



FOR SALE

270-280

BRITANNIA ROAD EAST

MISSISSAUGA, ONTARIO

13,117 SF TWO BUILDING OFFICE COMPLEX
USER/INVESTOR OPPORTUNITY



INVESTMENT HIGHLIGHTS

STRATEGIC LOCATION

The Property is strategically located in relation to major commuter routes, including the Hurontario-Highway 401 interchange and is less than two kilometers from the Highway 401-Highway 403 Interchange. The area is well-served by public transit including multiple bus services along Britannia Road, Kennedy Road and is 800 metres east of the future Britannia Hurontario LRT stop.

ABUNDANT AMENITIES

In addition to proximity to major commuter routes and transit, the Property is surrounded by a host of amenities for tenants and employees. By car, the Property is located 5 minutes from Heartland Town Centre and 10 minutes from Square One Shopping Centre providing access to major retailers, services and dining options. Additional restaurants, fitness centres and personal/professional services are located along Hurontario within a short distance of the Property.

ATTRACTIVE BUILDING WITH HIGH-END FEATURES

The buildings benefit from an attractive architectural design and over 180 ft of frontage on Britannia Road East with onsite parking and professional landscaping. The buildings have recently been upgraded with newly completed upgrades, including:

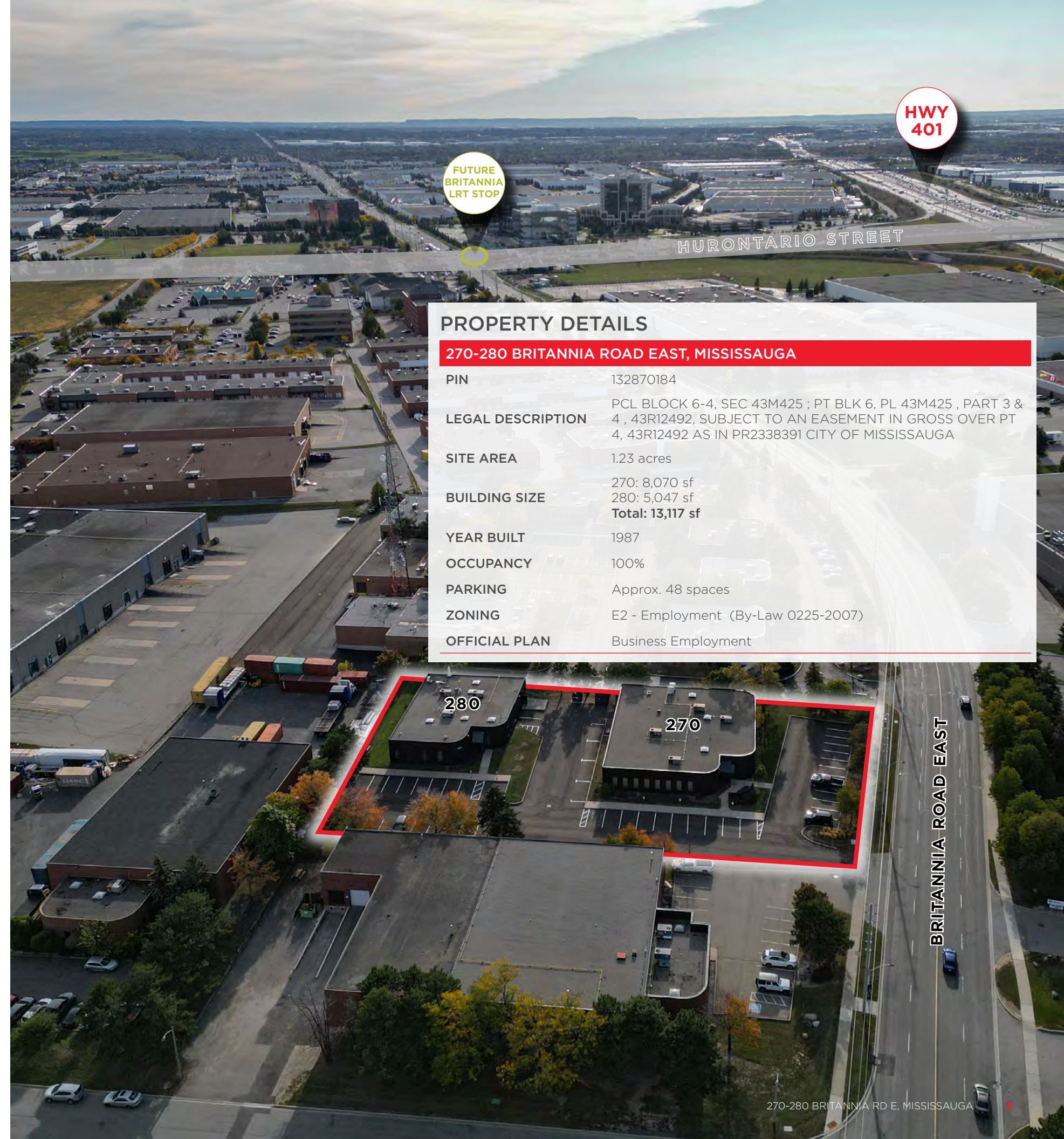
- Newly paved parking lot surfaces;
- Recently completed roof membranes;
- New HVAC equipment (2019);
- LED lighting upgrades throughout;
- Fire suppression upgrades;
- Security system upgrades including 4k camera systems with 25 cameras; and
- Fiber Optic service to both 270 & 280 Britannia buildings.

