

2470

Milltower Court
Mississauga, ON

Versatile Office Space Available For Lease

From 14,000 sf to 29,000 sf



**AVISON
YOUNG**

Office Space For Lease

2470

Milltower Court Mississauga, ON

Up to 29,000 sf



Flexible office space on cul-de sac at Derry Rd and Highway 401



5 minute drive to highways 401 & 407 ETR



Excellent access to public transit with Meadowvale Go Station and MiWay bus service within walking distance



13' Clear height



Ample on-site parking

Features

AVAILABLE AREA

14,000 - 29,000 sf

PRIVATE OFFICES

±25

CAR PARKING

±145 stalls

HVAC

Fully air conditioned

Price

Asking Lease Rate	\$16.50 psf net
T.M.I.	\$5.50 psf (2024)

Availability

Options	Available Area (sf)
1st & 2nd Floor	29,000
1st Floor	14,000
2nd Floor	15,000





2470 Milltower Court

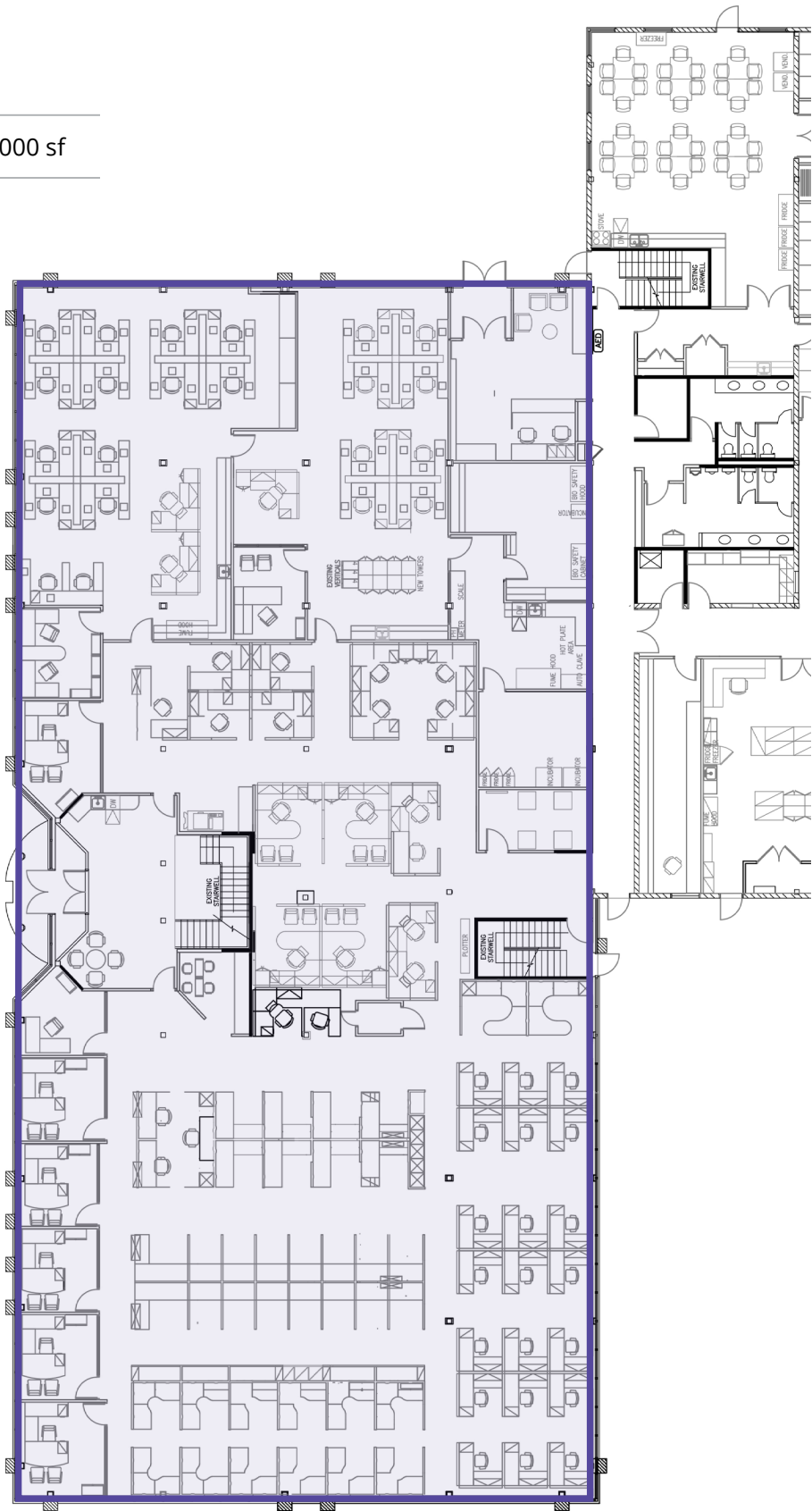
Mississauga, ON

Floor Plan

Main Floor

Office

14,000 sf



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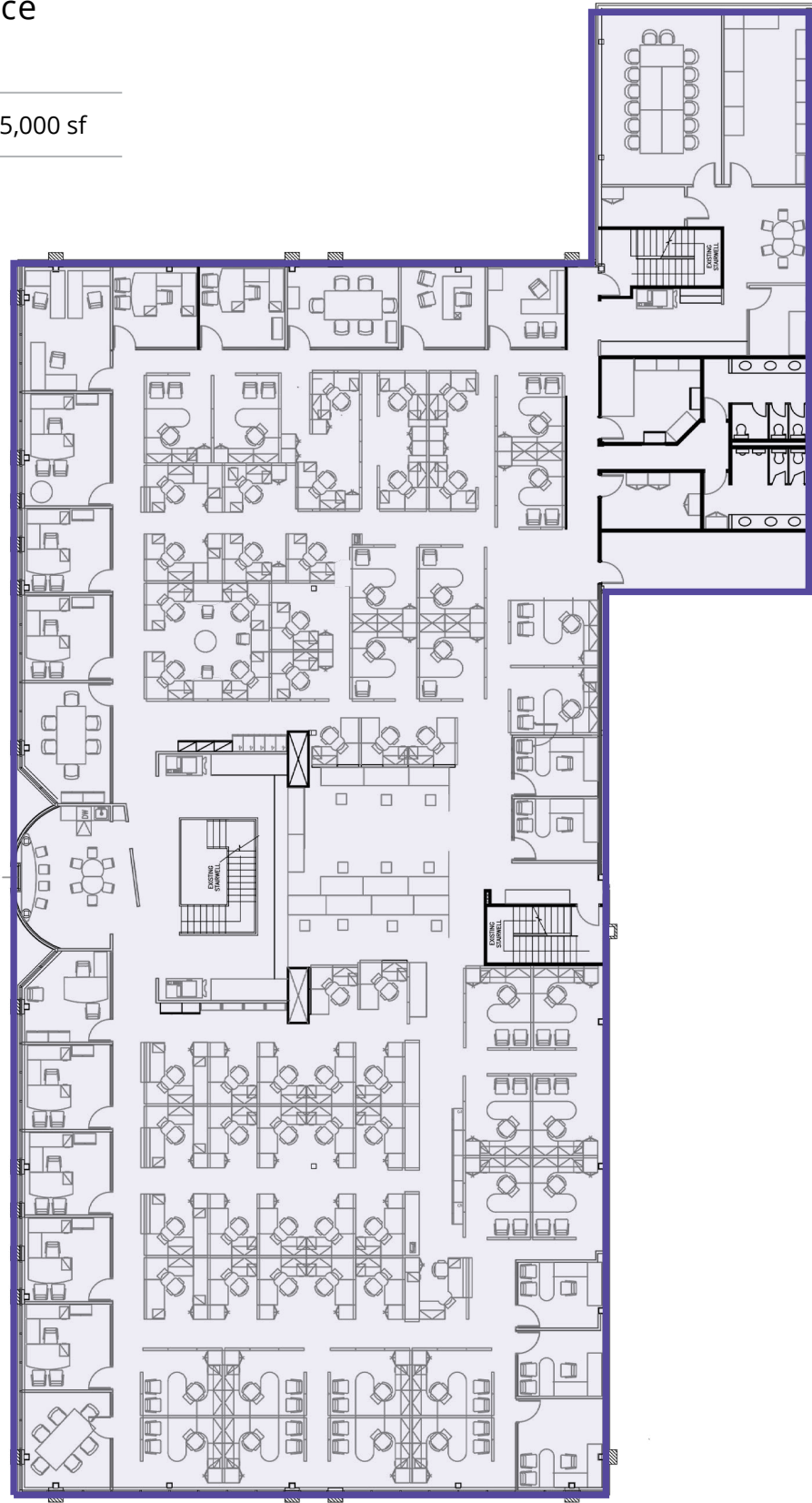
Mississauga, ON

