactions completed since 1996

110
Development Projects
Completed Since 1996

7
Consecutive GRESB
Green Star Rankings



86%

of GTA Industrial Portfolio by Floor area
Certified BOMA BEST or LEED
(5th Consecutive 5-Star Ranking)



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