The buildings provide an opportunity for a small to mid-sized business to have an HQ presence and podium signage opportunity on a major street while potentially subsidizing occupancy costs through third party tenant revenues. The unique layout of the site provides the option to grow in-place, or have two completely independent operations on the same site.

OCCUPANCY OPTIONS

The Property can be made available vacant for a user or can be sold subject to a short term leaseback of the 280 Britannia building (5,047 sf). The E2 - Employment zoning allows for a wide range of permitted uses including office, technology, warehousing/wholesaling, education and other commercial uses. Former uses of the Property include computer programming/technology (270 Britannia) and project workspace & collaboration (280 Britannia). The buildings present a potential turnkey opportunity with high-end furniture systems being available for sale.

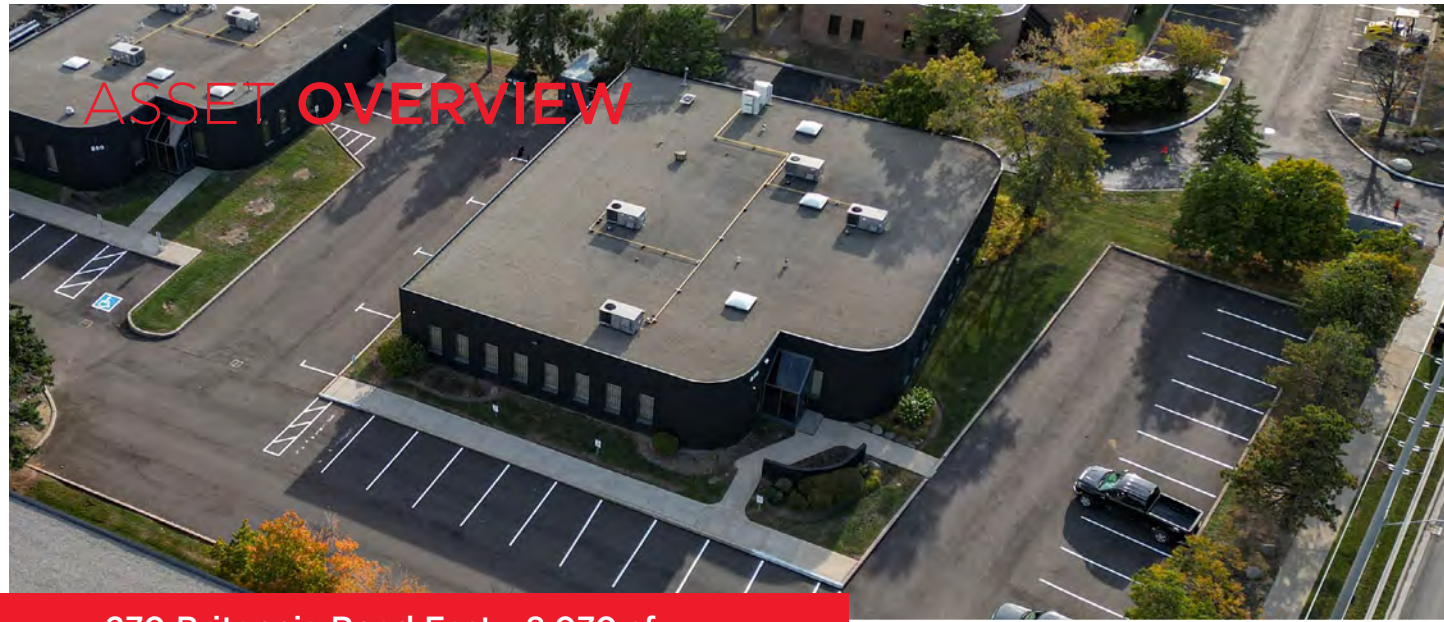
ASKING PRICE: \$6,950,000



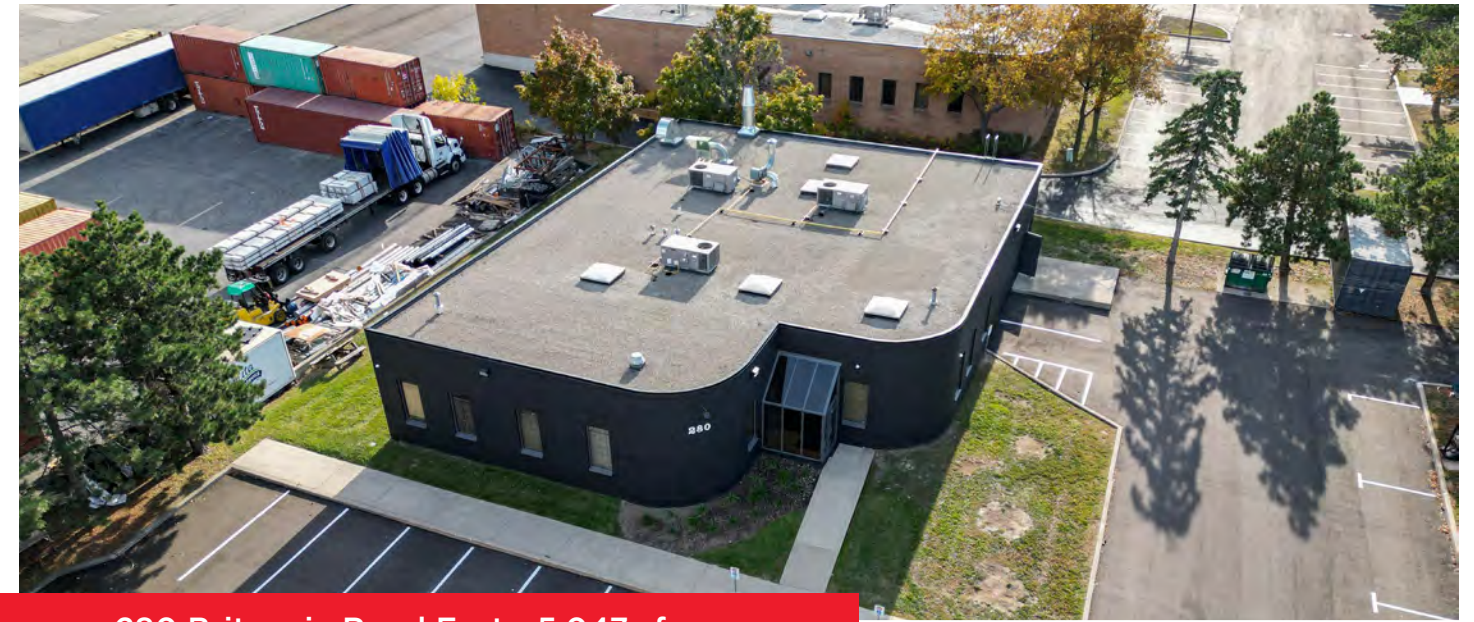
PROPERTY DETAILS

270-280 BRITANNIA ROAD EAST, MISSISSAUGA

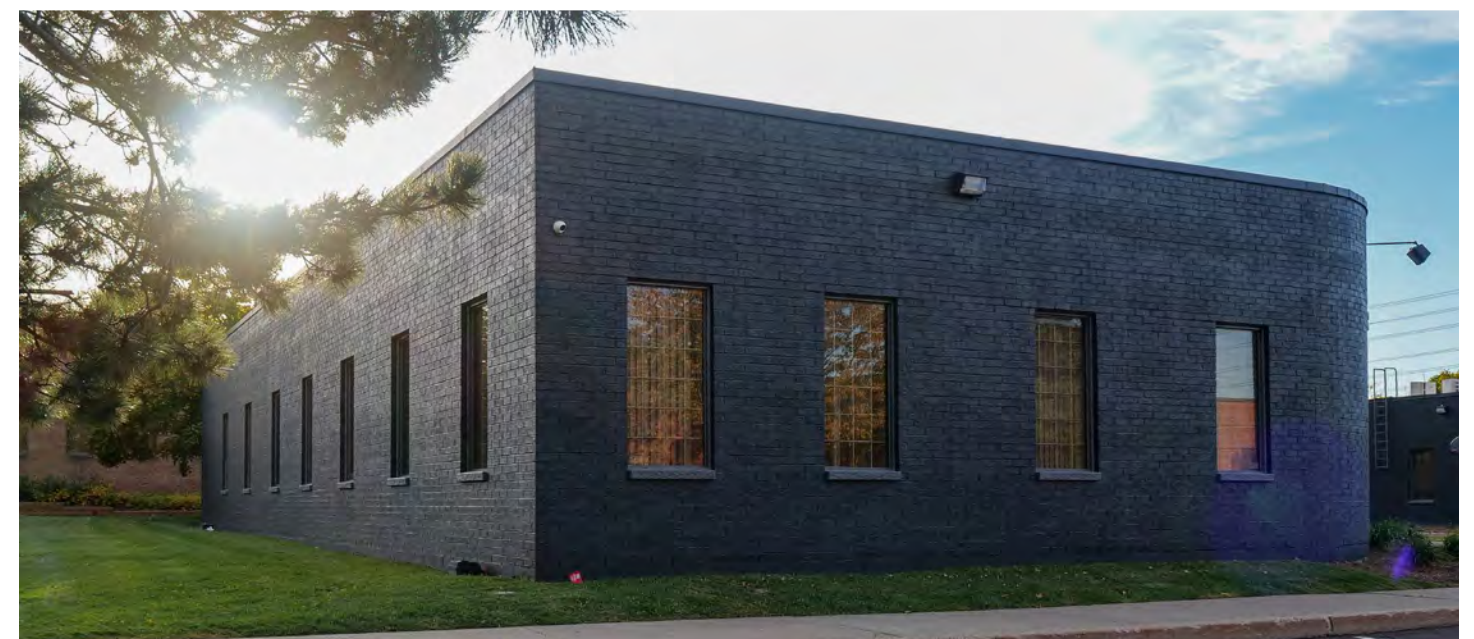
PIN	132870184
LEGAL DESCRIPTION	PCL BLOCK 6-4, SEC 43M425 ; PT BLK 6, PL 43M425 , PART 3 & 4 , 43R12492, SUBJECT TO AN EASEMENT IN GROSS OVER PT 4, 43R12492 AS IN PR2338391 CITY OF MISSISSAUGA
SITE AREA	1.23 acres
BUILDING SIZE	270: 8,070 sf 280: 5,047 sf Total: 13,117 sf
YEAR BUILT	1987
OCCUPANCY	100%
PARKING	Approx. 48 spaces
ZONING	E2 - Employment (By-Law 0225-2007)
OFFICIAL PLAN	Business Employment



