

OFFICE SPACE  
FOR LEASE

# 5040 TIMBERLEA BOULEVARD

Mississauga, Ontario

2,500 sq.ft. - 8,308 sq.ft.



## MICHELLE VIGNA

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**COLONNADE  
BRIDGEPORT**

Realty Inc., Brokerage

# 5040 TIMBERLEA BLVD

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## LEASE DETAILS

**Rental Rate:** \$12.95/sq.ft.

**Taxes & Operating:** \$2.72/sq.ft.

Operating costs, tax estimates and rental ranges are based on 2023 figures and are subject to change.

**AVAILABLE: IMMEDIATELY**



## OPPORTUNITY

**Suite 200 - Divisible**  
**2,500 sq.ft. 8,308 sq.ft.**

## HIGHLIGHTS

✓ A fifteen minute walk to Tomken Station on the MiWay transitway

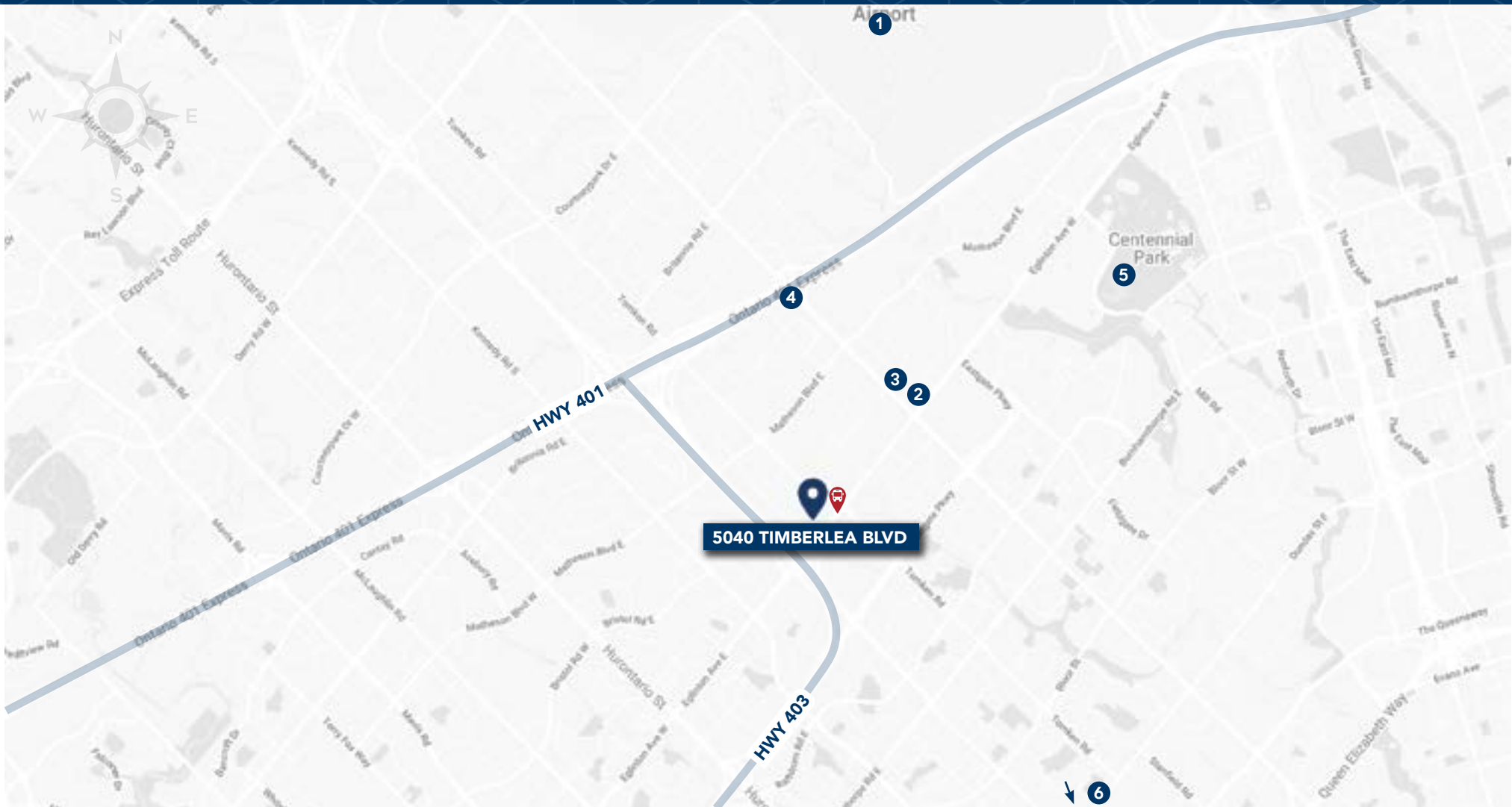
✓ Minutes from HWY 403 via Eglinton Avenue, 401 via Dixie Road, and the QEW. A 15 minute drive to Pearson International Airport

✓ Minutes to Eglinton Avenue restaurants and services, including Starbucks, Burger King, Subway, Tim Hortons, Mr. Lube and more

✓ Excellent exposure on Eglinton Avenue with opportunity for building signage

Abundant free parking

# AREA MAP



5040 TIMBERLEA BLVD

- 1 Pearson International Airport
- 2 Starbucks
- 3 Tim Hortons
- 4 Tomken Station
- 5 Centennial Park
- 6 Dixie Outlet Mall

**5040** **TIMBERLEA BLVD**  
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## SUITE 200

8,308 sq.ft.

