

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)

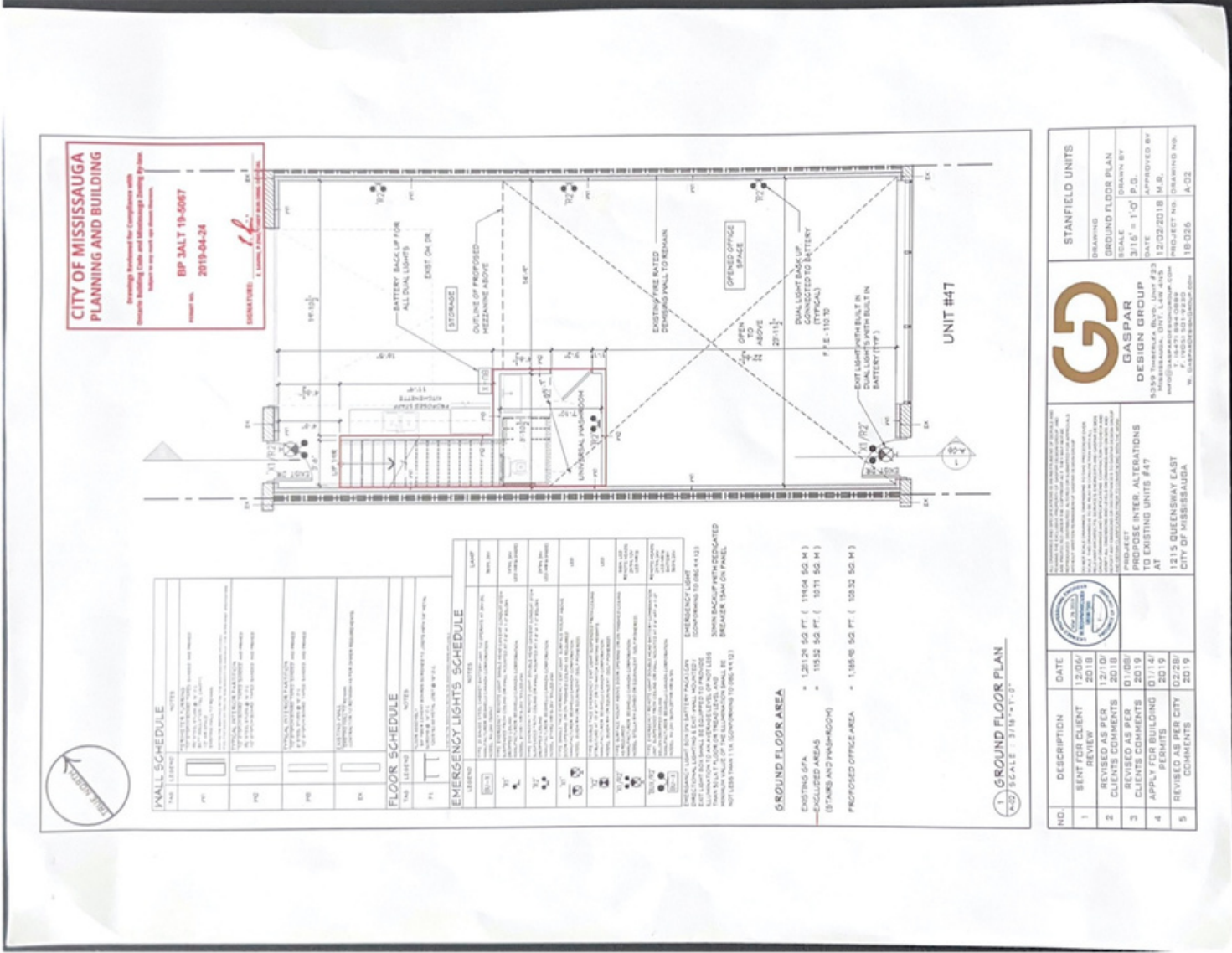
Available: Immediate

Term: 5 year or 10 years

Gross Rent: Call Agent or Broker



FLOOR PLANS | UNIT #47



**CITY OF MISSISSAUGA
PLANNING AND BUILDING**

*Drawings Prepared for Compliance with
Municipal Building Code and International Building Code
Under the Authority of a Licensed Professional*