270 Britannia Road East - 8,070 sf



280 Britannia Road East - 5,047 sf

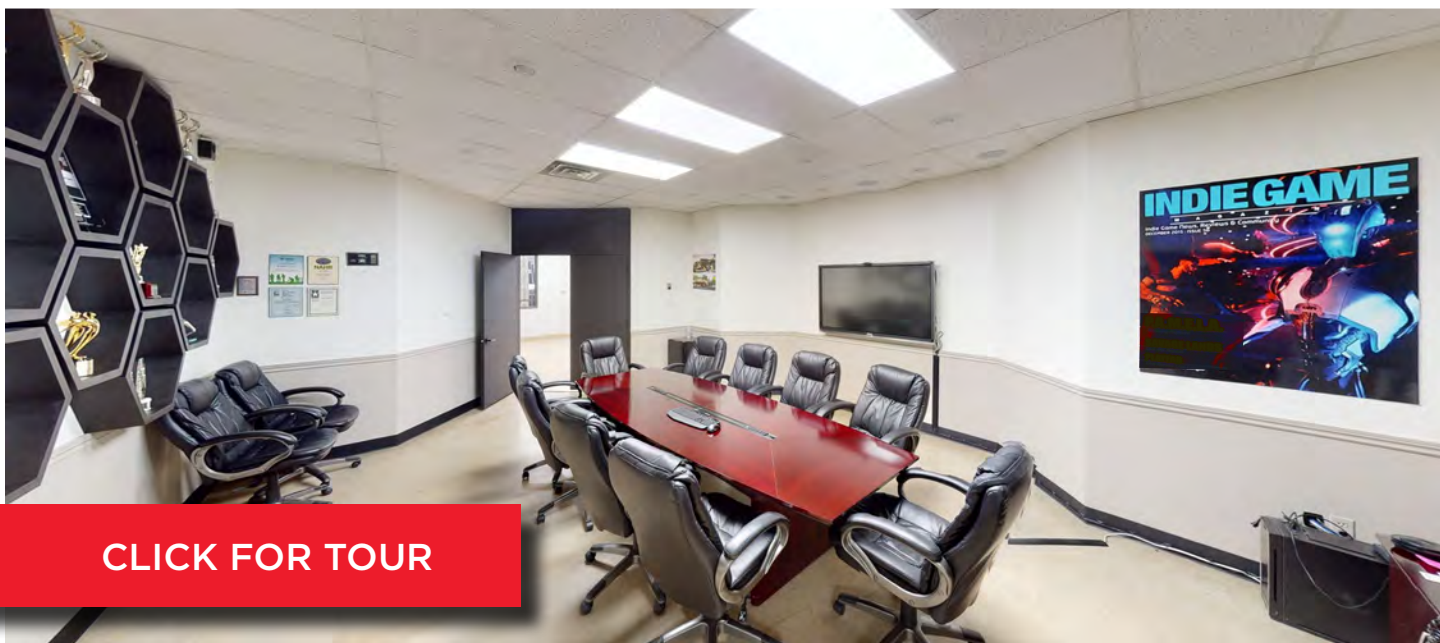