Floor Plan

Second Floor Office

Office

15,000 sf



TRANSIT

 Train

 Bus

21 Milton

27 Milton/North York

48 Guelph/407

 mi WAY

35 Eglinton

38 Creditview

42 Derry

43 Matheson

44 Mississauga Road

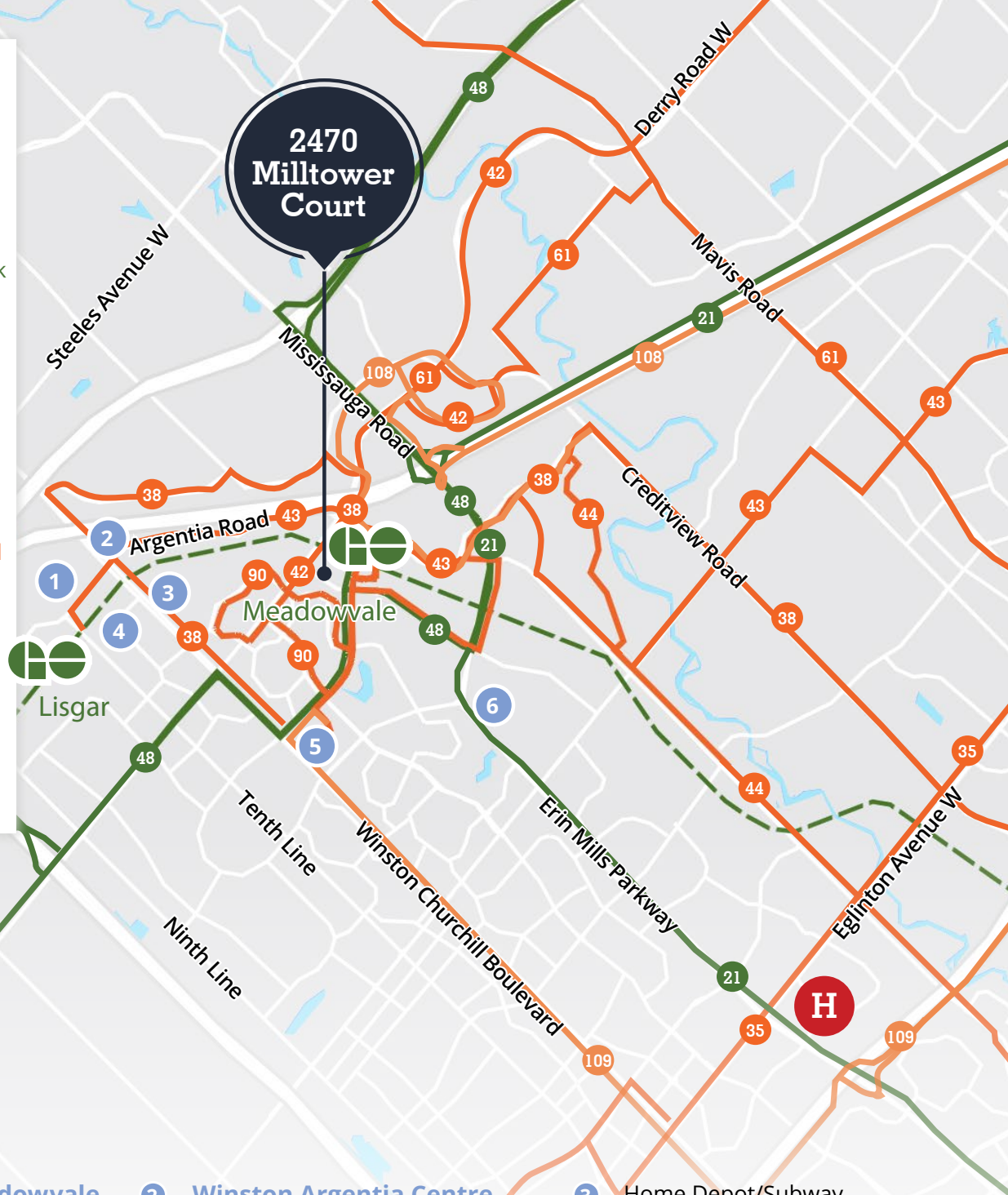
61 Mavis

90 Terragar

EXPRESS

108 Meadowvale Business

109 Meadowvale Express



1 SmartCentres Meadowvale

Walmart	Freshii
Staples	Bulk Barn
Dollar Tree	Sunset Grill
Michael's	Montana's
PetSmart	Shell
LCBO	Winners/
CIBC	Homesense

2 Winston Argentia Centre

Jack Astor's	Chuck E. Cheese
Starbucks	Moxie's
Best Buy	Hero Burgers
Longo's	RBC

3 Home Depot/Subway

A&W
Esso/Tim Hortons
Honda
Toyota

4 Superstore
Tim Hortons
Marshalls
Dollarama

Toys R Us
The Keg
Booster Juice

5 Meadowvale Town Centre

Metro	Cob's
Canadian Tire	McDonald's
BMO	Canadian Tire
Beer Store	LCBO
CIBC	Shoppers
	Drug Mart

6 Esso
Harvey's
No Frills

Dollarama
Tim Hortons
Wendy's

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Mississauga, ON

Zoning E2-1

Permitted Uses

EMPLOYMENT

- Medical office
- Office

BUSINESS ACTIVITIES

- Broadcasting/Communication facility
- Manufacturing facility
- Science & Technology facility
- Truck terminal
- Warehouse/Distribution facility
- Wholesaling facility
- Waste processing station
- Waste transfer station
- Composting facility
- Self storage facility
- Contractor service shop
- Medicinal product manufacturing facility
- Plant-based manufacturing facility

COMMERCIAL

- Restaurant
- Convenience restaurant
- Take-out restaurant
- Commercial school
- Financial institution
- Veterinary clinic
- Animal care establishment

MOTOR VEHICLE SERVICE

- Motor vehicle repair facility
- Motor vehicle rental facility
- Motor vehicle wash facility
- Gas bar
- Motor vehicle service station
- Motor vehicle sales/leasing facility