PROJECT NO. **BP 3ALT 19-0087**
DATE **2019-04-24**

DESIGNER: *[Signature]*
DATE: **1 APR 2019**

SMALL SCHEDULE

SYM	LEGEND	NOTES
PT	[Symbol]	TYPE 1 BATTERY BACK-UP LIGHTS (SEE PROJECT) 1. 120V AC, 100 WATT, 2 1/2" DIA. 2. 120V AC, 100 WATT, 2 1/2" DIA. 3. 120V AC, 100 WATT, 2 1/2" DIA.
PT2	[Symbol]	TYPE 2 BATTERY BACK-UP LIGHTS (SEE PROJECT) 1. 120V AC, 100 WATT, 2 1/2" DIA. 2. 120V AC, 100 WATT, 2 1/2" DIA.
PT3	[Symbol]	TYPE 3 BATTERY BACK-UP LIGHTS (SEE PROJECT) 1. 120V AC, 100 WATT, 2 1/2" DIA. 2. 120V AC, 100 WATT, 2 1/2" DIA.
EX	[Symbol]	EXISTING LIGHT FIXTURES (SEE PROJECT) 1. 120V AC, 100 WATT, 2 1/2" DIA. 2. 120V AC, 100 WATT, 2 1/2" DIA.

FLOOR SCHEDULE

SYM	LEGEND	NOTES
F1	[Symbol]	FLOOR FINISH (SEE PROJECT) 1. POLISHED CONCRETE 2. POLISHED CONCRETE

EMERGENCY LIGHTS SCHEDULE

SYM	LEGEND	NOTES
EL1	[Symbol]	TYPE 1 EMERGENCY LIGHT (SEE PROJECT) 1. 120V AC, 100 WATT, 2 1/2" DIA. 2. 120V AC, 100 WATT, 2 1/2" DIA.
EL2	[Symbol]	TYPE 2 EMERGENCY LIGHT (SEE PROJECT) 1. 120V AC, 100 WATT, 2 1/2" DIA. 2. 120V AC, 100 WATT, 2 1/2" DIA.
EL3	[Symbol]	TYPE 3 EMERGENCY LIGHT (SEE PROJECT) 1. 120V AC, 100 WATT, 2 1/2" DIA. 2. 120V AC, 100 WATT, 2 1/2" DIA.
EL4	[Symbol]	TYPE 4 EMERGENCY LIGHT (SEE PROJECT) 1. 120V AC, 100 WATT, 2 1/2" DIA. 2. 120V AC, 100 WATT, 2 1/2" DIA.
EL5	[Symbol]	TYPE 5 EMERGENCY LIGHT (SEE PROJECT) 1. 120V AC, 100 WATT, 2 1/2" DIA. 2. 120V AC, 100 WATT, 2 1/2" DIA.
EL6	[Symbol]	TYPE 6 EMERGENCY LIGHT (SEE PROJECT) 1. 120V AC, 100 WATT, 2 1/2" DIA. 2. 120V AC, 100 WATT, 2 1/2" DIA.
EL7	[Symbol]	TYPE 7 EMERGENCY LIGHT (SEE PROJECT) 1. 120V AC, 100 WATT, 2 1/2" DIA. 2. 120V AC, 100 WATT, 2 1/2" DIA.
EL8	[Symbol]	TYPE 8 EMERGENCY LIGHT (SEE PROJECT) 1. 120V AC, 100 WATT, 2 1/2" DIA. 2. 120V AC, 100 WATT, 2 1/2" DIA.
EL9	[Symbol]	TYPE 9 EMERGENCY LIGHT (SEE PROJECT) 1. 120V AC, 100 WATT, 2 1/2" DIA. 2. 120V AC, 100 WATT, 2 1/2" DIA.
EL10	[Symbol]	TYPE 10 EMERGENCY LIGHT (SEE PROJECT) 1. 120V AC, 100 WATT, 2 1/2" DIA. 2. 120V AC, 100 WATT, 2 1/2" DIA.