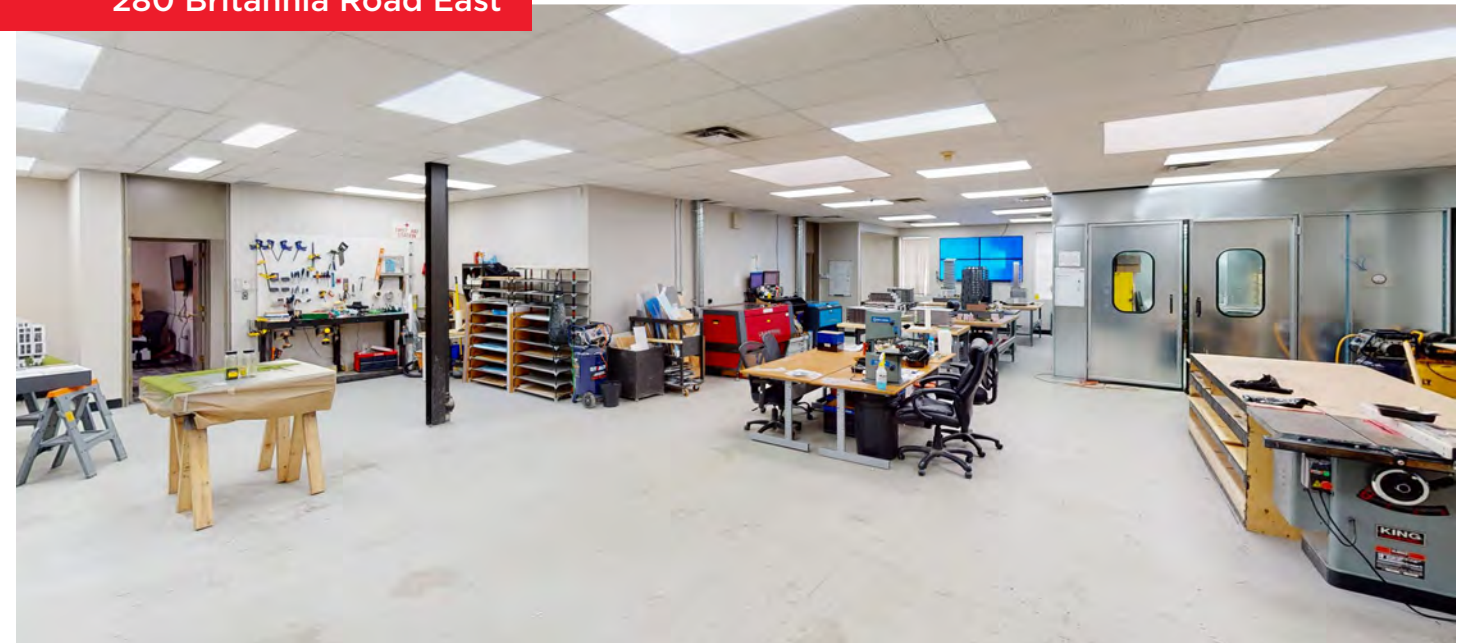
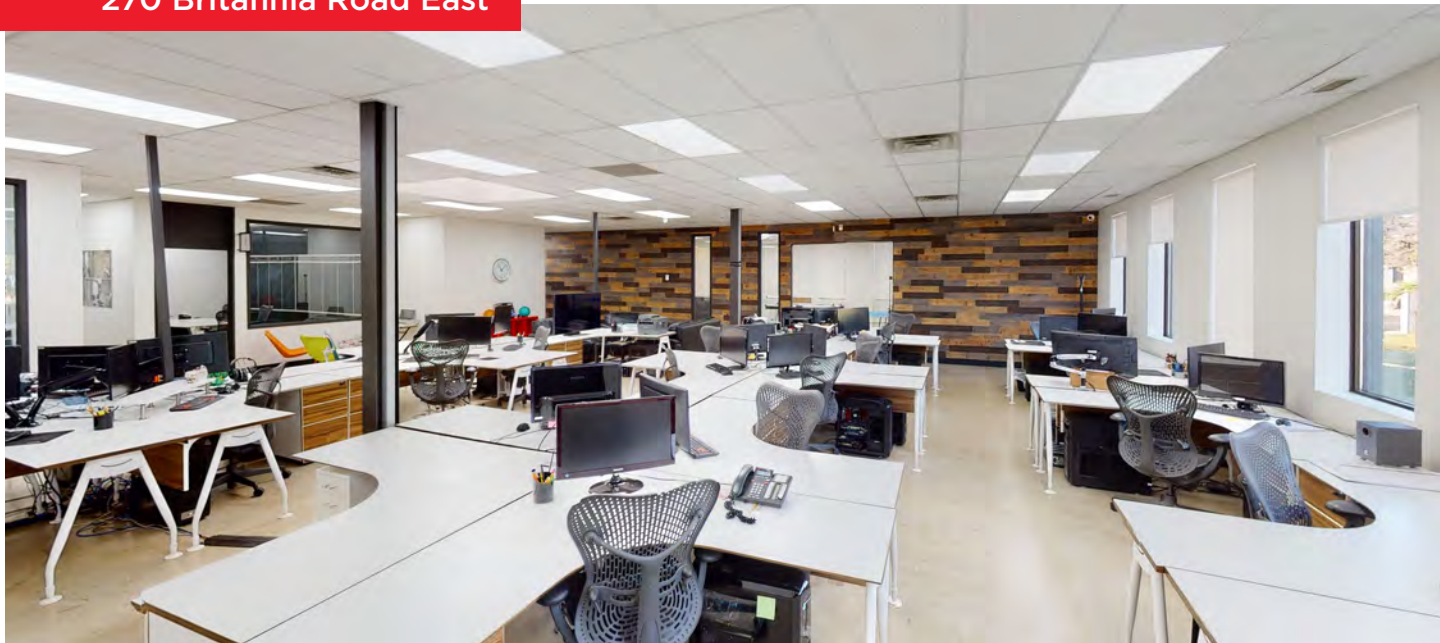