HOSPITALITY

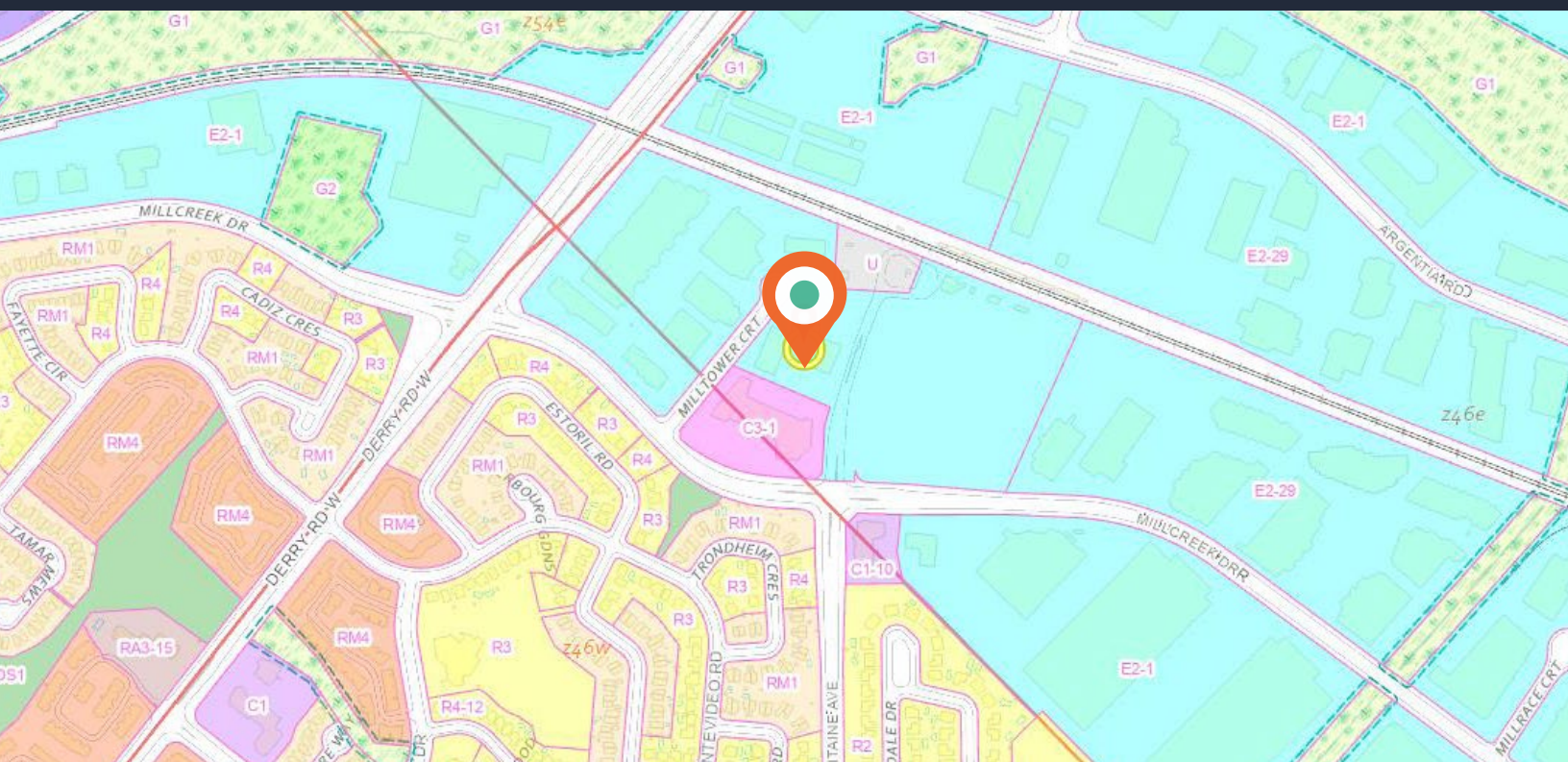
- Night club
- Overnight accommodation

OTHER

- Adult video store
- Adult entertainment establishment
- Animal boarding establishment
- Active recreational use
- Body-rub establishment
- Truck fuel dispensing facility
- Entertainment establishment
- Recreational establishment
- Funeral establishment
- Private club
- Repair establishment
- Parking lot

EDUCATION

- University/College
- Courier/Messenger service





Office Space For Lease

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Mississauga, ON

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