EMERGENCY LIGHTING & EXIT PANEL SCHEDULE

EMERGENCY LIGHTING & EXIT PANEL SCHEDULE (SEE PROJECT)
1. 120V AC, 100 WATT, 2 1/2" DIA.
2. 120V AC, 100 WATT, 2 1/2" DIA.
3. 120V AC, 100 WATT, 2 1/2" DIA.
4. 120V AC, 100 WATT, 2 1/2" DIA.
5. 120V AC, 100 WATT, 2 1/2" DIA.
6. 120V AC, 100 WATT, 2 1/2" DIA.
7. 120V AC, 100 WATT, 2 1/2" DIA.
8. 120V AC, 100 WATT, 2 1/2" DIA.
9. 120V AC, 100 WATT, 2 1/2" DIA.
10. 120V AC, 100 WATT, 2 1/2" DIA.

GROUND FLOOR AREA

EXISTING GFA = 1,211.24 SQ FT (119.64 SQ M)
 ENLARGED AREAS = 195.52 SQ FT (18.11 SQ M)
 (STAIRS AND WASHROOMS)

PROPOSED OFFICE AREA = 1,185.6 SQ FT (110.30 SQ M)

1 GROUND FLOOR PLAN
SCALE: 3/8"=1'-0"

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

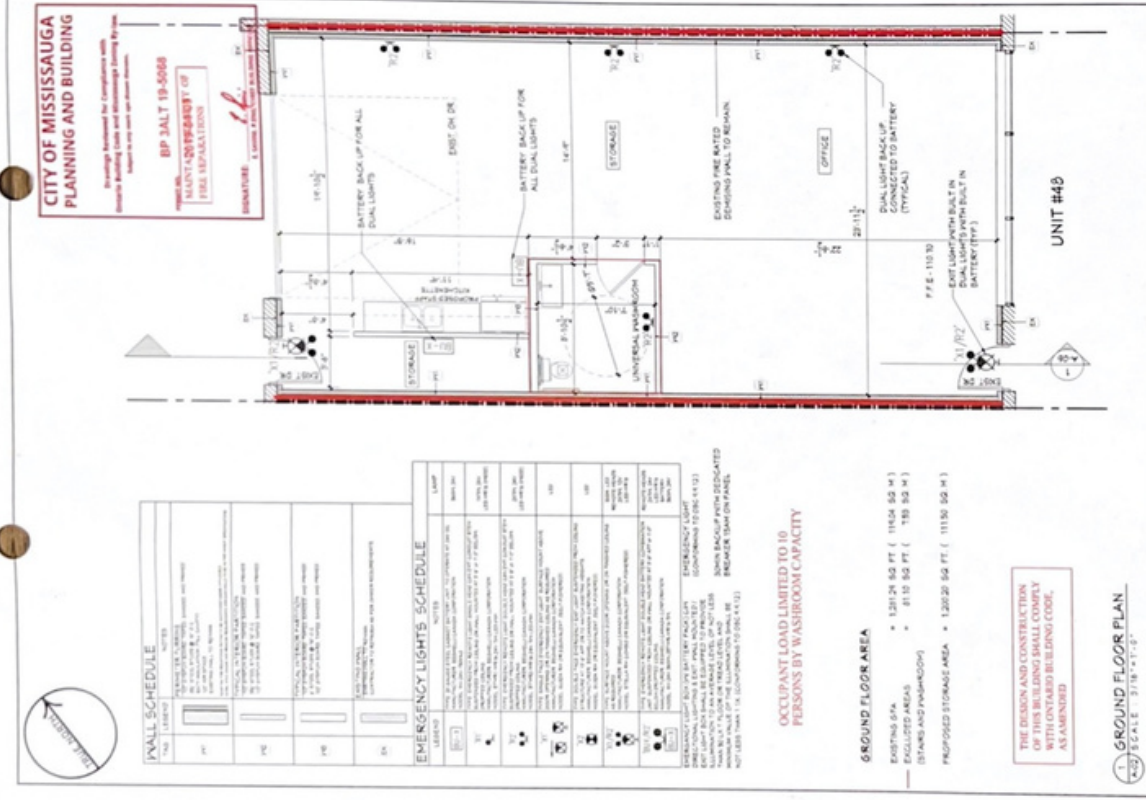
STANFIELD UNITS

DRAWING: GROUND FLOOR PLAN
 SCALE: 3/8" = 1'-0"
 DRAWN BY: [Name]
 DATE: 12/02/2018 M.B.
 APPROVED BY: [Name]
 PROJECT NO: 18-026
 DRAWING NO: A-02

GASPAR DESIGN GROUP
 9339 TORONTO AVE. UNIT #23
 MISSISSAUGA, ONT. L4W 4K5
 TEL: 905-884-0888
 WWW.GASPARDESIGN.COM

**1215 QUEENWAY EAST
CITY OF MISSISSAUGA**

FLOOR PLANS | UNIT 48



**CITY OF MISSISSAUGA
PLANNING AND BUILDING**
Development Approved for Compliance with
Ontario Building Code and all other Applicable
Codes and Regulations
BP JALT 19-0048
MAINTENANCE/REPAIRS OF
FIRE REPAIRATIONS
DATE: 11/11/2018
DRAWN BY: J. G. G. G.

PANEL SCHEDULE

NO.	DESCRIPTION	DATE
1	SENT FOR CLIENT REVIEW	1/20/18