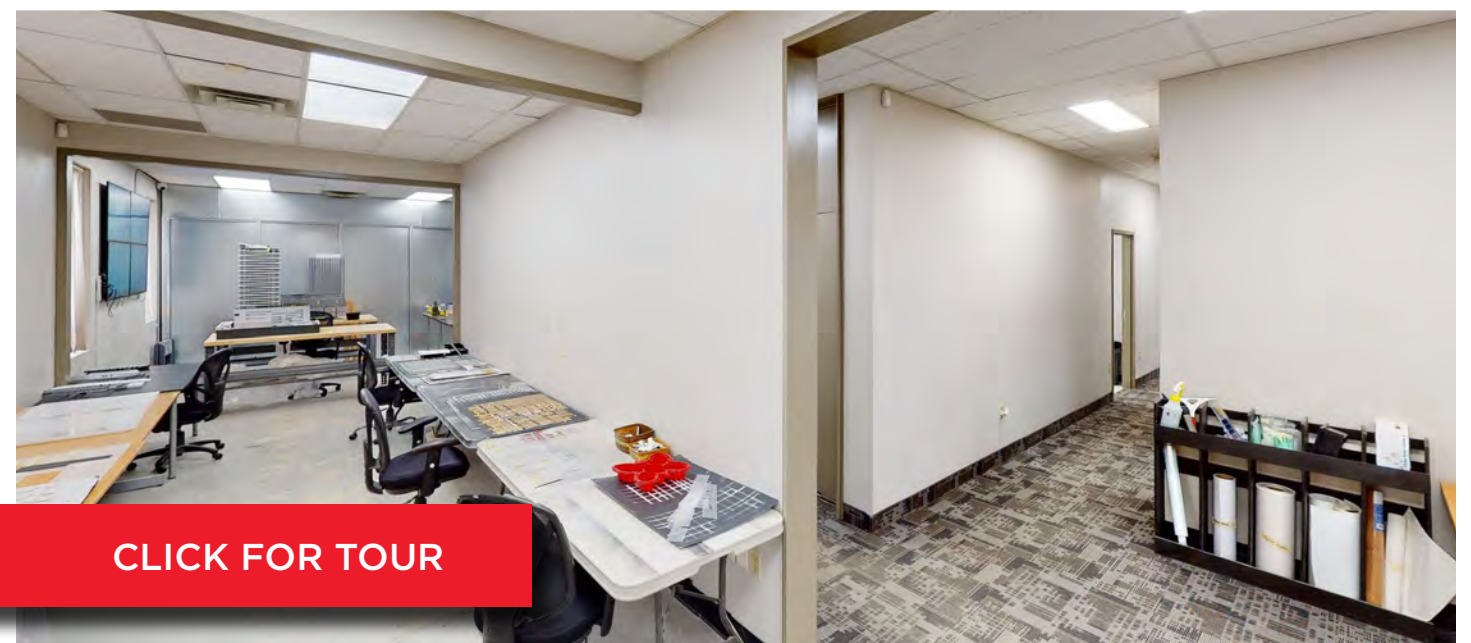
270 Britannia Road East



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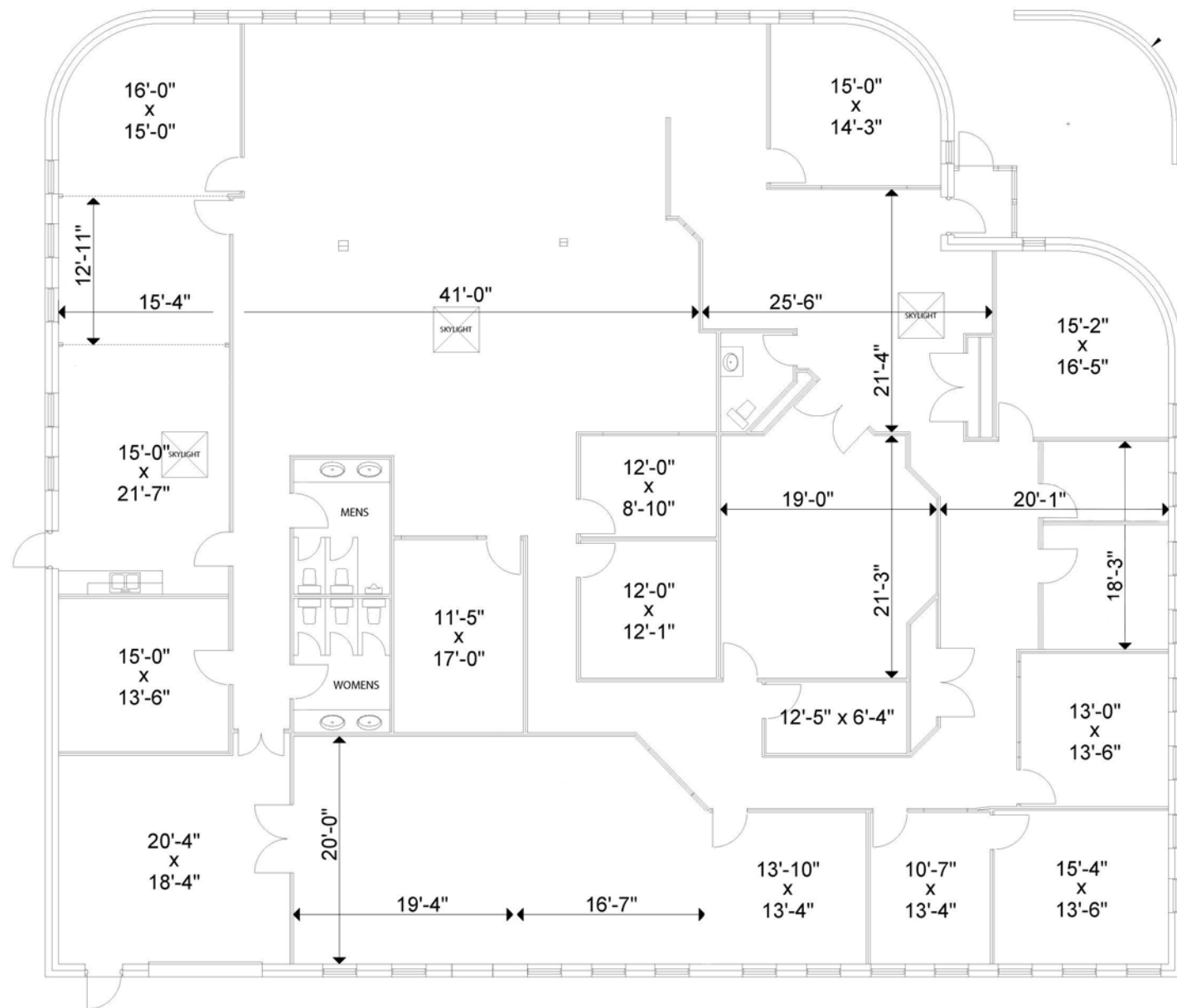
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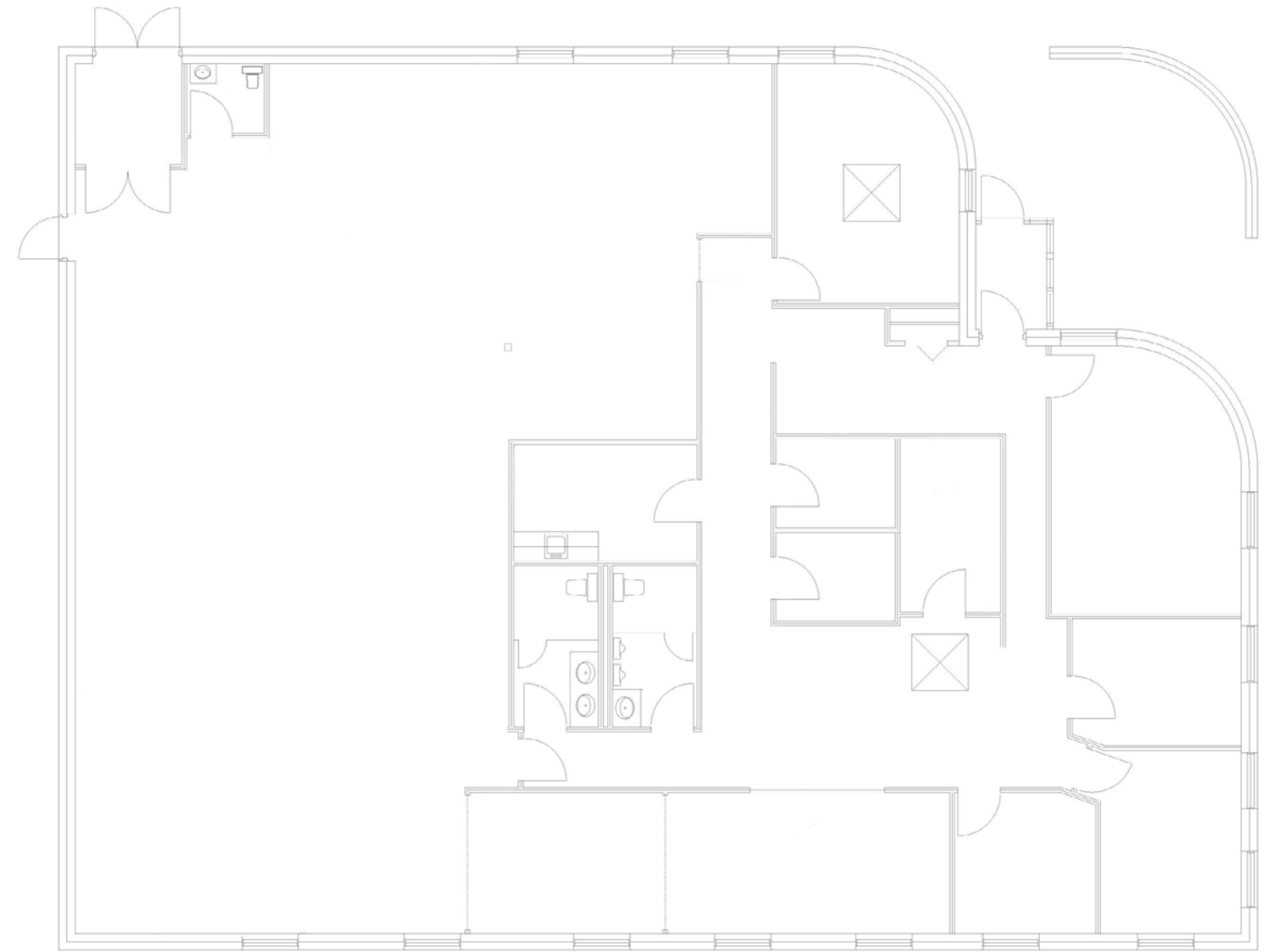
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FLOOR PLANS