2	REVISED AS PER CLIENT COMMENTS	12/10/18
3	CLIENT COMMENTS	10/10/18
4	APPLY FOR BUILDING PERMITS	01/11/19
5	REVISED AS PER CITY COMMENTS	02/20/19

EMERGENCY LIGHTS SCHEDULE

SYMBOL	DESCRIPTION
EL-1	EMERGENCY LIGHT - BATTERY BACKUP
EL-2	EMERGENCY LIGHT - BATTERY BACKUP WITH PHOTOEYE
EL-3	EMERGENCY LIGHT - BATTERY BACKUP WITH PHOTOEYE AND THERMOSTAT
EL-4	EMERGENCY LIGHT - BATTERY BACKUP WITH PHOTOEYE AND THERMOSTAT AND THERMOSTAT
EL-5	EMERGENCY LIGHT - BATTERY BACKUP WITH PHOTOEYE AND THERMOSTAT AND THERMOSTAT AND THERMOSTAT

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 * 811.00 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

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

	NO	DESCRIPTION	DATE
	1	SENT FOR CLIENT REVIEW	1/20/18
	2	REVISED AS PER CLIENT COMMENTS	12/10/18
	3	CLIENT COMMENTS	10/10/18
	4	APPLY FOR BUILDING PERMITS	01/11/19
5	REVISED AS PER CITY COMMENTS	02/20/19	
STANFIELD UNITS DRAWING GROUND FLOOR PLAN SCALE 3/16" = 1'-0" DRAWN BY J.G.G.G. DATE 12/02/2018 M.M. PROJECT No. 18-026 JOB No. 18-026		GASPAR DESIGN GROUP 9336 Keele Street, Unit #23 Mississauga, Ont. L4R 4W5 Tel: 905-884-9992 www.gaspar-design.com	
PROJECT: INTER-ALLEGATIONS TO EXISTING UNITS #48 AT 1215 QUEENSWAY EAST CITY OF MISSISSAUGA		APPROVED BY 12/02/2018 M.M. PROJECT No. 18-026 JOB No. 18-026	

PHOTO GALLERY | UNIT 47 (PLUS MEZZANINE)



PHOTO GALLERY | UNIT 48



CONTACT INFORMATION



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