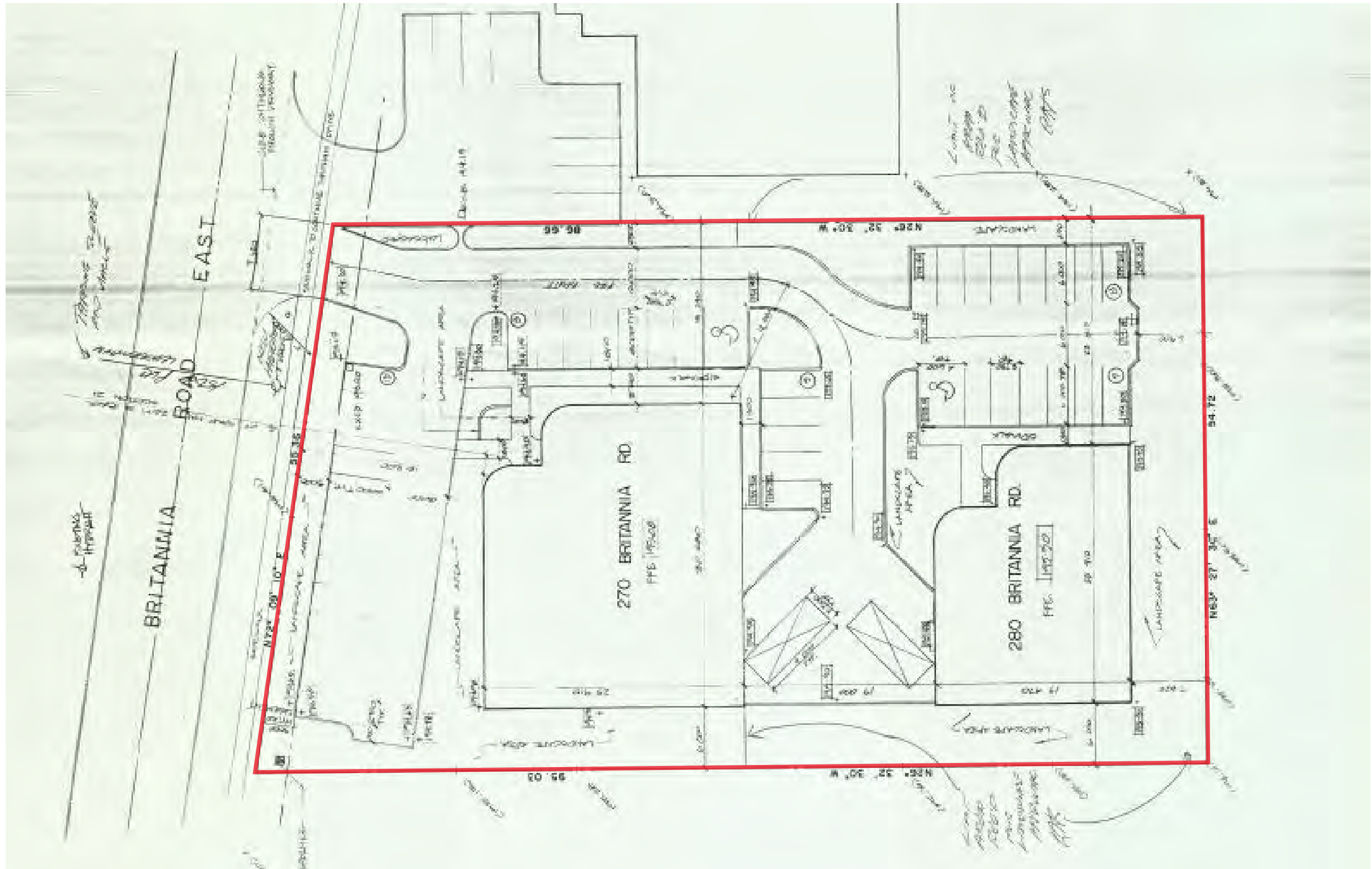
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SITE SURVEY





OFFERING GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 270-280 Britannia Road East, Mississauga, Ontario. The Property is offered for sale at a listing price of **\$6,950,000**. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers should be received on the Vendor’s form. The vendor reserves the right to accept an offer prior to the specific bid date.

Lead Advisors:

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Cushman & Wakefield ULC, Brokerage

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